

## 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 Superscript Refers to Footnotes	R1 <sup>1</sup>	R2 <sup>1</sup>	R4 <sup>1</sup>	R5 <sup>1</sup>	R7 <sup>1</sup>	R10 <sup>1</sup>
A. Minimum Land Area <sup>12</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						
1. Minimum Width						
a. Interior	14	14	24 / 40 <sup>23</sup>	0	65	80
b. Corner	20	20	24 / 40 <sup>23</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>34</sup>	N/A	N/A	N/A	4,500	6,300	9,000
E. Lot Dimensions for Land Divisions Less than Two acres						
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

<b>Development Standards</b> Superscript Refers to Footnotes		<b>R1<sup>1</sup></b>	<b>R2<sup>1</sup></b>	<b>R4<sup>1</sup></b>	<b>R5<sup>1</sup></b>	<b>R7<sup>1</sup></b>	<b>R10<sup>1</sup></b>
<b>F. Minimum Yard Setbacks<sup>45</sup></b>							
1. Front		10	10	10	15	17	25
2. Side		0 or 5 or 10 <sup>56</sup>	0 or 5 or 10 <sup>56</sup>	0 or 5 10 or 5 <sup>67</sup>	5	5	5
3. Rear		15	15	15	20	25	25
4. Garage <sup>78</sup>		5 or 18.5 <sup>89</sup>	5 or 18.5 <sup>89</sup>	20	20	20	20
5. Garage Door to Rear <sup>910</sup>		24	24	24	24	24	24
6. Minimum Between Buildings <sup>1011</sup>		6	6	6	6	6	6
<b>Development Standards</b> Superscript Refers to Footnotes		<b>R1</b>	<b>R2</b>	<b>R4</b>	<b>R5</b>	<b>R7</b>	<b>R10</b>
<b>G. Reduced Yard Setbacks<sup>1112</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>1314</sup>		80	80	80	80	80	80
2. Equipment Shelters <sup>1516</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>1516</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.**

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1. In the South Cooper Mountain Community Plan Area Lot Dimensions and Yard Setbacks for proposed Compact Detached Housing shall comply with the standards in Section 60.05.15.9 or the guidelines of Section 60.35.20.5.

42. 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

1 dwelling unit in the R1, R2, and R4 zones. [ORD 4584; June 2012]

2 ~~23.~~ 24 foot lot width is required for attached dwellings, 40 feet for detached dwellings.

3 ~~34.~~ 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  
4 lot size of the zone. Refer to Section 40.45.

5 ~~45.~~ R4 lots that abut property zoned R5, R7, or R10 shall provide the abutting district setbacks for any setback, which abuts that district.

6 ~~56.~~ If dwellings are attached 0 side yard. Side which is not attached 5 feet. If abutting lower density residential zone 10 feet.

7 ~~67.~~ If dwellings are detached, 5 feet. If dwellings are attached, 0 feet with 10 feet for sides not attached. [ORD 4584; June 2012]

8 ~~78.~~ Carports shall meet the same yard setbacks as the dwelling. Garage setbacks shall be measured from the elevation containing the garage door and vehicle  
9 entrance of carports to the property line. For all other garage elevations, the building setback applies.

10 ~~89.~~ Either no greater than 5 feet or a minimum of 18.5 feet.

11 ~~910.~~ Measured from garage door elevation to opposite side of the alley right-of-way, common accessway, common driveway, or access easement line.

12 ~~1011.~~ Minimum spacing between buildings on the same parcel or in the same development.

13 ~~1112.~~ Upon approval of Flexible Setback 40.30 application.

14 ~~1213.~~ Allowed except where abutting a lower density zone where standard setback is applied.

15 ~~1314.~~ Inclusive of antenna.

16 ~~1415.~~ At-grade equipment shelters.

