



# **DEVELOPMENT CODE OF THE CITY OF BEAVERTON**

## CHAPTER 20 – ZONING DISTRICTS

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## 20.05. Residential Zoning Districts

### 20.05.05. Residential Areas.

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The areas of the City that are designated as residential densities implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Four residential zones establish varied levels of residential densities and uses. [ORD 4822; June 2022]

[ORD 3184, 08/06/1980; ORD 3494, 03/27/1986; ORD 3899, 06/02/1994; ORD 4036, 04/02/1999; ORD 4048, 07/08/1999; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4542, 06/17/2010; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

### 20.05.10. Purpose.

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1. **MR Multi-Unit Residential**  
The MR District is intended to result in predominantly attached residential developments with the highest number of units per acre of Beaverton's residential zones. [ORD 4584; June 2012] [ORD 4822; June 2022]
2. **RMA Residential Mixed A**  
The RMA District is intended to allow a mix of housing types, including detached and attached housing at the second-highest number of units per acre of Beaverton's residential zones. [ORD 4584; June 2012] [ORD 4822; June 2022]
3. **RMB Residential Mixed B**  
The RMB District is intended to allow a mix of housing types, including detached and attached housing, at the third-highest number of units per acre of Beaverton's residential zones. [ORD 4584; June 2012] [ORD 4822; June 2022]
4. **RMC Residential Mixed C**  
The RMC District is intended to allow a mix of housing types, including detached and attached housing, at the lowest number of units per acre of Beaverton's residential zones. [ORD 4584; June 2012] [ORD 4822; June 2022]  
[ORD 3184, 08/06/1980; ORD 3236, 01/28/1982; ORD 3293, 11/25/1982; ORD 3899, 06/02/1994; ORD 4036, 04/02/1999; ORD 4048, 07/08/1999; ORD 4079, 12/09/1999; ORD 4102, 05/04/2000; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4365, 10/20/2005; ORD 4487, 08/21/2008; ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

### 20.05.15. Site Development Standards

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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] [ORD 4652; March 2015] [ORD 4697; December 2016]

20.05.15 Residential Site Development Standards				
Superscript Refers to Footnotes	MR	RMA	RMB	RMC
A. Minimum Land Area <sup>1</sup> (square feet)	1,000/unit	2,000/unit	N/A	N/A
B. Minimum Lot Area <sup>2,3</sup> (square feet)				
Single-Detached and Duplex	N/A	1,500	3,000	5,000
Triplex and Quadplex		3,000	4,000	5,000
Townhouse		1,100	1,300	1,500
Cottage Cluster		7,000	7,000	7,000
Single-Room Occupancies		1,000	1,500	3,000
C. Maximum Residential Density <sup>22</sup>	Refer to Sections 20.25.05. and 20.25.15.B.	N/A	N/A	N/A
D. Minimum Residential Density (units per acre) <sup>4,23</sup>	Refer to Section 20.25.05	17	10	7
E. Minimum Lot Width <sup>3,6</sup>	14	14	20	20
F. Minimum Yard Setbacks <sup>3,18</sup>				
1. Front	10	10	10	10
2. Side	0, 3 or 5 <sup>7</sup>	0, 3 or 5 <sup>7</sup>	0, 3 or 5 <sup>7</sup>	0, 3 or 5 <sup>7</sup>
3. Rear	15	15 <sup>8</sup>	15 <sup>8</sup>	15 <sup>8</sup>
4. Garage <sup>9</sup>	5 or 18.5 <sup>10</sup>	5 or 18.5 <sup>10</sup>	18.5	18.5
5. Garage Door to Rear <sup>11</sup>	22	22	22	22
6. Minimum Between Buildings <sup>12</sup>	6	6	6	6
G. Building Height				
1. Maximum <sup>13</sup>	60	40	35 <sup>14</sup>	35 <sup>14</sup>
H. Maximum Floor Area Ratio (FAR) <sup>3, 15, 16, 17</sup>	Refer to Sections 20.25.10 and 20.25.15.			
1. Single-Detached Dwelling	N/A	1.40	0.80	0.60
2. Duplex	N/A	1.60	0.90	0.65
3. Triplex and Quadplex	N/A	1.60	1.20	0.90
4. Townhouse	N/A	N/A	N/A	N/A
5. Cottage Cluster	N/A	N/A	N/A	N/A
5. Single-Room Occupancies	N/A	1.40	0.80	0.60
6. Non-Residential Uses and Conditional Uses	N/A	N/A	N/A	N/A
Wireless Communication Facilities				
I. Maximum Height				
1. WCF <sup>19</sup>	80	80	80	80
2. Equipment Shelters <sup>20</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.			
J. Yard Setbacks <sup>21</sup>				

**20.05.15 Residential Site Development Standards**

Superscript Refers to Footnotes	MR	RMA	RMB	RMC
1. Requirements	Shall comply with underlying zoning district requirements			
2. Other	Refer to <a href="#">60.70.35.14.A</a> and B			

**All Dimensions are in Feet.**

[ORD 4652; March 2015] [ORD 4654; March 2015] [ORD 4659; July 2015] [ORD 4697; December 2016] [ORD 4702; January 2017] [ORD 4804; August 2021] [ORD 4822; June 2022]

1. Minimum land area per dwelling unit in the MR zone and for only multi-dwellings in the RMA zone. [ORD 4584; June 2012] [ORD 4822; June 2022]
2. Minimum land area per lot in the RMA, RMB, and RMC zones; except, minimum land area per dwelling unit applies to multi-dwellings in the RMA zone. Minimum lot area standards apply to land divisions, (except middle housing land divisions). For middle housing, the standards also determine the minimum lot size needed for each middle housing type to be built on an existing lot. [ORD 4822; June 2022]
3. If a duplex, triplex, quadplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lots. [ORD 4822; June 2022]
4. Refer to Section [20.25.05.D](#) for exceptions to minimum density standards in the RMA, RMB, and RMC districts. [ORD 4822; June 2022]
5. [Footnote repealed and reserved.] [ORD 4822; June 2022]
6. Corner lots may need to provide a greater minimum lot width to accommodate the sight clearance areas specified in the Engineering Design Manual. [ORD 4822; June 2022]
7. Side setbacks are 5 feet except when a different dimension is described in this footnote. For townhouses, the minimum side setback is zero for the attached side of the townhouse and 5 feet for sides that are not attached. For land divisions, except for townhouses or middle housing land divisions, the perimeter side setbacks are 5 feet, but side setbacks internal to the land division may be reduced to 3 feet with a total of 6 feet between buildings. In no case shall a building encroach into a Public Utility Easement (PUE). [ORD 4822; June 2022]
8. The minimum rear setback to cottage cluster dwellings is 10 feet. [ORD 4822; June 2022]
9. 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.
10. Either no greater than 5 feet or a minimum of 18.5 feet.
11. Measured from garage door elevation to opposite side of the alley right-of-way, common accessway, , or access easement line.
12. Minimum spacing between buildings on the same lot or in the same development. [ORD 4822; June 2022]
13. Maximum building height for all structures in a cottage cluster development is 25 feet. [ORD 4822; June 2022]
14. Also subject to additional height limitations in Section [20.30](#). [ORD 4822; June 2022]
15. Additional FAR may be available if existing trees are preserved, per Table [60.05.60.2.S4.c.2](#). If footnote 16 and 17 apply to a site, then the combined additional FAR from both scenarios shall not exceed 600 square feet. Cottage clusters are not subject to any FAR standards or FAR incentives. [ORD 4822; June 2022]
16. Single-detached, duplex, triplex, or quadplex structures in existence as of June 30, 2022 that exceed the applicable maximum FAR standard are allowed to expand up to 500 square feet in floor area above the maximum FAR permitted in the zone. If such existing structures are unintentionally destroyed, they may be rebuilt to exceed the maximum FAR by 500 square feet. If footnote 16 and 17 apply to a site, then the combined additional FAR from both scenarios shall not exceed 600 square feet. [ORD 4822; June 2022]
17. Accessory dwelling units added to an existing single-detached dwelling as of June 30, 2022 are excluded from the maximum FAR limitations. [ORD 4822; June 2022]
18. [ORD 4822; June 2022]
19. Inclusive of antenna.
20. At-grade equipment shelters.
21. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters.
22. Up to six (6) single-room occupancy units on each lot or parcel are permitted except for in the MR zone where minimum and maximum density requirements are subject to Section [20.05.25](#). This is not intended to exempt single-room occupancies from minimum density requirements of the underlying zone.
23. Single-room occupancies shall have a minimum of 4 attached units, regardless of lot size. This is not intended to exempt single-room occupancies from minimum density requirements of the underlying zone.

