

**AN ORDINANCE AMENDING ORDINANCE NO. 2050,  
THE DEVELOPMENT CODE, TA 2014-0004,  
PLANNED UNIT DEVELOPMENT TEXT AMENDMENT AND DECLARING AN  
EMERGENCY**

**WHEREAS**, on February 4, 2015, and February 11, 2015, the Planning Commission conducted public hearings to consider a City-initiated application to update the Planned Unit Development portions of the Development Code to implement the South Cooper Mountain Community Plan and make general improvements to the Planned Unit Development Code requirements; and

**WHEREAS**, the Planning Commission received and considered the submitted staff report, exhibits, and staff-recommended approval of this text amendment; and

**WHEREAS**, the Planning Commission voted to recommend approval of the text amendment on February 11, 2015; and

**WHEREAS**, no appeal of the Planning Commission's decision was filed; and

**WHEREAS**, the Council adopts as to criteria applicable to this request and findings thereon the Planning Division Staff Report dated January 28, 2015, Planning Division Memorandum dated February 2, 2015, February 4, 2015, February 6, 2015 and February 11, 2015, the draft Planning Commission minutes from February 4, 2015, and February 11, 2015, and Planning Commission Land Use Order No. 2301; now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

Section 1. Ordinance No. 2050, the Development Code, is amended to read as set out in Exhibit "A" to this Ordinance attached to and incorporated herein by this reference.

Section 2. This ordinance being necessary to accommodate development in the South Cooper Mountain Community Plan Area, an emergency is declared to exist, and this ordinance takes effect on its passage.

First reading this 17<sup>th</sup> day of March, 2015.

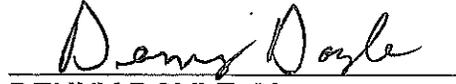
Second reading and passage this 24<sup>th</sup> day of March, 2015.

Approved by the Mayor this 25<sup>th</sup> day of March, 2015.

ATTEST:

  
CATHY JANSEN, City Recorder

APPROVED:

  
DENNY DOYLE, Mayor

# CHAPTER 20 – LAND USES

## 20.05. RESIDENTIAL LAND USE DISTRICTS

### 20.05.15. SITE DEVELOPMENT STANDARDS

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below. [ORD 4584; June 2012]

Development Standards <small>Superscript Refers to Footnotes</small>	R1	R2	R4	R5	R7	R10
A. Minimum Land Area <sup>1</sup> (sq ft)	1,000	2,000	4,000	5,000	7,000	10,000
B. Minimum and Maximum Residential Density	Refer to Sections 20.25.05. and 20.25.15.B.					
C. Lot Dimensions <sup>16</sup>						
1. Minimum Width						
a. Interior	14	14	24 / 40 <sup>2</sup>	0	65	80
b. Corner	20	20	24 / 40 <sup>2</sup>	0	70	90
2. Minimum Depth						
a. Interior	None	None	80	0	90	120
b. Corner	None	None	80	0	80	110
D. Minimum Land Area (sq ft) for Land Divisions on Sites Less than Two Acres <sup>3 16</sup>	N/A	N/A	N/A	4,500	6,300	9,000
E. Lot Dimensions for Land Divisions Less than Two acres <sup>16</sup>						
1. Minimum Width						
a. Interior	N/A	N/A	N/A	0	65	75
b. Corner	N/A	N/A	N/A	0	70	85
2. Minimum Depth						
a. Interior	N/A	N/A	N/A	0	90	110
b. Corner	N/A	N/A	N/A	0	80	100

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EXHIBIT       
Ordinance No. 4654

<b>Development Standards</b>						
Superscript Refers to Footnotes						
	R1	R2	R4	R5	R7	R10
<b>F. Minimum Yard Setbacks<sup>4 16</sup></b>						
1. Front	10	10	10	15	17	25
2. Side	0 or 5 or 10 <sup>5</sup>	0 or 5 or 10 <sup>5</sup>	0 or 5 10 or 5 <sup>6</sup>	5	5	5
3. Rear	15	15	15	20	25	25
4. Garage <sup>7</sup>	5 or 18.5 <sup>8</sup>	5 or 18.5 <sup>8</sup>	20	20	20	20
5. Garage Door to Rear <sup>9</sup>	24	24	24	24	24	24
6. Minimum Between Buildings <sup>10</sup>	6	6	6	6	6	6
<b>Development Standards</b>						
Superscript Refers to Footnotes						
	R1	R2	R4	R5	R7	R10
<b>G. Reduced Yard Setbacks<sup>11 16</sup></b>						
1. Front	N/A	N/A	10	10	10	10
2. Rear	N/A	N/A	5	5	5	5
3. Side	5 <sup>12</sup>	5 <sup>12</sup>	5	5	5	5
4. Garage	N/A	N/A	20	20	20	20
<b>H. Building Height</b>						
1. Maximum	60	40	35	35	35	35
<b>Wireless Communication Facilities</b>						
<b>I. Maximum Height</b>						
1. WCF <sup>13</sup>	80	80	80	80	80	80
2. Equipment Shelters <sup>14</sup>	12	12	12	12	12	12
3. Roof Mounted Antennas	Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height.					
<b>J. Yard Setbacks<sup>15</sup></b>						
1. Requirements	Shall comply with underlying zoning district requirements					
2. Other	Refer to 60.70.35.14.A and B					

All Dimensions are in Feet.

1. For Detached, minimum land area per dwelling unit in the R5, R7, and R10 zones. For Attached and Detached, minimum parent parcel of land area per dwelling unit in the R1, R2, and R4 zones. [ORD 4584; June 2012]
2. 24 foot lot width is required for attached dwellings, 40 feet for detached dwellings.

