

**Section 1: The Development Code, Ordinance No. 2050, Chapter 20 - Land Uses, Section 20.05.15., will be amended to add the clarifying footnote:**

**20.05.15 Site Development Standards**

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Development Standards Superscript Refers to Footnotes	R1	R2	R4	R5	R7	R10
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D. Minimum Land Area (sq ft) for Land Divisions Utilizing Lot Averaging on Sites Less than Two Acres <sup>3 16</sup>	N/A <sup>18</sup>	N/A <sup>18</sup>	N/A <sup>18</sup>	4,500	6,300	9,000
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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.
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

standards and/or Guidelines in Section 60.05.(Design Review) and Section 60.35 (Planned Unit Development). [ORD 4654; March 2015]

- 17. Not eligible for Flexible Setback application. Any reduction shall be subject to Adjustment or Variance application process.
- 18. Not eligible for Lot Averaging in a Land Division. Any reduction shall be subject to Adjustment or Variance application process.

**Section 2: The Development Code, Ordinance No. 2050, Chapter 20 - Land Uses, Section 20.10.25., Use Restrictions, will be amended to update the ORS citation:**

**20.10.25 Use Restrictions**

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- 11. Not permitted on single family dwellings.
- 12. 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 Streets.
- 13. Marijuana dispensary shall:
  - a. be subject to the provisions of ORS ~~475.314~~475B.450; and
  - b. be allowed to operate only between the hours of 7:00 AM and 10:00 PM. Hours of operation may not be extended through the Conditional Use process as identified in this Code. [ORD 4648; Nov 2014]

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**Section 3: The Development Code, Ordinance No. 2050, Chapter 20 - Land Uses, Section 20.20.20., Land Uses, will be amended to replace the following:**

**20.20.20 Site Development Standards**

Category and Specific Use Superscript Refers to Use Restrictions	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
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10. Office	P	P	P	P	P	P <sup>22</sup>	P <sup>8 23</sup>	P	P <sup>8</sup>	P	P	P
11. Parking as the Principle Principal Use	C	C	C	C	C	C <sup>N24</sup>	C	C	C	C	C <sup>N24</sup>	C <sup>N24</sup>
12. Rental Business	P	P	P	P	P <sup>25</sup>	P <sup>7 22 26</sup>	P <sup>26 27</sup>	P <sup>27</sup>	P <sup>27</sup>	P <sup>28 29</sup>	P <sup>25</sup>	N

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**Section 4:** The Development Code, Ordinance No. 2050, Chapter 40 Applications, Section 40.03., Facilities Review Committee, will be amended to revise the following code citation.

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**40.03. FACILITIES REVIEW COMMITTEE**

Consistent with Section 10.95.43. (Facilities Review Committee) of this Code, the Facilities Review Committee shall review the following Type 2 and Type 3 land use applications: all Conditional Use, Design Review Two, Design Review Three, Public Transportation Facility Reviews, Street Vacations, and applicable Land Divisions. Applicable land division applications are Replats, Partitions, Subdivisions, Fee Ownership Partitions, and Fee Ownership Subdivisions.

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**Section 5:** The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.10., Adjustment, will be amended to read as follows:

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**40.10.10. Applicability**

An Adjustment may be requested only for numerical Site Development Requirements contained in Chapter 20 (Land Uses), ~~or~~ the grading standards contained in Chapter 60 (Special Requirements), Section 60.15.10., or the numerical standards identified in Food Cart Pod regulations contained in Section 60.11 (Food Cart Pod Regulations). [ORD 4397; August 2006]

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**Section 6:** The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.15.15.A.4., Planned Unit Development, will be amended to add the following PUD threshold:

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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]

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4. Is required for developments located within the TC-MU or TC-HDR zone AND: is a phased development project, OR is development of a site that is greater than 5 acres.

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**Section 7: The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.35.10.4., Applicability, will be amended to read as follows:**

20.10.30. Other NS Zoning Requirements

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**40.35.10. Applicability**

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4. Construction of a new structure in a Historic District which is under 120 gross square feet and is not attached to a designated historic structure is exempt from Section 40.35.15.4 (New Construction in a Historic District).