[ORD [3184](#), 08/06/1980; ORD [3236](#), 01/28/1982; ORD [3293](#), 11/25/1982; ORD [3899](#), 06/02/1994; ORD [4036](#), 04/02/1999; ORD [4048](#), 07/08/1999; ORD [4079](#), 12/09/1999; ORD [4102](#), 05/04/2000; ORD [4107](#), 05/02/2000; ORD [4111](#), 07/14/2000; ORD [4224](#), 09/19/2002; ORD [4248](#), 05/08/2003; ORD [4332](#), 01/01/2005; ORD [4365](#), 10/20/2005; ORD [4397](#), 08/10/2006; ORD [4487](#), 08/21/2008; ORD [4542](#), 06/17/2010; ORD [4584](#), 06/01/2012; ORD [4652](#), 03/06/2015; ORD [4654](#), 03/25/2015; ORD [4659](#), 07/10/2015; ORD [4697](#), 12/02/2016; ORD [4702](#), 01/04/2017; ORD [4804](#), 08/13/2021; ORD [4822](#), 06/30/2022]

Effective on: 6/30/2022

## 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. [ORD 4584; June 2012]

Table 20.05.20.A Residential - Category and Specific Use		P: Permitted C: Conditional N: Prohibited Superscript Refers to Use Restrictions			
		MR	RMA	RMB	RMC
<b>Residential</b>					
1. Care	A. Care Facilities	P	P	P	P
2. Dwellings <sup>17</sup>	A. Accessory Dwelling Units	P	P	P	P
	B. Single-Detached Dwelling <sup>12</sup>	N <sup>1</sup>	P	P	P
	C. Duplex	P <sup>8</sup>	P	P	P
	D. Triplex and Quadplex	P <sup>8</sup>	P	P	P
	E. Townhouse	P	P	P	P
	F. Cottage Cluster	N	P	P	P
	G. Multi-Dwelling	P	P	N	N
	H. Home Occupation	P	P	P	P
	I. Manufactured and Mobile Homes <sup>3</sup>	N	P <sup>4</sup>	P	P
	J. Manufactured Home Parks	N	P	P	N
	K. Planned Unit Development	C	C	C	C
	L. Home Testing of Consumer Electronic Products <sup>13</sup>	P	P	P	P
		M. Single-Room Occupancies	P	P	P
<b>Commercial</b>					
3. Care	A. Hospitals	C	C	C	C
	B. Medical Clinics	C	C	C	C
	C. Child Care Facilities	C	C	C	C
	D. Residential Care Facilities	C	C	C	C
4. Lodging	A. Temporary Living Quarters	C <sup>5</sup>	C <sup>5</sup>	C <sup>5</sup>	N
5. Animal Care <sup>14</sup>	A. Major	C	C	C	C
	B. Minor	C	C	C	C
6. Storage	A. Self Storage Facilities	C	C	N <sup>9</sup>	N
	B. Storage Yards <sup>56</sup>	C	C	C	C
7. Marijuana Dispensary, Retail Marijuana Sales, Wholesale Marijuana Sales, Marijuana Processing		N	N	N	N
<b>Civic<sup>15</sup></b>					
8. Cemetery		C	C	C	C
9. Education	A. Educational Institutions	C	C	C	C
	B. Commercial Schools	N	N	N	N
10. Places of Worship		C	C	C	C

Table 20.05.20.A Residential - Category and Specific Use		P: Permitted C: Conditional N: Prohibited Superscript Refers to Use Restrictions			
		MR	RMA	RMB	RMC
11. Public Buildings and Uses	A. Non-Profit Public Services in Public Buildings	P <sup>7</sup>	N	N	N
	B. Public Buildings	C	C	C	C
	C. Public Sewer and Water and Utility Transmission Lines	P	P	P	P
	D. Public Sewer, Water Supply, Water Conservation and Flood Control Facilities Other than Transmission Lines	C	C	C	C
12. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	C
	B. Public Dog Parks or Dog Runs	C	C	C	C
	C. Public Recreational Facilities	C	C	C	C
	D. Community Gardens	P	P	P	P
13. Shelters	A. Domestic Violence Shelters	P	P	P	P
	B. Emergency Shelters	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>
	C. Mass Shelters	P	P	P	P
14. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C
15. Vehicle Camping <sup>16</sup>		P	P	P	P
16. Wireless Communications Facilities		P	P	P	P