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3. Minimum lot area in conjunction with a land division application where the resulting average lot size within the land division is no less than the minimum lot size of the zone. Refer to Section 40.45.
4. R4 lots that abut property zoned R5, R7, or R10 shall provide the abutting district setbacks for any setback, which abuts that district.
5. If dwellings are attached 0 side yard. Side which is not attached 5 feet. If abutting lower density residential zone 10 feet.
6. If dwellings are detached, 5 feet. If dwellings are attached, 0 feet with 10 feet for sides not attached. [ORD 4584; June 2012]
7. Carports shall meet the same yard setbacks as the dwelling. Garage setbacks shall be measured from the elevation containing the garage door and vehicle entrance of carports to the property line. For all other garage elevations, the building setback applies.
8. Either no greater than 5 feet or a minimum of 18.5 feet.
9. Measured from garage door elevation to opposite side of the alley right-of-way, common accessway, common driveway, or access easement line.
10. Minimum spacing between buildings on the same parcel or in the same development.
11. Upon approval of Flexible Setback 40.30 application.
12. Allowed except where abutting a lower density zone where standard setback is applied.
13. Inclusive of antenna.
14. At-grade equipment shelters.
15. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters
16. In the South Cooper Mountain Community Plan Area Lot Dimensions and Yard Setbacks for proposed Compact Detached Housing shall comply with the applicable Standards and/or Guidelines in Section 60.05. (Design Review) and Section 60.35. (Planned Unit Development)

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**20.05.20. LAND USES**

The following Land Uses are classified in the following three categories: Permitted (P) including their accessory uses and structures, Conditional Uses (C), or Prohibited (N) uses as identified in the table below for Residential Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.05.25. [ORD 4584; June 2012]

Category and Specific Use Superscript Refers to Use Restrictions		R1 <sup>12</sup>	R2 <sup>12</sup>	R4 <sup>12</sup>	R5 <sup>12</sup>	R7 <sup>12</sup>	R10
		P: Permitted C: Conditional N: Prohibited					
<b>Residential</b>							
1. Care	A. Care Facilities	P	P	P	P	P	P
2. Dwellings	A. Accessory Dwelling Units	P	P	P	P	P	P
	B. Attached <sup>1</sup>	P	P	C <sup>2</sup>	N C <sup>3</sup>	N	N
	C. Detached <sup>13</sup>	P	P	P	P	P	P
	D. Home Occupation	P	P	P	P	P	P
	E. Manufactured and Mobile Homes <sup>4</sup>	N	P <sup>5</sup>	P	P	P	P
	F. Manufactured and Mobile Homes Parks and Subdivisions	N	C	C	P	N	N
	G. Planned Unit Development	C	C	C	C	C	C
<b>Commercial</b>							
3. Care	A. Hospitals	C	C	C	C	C	C
	B. Medical Clinics	C	C	C	C	C	C
	C. Child Care Facilities	C	C	C	C	C	C
	D. Residential Care Facilities	C	C	C	C	C	C
4. Lodging	A. Temporary Living Quarters	C <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	N	N	N
5. Storage	A. Self Storage Facilities	C	C	C	N	N	N
	B. Storage Yards <sup>7</sup>	C	C	C	C	C	C
<b>Civic</b>							
6. Cemetery		C	C	C	C	C	C

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Category and Specific Use		R1 <sup>12</sup>	R2 <sup>12</sup>	R4 <sup>12</sup>	R5 <sup>12</sup>	R7 <sup>12</sup>	R10
Superscript Refers to Use Restrictions							
		P: Permitted C: Conditional N: Prohibited					
7. Education	A. Educational Institutions	C	C	C	C	C	C
	B. Commercial Schools	N	N	N	N	N	N
8. Places of Worship		C	C	C	C	C	C
9. Public Buildings and Uses	A. Non-Profit Public Services in Public Buildings	P <sup>s</sup>	N	N	N	N	N
	B. Public Buildings	C	C	C	C	C	C
	C. Public Sewer and Water and Utility Transmission Lines	P	P	P	P	P	P
	D. Public Sewer, Water Supply, Water Conservation and Flood Control Facilities, other than Transmission Lines	C	C	C	C	C	C
10. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	C	C	C
	B. Public Recreational Facilities	C	C	C	C	C	C
11. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C	C	C

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Category and Specific Use Superscript Refers to Use Restrictions		R1	R2	R4	R5	R7	R10
		W1: WCF Type 1	W2: WCF Type 2	W3: WCF Type 3	N: Prohibited		
<b>Wireless Communication Facilities (WCF)</b>							
12. New WCF	A. Tower Construction	W3	W3	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	W3	W3	W3	W3	W3	W3
	C. Replacement tower to provide collocation opportunity <sup>9</sup>	W1	W1	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design	W1	W1	W1	W1	W1	W1
	E. Attachment of WCF to existing structures, tower or pole structures <sup>10</sup>	W1	W1	W1	W1	W1	W1
13. WCF in Right-of-Way	A. Installation of WCF within right-of-way <sup>11</sup>	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
14. Collocation	A. New WCF on existing WCF tower	W1	W1	W1	W1	W1	W1
	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2	W2	W2
15. Antennas	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1	W1	W1

Category and Specific Use Superscript Refers to Use Restrictions		R1	R2	R4	R5	R7	R10
		W1: WCF Type 1	W2: WCF Type 2	W3: WCF Type 3	N: Prohibited		
Wireless Communication Facilities (WCF)							
16. Satellite Antennas and Direct to Home Satellite Services	A. DHSS antennas >1 m. in diameter	W2	W2	W2	W2	W2	W2
	B. Up to 2 antennas >2 m. in diameter	N	N	N	N	N	N
	C. Up to 5 antennas >2 m. in diameter	N	N	N	N	N	N
	D. More than 5 antennas >2 m. in diameter	N	N	N	N	N	N

[ORD 4595; February 2013]

1 **20.05.25. USE RESTRICTIONS**

2  
3 The following Use Restrictions refer to superscripts found in Section 20.05.20. [ORD  
4 4584; June 2012]

- 5  
6 1. Existing duplexes as of effective date of this ordinance in the R10, R7,  
7 and R5 zones are Permitted uses.  
8  
9 2. Two attached dwellings are Conditional Uses; three or more attached  
10 dwellings subject to PUD approval.  
11  
12 3. Duplexes are Conditional Uses, other attached dwellings are Prohibited.  
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14 4. The placement of a manufactured home is subject to the design and  
15 placement criteria found in Section 60.20.20.  
16  
17 5. Manufactured Homes and Mobile Homes are Permitted in approved  
18 Manufactured Home Subdivisions and Parks.  
19  
20 6. Limited to uses of Boarding, Rooming, and Lodging House.  
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22 7. Storage yards for recreational vehicles, boats, and trailers owned by  
23 residents in a residential development or planned unit development.  
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25 8. Only when abutting or directly across the street from Regional Center  
26 zones.  
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28 9. On a location containing an existing tower supporting one carrier and  
29 shall be consistent with previous land use approvals.  
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31 10. Not permitted on single family dwellings.  
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33 11. W3 when located on streetlights, or traffic signal lights, or high voltage  
34 power utility poles in the right-of-way of designated Collector,  
35 Neighborhood Route, or Local Streets; W2 in the right-of-way of  
36 designated Freeways and Arterial Street.  
37  
38 12. A Conditional Use Permit-Planned Unit Development pursuant to  
39 40.15.15.4 shall be required for residential development of a site equal  
40 to or greater than 10 acres and located within the boundary of the South  
41 Cooper Mountain Community Plan Area.  
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43 13. Compact Detached Dwellings on lots fronting common greens, shared  
44 courts, or public streets may be permitted on sites that are two acres or

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greater in size through the Conditional Use-Planned Unit Development process.