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**Section 8: The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.35.15.3., will be reworded as follows:**

**40.35.15.3 Demolition of a Landmark**

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C. Approval Criteria. In order to approve a Demolition of a Landmark 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:

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4. The applicant has not rejected the highest bona fide offer for sale and removal-relocation of the building.

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**Section 9: The Development Code, Ordinance No. 2050, Chapter 40 - Land Uses, Section 40.40.15., Application, will be amended to read as follows:**

1. Home Occupation One.

A. Threshold. An application for Home Occupation One shall be required when one or more of the following threshold applies & describe the proposed home occupation:

1. A home occupation is proposed where no outside customers or employees visit the premises.

~~1. There are no outside volunteers or employees who do not reside on the premises.~~

~~2. No clients or customers of the proposed home occupation visit the premises for a reason related to the home occupation.~~

~~3. There will be no exterior alteration to the residence.~~

~~4. Excluding regular U. S. Postal Service delivery, the home occupation shall not require more than one (1) trip per day for delivery or pick up per day to the residence between the hours of 8:00 a.m. and 6:00 p.m. There shall be no deliveries between the hours of 6:00 p.m. and 8:00 a.m.~~

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C. Approval Criteria. In order to approve a Home Occupation One 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 proposal satisfies the threshold requirements for a Home Occupation One application.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code. [ORD 4265; October 2003]

4. There are no outside volunteers or employees who do not reside on the premises.

5. No clients or customers of the proposed home occupation visit the premises for a reason related to the home occupation.

6. There will be no exterior alteration to the residence.
7. Excluding regular U. S. Postal Service delivery, the home occupation shall not require more than one (1) trip per day for delivery or pick up per day to the residence between the hours of 8:00 a.m. and 6:00 p.m. There shall be no deliveries between the hours of 6:00 p.m. and 8:00 a.m.
48. The home occupation is being undertaken only by an occupant of the residence.
59. The proposed home occupation is participating in and is consistent with the City's Business License Program and other agency licenses as appropriate to the proposed use.
610. The on-site operation of the proposed home occupation shall be conducted entirely within the dwelling, a conforming accessory structure, or both. No exterior storage of materials or equipment will occur on the premises. [ORD 4404; October 2006]
711. The proposed home occupation will not change the use classification of the dwelling unit or accessory structure, as determined by the City Building Official applying the State Building Code.
812. The proposed home occupation and associated storage of materials and products shall not occupy more than 700 gross square feet of floor area.
913. The subject property will continue to be used and maintained as a residence and will conform to all requirements of this and other City Codes as they pertain to residential property.
4014. The home occupation, including deliveries from other businesses, does not include the use of tractor trailers, fork lifts, or similar heavy equipment.
4415. There will be no noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line resulting from the operation of the home occupation.

4216. There will be no exterior storage of vehicles of any kind used for the business except that one (1) commercially licensed vehicle, which is not larger than a 3/4 ton pick-up, passenger van, or other vehicle of similar size, may be parked outside on the subject property provided such parking complies with all parking restrictions.
4317. The proposal will not involve storage or distribution of toxic or flammable materials, spray painting or spray finishing operations, or similar activities that involve toxic or flammable materials which in the judgment of the Fire Marshall pose a health or safety risk to the residence, its occupants or surrounding properties.
4418. There is no signage associated with the proposed home occupation aside from a name plate as allowed by Section 60.40.15. of the Development Code. [ORD 4584; June 2012]
4519. 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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## 2. Home Occupation Two.

- A. Threshold. An application for Home Occupation Two shall be required when one or more of the following thresholds apply:

1. A home occupation is proposed where outside customers or employees visit the premises.
- ~~1. The proposed home occupation has a maximum of one (1) volunteer or employee who is not a resident on the premises.~~
- ~~2. The proposed home occupation will have no more than 8 daily customers or clients on the premises.~~
- ~~3. All customer and client visits to the proposed home occupation will occur only between the hours of 7:00 a.m. and 10:00 p.m.~~
- ~~4. If on-site parking is provided, a plan for additional parking may be approved if:~~