Table 20.05.20.A Residential - Category and Specific Use	P: Permitted C: Conditional N: Prohibited Superscript Refers to Use Restrictions			
	MR	RMA	RMB	RMC
<ol style="list-style-type: none"> <li>1. Existing single-detached dwellings as of June 30, 2022 and their accessory uses and structures, are Permitted uses in the MR zone and can be expanded or can be rebuilt if destroyed. New single-detached dwellings are Prohibited. [ORD 4822; June 2022]</li> <li>2. Emergency Shelters may occur where allowed pursuant to Section 10.70.10. [ORD 4838; March 2023]</li> <li>3. The placement of a manufactured home is subject to the design and placement criteria found in Section 60.20.20.</li> <li>4. [Footnote repealed and reserved.] [ORD 4822; June 2022]</li> <li>5. Limited to uses of Boarding, Rooming, and Lodging House.</li> <li>6. Storage yards for recreational vehicles, boats, and trailers owned by residents in a residential development or planned unit development.</li> <li>7. Only when abutting or directly across the street from Regional Center zones.</li> <li>8. In the MR zone, all units of a duplex, triplex, or quadplex must be attached. [ORD 4822; June 2022]</li> <li>9. Existing self-storage facilities as of June 30, 2022 are Conditional uses in the RMB zone. New self-storage facilities are Prohibited. [ORD 4822; June 2022]</li> <li>10. [Footnote repealed and reserved.] [ORD 4804; August 2021]</li> <li>11. [Footnote repealed and reserved.] [ORD 4822; June 2022]</li> <li>12. Compact Detached Dwellings on lots fronting common greens, shared courts, or public streets may be permitted on sites that are two acres or greater in size through the Conditional Use-Planned Unit Development process. [ORD 4654; March 2015]</li> <li>13. Home Testing of Consumer Electronic Products uses shall: [ORD 4786; July 2020]               <ol style="list-style-type: none"> <li>a. be limited to the hours of 7:00 AM and 7:00 PM, Monday through Saturday, in which technicians are allowed to occupy the residence;</li> <li>b. have at least two off-street parking spaces for technicians, so no on-street parking would occur with the use;</li> <li>c. be limited to two vehicles on-site at any one time;</li> <li>d. have a 24-hour on-site security system;</li> <li>e. have a contract for landscape and maintenance services to ensure that the home testing properties are well maintained for the neighborhood;</li> <li>f. be limited to no more than three home testing dwelling units within a quarter mile radius at any time;</li> <li>g. be limited to single-detached dwelling units; and [ORD 4822; June 2022]</li> <li>h. comply with the noise and odor limits contained in the City Code.</li> </ol> </li> <li>14. Animal Care uses provided as a private amenity to residents in multi-dwellings or on a common area serving multiple households. [ORD 4782; April 2020] [ORD 4822; June 2022]</li> <li>15. Public Art shall be permitted pursuant to Section 60.50.25.13. [ORD 4782; April 2020]</li> <li>16. Vehicle Camping may occur only where allowed through a program established by Council resolution and administered by the Mayor. The use is subject to the special requirements found in Section 60.50.25.14. Vehicle Camping uses do not require Conditional Use for extended hours of operation. [ORD 4779; March 2020]</li> <li>17. Residential developments in the SCMCP area shall provide a variety of housing types consistent with the permitted and conditional uses of the applicable zone(s). The variety of housing shall be provided for sites: [ORD 4822; June 2022]               <ol style="list-style-type: none"> <li>a. Up to 15-acres (gross), a minimum of one (1) housing type;</li> <li>b. Greater than 15-acres and up to 30-acres (gross), a minimum of two (2) housing types;</li> <li>c. Greater than 30-acres (gross), a minimum of three (3) housing types</li> <li>d. For bullets a-c above, a minimum of 10 percent of each housing type shall be provided.</li> </ol> </li> </ol>				

[ORD 3166, 04/30/1980; ORD 3184, 08/06/1980; ORD 3236, 01/28/1982; ORD 3293, 11/25/1982; ORD 3899, 06/02/1994; ORD 4036, 04/02/1999; ORD 4048, 07/08/1999; ORD 4079, 12/09/1999; ORD 4102, 05/04/2000; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4112, 07/14/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4365, 10/20/2005; ORD 4397, 08/10/2006; ORD 4487, 08/21/2008; ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4595, 02/08/2013; ORD 4654, 03/25/2015; ORD 4659, 07/10/2015; ORD 4674, 02/10/2016; ORD 4702, 01/04/2017; ORD 4779, 03/06/2020; ORD 4782, 04/17/2020; ORD 4786, 07/03/2020; ORD 4804, 08/13/2021; ORD 4822, 06/30/2022; ORD 4838, 03/09/2023]

Effective on: 3/9/2023

## 20.10. Commercial Zoning Districts

[ORD 3290, 10/05/1982]

### 20.10.05. Corridor and Main Street Areas.

These areas of the City implement the Corridor and Main Street policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Four commercial zones establish varied levels of commercial uses and residential densities.

[ORD 3290, 10/05/1982; ORD 3352, 01/19/1984; ORD 3739, 09/08/1990; ORD 3969, 12/03/1996; ORD 3975, 03/07/1997; ORD 4036, 04/02/1999; ORD 4048, 07/08/1999; ORD 4071, 11/25/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4542, 06/17/2010]  
Effective on: 6/17/2010

### 20.10.10. Purpose.

1. **Neighborhood Service (NS)**  
The NS District is intended to provide minimal areas of service and convenience uses to meet the frequent needs of nearby residents.
2. **Community Service (CS)**  
The CS District is intended to provide for a variety of business types compatible with and of similar scale to commercial activities found principally along the City's major streets.
3. **Corridor Commercial (CC)**  
The CC District is intended to provide Corridors to develop into multiple use employment and service centers.
4. **General Commercial (GC)**  
The GC District is intended to provide businesses requiring extensive land intensive outdoor storage and/or display of merchandise, equipment, or inventory.

[ORD 3136, 10/29/1979; ORD 3290, 10/05/1982; ORD 3352, 01/19/1984; ORD 3739, 09/08/1990; ORD 3975, 03/07/1997; ORD 4071, 11/25/1999; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4542, 06/17/2010]  
Effective on: 6/17/2010

### 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] [ORD 4782; April 2020]

20.10.15 Commercial Site Development Standards				
Superscript Numbers Refer to Footnote	NS	CS	CC	GC
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)	1,000/unit	1,000/unit	1,000/unit	1,000/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>	None	None	None	None
2. Side <sup>2,3</sup>				
a. Abutting lot	10	10	None	10
b. Abutting Street (public or private)	None	None	None	None
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				



**20.10.15 Commercial Site Development Standards**

Superscript Numbers Refer to Footnote	NS	CS	CC	GC
1. Maximum <sup>6</sup>	35	60	60	60

**Wireless Communication Facilities**

**G. Maximum Height**

1. WCF <sup>7</sup>	80	80	80	80
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.			
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**H. Yard Setbacks<sup>9</sup>**

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.**

[ORD 4702; January 2017] [ORD 4782; April 2020] [ORD 4804; August 2021] [ORD 4822; June 2022]

1. Minimum parent parcel of land area per dwelling unit. [ORD 4822; June 2022]
2. Maximum front and side yard setback applies to buildings in commercial zones located on parcels that exceed 60,000 square feet pursuant to 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. For buildings in commercial zones not abutting a residential use in a residential zone, minimum setback does not apply. Under the thresholds outlined in Section 40.30., application may be made for zero side yard setbacks on parcels abutting residential use in a residential zone.
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 a building or a portion of a building within 50 feet of a residentially zoned property, measured from the residential property line, is 35 feet or the maximum height permitted in the residential district, whichever is greater.
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.