# CHAPTER 40 APPLICATIONS

[ORD 4224; September 2002]

## 40.15. CONDITIONAL USE

### 40.15.15. Application.

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#### 4. Planned Unit Development. [ORD 4432; April 2007]

A. Threshold. A Planned Unit Development is an application process which: [ORD 4578; March 2012]

1. May be chosen by the applicant when one or more of the following thresholds apply: [ORD 4578; March 2012]

a. The Planned Unit Development (PUD) may be applied to Commercial, Industrial, Multiple Use, and Residential properties that are 2 acres or greater in size within any City zoning district. [ORD 4584; June 2012]

b. When a land division of 2 acres or greater in size within any City zoning district requires collectively more than 3 of the following land use applications or combination thereof: [ORD 4584; June 2012]

(1). Minor Adjustment;

(2). Major Adjustment;

(3). Flexible Setback; or

(4). Variance.

[ORD 4578; March 2012]

2. [ORD 4578; March 2012] Is required prior to, or concurrent with, other development applications when development is proposed on land within the SC-S (Station Community-Sunset) zoning district. Sign Applications excepted. [ORD 4597; February 2013]

3. Is required for proposed residential development of a site that is equal to or greater than 10 acres, including all phases, and located within the South Cooper Mountain Community Plan Area.

B. Procedure Type. The Type 3 procedure, as described in Section 50.45. of this Code, shall apply to an application for PUD approval. The decision making authority is the Planning Commission.

C. Approval Criteria. In order to approve a PUD application, the Planning Commission shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a PUD application.
2. All City application fees related to the application under consideration by the decision making authority have been submitted.
3. The proposal meets the Site Development Requirement for setbacks within the applicable zoning district for the perimeter of the parent parcel unless otherwise provided by Section 60.35.03.
4. The proposal complies with the applicable policies of the Comprehensive Plan.
5. The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.
6. The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate development of properties in the surrounding area of the subject site.
7. The width of proposed lots or staggering of building setbacks within detached residential developments vary so as to break up the monotony of long blocks and provide for a variety of home shapes and sizes, while giving the perception of open spaces between homes.
8. The lessening of the Site Development Requirements results in significant benefits to the enhancement of site, building, and structural design, preservation of natural

features and the surrounding neighborhood as outlined in Section 60.35.15.

9. The proposal provides improved open space that is accessible and usable by persons living nearby. Open space meets the following criteria unless otherwise determined by the Planning Commission through Section 60.35.15.:
  - a. The dedicated land forms a single parcel of land except where the Planning Commission determines two (2) parcels or more would be in the public interest and complement the overall site design.
  - b. The shape of the open space is such that the length is not more than three (3) times the width the purpose of which is to provide usable space for a variety of activities except where the Planning Commission determines a greater proportioned length would be in the public interest and complement the overall site design.
  - c. The dedicated land(s) is located to reasonably serve all lots for the development, for which the dedication is required.
10. [ORD 4578; March 2012] For proposals within the SC-S (Station Community-Sunset) zoning district, the requirements identified in Sections 20.20.40.2. and 20.20.40.3. are satisfied.
11. If the application proposes to develop the PUD over multiple phases, the decision making authority may approve a time schedule of not more than five (5) years for the multiple development phases. If a phased PUD has been approved, development applications for the future phases of the PUD shall be filed within five (5) years unless the PUD has received an extension approval pursuant to Section 50.93. of the Development Code.
12. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

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**40.45. LAND DIVISION AND RECONFIGURATION**

**40.45.15. Application.**

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**4. Preliminary Partition.**

A. Threshold. An application for Preliminary Partition shall be required when the following threshold applies:

1. The creation of up to and including three (3) new parcels from at least one (1) lot of record (parent parcel) in one (1) calendar year. [ORD 4487; August 2008] [ORD 4584; June 2012]

B. Procedure Type. The Type 2 procedure, as described in Section 50.40. of this Code, shall apply to an application for Preliminary Partition. The decision making authority is the Director.

C. Approval Criteria. In order to approve a Preliminary Partition application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The application satisfies the threshold requirements for a Preliminary Partition. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47., further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C. have been met. [ORD 4584; June 2012]
2. All City application fees related to the application under consideration by the decision making authority have been submitted.
3. The proposed partition does not conflict with any existing City approval, except the City may modify prior approvals through the partition process to comply with current Code standards and requirements.
4. Oversized parcels (oversized lots) resulting from the Partition shall have a size and shape that facilitates the future potential partitioning or subdividing of such

oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed partition and future potential development on oversized lots. Easements and rights-of-way shall either exist or be proposed to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot. [ORD 4584; June 2012]

5. Applications that apply the lot area averaging standards of Section 20.05.15.D. shall demonstrate that the resulting land division facilitates the following: [ORD 4584; June 2012]
  - a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,
  - b) Complies with minimum density requirements of the Development Code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where street improvements are proposed, provides a standard street cross section with sidewalks. [ORD 4584; June 2012]
6. Applications that apply the lot area averaging standards of Section 20.05.15.D. do not require further Adjustment or Variance approvals for the Land Division. [ORD 4584; June 2012]
7. The proposal does not create a parcel which will have more than one (1) zoning designation.
8. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.

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**5. Preliminary Subdivision.**

A. Threshold. An application for Preliminary Subdivision shall be required when the following threshold applies:

1. The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year. [ORD 4487; August 2008]

B. Procedure Type. The Type 2 procedure, as described in Section 50.40. of this Code, shall apply to an application for Preliminary Subdivision. The decision making authority is the Director.