- ~~a. Not more than a total of 4 on-site parking spaces for the combined residential and home occupation uses are proposed.~~
- ~~b. The parking spaces, driveway, street access, landscaping, storm water drainage, and screening comply with this Code and other city standards.~~
- ~~5. Exterior alteration to the residence will take place to accommodate the home occupancy.~~
- ~~6. Excluding regular U. S. Postal Service delivery, the home occupation shall not require more than two (2) trips per day for delivery or pick up to the residence between the hours of 8:00 a.m. and 6:00 p.m. There shall be no deliveries or pick ups between the hours of 6:00 p.m. and 8:00 a.m.~~

C. Approval Criteria. In order to approve a Home Occupation Two 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 proposal satisfies the threshold requirements for a Home Occupation Two application.
2. All City application fees related to the application under consideration by the decision making authority have been submitted.
4. The proposed home occupation shall a maximum of one (1) volunteer or employee who is not a resident on the premises.
5. The proposed home occupation shall have no more than 8 daily customers or clients on the premises.
6. All customer and client visits to the proposed home occupation shall occur only between the hours of 7:00 a.m. and 10:00 p.m.
7. If on-site parking is provided, a plan for additional parking may be approved if:
  - a. Not more than a total of 4 on-site parking spaces for the combined residential and home occupation uses are proposed.

- b. The parking spaces, driveway, street access, landscaping, storm water drainage, and screening comply with this Code and other city standards.
9. Excluding regular U. S. Postal Service delivery, the home occupation shall not require more than two (2) trips per day for delivery or pick up to the residence between the hours of 8:00 a.m. and 6:00 p.m. There shall be no deliveries or pick ups between the hours of 6:00 p.m. and 8:00 a.m.
310. The proposed home occupation is being undertaken by an occupant of the residence.
411. The proposed home occupation is participating in and is consistent with the City's Business License Program and other agency licenses as appropriate to the proposed use.
512. The on-site operation of the proposed home occupation shall be conducted entirely within the dwelling, a conforming accessory structure, or both. No exterior storage of materials or equipment shall occur on the premises.
613. The proposed home occupation will not change the use classification of the dwelling unit or accessory structures as determined by the City Building Official applying the State Building Code.
714. The proposed home occupation and associated storage of materials and products shall not occupy more than 700 gross square feet of floor area.
815. The subject property will continue to be used and maintained as a residence and will conform to all requirements of this and other City Codes as they pertain to residential property.
916. The home occupation, including deliveries from other businesses, shall not include the use of tractor trailers, forklifts, or similar heavy equipment.
4017. There shall be no noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line resulting from the operation of the home occupation.
4418. There shall be no exterior storage of vehicles of any kind used for the business except that one (1) commercially licensed

vehicle, which is not larger than a 3/4 ton pick-up, passenger van, or other vehicle of similar size, may be parked outside on the subject property, provided such parking complies with applicable parking restrictions.

- 4219. The proposal will not involve storage or distribution of toxic or flammable materials, spray painting or spray finishing operations, or similar activities that involve toxic or flammable materials which in the judgment of the Fire Marshall pose a health or safety risk to the residence, its occupants or surrounding properties.
- 4320. There is no signage associated with the proposed home occupation aside from a name plate as allowed by Section 60.40.15. of the Development Code. [ORD 4584; June 2012]
- 4421. Exterior remodeling will not alter the residential character of the building.
- 4522. Excluding required residential parking, adequate off-street parking exists to accommodate vehicular traffic for any employee, customer, or both.
- 4623. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an adjustment, planned unit development, or variance which shall be already approved or considered concurrently with the subject proposal.
- 4724. The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.
- 4825. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.
- 4926. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

**Section 10: The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.55.10., Parking Determination, will be amended to read as follows:**

**40.55.10. Applicability.**

A Parking Determination may be requested in writing to establish a required off-street parking ratio or specific number of off-street parking spaces for a use or uses not specifically listed in Section 60.30. (Off-Street Parking) of this Code, to share required parking spaces, and **or** to determine the existence of excess required parking. [ORD 4365; October 2005] [ORD 4584; June 2012]

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**Section 11: The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.80.15., Temporary Use, will be amended to read as follows:**

**1. Temporary Mobile Sales.**

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40.15.15. Application.