17 ~~1516.~~ Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters  
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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]

<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>R1<sup>1</sup></b>	<b>R2<sup>1</sup></b>	<b>R4<sup>1</sup></b>	<b>R5<sup>1</sup></b>	<b>R7<sup>1</sup></b>	<b>R10</b>
		<b>P: Permitted    C: Conditional    N: Prohibited</b>					
<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>2</sup>	P	P	C <sup>23</sup>	N C <sup>34</sup>	N	N
	C. Detached	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>	P <sup>5</sup>
	D. Home Occupation	P	P	P	P	P	P
	E. Manufactured and Mobile Homes <sup>46</sup>	N	P <sup>57</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>68</sup>	C <sup>67</sup>	C <sup>68</sup>	N	N	N
5. Storage	A. Self Storage Facilities	C	C	C	N	N	N
	B. Storage Yards <sup>72</sup>	C	C	C	C	C	C
<b>Civic</b>							
6. Cemetery		C	C	C	C	C	C
7. Education	A. Educational Institutions	C	C	C	C	C	C

<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>R1<sup>1</sup></b>	<b>R2<sup>1</sup></b>	<b>R4<sup>1</sup></b>	<b>R5<sup>1</sup></b>	<b>R7<sup>1</sup></b>	<b>R10</b>
		<b>P: Permitted</b>		<b>C: Conditional</b>		<b>N: Prohibited</b>	
	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>8</sup> 10	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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<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>R1</b>	<b>R2</b>	<b>R4</b>	<b>R5</b>	<b>R7</b>	<b>R10</b>
		<b>W1: WCF Type 1</b>		<b>W2: WCF Type 2</b>		<b>W3: WCF Type 3</b>	
		<b>N: Prohibited</b>					
<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	W1	W1	W1	W1	W1	W1

<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>R1</b>	<b>R2</b>	<b>R4</b>	<b>R5</b>	<b>R7</b>	<b>R10</b>
		<b>W1: WCF Type 1</b>	<b>W2: WCF Type 2</b>	<b>W3: WCF Type 3</b>	<b>N: Prohibited</b>		
	provide collocation opportunity <sup>911</sup>						
	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>1012</sup>	W1	W1	W1	W1	W1	W1
13. WCF in Right-of-Way	A. Installation of WCF within right-of-way <sup>1112</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

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<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>R1</b>	<b>R2</b>	<b>R4</b>	<b>R5</b>	<b>R7</b>	<b>R10</b>
		<b>W1: WCF Type 1</b>	<b>W2: WCF Type 2</b>	<b>W3: WCF Type 3</b>	<b>N: Prohibited</b>		
<b>Wireless Communication Facilities (WCF)</b>							
16. Satellite Antennas and Direct to Home	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

<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>R1</b>	<b>R2</b>	<b>R4</b>	<b>R5</b>	<b>R7</b>	<b>R10</b>
		<b>W1: WCF Type 1</b>	<b>W2: WCF Type 2</b>	<b>W3: WCF Type 3</b>	<b>N: Prohibited</b>		
Satellite Services	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

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[ORD 4595; February 2013]

**20.05.25. USE RESTRICTIONS**

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

1. For proposed development sites that are located within the boundary of the South Cooper Mountain Community Plan Area and are equal to or greater than 10 gross acres in size:
  - a. A Conditional Use - Planned Unit Development application, pursuant to 40.15.15.4, shall be required for residential development, and
  - b. A Conditional Use application, pursuant to the applicable application thresholds of 40.15.15, shall be required for non-residential development.
- ~~1.2.~~ Existing duplexes as of effective date of this ordinance in the R10, R7, and R5 zones are Permitted uses.
- ~~2.3.~~ Two attached dwellings are Conditional Uses; three or more attached dwellings subject to PUD approval.
- ~~3.4.~~ Duplexes are Conditional Uses, other attached dwellings are Prohibited.
5. Within the South Cooper Mountain Community Plan Area, Detached Housing also includes Compact Detached Housing.
- ~~4.5.~~ The placement of a manufactured home is subject to the design and placement criteria found in Section 60.20.20.
- ~~5.6.~~ Manufactured Homes and Mobile Homes are Permitted in approved Manufactured Home Subdivisions and Parks.
- ~~6.8.~~ Limited to uses of Boarding, Rooming, and Lodging House.
- ~~7.9.~~ Storage yards for recreational vehicles, boats, and trailers owned by residents in a residential development or planned unit development.
- ~~8.10.~~ Only when abutting or directly across the street from Regional Center zones.
- ~~9.11.~~ On a location containing an existing tower supporting one carrier and shall be consistent with previous land use approvals.
- ~~10.12.~~ Not permitted on single family dwellings.