C. Approval Criteria. In order to approve a Preliminary Subdivision application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47., further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C. have been met. [ORD 4584; June 2012]
2. All City application fees related to the application under consideration by the decision making authority have been submitted.
3. The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.
4. Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots. Easements and rights-of-way shall either exist or be proposed to be created such that future partitioning or subdividing is not

precluded or hindered, for either the oversized lot or any affected adjacent lot. [ORD 4584; June 2012]

5. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.
6. Applications that apply the lot area averaging standards of Section 20.05.15.D. shall demonstrate that the resulting land division facilitates the following: [ORD 4584; June 2012]
  - a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,
  - b) Complies with minimum density requirements of the Development Code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed provides a standard street cross section with sidewalks. [ORD 4584; June 2012]
7. Applications that apply the lot area averaging standards of Section 20.05.15.D. do not require further Adjustment or Variance approvals for the Land Division. [ORD 4584; June 2012]
8. The proposal does not create a lot which will have more than one (1) zoning designation. [ORD 4584; June 2012]
9. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.

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1 **60.35. PLANNED UNIT DEVELOPMENT. [ORD 4430; April 2007]**

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3 **60.35.05. Purpose.** It is the purpose of these provisions to allow a Planned Unit  
4 Development (PUD) in any City zoning district. Uses or combinations  
5 of uses may be developed as a single, integral, functional unit or entity.  
6 The PUD provisions are intended to encourage innovation and creative  
7 approaches for developing land while enhancing and preserving the  
8 value, character, and integrity of surrounding areas which have  
9 developed or are developing under conventional district regulations.  
10 This is to be accomplished by using the following development and  
11 design principles: [ORD 4584; June 2012]  
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- 13 1. Site design shall use the flexibility afforded by the planned unit  
14 development to:
  - 15 A. Provide setbacks and buffering through landscape or building  
16 design abutting to existing development;
  - 17 B. Cluster buildings to create open space and protect natural  
18 resources;
  - 19 C. Provide for active recreation and passive open space;
  - 20 D. Use resource efficient development and building practices that  
21 encourage innovative design techniques and construction  
22 practices that use energy saving technology.
- 23 2. Site design shall maximize the opportunities for diversified architecture  
24 and outdoor living environments that respond to the existing site  
25 context by exploring design flexibility for siting structures, open spaces,  
26 circulation facilities, off-street parking areas, streetscapes, resource  
27 conservation, and creation of other site improvements that facilitate  
28 efficient use of land and create a comprehensive development plan  
29 which is better than that resulting from traditional subdivision  
30 development;  
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- 32 3. Building architecture including detached residential, shall use  
33 innovative design that should consider the context of the existing built  
34 and natural environment. Buildings shall be architecturally detailed,  
35 and of a size and mass that contribute to a pedestrian-friendly  
36 streetscape, and respond to the natural features of the site. Cluster  
37 housing, such as Courtyard, Patio, or Cottage development, that groups  
38 buildings in areas to maximize open space and preserve significant  
39 cultural and natural resources is highly encouraged as are the use of  
40 sustainable building materials and practices. The orientation of  
41 buildings should promote human scaled and pedestrian friendly  
42 environments and maximize solar exposure for passive solar gain;  
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1 60.35.05.

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- 3 4. Open space should provide opportunities for active and/or passive  
4 recreation that includes preservation of natural and cultural resources.  
5 Good site design shall retain and protect special topographic, natural,  
6 and environmentally sensitive features and existing Significant Groves  
7 and Historical and Individual trees should be retained and protected.  
8 Understory and the use of native plant material and sustainable  
9 landscape practices are encouraged.

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11 **60.35.10. Modification of Base Zoning Standards.**

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13 **1. Permitted Uses.**

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- 15 A. The uses in a PUD shall comply with the Permitted and  
16 Conditional Use requirements of the zoning district.
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- 18 B. Detached and attached dwellings may be allowed in a PUD  
19 provided the overall residential density satisfies the applicable  
20 residential density provisions of this Code.
- 21
- 22 C. In addition to the accessory uses and structures typical in the  
23 zoning district in which the PUD is located, accessory uses  
24 approved as a part of a PUD may include, but are not limited to  
25 the following:
- 26
- 27 1. Private or public park, lake or waterway;
- 28
- 29 2. Recreation area;
- 30
- 31 3. Recreation building, clubhouse or social hall; or
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- 33 4. Other accessory uses or structures which the Planning  
34 Commission finds are designed to serve primarily the  
35 residents of the PUD, and are compatible with the  
36 neighborhood and to the design of the PUD.

37

38 **2. Density and Lot Dimensions.** Density and building scale shall relate  
39 to the surrounding neighborhood development and natural resources by  
40 providing massing and architectural compatibility with the surrounding  
41 neighborhood.

42

43 **A. Density Transfers.**

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1. A density transfer allows an equal transfer of dwelling units from one portion of the site to another. Density transfers are allowed for the following areas:
  - a. Area within a floodplain;
  - b. Area over twenty-five (25) percent slope;
  - c. Known landslide areas or areas shown to have potential for severe or moderate landslide hazard;
  - d. Area in designated resource areas including: significant tree groves, wetlands, riparian corridors, and their associated buffers;
  - e. Areas constrained by monitoring wells and similar areas dedicated to remediation of contaminated soils or ground water;
  - f. Parks, trails, or both in tracts;
  - g. Areas similar to those in a through f above, as approved by the Planning Commission through the PUD process.

B. Residential Lot Sizes.

1. Minimum lot size may be reduced to 50 percent of the minimum land area of the applicable zoning district(s), except as permitted in 60.35.10.3.C.2.
2. Minimum lot size proposed between 25 percent and 50 percent of the minimum land area of the applicable zoning district, shall meet the applicable Design Standards or Design Guidelines related to Compact Detached Housing in Section 60.05 of the Development Code and is at the discretion of the Planning Commission.
3. Maximum lot size may not exceed 195 percent of the minimum land area of the applicable zoning district(s) in conformance with the table below unless designated for a future phase, which includes further division of property or development of attached product. When the maximum

density for the parent parcel has been achieved or a lot is greater than 195 percent of the base zone, the oversized lot(s) shall include a deed restriction to preclude unintended partitioning or subdividing of such lots in accordance with the requirements of the approved PUD. [ORD 4584; June 2012]

Zoning	R1	R2	R4	R5	R7
Maximum Lot Size	1,950 sq. ft.	3,900 sq. ft.	7,800 sq. ft.	9,750 sq. ft.	13,650 sq. ft.

4. A proposed Planned Unit Development shall not result in fewer dwelling units (lower density) than if the subject site were reviewed as a Preliminary Subdivision.