[ORD 3277, 09/08/1982; ORD 3290, 10/05/1982; ORD 3352, 01/19/1984; ORD 3739, 09/08/1990; ORD 3975, 03/07/1997; ORD 4036, 04/02/1999; ORD 4048, 07/08/1999; ORD 4071, 11/25/1999; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4354, 07/14/2005; ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4702, 01/04/2017; ORD 4782, 04/17/2020; ORD 4804, 08/13/2021; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

## 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.

Table 20.10.20.A Commercial - Category and Specific Use		P: Permitted C: Conditional N: Prohibited Superscript Refers to Use Restrictions			
		NS	CS	CC	GC
<b>Additional Requirements by Districts</b> [ORD 4782; April 2020]		See 20.10.30	See 20.10.35	See 20.10.40	
<b>Residential</b>					
1. Care	A. Care Facilities	P	P	P	P
2. Dwellings <sup>19</sup>	A. Accessory Dwelling Units	P	P	P	P

Table 20.10.20.A Commercial - Category and Specific Use		P: Permitted C: Conditional N: Prohibited Superscript Refers to Use Restrictions			
		NS	CS	CC	GC
	B. Single-Detached Dwelling <sup>10</sup>	N	N	N	N
	C. Duplex <sup>11</sup>	P <sup>1</sup>	P	P	P
	D. Triplex and Quadplex <sup>11</sup>	P <sup>1</sup>	P	P	P
	E. Townhouse	P <sup>1</sup>	P	P	P
	F. Cottage Cluster	N	N	N	N
	G. Multi-Dwelling	P <sup>1</sup>	P	P	P
	H. Home Occupation	P	P	P	P
	I. Manufactured and Mobile Homes	N	N	N	N
	J. Manufactured Home Parks	N	N	N	N
	K. Planned Unit Development	C	C	C	C
	L. Single-Room Occupancies	P <sup>1</sup>	P	P	P
<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. Meeting Facilities		C	P C <sup>7</sup>	P	P
12. Marijuana Dispensary <sup>13</sup>		N	P	P	P
13. Retail Marijuana Sales <sup>16</sup>		N	P	P	P
14. Service Business/ Professional Services		P	P	P	P
15. Storage	A. Self Storage Facilities	N	N	C	P
	B. Storage Yards	N	N	C	P
16. Temporary Living Quarters		N	C	P	P
17. 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
18. Drive-Up Window Facilities		P	P	P	P

Table 20.10.20.A Commercial - Category and Specific Use		P: Permitted C: Conditional N: Prohibited Superscript Refers to Use Restrictions			
		NS	CS	CC	GC
19. Food Cart Pods <sup>14</sup>		P <sup>15</sup>	P	P	P
<b>Civic<sup>17</sup></b>					
20. Cemetery		N	N	N	N
21. Education	A. Commercial Schools	C	P	P	P
	B. Educational Institutions	P	P	P	P
22. Places of Worship		C	P C <sup>7</sup>	P	P
23. Public Buildings, Services and Uses		C	C	C	C
24. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	P	P	P	P
	B. Public Dog Parks or Dog Runs	C	C	C	C
	C. Recreational Facilities	P	P	P	P
25. Shelters	A. Domestic Violence Shelters	P	P	P	P
	B. Emergency Shelters	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>
	C. Mass Shelters	P	P	P	P
26. Social Organizations		C	P C <sup>7</sup>	P	P
27. Transit Centers		N	C	C	N
28. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines	C	C	C	C
	B. Transmission Lines	P	P	P	P
29. Vehicle Camping <sup>18</sup>		P	P	P	P
30. Wireless Communications Facilities		P	P	P	P
<b>Hours of Operation</b>					
31. Uses Operating between 10:00 p.m. and 7:00 a.m. <sup>5, 13, 16</sup>		P C <sup>6</sup>	P C <sup>6, 7</sup>	P	P C <sup>8</sup>

Table 20.10.20.A Commercial - Category and Specific Use	P: Permitted C: Conditional N: Prohibited Superscript Refers to Use Restrictions			
	NS	CS	CC	GC

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

1. Only 50% of the contiguous area, excluding public right-of-way and private streets, within any NS zone may be developed residentially. Residential uses in a building above non-residential uses are not subject to the 50% maximum. [ORD 4822; June 2022]
2. No freestanding office structure or group of office structures shall exceed a combined total of 15,000 square feet.
3. No sales or outdoor storage of animals or livestock are allowed with this use.
4. [Repealed ORD 4673; March 2016]
5. Applicable to all uses, excluding marijuana dispensaries and retail marijuana sales. [ORD 4648; November 2014] [ORD 4674; February 2016]
6. Office, Domestic Violence Shelter, Emergency Shelter, and Mass Shelter uses do not require a Conditional Use for extended hours of operation. [ORD 4838; March 2023]
7. 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 except for Domestic Violence Shelter, Emergency Shelter, and Mass Shelter uses. [ORD 4838; March 2023]
8. Conditional Use required when abutting a Residential Zone except for Domestic Violence Shelter, Emergency Shelter, and Mass Shelter uses. [ORD 4838; March 2023]
9. On a location containing an existing tower supporting one carrier and shall be consistent with other approvals. [ORD 4595; February 2013]
10. Existing single-detached dwellings as of June 30, 2022 and their accessory uses **and structures** are Permitted uses and can be rebuilt if destroyed. Building additions of up to 500 square feet of an existing single-detached dwelling are Permitted. New single-detached dwellings are Prohibited. [ORD 4822; June 2022]
11. All units of a duplex, triplex, or quadplex must be attached.
12. Emergency Shelters may occur where allowed pursuant to Section 10.70.10. [ORD 4838; March 2023]
13. Marijuana dispensary shall:
  - a. be subject to the provisions of ORS 475B.858; and [ORD 4697; December 2016] [ORD 4782; April 2020]
  - 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; November 2014]
14. Food Cart Pods, and their amenities, as described in Section 60.11, are exempt from the Site Development Standards of 20.10.15 but are subject to the standards of 60.11 of the Development Code. [ORD 4662; September 2015]
15. Permitted only when abutting a Collector or higher street classification. [ORD 4662; September 2015]
16. Retail Marijuana Sales shall:
  - a. be subject to the provisions of ORS 475B.109-119 and OAR Chapter 845, division 25; [ORD 4782; April 2020]
  - b. be located 1,000 feet from any existing Marijuana Dispensary or Retail Marijuana Sales use, except for instances of colocation within the same premises of Marijuana Dispensary and Retail Marijuana Sales uses when such colocation is permitted by state law; and
  - c. 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 4674; February 2016]
17. Public Art shall be permitted pursuant to Section 60.50.25.13. [ORD 4782; April 2020]
18. Vehicle Camping may occur only where allowed through a program established by Council resolution and administered by the Mayor. The use is subject to the special requirements found in Section 60.50.25.14. [ORD 4779; March 2020]
19. Residential developments in the SCMCP area shall provided a variety of housing types consistent with the permitted and conditional uses of the applicable zone(s). The variety of housing shall be provided for site: [ORD 4822; June 2022]
  - a. Up to 15-acres (gross), a minimum of one (1) housing type;
  - b. Greater than 15-acres and up to 30-acres (gross), a minimum of two (2) housing types;
  - c. Greater than 30-acres (gross), a minimum of three (3) housing types.