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~~11.13.~~ W3 when located on streetlights, or traffic signal lights, or high voltage power utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local Streets; W2 in the right-of-way of designated Freeways and Arterial Street.

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2 **20.10. COMMERCIAL LAND USE DISTRICTS**  
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4 **20.10.05. Corridor and Main Street Areas.** These areas of the City implement  
5 the Corridor and Main Street policies of the City's Comprehensive Plan  
6 and are identified on the City's Zoning Map. Full urban services are to  
7 be provided.  
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9 Four commercial zones establish varied levels of commercial uses and  
10 residential densities.  
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12 **20.10.10. Purpose.**  
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14 **1. Neighborhood Service (NS)**

15 The NS District is intended to provide minimal areas of service and  
16 convenience uses to meet the frequent needs of nearby residents.  
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18 **2. Community Service (CS)**

19 The CS District is intended to provide for a variety of business types  
20 compatible with and of similar scale to commercial activities found  
21 principally along the City's major streets.  
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23 **3. Corridor Commercial (CC)**

24 The CC District is intended to provide Corridors to develop into multiple  
25 use employment and service centers.  
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27 **4. General Commercial (GC)**

28 The GC District is intended to provide businesses requiring extensive  
29 land intensive outdoor storage and/or display of merchandise,  
30 equipment, or inventory.  
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**20.10.15. 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]

<b>Development Standards</b> <i>Superscript Numbers Refer to Footnote</i>	<b>NS</b>	<b>CS</b>	<b>CC</b>	<b>GC</b>
A. Minimum Parcel Area - Non-Residential	7,000	7,000	None	7,000
B. Minimum Land Area <sup>1</sup> - Residential	Refer to Section 20.25.05.			
1. Attached	1,000 / unit	1,000 / unit	1,000 / unit	1,000 / unit
2. Detached	4,000 / unit	4,000 / unit	4,000 / unit	4,000 / unit
C. Lot Dimensions				
1. Minimum Width	70	70	None	70
2. Minimum Depth	100	100	None	100
D. Minimum Yard Setbacks				
1. Front <sup>2</sup>	20	20	None	20
2. Side <sup>3</sup>				
a. Interior	10	10	None	10
b. Corner	20	20	None	20
3. Rear <sup>4</sup>	20	20	None	20
E. Minimum Open Air Display Setbacks <sup>5</sup>				
1. Front	20	20	None	20
F. Building Height				
1. Maximum <sup>6</sup>	35	60	60	60

1. For Attached, minimum parent parcel of land area per dwelling unit; For Detached, minimum land area per dwelling unit.
2. Under the conditions outlined in Section 60.05.15.6. of this Code, buildings in commercial zones located on parcels that exceed 60,000 square feet shall be exempt from Section 20.10.15.D.1., minimum front setbacks. Front yard setbacks for parcels in excess of 60,000 gross square feet shall be governed by the Design Review Design Standard specified in Section 60.05.15.6. Any deviation from that standard shall be reviewed through the Design Review Three application process and the corresponding Design Review Design Guideline.
3. Under the thresholds outlined in Section 40.30., application may be made for zero side yard setbacks.
4. Rear yard setback is applicable to only the portion of the rear yard which abuts a residential zone; otherwise the minimum rear yard setback is 0 feet.
5. Where permitted, open air sales / display / storage of merchandise shall be setback at least 20 feet from the front property line. The area shall be designated and subject to Decision Maker approval.
6. Maximum building height of any building within 100 feet of a residentially zoned property is 35 feet.