**3. Setbacks.**

A. The dimensional standards for the applicable zoning district as listed in Chapter 20 may be modified through approval of a Planned Unit Development, except for the following situations:

1. For proposed lots abutting the perimeter of the property, the required setbacks shall comply with the standard front and rear setbacks of the parent parcel.

a. Where the side yard of the parent parcel abuts existing development the setback for new development shall not be reduced, except by meeting 60.35.10.3.A.1.b below.

b. By meeting the Development Bonus and Development Incentive Options in Section 60.35.30 the setbacks of proposed perimeter parcels may be reduced by up to ten (10) percent upon approval of the Planning Commission.

2. Where standard modifications would not promote pedestrian or bicycle connection to the street; support storm water management; or meet fire and building codes.

**B. Front Setbacks.**

The following shall apply to all lots within a proposed residential development(s); except lots proposed along the perimeter of the subject site, which shall be consistent with Section 60.35.10.3.A.1.

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1. Front setbacks for a residential structure, interior to a Planned Unit Development may be reduced, excluding the garage where the garage door faces the front property line. Structures shall not encroach into a public utility easement.
  2. All single-family attached and detached garages that face a public or private street shall be setback a minimum of twenty (20) feet from property line. Attached and detached garages door façade(s) shall be set back a minimum of four (4) additional feet from the set back of the front of the building, not including porches, when facing a public or private street. All other garage and carport entrances must be set back a minimum of two (2) additional feet when the set back of the front of the building is at least twenty (20) feet

19 C. Rear setbacks.

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1. Rear setbacks shall be the same as the designated zone for the parent parcel for lots abutting the perimeter of the proposed development excepting alley accessed lots for which rear setbacks may be reduced to four (4) feet for alley-accessed lots with no less than a 20-foot alley width.
  2. Garages and carports accessed from both sides of an alley shall be setback a minimum of four (4) feet with no less than 28-feet between garage doors.

- 31 D. Side setbacks. Except for zero-lot line development, side setbacks  
32 internal to the Planned Unit Development, shall be a minimum  
33 of three (3) feet with a total of six (6) feet between two buildings.  
34 In no case shall a building encroach into a Public Utility  
35 Easement (PUE). All zero-lot line development shall have side  
36 yard setbacks of 10 feet on one side of the dwelling unit and no  
37 setback required on the opposite side.

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39  
40 **60.35.15. Open Space.**

41  
42 Open space shall provide opportunities for active and/or passive recreation and  
43 may include existing stands of trees, resource areas, and storm water facilities  
44 as outlined in this section. Active open space shall allow human activities

1 including recreational and social opportunities such as play fields,  
2 playgrounds, swimming pools, plazas and other recreational facilities. Open  
3 space may also be passive and include human activities limited to walking,  
4 running, and cycling, seating areas and wildlife viewing or natural areas such  
5 as a wetland.  
6

7 1. **Open Space Requirement.** A Planned Unit Development shall  
8 provide baseline open space of an area equal to at least twenty percent  
9 (20%) of the subject site.  
10

11  
12 2. **Exemptions.** Properties within the South Cooper Mountain  
13 Community Plan Area are exempt from the open space requirements in  
14 Section 60.35.15.1, but shall provide all community features, including  
15 but not limited to, trails, habitat benefit areas, and scenic views  
16 identified in the South Cooper Mountain Community Plan, as identified  
17 in Section 60.35.25.  
18

19 3. **Open Space Standards.** Open space shall be land that is available for  
20 the creation of active and/or passive areas, or resource areas that  
21 provide visible and accessible open space to the proposed community.  
22

23 A. The following resource areas may count towards passive open  
24 space requirements: Significant trees and/or groves, habitat  
25 benefit areas, view corridors, steep slopes, water quality facilities,  
26 environmentally sensitive areas including wetlands and any  
27 buffers required by Clean Water Services or other regulatory  
28 body, and other resources as deemed appropriate by the decision  
29 maker.  
30

31 B. Open space shall be easily accessible, physically or visually, to all  
32 members of the planned community via a minimum thirty (30)  
33 foot wide street frontage or access easement;  
34

35 C. No more than sixty (60) percent of the gross land dedicated to  
36 active open space may have slopes greater than five (5) percent.  
37 Additional reductions to this standard may be granted by the  
38 Planning Commission based on the context of the proposed  
39 amenities and existing site conditions.  
40

41 D. Open space areas shall have a dedicated meter and underground  
42 irrigation system to ensure adequate water supply during  
43 establishment period (3-years) and during periods of drought for

1 all newly planted areas. Resource areas are exempt from this  
2 criterion.

3  
4 E. For developments ten (10) acres or greater, at least twenty-five  
5 (25) percent of the total required open space area shall be active  
6 open space and subject to the provisions of 60.35.15.4.

7  
8 F. For the purpose of this Code, open space does not include:

- 9  
10 1. Public or private streets;
- 11  
12 2. Surface parking lots or paved areas not designated for  
13 active or passive recreation;
- 14  
15 3. Private lots and buildings, including setbacks or landscape  
16 buffers. However, community buildings, community rooms,  
17 or both developed for the common use and ownership of the  
18 residents within a Planned Unit Development may be  
19 counted as open space.
- 20  
21 4. Vehicular access driveways or maneuvering areas.

22  
23  
24 4. **Active Open Space.** Active open space areas are outdoor common  
25 areas that may be a gathering spots, community rooms, play areas,  
26 overlooks, or any areas that consist of active uses for owners, residents,  
27 or the community at large. Active open space shall meet the following  
28 criteria:

29  
30 A. Active open space that is provided outdoors shall be no smaller  
31 than either the minimum lot size requirement of the underlying  
32 zoning district with a minimum width 40 feet. For properties in  
33 multiple use zoning districts with no minimum lot size active  
34 open space areas shall be a minimum of 5,000 square feet in area.  
35 The Planning Commission may modify this requirement to  
36 accommodate trails, overlooks, and other types of recreational  
37 features which serve the residents of the development.

38  
39 B. Active open space may abut a Collector or greater classified street  
40 as identified in the City's adopted Functional Classification Plan,  
41 when separated from the street by a constructed barrier, such as  
42 a fence or wall, at least three (3) feet in height.  
43

1 C. Active Open Space shall be physically accessible to all residents  
2 of the development.

3  
4 D. Active open space shall include physical improvements to  
5 enhance the area. Physical improvements may include; benches,  
6 gazebos, plazas, picnic areas, playground equipment, sport  
7 courts, swimming/wading pools, indoor clubhouses or meeting  
8 facilities, play fields, or other items permitted by the Planning  
9 Commission.