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- E. Conditions of Approval. All applications for Temporary Use - Mobile Sales shall comply with the following conditions identified below. The decision making authority may impose other conditions on the approval of a Temporary Mobile Sales application to ensure compliance with the approval criteria. [ORD 4513; August 2009]

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7. Suitable receptacles for disposal of trash, as defined by the City of Beaverton Code 4.08.085, subsection C, **4.08.030** must be provided and maintained by the permittee on the site of the temporary use in sufficient numbers, as determined by the Director, to accommodate all trash generated by the Temporary Mobile Sales. The permittee shall be responsible for disposal of accumulated trash and for clean-up of trash generated by the Temporary Mobile Sales.
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**Section 12: The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.85.15., Text Amendment will be amended to read as follows:**

**40.85.15. Application.**

There is a single Text Amendment application which is subject to the following requirements.

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3. Text Amendment

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- B. Procedure Type. The Type 4 procedure, as described in Section 50.50. of this Code, shall apply to an application for Text Amendment. The decision making authority shall be the ~~Planning Commission~~ **City Council**. [ORD 4532; April 2010]

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**Section 13: The Development Code, Ordinance No. 2050, Chapter 40 - Permits and Applications, Section 40.90. Tree Plan, will be amended to read as follows:**

**40.90.10. Applicability.**

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- 12. Removal of any tree associated with a public street and sidewalk improvement project that meet A. or B. and C: [ORD 4659; June 2015]
  - A. Improvements within an existing public vehicular right-of-way; or
  - B. Improvements to a public vehicular right-of-way in order to meet functional classification standards, such as widening or half-street improvements; and
  - C. The proposed improvements do not exceed the minimum width standards of the Engineering Design Manual.40.90.10.

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**Section 14: The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.90.15.4., Commercial Timber Harvest, will be deleted:**

~~4. Commercial Timber Harvest.~~

~~A. Threshold. An application for Commercial Timber Harvest shall be required when none of the actions listed in Section 40.90.10. apply and following threshold applies:~~

- ~~1. Commercial harvest of timber on Tax Lot Identification Nos. 1S132CC11300, 1S132CD09000, and 1S132CD09100.~~

~~B. Procedure Type. The Type 1 procedure, as described in Section 50.35. of this Code, shall apply to an application for Commercial Timber Harvest. The decision making authority is the Director.~~

~~C. Approval Criteria. In order to approve a Commercial Timber Harvest 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 proposal satisfies the threshold requirement for a Commercial Timber Harvest application.~~
- ~~2. All City application fees related to the application under consideration by the decision making authority have been submitted.~~
- ~~3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.~~
- ~~4. The harvest of timber will leave no less than ten (10) living, healthy, and upright trees per acre each of which measure at least ten (10) inches in diameter at four (4) feet above grade.~~
- ~~5. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.~~

~~D. Submission Requirements. An application for a Commercial Timber Harvest shall be made by the owner of the subject property, or the~~

~~owner's authorized agent, on a form provided by the Director and shall be filed with the Director. The Commercial Timber Harvest application shall be accompanied by the information required by the application form, and by Section 50.25. (Application Completeness), and any other information identified through a Pre-Application Conference.~~

- ~~E. Appeal of a Decision. Refer to Section 50.60.~~
- ~~F. Expiration of a Decision. Refer to Section 50.90.~~
- ~~G. Extension of a Decision. Previous approval of Commercial Timber Harvest proposal shall not be extended.~~

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**Section 15: The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.95.10., will be amended to read as follows:**

**40.95.10. Applicability.**

A Variance application may only be requested for those proposals that request a variance of more than fifty percent (50%) from the numerical Site Development Requirements contained in Chapter 20 (Land Uses), or Section 60.11 (Food Cart Pod Regulations), or any numerical requirements contained in Section 60.40. (Sign Regulations) and Section 60.55. (Transportation Facilities), excluding Section 60.55.30. [ORD 4584; June 2012]

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**Section 16: The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.97.15.2., will be amended to read as follows:**

**2. Legislative Zoning Map Amendment.**

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- B. Procedure Type. The Type 4 procedure, as described in Section 50.50. of this Code, shall apply to an application for Legislative Zoning Map Amendment. The decision making authority is the ~~Planning Commission~~ **City Council**.