[ORD 3136, 10/29/1979; ORD 3162, 04/03/1980; ORD 3184, 08/06/1980; ORD 3185, 09/17/1980; ORD 3204, 02/26/1981; ORD 3231, 12/08/1981; ORD 3290, 10/05/1982; ORD 3352, 01/19/1984; ORD 3739, 09/08/1990; ORD 3975, 03/07/1997; ORD 4071, 11/25/1999; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4542, 06/17/2010; ORD 4595, 02/08/2013; ORD 4648, 11/28/2014; ORD 4659, 07/10/2015; ORD 4662, 09/11/2015; ORD 4674, 02/10/2016; ORD 4702, 01/04/2017; ORD 4779, 03/06/2020; ORD 4782, 04/17/2020; ORD 4804, 08/13/2021; ORD 4822, 06/30/2022; ORD 4838, 03/09/2023]  
Effective on: 8/18/2023

## 20.10.30. Other NS Zoning Requirements

Uses shall be subject to the following (excludes food cart pods, parks, recreational facilities, playgrounds, domestic violence shelters, emergency shelters, mass shelters, Open Air Beaverton, vehicle camping, and animal care, major): [ORD 4662; September 2015] [ORD 4779; March 2020] [ORD 4782; April 2020] [ORD 4819; January 2022] [ORD 4838; March 2023]

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for child care and educational facilities and as allowed in item 2, below. [ORD 4782; April 2020]
2. Accessory open air sales / display / storage shall constitute no more than 5% of the gross building floor area of any individual establishment.
3. Excluding food stores, individual establishments shall not exceed 15,000 square feet gross floor area. [ORD 4023, 10/15/1998; ORD 4048, 07/08/1999; ORD 4075, 12/09/1999; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4265, 10/09/2003; ORD 4542, 06/17/2010; ORD 4662, 09/11/2015; ORD 4779, 03/06/2020; ORD 4782, 04/17/2020; ORD 4819, 01/14/2022; ORD 4838, 03/09/2023]

Effective on: 3/9/2023

### **20.10.35. Other CS Zoning Requirements**

Uses shall be subject to the following (excludes food cart pods, parks, recreational facilities, playgrounds, domestic violence shelters, emergency shelters, mass shelters, Open Air Beaverton, vehicle camping, and animal care, major): [ORD 4662; September 2015] [ORD 4779; March 2020] [ORD 4782; April 2020] [ORD 4819; January 2022] [ORD 4838; March 2023]

1. Activity is conducted wholly within an enclosed structure, except for outside play areas for child care and educational facilities and as allowed in item 2, below. [ORD 4782; April 2020]
2. Accessory open air sales / display / storage shall constitute no more than 5% of the gross building floor area of any individual establishment.

[ORD 4542, 06/17/2010; ORD 4662, 09/11/2015; ORD 4779, 03/06/2020; ORD 4782, 04/17/2020; ORD 4819, 01/14/2022; ORD 4838, 03/09/2023]

Effective on: 3/9/2023

### **20.10.40. Other CC Zoning Requirements**

Uses shall be subject to the following (excludes food cart pods, parks, recreational facilities, playgrounds, domestic violence shelters, emergency shelters, mass shelters, Open Air Beaverton, vehicle camping and animal care, major): [ORD 4662; September 2015] [ORD 4779; March 2020] [ORD 4782; April 2020] [ORD 4819; January 2022] [ORD 4838; March 2023]

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

[ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4662, 09/11/2015; ORD 4779, 03/06/2020; ORD 4782, 04/17/2020; ORD 4819, 01/14/2022; ORD 4838, 03/09/2023]

Effective on: 3/9/2023

## **20.15. Employment/Industrial Zoning Districts**

[ORD 4542, 06/17/2010]

### **20.15.05. Employment and Industrial Areas.**

The areas of the City that are designated as Employment and Industrial implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

One Employment zone and one Industrial zone establish varied levels of employment uses.

[ORD 3213, 06/09/1981; ORD 3475, 12/26/1985; ORD 3494, 03/27/1986; ORD 3569, 07/18/1987; ORD 3739, 09/08/1990; ORD 3785, 09/27/1991; ORD 3825, 09/19/1992; ORD 3958, 06/11/1996; ORD 3975, 03/07/1997; ORD 4071, 11/25/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4186, 02/07/2002; ORD 4248, 05/08/2003; ORD 4265, 10/09/2003; ORD 4332, 01/01/2005; ORD 4542, 06/17/2010]

Effective on: 6/17/2010

### 20.15.10. Purpose.

**1. Office Industrial (OI)**

The Office Industrial District is intended to provide areas of office, light manufacturing, and limited retail and service uses in an "employment activity center" concept.

**2. Office Industrial - Nike Campus (OI-NC)**

The Office Industrial - Nike Campus District is intended to provide consistent and predictable zoning with Washington County zoning for the Nike World Headquarters campus located in an area south of Walker Road, west of Murray Boulevard, north of Jenkins Road, and east of 158<sup>th</sup> Avenue. [ORD 4649, February 2015]

**3. Industrial (IND)**

The Industrial District is intended to provide sites for manufacturing, distribution, industrial uses, and uses requiring processing, fabrication and storage, including outdoor storage areas, heavy equipment and other similar uses not compatible in an Office Industrial area. [ORD 4584; June 2012]

[ORD 3108, 04/03/1979; ORD 3136, 10/29/1979; ORD 3162, 04/03/1980; ORD 3177, 07/09/1980; ORD 3184, 08/06/1980; ORD 3204, 02/26/1981; ORD 3213, 06/09/1981; ORD 3494, 03/27/1986; ORD 3499, 04/24/1986; ORD 3739, 09/08/1990; ORD 3975, 03/07/1997; ORD 4093, 04/07/2000; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4354, 07/14/2005; ORD 4443, 08/23/2007; ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4649, 02/13/2015]

Effective on: 2/13/2015

### 20.15.15. 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] [ORD 4649; Feb 2015]

20.15.15 Employment/Industrial Site Development Standards			
Superscript Numbers Refer to Footnote	OI	OI-NC	IND
A. Minimum Parcel Area (square feet)			
1. Minimum	None	None	None
B. Residential Density			
1. Minimum/Maximum	N/A	N/A	N/A
C. Floor Area Ratio			
1. Minimum/Maximum	N/A	None/0.35 <sup>5</sup>	N/A
D. Lot Dimensions			
1. Minimum Width	None	None	None
2. Minimum Depth	None	None	None
E. Minimum Yard Setbacks <sup>1</sup>			
1. Any Yard Abutting A Residential Zone	75	None	75
2. Front	35	None	35
3. Side <sup>1,2</sup>	10	None	10
4. Rear <sup>2</sup>	None	None	None
F. Building Height			