10  
11 E. Floor area within buildings devoted to common uses which serve  
12 the residents of the development, such as indoor pools, game  
13 rooms, or community rooms, may be counted towards Active Open  
14 Space requirements based on the total floor area devoted to such  
15 uses.

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17  
18 **5. Maintenance and Ownership.** Land shown on the final development  
19 plan as common open space, and landscaping and/or planting contained  
20 therein shall be permanently maintained by and conveyed to one of the  
21 following:

22  
23 A. An association of owners or tenants, created as a non-profit  
24 corporation under the laws of the state (ORS 94.572) which shall  
25 adopt and impose articles of incorporation and bylaws and adopt  
26 and impose a declaration of covenants and restrictions on the  
27 common open space that is acceptable to the City Attorney as  
28 providing for the continuing care of the space. Any subsequent  
29 changes to such CC&Rs regarding open space must be approved  
30 by the City Attorney. Such an association shall be formed and  
31 continued for the purpose of maintaining the common open space  
32 and shall provide for City intervention and the imposition of a lien  
33 against the entire planned unit development in the event the  
34 association fails to perform as required; or

35  
36 B. A public agency which agrees to maintain the dedicated open  
37 space and any buildings, structures, or other improvements  
38 which have been placed on it.

39  
40 C. Dedicated open space shall be protected by Covenants (CC&Rs)  
41 or deed restriction to prevent any future commercial, industrial,  
42 or residential development.

43  
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1 **60.35.20. Building Architecture.**

- 2  
3 1. **Purpose.** This section applies to development which is not subject to  
4 Section 60.05. (Design Review) of this code.  
5

6 The following architectural standards are intended to promote  
7 innovative design that considers the context of the existing built and  
8 natural environment. Buildings shall be detailed, human-scale, and  
9 respond to the natural features of the site. Cluster housing or grouping  
10 buildings in areas to maximize open space and preserve significant  
11 cultural and natural resources is highly encouraged along with the use  
12 of sustainable building materials and practices. Building shall be  
13 oriented to the street or other public spaces such as parks, plazas,  
14 courtyards and common areas when served by an alley. This building  
15 architecture section also offers applicable Development Bonuses and  
16 Development Incentive Options in Section 60.35.30.  
17

- 18 2. **Building Orientation.** Buildings shall be oriented to the street or  
19 other public spaces such as parks, plazas, courtyards and Common  
20 Areas when served by an alley. The orientation of buildings shall  
21 promote environments that encourage walking, social interaction, and  
22 safety.  
23

24 A. Exceptions to this standard may be allowed by the Planning  
25 Commission where access, topography, and natural resources  
26 prohibit the orientation of buildings to the street or other public  
27 open spaces.  
28

29 B. In all cases buildings and or private lots shall be served by or have  
30 direct access to sidewalks or paths that connect to a private or  
31 public street/sidewalk system.  
32

33 C. Garages with rear alley access or garages located in the rear of  
34 the lot with shared driveways are encouraged.  
35

36 D. All buildings shall have their primary entrance to a street or  
37 publicly accessible sidewalk where buildings face public parks,  
38 common areas or open space.  
39

40 E. All primary entrances shall be covered or recessed with a  
41 minimum depth of three (3) feet deep and five (5) feet wide.  
42

- 43 3. **Building Heights.** Buildings shall be to scale with similar types of  
44 existing structures on adjacent properties. This can be accomplished by

1 utilizing graduated building heights which offer a transition between  
2 single-story residential development and multiple-story residential.

3  
4 A. Maximum building height standards may be increased up to  
5 twelve feet (12') when the applicable building setback distance  
6 along the perimeter of the parent parcel is increased at a ratio of  
7 1.5 additional feet of setback for every foot of building height over  
8 the base zone standard for building height.

9  
10 B. For the South Cooper Mountain Community Plan area, structures  
11 that do not abut the exterior boundary of the plan area, may be  
12 allowed to vary building heights, without satisfying the  
13 graduated building height transitions of Section 60.35.20.3 in  
14 order to provide for a variety in housing types within  
15 developments.

16  
17 C. Graduated building height standards shall not apply where  
18 existing structures on adjacent properties are rural in their  
19 development or use.

20  
21 4. **Architectural Standards.** Architectural standards are intended to  
22 promote quality design and detail that promote innovation and  
23 creativity that allows for a variety of building styles and types. The  
24 following standards apply to all single-family developments proposed  
25 through the PUD process. Attached residential structures, Compact  
26 Detached Housing, and commercial, industrial, and multiple use  
27 buildings are subject to the Design Standards or Guidelines of Section  
28 60.05 of the Development Code.

29  
30 A. Building scale and massing shall complement surrounding uses  
31 by complying with the provisions in this Code and meeting the  
32 following criteria for residential development.

33  
34 B. Front façade elevations shall not be repeated on adjacent lots  
35 along the same street frontage.

36  
37 C. All detached residential structures shall include design elements  
38 that provide building articulation, continuity of form and variety.  
39 Architecture should avoid long expanses of uninterrupted  
40 building surfaces. Buildings shall incorporate at least six (6) of  
41 the following building elements on the front, rear, common open  
42 space, and street facing elevations and four (4) of the following  
43 elements on interior side yard elevations:  
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1. Window reveals, canopies, awnings, and covered patios.
2. Balcony on the same façade as the main entrance. The balcony must be at least 48 square feet and a minimum 8 feet wide, and must be accessible from the interior living space of the house.
3. Porches on the front elevation that have clear dimensions of at least eight feet wide and six feet deep, and are covered by a roof supported by structurally integral columns, cables or brackets.
4. Three or more gables.
5. Offsets in roof elevations of two (2) feet or greater;
6. A primary sloped roof that is no flatter than 6/12 and no steeper than 12/12.
7. Bay or bowed windows extending out from the front building elevation that reflect an internal space such as a room or alcove.
8. Elevations on residential units facing streets, common greens and shared courts having at least 40 percent of the elevation area on each floor permanently treated with windows.
9. Window shutters on windows.
10. Staggered windows that do not align with windows on adjacent properties and minimize the impact of windows in living spaces that may infringe on the privacy of adjacent residents.
11. Windows grouped together to form larger areas of glazing, if individual window units are separated by moldings or jambs.
12. Windows with multiple panes of glass or designed to mimic the look of multiple panes.

