

CHAPTER 90 - DEFINITIONS

The following words and phrases shall be construed to have the specific meanings assigned to them by definition.

Words used in present tense include the future tense, and the singular includes the plural, unless the context clearly indicates the contrary.

The term “shall” is always mandatory and the word “may” is permissive.

The masculine gender includes the feminine and neuter.

[ORD 4224; September 2002]

Acreage, Net. [ORD 4046; June 1999] The net acreage for a site is defined as the proposal size expressed in acreage minus any unbuildable area. The following areas are deemed undevelopable for the purposes of calculating net acreage:

- 1. Street dedications and those areas used for private streets and common driveways; and
- 2. Environmentally constrained lands, such as open water areas, floodplains, water quality facilities, wetlands, natural resource areas, tree preservation areas, and Habitat Benefit Areas set aside in conservation easement, separate tract, or dedicated to a public entity; and
- 3. Land set aside in separate tracts or dedicated to a public entity for schools, parks, or open space purposes; and [ORD 4414; January 2007]
- 4. Topographical features with a slope equal to or greater than:
 - a. 25 percent and within a landslide hazard area may deduct 100 percent of the applicable area, or
 - b. 15 percent and within a landslide hazard area may deduct 50 percent of the applicable area.

Compact Detached Housing. [ORD 4584; June 2012] Dwelling units that front onto a shared court, common green, or public street and meet the minimum density requirements of the underlying Residential or Multiple Use zone.

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Habitat Benefit Area (HBA). [ORD 4414; January 2007] An area of land determined to provide a benefit to wildlife. Identification of HBA is accomplished by referencing the *Comprehensive Plan Volume III Habitat Benefit Area Map* that is included in the *Comprehensive Plan of the City for Beaverton Volume III: Statewide Planning Goal 5 Resource Inventory Documents*. Habitat resource classification and delineation methodologies are included in the *Comprehensive Plan of the City for Beaverton Volume III: Statewide Planning Goal 5 Resource Inventory Documents*. HBAs are in addition to any areas required for natural resource protection by other jurisdictional regulations.

For the South Cooper Mountain Community Plan area Class I and II riparian habitat areas and Class A and B upland wildlife areas are also considered to be Significant Natural Resource Areas as determined by Metro Council designation of these areas as regionally significant fish and wildlife habitat through Metro Title 13 implementation for areas brought within the Metro UGB after December 28, 2005.

Significant Natural Resource Area (SNRA). [ORD 4224; September 2002] Resources identified in Volume III of the Comprehensive Plan as “significant” pursuant to Statewide Planning Goal 5.

For the South Cooper Mountain Community Plan area Significant Natural Resource Areas include Class I and II riparian habitat areas and Class A and B upland wildlife areas as determined by Metro Council designation of these areas as regionally significant fish and wildlife habitat through Metro Title 13 implementation for areas brought within the Metro UGB after December 28, 2005.

View Corridor. A three-dimensional area extending out from a public space, such as parks, trails, streets, open space, or other civic spaces that have particular significance in preserving the unique character of an area. View corridors in Beaverton may provide a vista of the Tualatin Valley, Cascade Mountains, Chehalem Ridge, or other land forms, vegetation or water courses with aesthetic value to the surrounding area.