20.15.15 Employment/Industrial Site Development Standards			
Superscript Numbers Refer to Footnote	OI	OI-NC	IND
1. Maximum <sup>3</sup>	80	80-110 <sup>6</sup>	45
G. Public Parks <sup>4</sup>			
	Exempt	Exempt	Exempt
Wireless Communication Facilities			
H. Maximum Height <sup>7</sup>			
1. WCF <sup>7</sup>	80	80	80
2. Equipment Shelters <sup>8</sup>	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.		
I. Yard Setbacks <sup>9</sup>			
1. Requirements	Shall comply with underlying zoning district requirements		
2. Other	Refer to <a href="#">60.70.35.14.A</a> and B		
<b>All Dimensions are in Feet.</b>			
[ORD 4649; February 2015] [ORD 4804; August 2021]			
<ol style="list-style-type: none"> <li>Reduction to Setback Standards: Under the thresholds outlined in Section <a href="#">40.30.05</a>, application may be made for zero side yard setbacks.</li> <li>No side or rear yard setbacks required where side or rear property lines abut a railroad right-of-way or spur track.</li> <li>Except as provided by Section <a href="#">60.50.05</a>. (Accessory Uses and Structures).</li> <li>Public parks, parkways, recreation facilities, trails and related facilities are exempt from these site development requirements.</li> <li>If non-residential or mixed use development is proposed in excess of 0.35 FAR, the applicant shall demonstrate that the transportation system serving the development site has adequate planned capacity to accommodate additional site-generated traffic, consistent with the applicable adopted level of service standard.</li> <li>Buildings within 500 linear feet from the nearest residentially designated property shall have a maximum height of 80 feet. Buildings may be constructed up to 110 feet in height on portions of the subject properties that are 500 feet or more from the nearest residentially designated property.</li> <li>Inclusive of antenna.</li> <li>At-grade equipment shelters.</li> <li>Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters.</li> </ol>			

[ORD [3213](#), 06/09/1981; ORD [3314](#), 04/28/1983; ORD [3494](#), 03/27/1986; ORD [3499](#), 04/24/1986; ORD [3739](#), 09/08/1990; ORD [3975](#), 03/07/1997; ORD [4071](#), 11/25/1999; ORD [4248](#), 05/08/2003; ORD [4332](#), 01/01/2005; ORD [4354](#), 07/14/2005; ORD [4443](#), 08/23/2007; ORD [4542](#), 06/17/2010; ORD [4584](#), 06/01/2012; ORD [4649](#), 02/13/2015; ORD [4702](#), 01/04/2017; ORD [4804](#), 08/13/2021]

Effective on: 8/13/2021

## 20.15.20. 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 Employment and Industrial Zoning Districts. [ORD 4584; June 2012]

Table 20.15.20.A Employment/Industrial - Category and Specific Use		P: Permitted C: Conditional N: Prohibited Superscript Numbers Refer to Footnote		
		OI	OI-NC	IND
<b>Commercial</b>				
1. Animal <sup>1</sup>	A. Animal Care, Major	N	N	C
	B. Animal Care, Minor	P	N	P
2. Care <sup>1</sup>	A. Hospitals	P	N	C



Table 20.15.20.A Employment/Industrial - Category and Specific Use		P: Permitted C: Conditional N: Prohibited Superscript Numbers Refer to Footnote		
		OI	OI-NC	IND
	B. Medical Clinics	P	P <sup>24</sup>	C
	C. Child Care Facilities	P	P <sup>24</sup>	P
3. Parking as the Principal Use	A. Structures	P	N	C
	B. Surface	N	N	C
4. Retail and Service Business	A. Eating and Drinking Establishments	P <sup>2</sup>	P <sup>24</sup>	C <sup>2</sup>
	B. Equipment and Supply Sales <sup>4</sup>	P	N	P <sup>5</sup>
	C. Equipment Rental Agencies <sup>6</sup>	C	N	C
	D. Freestanding Retail or Service Business up to and Including 5,000 sq. ft. <sup>7</sup>	P	P <sup>24</sup>	N
	E. Freestanding or Combination of Retail or Service Business of More than 5,000 but Less than 30,000 sq. ft. <sup>7</sup>	C	P <sup>24</sup>	N
	F. Professional Services	P	P <sup>24</sup>	C
	G. Wholesale or Retail Lumber, Building, and or Landscaping Materials Yard	P	N	P
	H. Wholesale Marijuana Sales	P	N	P
	I. Marijuana Dispensaries	N	N	N
	J. Retail Marijuana Sales	N	N	N
5. Storage <sup>1</sup>	A. Cold Storage Plants	N	N	P
	B. Self Storage Facilities	N	N	C
	C. Storage or Sale Yard <sup>8</sup>	N	P <sup>24</sup>	P
	D. Storage Yard for Building Materials	N	N	P
6. Temporary Living Quarters		C	N	N
7. Vehicles <sup>1</sup>	A. Auto, Truck and Trailer Rental	N	N	C
	B. Automotive Service, Major	N	N	P <sup>10</sup>
	C. Automotive Service, Minor	N	N	P
	D. Bulk Fuel Dealerships	N	N	P
	E. Heavy Equipment Sales <sup>11</sup>	N	N	P
	F. Trailer, Recreational Vehicle or Boat Storage	N	P <sup>24</sup>	P
	G. Trailer Sales or Repair	N	N	C
	H. Vehicle Storage Yards	N	N	C
8. Food Cart Pods <sup>25</sup>		P	N	N
<b>Industrial</b>				



Table 20.15.20.A Employment/Industrial - Category and Specific Use		P: Permitted C: Conditional N: Prohibited Superscript Numbers Refer to Footnote		
		OI	OI-NC	IND
9. Concrete Mixing and Asphalt Batch Plants		N	N	C
10. Fuel Oil Distributors		N	N	P
11. Heliport		C	C	C
12. Mail Order Houses, Wholesale or Retail, Exclusive of On-Site Sales to the Public <sup>1</sup>		P	P	P
13. Manufacturing, Fabricating, Assembly, Processing, Packing, and Storage <sup>1</sup>		P <sup>12,13</sup>	P	P <sup>13</sup>
14. Marijuana Processing		P <sup>12</sup>	N	P <sup>12</sup>
15. Motor Freight Terminal		N	N	C
16. Operation Centers <sup>14</sup>		N	N	P
17. Laboratory <sup>1</sup>		P <sup>12,13</sup>	P	P
18. Salvage Yards, Recycling Centers and Solid Waste Transfer Stations <sup>1</sup>		N	N	C
19. Warehousing, Wholesale and Distributive Activities <sup>1</sup>		P <sup>12</sup>	P	P
<b>Civic<sup>(3)</sup></b>				
20. Education <sup>1</sup>	A. Commercial Schools	C	N	N
	B. Educational Institutions	C	N	C
	C. Job Training and Vocational Rehabilitation Services	P	N	P
21. Public Buildings and Uses <sup>15</sup>		P	N	C
22. Railroad Tracks and Facilities	A. Freight <sup>16</sup>	P	N	P
	B. Passenger	P	N	P
23. Recreation <sup>1</sup>	A. Public Parks and Recreational Facilities	P	N	P
	B. Public Dog Parks and Dog Runs	C	N	C
	C. Private Recreational Facilities <sup>17</sup>	P	P	P
24. Shelters	A. Domestic Violence Shelters	P	P	P
	B. Emergency Shelters	P <sup>20</sup>	P <sup>20</sup>	P <sup>20</sup>
	C. Mass Shelters	P	P	P
25. Transit Centers <sup>18</sup>		P	P	C
26. Utilities	A. Facilities Related to Utility Distribution, such as Substations, Water Towers, Pump Station, other than Transmission Lines or Power Plants	C	C	C
	B. Transmission Lines	P	P	P
27. Vehicle Camping <sup>(26)</sup>		P	P	P
28. Wireless Communications Facilities		P	P	P
<b>Office</b>				