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- 13. Window patterns, building articulation and other treatments that help to identify individual residential units.
- 14. Dormers.
- 15. Trim markings provided for roof lines, porches, windows and doors on all elevations. The trim must be at least 3-1/2 inches wide.
- 16. Weather protection for primary building entrances that exceed 7½ feet wide by five feet deep.
- 17. An attached garage with a gable or hip roof, or with a second story above the garage.
- 18. Building face or roof offsets (minimum 12 inch offset).
- 19. The use of differentiated exterior siding materials. In general, materials should change on horizontal planes, not vertical planes. Types of siding materials may include:
  - a. Horizontal lap siding, including simulated horizontal lap siding where the boards in the pattern are 6 inches or less in width;
  - b. Vertical cedar siding;
  - c. Beveled siding,
  - d. Shingles
  - e. Stucco
  - f. Brick
  - g. Stone or manufactured stone
  - h. Scored masonry
  - i. Changes in a combination of texture, pattern or color of a single material
- 20. Decorative structural accents such as kneebrackets or corbels, widow walks, turrets, hooded windows, pinnacles and pendants, pillars or posts, board and batten, or other architectural vernacular style common to the Pacific Northwest.
- 21. Permanent planter boxes of at least 25 square feet constructed as an extension of a front elevation or primary building entrance.

1  
2 22. A landscaped courtyard of at least 100 square feet located  
3 as a transition element between a primary building  
4 entrance and a street, common green or shared court. The  
5 landscaping within the courtyard shall exceed the  
6 minimum requirements of Section 60.05.25.4. by 15%.  
7 [ORD 4576; January 2012]  
8

9 23. An alternative feature approved by the Planning  
10 Commission.  
11

12 D. Building elevation is measured as the horizontal plane between  
13 the lowest plate line and the highest plate line of any full or  
14 partial building story containing doors, porches, balconies,  
15 terraces and/or windows.  
16

17 E. Alternative building design may reflect modern building form and  
18 style. These styles may have less detail or ornamentation but  
19 shall have demonstrated successful use of materials and form,  
20 and a cohesive architectural style and be approved by the  
21 Planning Commission.  
22  
23

24 **60.35.25. South Cooper Mountain Community Plan**  
25

26 The South Cooper Mountain Community Plan is part of the *Comprehensive*  
27 *Plan for the City of Beaverton*. It provides regulatory policies and maps, along  
28 with descriptions and illustrations of the context for those policies and maps,  
29 for 544 acres within the southwestern area of the City of Beaverton. This  
30 section of the *Development Code of the City of Beaverton* outlines specific  
31 implementation requirements and connections to the policies of the South  
32 Cooper Mountain Community Plan.  
33

34 1. Proposals within the South Cooper Mountain Community Plan area  
35 shall demonstrate compliance with the following applicable South  
36 Cooper Mountain Community Plan policies and figures:  
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38 A. Land Use:  
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40 1. Land Use Implementation Policy 6: location criteria  
41 guiding the selection of appropriate sites for Neighborhood  
42 Parks and Elementary Schools.  
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2. Neighborhood and Housing Policy 1: neighborhood design principles for creating walkable neighborhoods.
  
3. Neighborhood and Housing Policy 2: Residential developments shall provide a variety of housing types consistent with the permitted uses of applicable zone(s). The goal of this policy and implementing code standards is to ensure that, over time and multiple individual development reviews, South Cooper Mountain's neighborhoods and livability are enhanced by variety in the type and design of housing in order to promote aesthetically pleasing residential neighborhoods as well as opportunities for people of varying incomes and life stages to live within the same neighborhood.
  - a. Residential developments in the South Cooper Mountain Community Plan area shall provide a variety of housing types, as identified below, for sites:
    - i. Up to 15-acres (gross), a minimum of one (1) housing type;
    - ii. Greater than 15-acres and up to 30-acres (gross), a minimum of two (2) housing types;
    - iii. Greater than 30-acres (gross), a minimum of three (3) housing types.
  
  - b. Housing Types include:
    - i. Standard Lot Single Family. Density range from 90 percent to 195 percent of the minimum land area per dwelling unit requirement of the underlying zoning district;
    - ii. Small Lot Single Family. Density range from 50 percent to 70 percent of the minimum land area per dwelling unit requirement of the underlying zoning district;
    - iii. Compact Detached Housing & Cluster Housing. Density range from 25 percent up to 49 percent of the minimum land area per dwelling unit requirement of the underlying zoning district;
    - iv. Accessory Dwelling Unit with Single Family Detached Dwelling;
    - v. Alley-Loaded Dwellings. A dwelling unit designed with the front façade oriented toward a street and the garage door façade oriented toward an alley.
    - vi. Duplex;

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- vii. Triplex & Four-plex;
- viii. Townhouse / Townhome;
- ix. Multi-family;
- x. Live /work, only permitted in the NS zoning district.

Zoning District		R1	R2	R4	R5	R7
Base Zone (sq. ft / dwelling)		1,000	2,000	4,000	5,000	7,000
Land Area (sq ft)						
Standard Lot Single Family						
maximum	195%	1,950	3,900	7,800	9,750	13,650
minimum	90%	900	1,800	3,600	4,500	6,300
Small Lot Single Family						
maximum	70%	700	1,400	2,800	3,500	4,900
minimum	50%	500	1,000	2,000	2,500	3,500
Compact Detached and Cluster Housing						
maximum	49%	499	999	1,999	2,499	3,499
minimum	25%	250	500	1,000	1,250	1,750

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c. For developments requiring more than one (1) housing type a minimum of 10 percent of the total dwelling units shall be of each housing type.

d. For developments utilizing the Standard Lot Single Family housing type (Section 60.35.25.1.A.3.b.i.) and not utilizing the Small Lot Single Family housing type (Section 60.35.25.1.A.3.b.ii.), the lot size for Standard Lot Single Family may range from 50 percent to 195 percent of the minimum land area per dwelling unit requirement of the underlying zoning district and it shall count as one housing type.

4. Main Street Policy 2: Main Street pedestrian orientation and access.

5. Main Street Policy 4: Main Street design principles.

B. Transportation:

1. Figure 10: Community Plan Street Framework map.

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2. Street Policy 1: Community Plan Street Framework and Comprehensive Plan Chapter 6.
3. Street Policy 10: Community Plan Street Framework, refining specific alignments.
4. Figure 11: Community Plan Bicycle and Pedestrian Framework map.
5. Bicycle and Pedestrian Framework Policy 1: Bicycle and Pedestrian Crossings.
6. Bicycle and Pedestrian Framework Policy 2: Trails.