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**Section 17:** The Development Code, Ordinance No. 2050, Chapter 40 - Applications, Section 40.97.15.4., will be amended to read as follows:

**4. Discretionary Annexation Related Zoning Map Amendment.**

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C. Approval Criteria. In order to approve a Discretionary Annexation Related Zoning Map Amendment 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:

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- ~~4. The proposed zoning designation is consistent with any guidance contained within either: [ORD 4652; February 2015]~~
  - ~~a. the UPAA concerning the application of non-specified zoning district designations; or~~
  - ~~b. an adopted Community Plan within the Comprehensive Plan for the City of Beaverton.~~

4. The proposed zoning designation is consistent with any guidance contained within an adopted Community Plan within the Comprehensive Plan for the City of Beaverton.

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**Section 18:** The Development Code, Ordinance No. 2050, Chapter 60 – Special Regulations Section 60.05.25.13, will be amended to read as follows:

**1314. Community Gardens**

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**Section 19:** The Development Code, Ordinance No. 2050, Chapter 60 – Special Regulations Section 60.30.15., will be amended to read as follows:

**60.30.15. Off-Street Parking Lot Design.**

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NOTE:

- 1) For one (1) row of stalls use "C" plus "D" as minimum bay width.
- 2) Public alley width may be included as part of dimension "D", but all parking stalls must be on private property, off the public right-of-way.
- 3) For estimating available parking area, use 350 sq. ft. per vehicle for stall, aisle and access areas.
- 4) The stall width for self-parking of long duration is 8.5 feet; for higher turnover self-parking is 9.0 feet; and for supermarkets and similar facilities (shoppers and packages) is 9.5-10 feet.
- 5) The minimum aisle width for two-way traffic and for emergency vehicle operations area is 24 feet. The minimum aisle width for emergency vehicle access (one way traffic) is 20 feet.
- 6) Where appropriate, bumper overhang area is provided (extruded curbs), "G" can be subtracted from "C" to determine stall depth. Dimensions of required recreational vehicle spaces are 10 feet by 25 feet.
- 7) ~~Except where backing occurs into major access then minimum 30 feet.~~

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**Section 20: The Development Code, Ordinance No. 2050, Chapter 60 - Special Requirements, Section 60.35.10., will be amended to read as follows:**

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

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- 2. Density and Lot Dimensions.** Density and building scale shall relate to the surrounding neighborhood development and natural resources by providing massing and architectural compatibility with the surrounding neighborhood. [ORD 4654; March 2015]

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**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.**B**.2.

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**Section 21: The Development Code, Ordinance No. 2050, Chapter 60 - Special Requirements, Section 60.40.25.8., will be amended to read as follows:**

**60.40.25. Signs or Advertising Devices Expressly Prohibited.** The following signs are prohibited by this ordinance and may not be placed within City limits.

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8. Other Prohibitions. In addition to 1. through 7., above, the following are prohibited:
  - A. Signs in vision clearance areas as established in Section ~~60.55.50~~ **60.55.35.3 (Intersection Standards)**.

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**Section 22: The Development Code, Ordinance No. 2050, Chapter 60 - Special Requirements, Section 60.40.30. will be amended to read as follows:**

**60.40.30. General Provisions.**

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4. Location. Sign location shall comply with Section ~~60.55.50~~ **60.55.35.3. (Intersection Standards)** of this ordinance and shall be accurately represented on sign permit applications. [ORD 3374; July 1984] [ORD 4139; February 2001]

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**Section 23: The Development Code, Ordinance No. 2050, Chapter 60 - Special Requirements, Section 60.40.35.3, will be amended to read as follows:**

3. Freestanding Sign. Freestanding signs as defined in Chapter 90 shall be allowed per business establishment or tax lot, whichever is less. Tax lots created by fee simple land division and contiguous tax lots under one ownership shall be considered one tax lot for the purposes of calculating the number of freestanding signs allowed. [ORD 3494; March 1986] [ORD 4058; September 1999] [ORD 4584; June 2012]

Commercial and Industrial Zoning Districts [ORD 4584; June 2012]

	NS	CS	CC	GC	OI	IND
A. Number	1	1	1	1	1	1
B. Size (Maximum sq. ft. for all faces combined)	64	64	64	64	64	64
C. Size (Maximum for any one face)	32	32	32	32	32	32
D. Height Maximum	8'	15'	15'	15'	8'	8'

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**Section 24: The Development Code, Ordinance No. 2050, Chapter 60 - Special Requirements, Section 60.55.25., will be amended to read as follows:**

**60.55.25. Street and Bicycle and Pedestrian Connection Requirements. [ORD 4302; June 2004]**

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9. Accessways are one or more connections that provide bicycle and pedestrian passage between streets or a street and a destination. Accessways shall be provided as required by this code and where full street connections are not possible due to the conditions described in Section 60.55.25.4314. [ORD 4397; August 2006]  
An accessway will not be required where the impacts from development, redevelopment, or both are low and do not provide reasonable justification for the estimated costs of such accessway.