Table 20.15.20.A Employment/Industrial - Category and Specific Use	P: Permitted C: Conditional N: Prohibited Superscript Numbers Refer to Footnote		
	OI	OI-NC	IND
29. Office <sup>1</sup>	P	P	P <sup>19</sup>
30. Financial Institutions <sup>1</sup>	P	P <sup>24</sup>	C
<b>Other</b>			
31. Planned Unit Development	C	C	C
<ol style="list-style-type: none"> <li>1. Ancillary showrooms and retail area are Permitted if comprising not more than 10% of gross building floor area, and provided that no individual retail use exceeds 2,000 square feet of gross building floor area. Ancillary showrooms and retail area are Conditional if use is between 10% and 20% of gross building floor area and no individual retail business use exceeds 5,000 square feet of gross building floor area.</li> <li>2. Drive-through uses are Prohibited; walk-ups Permitted.</li> <li>3. Public Art shall be permitted pursuant to Section 60.50.25.13. [ORD 4782; April 2020]</li> <li>4. Industrial and professional equipment and supply stores, including incidental service and repair of the same.</li> <li>5. Includes incidental service and repair, but excludes retail sales of specific items on display.</li> <li>6. Exclusive of trucks, vehicles, or heavy equipment.</li> <li>7. No outdoor storage or sales of animals or livestock are allowed with this use.</li> <li>8. For contractor's equipment, house mover, delivery vehicles, trucking terminal, used equipment in operable condition, and transit storage.</li> <li>9. [Repealed ORD 4673; March 2016]</li> <li>10. Entirely within enclosed building.</li> <li>11. Including incidental service and repair.</li> <li>12. Laboratories, manufacturing, assembly, fabricating, processing, packing, storage, wholesale and distribution activities shall meet the following requirements:               <ol style="list-style-type: none"> <li>a. Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design.</li> <li>b. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure.</li> <li>c. Are not for servicing or use by the general public.</li> <li>d. Do not entail outdoor storage of raw materials or finished products.</li> <li>e. Do not entail movement of heavy equipment on and off the site, except truck deliveries.</li> <li>f. Do not involve bringing live animals or the waste or by product of dead animals to the site.</li> <li>g. Do not involve outdoor testing of products or processes on the site.</li> <li>h. Do not involve highly combustible, explosive or hazardous materials or waste.</li> <li>i. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing and allied arts, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing.</li> </ol> </li> <li>13. Any use having the primary function of storing, utilizing, testing, experimenting or manufacturing of explosive material is Prohibited.</li> <li>14. For public agencies and utility uses. If major and minor automotive services are provided, the following limitations shall apply:               <ol style="list-style-type: none"> <li>a. Fueling, repair, washing, and servicing of vehicles is limited to fleet vehicles parked on site for these uses established after August 23, 2007. [ORD 4584; June 2012]</li> <li>b. All automotive service activities with the exception of those described in Subsection c, below shall be undertaken in an enclosed building.</li> <li>c. The following automotive service activities are not required to be conducted within an enclosed building:                   <ol style="list-style-type: none"> <li>d. Vehicle fueling from a fixed source;                       <ol style="list-style-type: none"> <li>i. Routine check of fluid level and tire pressure and replacement of minor equipment such as light bulbs and windshield wipers. Should such a check result in the need to replace fluids, e.g., oil, anti-freeze, the vehicle shall be moved into the enclosed building on site for this operation.</li> <li>ii. Emergency repair of disabled vehicles, e.g., tire replacement. [ORD 4443; August 2007]</li> </ol> </li> </ol> </li> </ol> </li> <li>15. Excluding services offered on premises to individuals or the general public.</li> <li>16. Such as switching yards, spur or holding tracks and freight depots, but not within 200 feet of a residential zone.</li> <li>17. Privately owned facilities, such as fitness clubs, racquetball or handball clubs, tennis courts or swimming pools exclusive of spectator sports facilities.</li> <li>18. Stations and stops exclusive of terminals or transit storage areas.</li> <li>19. Unless the Office use is within a multi-story Office building only, or is ancillary to the primary use, Office is Permitted as principal use up to 15% of the total land area of a site.</li> </ol>			

Table 20.15.20.A Employment/Industrial - Category and Specific Use	P: Permitted C: Conditional N: Prohibited Superscript Numbers Refer to Footnote		
	OI	OI-NC	IND
<p>20. Emergency Shelters may occur where allowed pursuant to Section 10.70.10. [ORD 4838; March 2023]</p> <p>21. [Footnote repealed and reserved] [ORD 4804; August 2021]</p> <p>22. [Footnote repealed and reserved] [ORD 4804; August 2021]</p> <p>23. [Footnote repealed and reserved] [ORD 4804; August 2021]</p> <p>24. The use is permitted as an ancillary use to serve the employees and/or support the primary permitted use of the site. The ancillary use is intended to provide flexibility for and complement the operation of the primary use of the site. The ancillary use is not intended for the use by the general public. [ORD 4649; February 2015]</p> <p>25. Food Cart Pods, and their amenities as described in Section 60.11, are exempt from the Site Development Standards of 20.15.15 but are subject to the standards of 60.11 of the Development Code. [ORD 4662; September 2015]</p> <p>26. Vehicle Camping may occur only where allowed through a program established by Council resolution and administered by the Mayor. The use is subject to the special requirements found in Section 60.50.25.14. [ORD 4779; March 2020]</p>			

[ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4595, 02/08/2013; ORD 4648, 11/28/2014; ORD 4649, 02/13/2015; ORD 4659, 07/10/2015; ORD 4662, 09/11/2015; ORD 4673, 03/04/2016; ORD 4674, 02/10/2016; ORD 4702, 01/04/2017; ORD 4779, 03/06/2020; ORD 4782, 04/17/2020; ORD 4804, 08/13/2021; ORD 4811, 10/14/2021; ORD 4838, 03/09/2023]  
Effective on: 8/18/2023

### 20.15.30. Supplemental Development Requirements

In addition to the site development requirements listed in Section 20.15.15, development in Industrial zoning districts shall be subject to the following supplemental development requirements:

1. **Off Street Parking and Loading.** In addition to the provisions of Section 60.25 (Off-Street Loading) and Section 60.30 (Off-Street Parking), the following shall apply to all development in industrial zoning districts.
  - A. No parking shall be allowed within the first 20 feet of the front yard setback. Parking shall be permitted within side or rear yard setbacks; provided, however, when the side and/or rear yards abut a residentially developed property or developable property in a Residential zoning district there shall be no parking within the first 20 feet of the setback.
  - B. In addition to the requirements of Section 60.25., off-street loading shall not be permitted within side or rear yard setbacks abutting a residentially developed property or developable property in a Residential zoning district or within front yard setbacks abutting any residentially developed property or developable property in a Residential zoning district unless the setback is increased to 75 feet and the first 20 feet from the property line is landscaped or screened.
2. **Adjacent Residential Zoning District(s).** No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to Residential zoning district(s).
3. **Required Conditions.** The following is required for development within the Office Industrial and Industrial zoning districts:
  - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall, excluding outdoor seating, domestic violence shelters, emergency shelters, mass shelters, and vehicle camping. [ORD 4779; March 2020] [ORD 4838; March 2023]
  - B. Motor vehicle, boat, or trailer storage lots shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.
  - C. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.
4. **Performance Standards.**
  - A. **Vibration.** No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.