C. Resource Protection and Enhancement:

1. Figure 12: Natural Resources in the Community Plan area map.
2. Natural Resource Policy 1: Local Wetlands and Riparian Areas
3. Natural Resource Policy 2: Development adjacent the Significant Natural Resource Areas.
4. Urban Forestry Policy 2: Tree Planting.
5. Urban Forestry Policy 3: Regionally Significant Upland Habitat.
6. Scenic Views Policy 1: Protection of View Corridors.
7. Rural Edges and Transitions Policy 1: SW Tile Flat Road Landscape Buffer.

D. Infrastructure Provision:

1. Infrastructure Policy 1: Urban development not allowed without urban services
2. Infrastructure Policy 7: Alignment for new water and sewer.

1           2.   Proposals within the South Cooper Mountain Community Plan area  
2           shall demonstrate compliance with the following applicable  
3           Comprehensive Plan policies and figures:  
4

5           A.   Chapter Six, Transportation Element:  
6

- 7                   1.   Figure 6.2a: Planned Bicycle and Pedestrian Network.  
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9                   2.   Figure 6.4a: Functional Classification.  
10  
11                  3.   Figure 6.6a: Future Streets Where Right-of-Way is  
12                  Planned for More Than Two Lanes.  
13  
14                  4.   Figure 6.20: Local Connectivity Map.  
15

16  
17 **60.35.30.   Development Bonuses and Development Incentive Options.**  
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19           The PUD also offers the applicant additional standards which can be met as  
20           incentives to promote more creative and innovative approaches to site design  
21           and infrastructure. The Development Incentive Options are not required; an  
22           applicant may choose to meet the standard provisions and requirements of the  
23           PUD code. The Development Incentive Options are intended to promote a wide  
24           variety of creative and sustainable design practices that better integrate site  
25           design, building architecture, and open space with the existing built and  
26           natural environment and lead to exceptional community building in the City  
27           of Beaverton. Development Incentive Options shall also consider the form and  
28           function of the physical improvements and their relationship to each other and  
29           the existing environment. Development plans that meet selected Development  
30           Incentive  
31

32           Options chosen by the applicant may take advantage of one or both:

- 33                   • Reduced open space requirements;  
34                   • Setback reduction of the parent parcel.  
35

36           Development Incentive bonuses are described below and quantify the  
37           flexibility and options that the developer may use to obtain additional  
38           flexibility in open space requirements and setback reductions. Approval of the  
39           Development Incentive Options and the additional development flexibility  
40           allowed are at the discretion of the Planning Commission. In all cases the total  
41           incentives and bonuses may not reduce open space by more than sixty (60)  
42           percent of the open space as required in Section 60.35.15.  
43

1 The following Development Bonuses and Incentive Options are intended to  
2 provide design flexibility.  
3

4 **60.35.40. Allowed Development Bonuses.**  
5

6 Site plans that meet selected Development Incentive Options chosen by the  
7 applicant may take advantage of one or a combination of the following  
8 Development Bonuses:  
9

- 10 1. Decrease open space area requirement by using a combination of  
11 Development Incentive Options up to a maximum of sixty (60) percent  
12 of that required by the PUD standard open space requirements;  
13
- 14 2. Reduce front and rear setbacks of parent parcel up to ten (10) percent  
15 within the perimeter of the PUD.  
16

17 **60.35.50. Development Incentive Options.**  
18

- 19 1. **Open Space Development Incentive Options = Twenty (20)**  
20 **Percent Open Space Reduction.** Up to a twenty (20) percent  
21 reduction in the required amount of open space as approved by the  
22 Planning Commission may be achieved by conforming to the open space  
23 options listed below. The Planning Commission may consider other  
24 improvements in addition to those listed that offer a similar level of  
25 quality and continuity in the proposed open space:  
26
  - 27 A. Active Recreation – Development of Twenty-five (25) percent of  
28 active open space in addition to the minimum required active  
29 open space as usable for active recreation, such as: play  
30 structures, picnic areas, or sports field; or  
31
  - 32 B. View Preservation – Open space is sited such that a view corridor  
33 of a significant natural vista is preserved for the community at  
34 large, such as views into Significant Tree Groves or Significant  
35 Natural Resource Areas.  
36
- 37 2. **Architectural Development Incentive Options for a Decrease in**  
38 **Open Space, Front and Rear Setbacks.** The following architectural  
39 incentives promote sustainable building practices and architectural  
40 detail in order to promote high quality design and character. A  
41 maximum decrease of up to twenty (20) percent of required open space  
42 or ten (10) percent of the front and rear setbacks on the parent parcel is  
43 at the discretion of the Planning Commission, where the applicant's site

1 plan and proposed architecture meet one of the following incentives:  
2 [ORD 4498; January 2009]

- 3
- 4 A. Develop lots such that 90% meet solar access requirement  
5 (60.45.05) for a ten (10) percent decrease in open space.  
6
- 7 B. Install a 'Greenroof' or Ecoroof on 100 percent of the roof area of  
8 twenty (20) percent of the detached dwellings or 20 percent of the  
9 total roof area for attached dwellings, multifamily dwellings,  
10 commercial, or industrial buildings for a ten (10) percent decrease  
11 in the required open space.  
12
- 13 C. Up to ten (10) percent reduction in front and rear parent parcel  
14 setbacks as approved by the Planning Commission may be  
15 achieved by developing cluster housing that preserves and  
16 increases open space by twenty (20) percent above baseline  
17 requirement.  
18

- 19 **3. Affordable Housing Development Incentive Options for a**  
20 **Decrease in Open Space.** Up to a fifty (50) percent reduction in the  
21 required amount of open space as approved by the Planning Commission  
22 may be achieved by development of ten (10) percent of the units as  
23 affordable housing. Up to a sixty (60) percent reduction in the required  
24 amount of open space as approved by the Planning Commission may be  
25 achieved by development of twenty (20) percent of the units as affordable  
26 housing.  
27

28 Affordable housing is defined as housing affordable to households  
29 earning up to 100 percent of the median household income in  
30 Washington County, or less as adjusted for family size as determined by  
31 the U.S. Department of Housing and Urban Development (HUD).  
32 Housing prices and/or rents shall be limited to that level through deed  
33 restriction for up to thirty (30) years. Approval of the affordable housing  
34 Development Incentive Option shall be subject to a developer identifying  
35 and contracting with a public, or private housing agency that will  
36 administer the housing affordability guarantee.  
37  
38  
39  
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