<b>Development Standards</b> Superscript Numbers Refer to Footnote		<b>NS</b>	<b>CS</b>	<b>CC</b>	<b>GC</b>
<b>Wireless Communication Facilities</b>					
<b>G. Maximum Height</b>					
1. WCF <sup>7</sup>		100	100	100	100
2. Equipment Shelters <sup>8</sup>		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>H. Yard Setbacks<sup>9</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.**

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- 7. Inclusive of antenna.
  - 8. At-grade equipment shelters.
  - 9. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters.

**20.10.20. LAND USES**

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Commercial Zoning Districts. All superscript notations refer to applicable Use Restrictions Section 20.10.25.

Category and Specific Use Superscript Refers to Use Restrictions		NS <sup>1</sup> P: Permitted	CS C: Conditional	CC N: Prohibited	GC
<b>Residential</b>					
1. Care	A. Care Facilities	P	P	P	P
2. Dwellings	B. Accessory Dwelling Units	P	P	P	P
	C. Attached	C <sup>1</sup>	P	P	P
	D. Detached	C <sup>1</sup>	P	P	P
	E. Home Occupation	P	P	P	P
	F. Manufactured and Mobile Homes	N	N	N	N
	G. Manufactured / Mobile Homes Parks and Subdivisions	N	N	N	N
	H. Planned Unit Development	C	C	C	C
<b>Commercial</b>					
3. Animal	A. Animal Care, Major	C	C	C	C
	B. Animal Care, Minor	P	P	P	P
4. Care	A. Hospitals	C	C	C	C
	B. Medical Clinics	C	C	C	C
	C. Child Care Facilities	C	P	P	P
	D. Residential Care Facilities	C	C	C	C
5. Eating and Drinking Establishment	P	P	P	P	
6. Financial Institutions	P	P	P	P	
7. Live / Work Uses	P	P	P	P	
8. Office	P <sup>2</sup>	P	P	P	
9. Parking as the Principal Use	N	N	C	P	
10. Retail Trade <sup>3</sup>	P	P	P	P	
11. Service Business / Professional Services	P	P	P	P	

<b>Category and Specific Use</b> Superscript Refers to Use Restrictions		<b>NS<sup>1</sup></b>	<b>CS</b>	<b>CC</b>	<b>GC</b>
		<b>P: Permitted</b>	<b>C: Conditional</b>	<b>N: Prohibited</b>	
12. Storage	A. Self Storage Facilities	N	N	C	P
	B. Storage Yards	N	N	C	P
13. Temporary Living Quarters		N	C <sup>4</sup>	P	P
14. Vehicles	A. Automotive Service, Major	C	C	N	C
	B. Automotive Service, Minor	C	P	C	P
	C. Bulk Fuel Dealerships	C	P	C	P
	D. Sales or Lease	N	N	N	P
	E. Rental	N	C	C	P
<b>Civic</b>					
15. Cemetery		N	N	N	N
16. Education	A. Commercial Schools	C	P	P	P
	B. Educational Institutions	P	P	P	P
17. Places of Worship		C	P C <sup>7</sup>	P	P
18. Public Buildings, Services and Uses		C	C	C	C
19. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	P	P	P	P
	B. Recreational Facilities	P	P	P	P
20. Social Organizations		C	P C <sup>7</sup>	P	P
21. Transit Centers		N	C	C	N
22. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C
	B. Transmission Lines	P	P	P	P
<b>Hours of Operation</b>					
23. Uses Operating between 10:00 p.m. and 7:00 a.m. <sup>5</sup>		P C <sup>6</sup>	P C <sup>6 7</sup>	P	P C <sup>8</sup>