A. Accessways shall be provided as follows:

1. In any block that is longer than 600 feet as measured from the near side right-of-way line of the subject street to the near side right-of-way line of the adjacent street, an accessway shall be required through and near the middle of the block.
2. If any of the conditions described in Section 60.55.25.4314. result in block lengths longer than 1200 feet as measured from the near side right-of-way line of the subject street to the near side right-of-way line of the adjacent street, then two or more accessways may be required through the block. [ORD 4397; August 2006]
3. Where a street connection is not feasible due to conditions described in Section 60.55.25.4314., one or more new accessways to any or all of the following shall be provided as

a component of the development if the accessway is reasonably direct: an existing transit stop, a planned transit route as identified by TriMet and the City, a school, a shopping center, or a neighborhood park. [ORD 4397; August 2006]

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**Section 25: The Development Code, Ordinance No. 2050, Chapter 60 - Special Requirements, Section 60.60.15., will be amended to read as follows:**

**60.60.15. Pruning, Removal, and Preservation Standards.**

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2. Removal and Preservation Standards.
  - A. All removal of Protected Trees shall ~~been~~ **be** done in accordance with the standards set forth in this section.

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**Section 26: The Development Code, Ordinance No. 2050, Chapter 60 - Special Requirements, Section 60.65.20., will be amended to read as follows:**

**60.65.20. Information on Plans.** The applicant for a development subject to design review, subdivision, partition, or site development permit approval shall show, on the proposed plan or in the explanatory information, the following:

1. Easements for all public and private utility facilities;
2. The location of all existing above ground and underground public and private utilities within 100 feet of the site;
3. The proposed relocation of existing above ground utilities to underground; and
4. That above ground public or private utility facilities do not obstruct vision clearance areas pursuant to Section ~~60.55.50.~~ **60.55.35.3** of this Code.

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**Section 27: The Development Code, Ordinance No. 2050, Chapter 90 - Definitions, will be amended to read as follows:**

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**North-South Dimension.** The length of a line beginning at the mid-point of the northern lot line and extending in a southerly direction perpendicular to the northern lot line until it reaches a property boundary (see Figure 3 - SOL).

**Nuisance Tree.** Tree species that invade natural areas eventually resulting in their domination of native tree species. Includes those nuisance tree species listed in Section 40.90.10 of the Development Code

**Nuisance Vegetation.** [ORD 4348; May 2005] Plant species that invade natural areas eventually resulting in their domination of native plant species. Includes those nuisance and prohibited species listed on Metro's Native Plant List or in Clean Water Services' Design and Construction Standards. Also see invasive and non-native.

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**Parent Parcel.** [ORD 4224; September 2002] The parcel or parcels of land that is proposed to be the subject of a development proposal.

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~~**Street Plug.** [ORD 4224; September 2002] See "Reserve Strip".~~

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**Substantial Increase.** [ORD 4595; February 2013] Relates to the collocation of any Wireless Communications Facilities. Substantial increase in the size of the "tower" occurs if:

1. The mounting of the proposed antenna on the tower would increase the existing height of the tower by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty-feet (20'), whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to avoid interference with existing antennas; or
2. The mounting of the proposed antenna would involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four (4), or more than one new equipment shelter; or
3. The mounting of the proposed antenna would involve adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty-feet (20'), or more than the width of the tower structure at the level of the appurtenance, whichever is greater, except that the mounting of the proposed

antenna may exceed the size limits set forth in this paragraph if necessary to shelter the antenna from the inclement weather or to connect the antenna to the tower via cable; or

4. The mounting of the proposed antenna would involve excavation outside the current tower site, defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site.

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~~Surplus Parking~~ **Parking, Surplus**. [ORD 4397; July 2006] Off-Street parking that is greater in number than the maximum required off-street parking.

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