Category and Specific Use Superscript Refers to Use Restrictions		NS	CS	CC	GC
		W1: WCF Type 1	W2: WCF Type 2	W3: WCF Type 3	N: Prohibited
<b>Wireless Communication Facilities (WCF)</b>					
24. New WCF	A. Tower Construction	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	W3	W3	W3	W3
	C. Replacement tower to provide collocation opportunity <sup>9</sup>	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design <sup>10</sup>	W1	W1	W1	W1
	E. Attachment of WCF to existing structures, tower or pole structures <sup>11</sup>	W1	W1	W1	W1
25. WCF in Right-of-Way	A. Installation of WCF within right-of-way <sup>12</sup>	W2 / W3	W2 / W3	W2 / W3	W2 / W3
26. Collocation	A. New WCF on existing WCF tower	W1	W1	W1	W1
	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2
27. Antennas	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1
28. Satellite Antennas and Direct to Home Satellite Service	A. DHSS antennas >1 m. in diameter	W1	W1	W1	W1
	B. Up to 2 antennas >2 m. in diameter	W1	W1	W1	W1
	C. Up to 5 antennas >2 m. in diameter	W2	W2	W2	W2
	D. More than 5 antennas >2 m. in diameter	W3	W3	W3	W3

**20.10.25. USE RESTRICTIONS**

The following Use Restrictions refer to superscripts found in Section 20.10.20.

1. A Conditional Use application, pursuant to the applicable application thresholds of 40.15.15, shall be required for development of a site equal to or greater than 10 gross acres in size and located within the boundary of the South Cooper Mountain Community Plan Area.
- ~~1.2.~~ Detached or Attached Dwellings; only 50% of the contiguous area within any NS zone may be developed residentially.
- ~~2.3.~~ No freestanding office structure or group of office structures shall exceed a combined total of 15,000 square feet.
- ~~3.4.~~ No sales or outdoor storage of animals or livestock are allowed with this use.
- ~~4.5.~~ Limited to Hotels and Extended Stay Hotels located on a lot or parcel adjoining U.S. Highway 26, Canyon Road, Tualatin Valley Highway or Oregon State Highway 217, subject to the following:
  - a. It shall be located on the portion of the lot immediately adjoining the highway.
  - b. Signage is allowed as per Section 60.40.35.3. of this code. However, only one freestanding sign, up to 32 square feet per face, 64 square feet for all four faces combined or one wall sign up to 64 square feet may orient toward an abutting Arterial or regional traffic route.
  - c. Signage shall not be allowed for auxiliary uses such as restaurants, meeting rooms, etc.
  - d. Auxiliary uses such as restaurants and meeting rooms shall be designed to meet the needs of the guests of the facility and not the general public.
- ~~5.6.~~ Applicable to all uses.
- ~~6.7.~~ Office uses do not require a Conditional Use for extended hours of operation.
- ~~7.8.~~ If property is greater than 500 feet from an existing Residential use in a Residential zone the use is Permitted. If property is within 500 feet from an existing Residential use in a Residential zone the use requires Conditional Use approval.
- ~~8.9.~~ Conditional Use required when abutting a Residential Zone.
- ~~9.10.~~ On a location containing an existing tower supporting one carrier and

1                    shall be consistent with other approvals.

2                    ~~10.11.~~ Provided the buildings or structures are not exclusively used for single-  
3                    family or multi-family residential purposes.

4

1 20.10.25.

2  
3 ~~11-12.~~ Not permitted on single family dwellings.

4  
5 ~~12-13.~~ W3 when located on streetlights, or traffic signal lights, or high voltage  
6 power utility poles in the right-of-way of designated Collector,  
7 Neighborhood Route, or Local Streets; W2 in the right-of-way of  
8 designated Freeways and Arterial Streets.  
9

#### 10 **20.10.30. OTHER NS ZONING REQUIREMENTS**

11  
12 Uses shall be subject to the following (excludes parks and playgrounds):

- 13 1. Activity is conducted wholly within an enclosed structure, except for  
14 outside play areas for child care and educational facilities and as allowed  
15 in item 2, below.
- 16 2. Accessory open air sales / display / storage shall constitute no more than  
17 5% of the gross building floor area of any individual establishment.
- 18 3. Excluding food stores, individual establishments shall not exceed 15,000  
19 square feet gross floor area.

#### 20 **20.10.35. OTHER CS ZONING REQUIREMENTS**

21  
22  
23 Uses shall be subject to the following (excludes parks and playgrounds):

- 24 1. Activity is conducted wholly within an enclosed structure, except for  
25 outside play areas for child care and educational facilities and as allowed  
26 in item 2, below.
- 27 2. Accessory open air sales / display / storage shall constitute no more than  
28 5% of the gross building floor area of any individual establishment.  
29

#### 30 **20.10.40. OTHER CC ZONING REQUIREMENTS**

31  
32 Uses shall be subject to the following (excludes parks and playgrounds):

- 33 1. Activity is conducted wholly within an enclosed structure, except for  
34 outside play areas for child care and educational facilities, transit  
35 centers and as allowed in items 2 and 3 below.
- 36 2. Accessory open air sales / display / storage shall be Permitted for  
37 horticultural and food merchandise only and shall constitute no more  
38 than 5% of the gross building floor area of any individual establishment.

#### 39 **20.25. DENSITY CALCULATIONS**

40

1 **20.25.05. Minimum Residential Density.**  
2

- 3 A. New residential development in all Residential, Commercial, and  
4 Multiple Use districts which permit residential development must  
5 achieve at least the minimum density for the zoning district in which  
6 they are located. Projects proposed at less than the minimum density  
7 must demonstrate on a site plan or other means, how, in all aspects,  
8 future intensification of the site to the minimum density or greater can  
9 be achieved without an adjustment or variance. If meeting the  
10 minimum density will require the submission and approval of an  
11 adjustment or variance application(s) above and beyond application(s)  
12 for adding new primary dwellings or land division of property, meeting  
13 minimum density shall not be required.  
14

15 For the purposes of this section, new residential development shall  
16 mean intensification of the site by adding new primary dwelling(s) or  
17 land division of the property. New residential development is not  
18 intended to refer to additions to existing structures, rehabilitation,  
19 renovation, remodeling, or other building modifications or  
20 reconstruction of existing structures.  
21

22 Minimum residential density is calculated as follows:  
23

- 24 1. Refer to the definition of Acreage, Net. Multiply the net acreage by  
25 0.80.  
26
- 27 2. Divide the resulting number in step 1 by the minimum land area  
28 required per dwelling for the applicable zoning district to determine  
29 the minimum number of dwellings that must be built on the site.  
30
- 31 3. If the resulting number in step 2 is not a whole number, the number  
32 is rounded to the nearest whole number as follows: If the decimal is  
33 equal to or greater than 0.5, then the number is rounded up to the  
34 nearest whole number. If the decimal is less than 0.5, then the  
35 number is rounded down to the nearest whole number.  
36  
37

1 20.25.05.  
2

3 B. **Residential Density Averaging.** Within a single land use zone,  
4 residential densities may be averaged across a property in order to allow  
5 for a variety of housing types, provided that the property is within a  
6 single, contiguous ownership, except that within a PUD may be  
7 averaged across multiple land use zones provided that the applicant  
8 demonstrates that the proposed development is compatible with existing  
9 and planned development on neighboring parcels. For the purposes of  
10 this standard, properties within a single, contiguous ownership also  
11 include those properties separated only by a street. [ORD 4584; June  
12 2012]

13  
14 C. South Cooper Mountain Community Plan. Density requirements for  
15 development of land within the South Cooper Mountain Community  
16 Plan Area are outlined within the Land Use Section of the South Cooper  
17 Mountain Community Plan within the Comprehensive Plan for the City  
18 of Beaverton.