- B. **Odors.** The emission of odorous gasses or matter as to be readily detectable at any point beyond the property line is prohibited.
- C. **Heat and Glare.** Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.
- D. **Administration and Enforcement.** Prior to the City taking any action on a Type 1, Type 2, or Type 3 application or the issuance of an occupancy permit, information sufficient to determine the degree of compliance with the standards in this subsection shall be furnished by the applicant. Such request may include continuous records of operations, for periodic checks to assure maintenance of standards, or for special surveys.

[ORD 4542, 06/17/2010; ORD 4779, 03/06/2020; ORD 4838, 03/09/2023]

Effective on: 3/9/2023

## 20.20. Multiple Use Zoning Districts

[ORD 3998, 01/01/1998; ORD 4005, 02/05/1998; ORD 4224, 09/19/2002; ORD 4542, 06/17/2010]

### 20.20.05. Multiple Use Areas.

The areas of the City that are designated as Multiple Use implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Multiple Use zoning districts establish varied levels of residential and commercial uses, supporting transit and pedestrian oriented development with minimum density and intensity requirements. Multiple Use areas include: the Downtown Beaverton and Washington Square Regional Centers, Town Centers, and Station Communities.

Downtown Design District zoning districts are in [CHAPTER 70](#) - Downtown Design District. They are Regional Center - Beaverton Center, Regional Center - Old Town, Regional Center - Mixed Use and Regional Center - Downtown Transit.

[ORD 4799; January 2021]

[ORD 3998, 01/01/1998; ORD 4036, 04/01/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4354, 07/14/2005; ORD 4542, 06/17/2010; ORD 4799, 01/08/2021]

Effective on: 1/8/2021

### 20.20.10. Purpose.

1. Multiple Use zoning districts and associated purpose statements for the Downtown Design District are in [CHAPTER 70](#). [ORD 4799; January 2021]
2. **RC-E Downtown Regional Center - East District**  
The RC-E District adjacent to Highway 217 and located generally more than a quarter-mile from the nearest light rail station, is intended to support existing and future businesses and accommodate automobile oriented uses and lower intensity uses which are inappropriate in either the RC-TO or RC-OT Districts while still maintaining pedestrian linkages to the transit stations and transit-served land uses.
3. **OI-WS Washington Square Regional Center Office Industrial District**  
The OI-WS District is intended to provide areas for combining light manufacturing, research and development, business support service, office and supportive retail, distribution, and other accessory uses, and in an "employment activity center" concept. Additionally the District is intended to encourage compact, mixed employment uses that are transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.
4. **C-WS Washington Square Regional Center Commercial District** The C-WS District is intended to provide an area for businesses that require automobile accessibility while encouraging mixed use development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.
5. **TC-MU Town Center Multiple Use District**  
The TC-MU District primarily permits office, retail, and service uses. Also Permitted are multiple use developments and residential development with a minimum density requirement. Industrial uses are limited to light manufacturing uses.

**6. TC-HDR Town Center High Density Residential District**

Areas designated TC-HDR are high-density residential neighborhoods with a minimum of 24 dwelling units per net acre. Other uses include commercial uses and neighborhood parks. Small free-standing office and limited retail uses are allowed within multiple use developments.

**7. SC-MU Station Community Multiple Use District**

The SC-MU District is generally located within one-half mile of light rail station platforms. Primary Permitted uses include office, retail, and service uses. Multiple use and residential developments are also Permitted with no maximum residential density. Manufacturing and industrial uses are limited. Minimum densities and intensities are required.

**8. SC-HDR Station Community High Density Residential District**

The SC-HDR District is generally located within one-half mile of light rail station platforms. Primary Permitted uses are for high density residential neighborhoods with minimum density requirements depending on proximity to a station platform and no maximum residential density. Other uses include commercial uses and parks that do not rely upon vehicular traffic access. Office and retail uses are only allowed within multiple use developments along with other restrictions.

**9. SC-S Station Community Sunset District**

The SC-S District is generally located within one-half mile of the Sunset Transit Center Station and is intended to implement the land use goals of the Peterkort Station Area Plan. A variety of residential and commercial densities and intensities are required.

**10. SC-E1 Station Community Employment Sub Areas 1 District**

**11. SC-E3 Station Community Employment Sub Area 3 District**

The SC-E1 and SC-E3 Districts are intended to direct and encourage development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of light rail transit stations. The purposes of the regulations that follow are to stimulate development that:

- A. generates sufficient intensity (number of employees or transit users) to be supportive of transit services available in the area;
- B. contains a complementary mix of land uses; and
- C. provides for limited industrial activities that could be incompatible if located in other Station Community zoning districts.

Areas zoned SC-E are characterized by a mix of light industrial, institutional, and office uses with an overall expectation for development to achieve a district-wide intensity of 40 employees per acre.

The sub areas are located so that the most intense development will occur adjacent to a light rail station or along a Major Pedestrian Route and is generally located within one-half mile of a light rail station. Sub-Area 3 generally applies to land that is not adjacent to a LRT station and is currently developed with uses that are generally industrial, institutional, or are currently low intensity campus industrial park in character which could have redevelopment potential.

[ORD 3998, 01/01/1998; ORD 4036, 04/01/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4354, 07/14/2005; ORD 4542, 06/17/2010; ORD 4799, 01/08/2021]

Effective on: 1/8/2021

## **20.20.15. 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] [ORD 4706; May 2017] [ORD 4774; January 2020] [ORD 4789; August 2020]

20.20.15 Multiple Use Development Standards										
Superscript Refers to Footnotes	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
<b>A. Parcel Area</b>										
1. Minimum	None	None	7,000	None	None	None	None	None	None	None
2. Maximum	None	None	None	None	None	None	None	None	None	None
<b>B. Residential Density</b>										
Refer to Sections 20.25.05 and 20.25.15										
1. Minimum for residential only project (per acre)	12	N/A	N/A	24	24	30 <sup>1</sup> 24	30 <sup>1</sup> 24	30 <sup>1</sup> 24	N/A	N/A
2. Maximum for residential only projects (per acre)	40	N/A	N/A	40	36	None	None <sup>2</sup>	None	N/A	N/A
<b>C. Floor Area Ratio (FAR)</b>										
Refer to Sections 20.25.10 and 20.25.15										
1. Minimum	0.30	0.40	0.30	0.50	0.30	0.40	0.40	0.60	0.35	None
2. Minimum with a PUD or DRBCP	0.20	0.30	0.20	0.35	0.20	0.30	0.30	0.0	0.25	0.0
3. Maximum	1.00 <sup>4</sup>	None	None	1.00	0.60	2.00 <sup>18</sup> 1.00	1.20 <sup>5</sup> 1.00	None	2.00	0.50
4. Maximum with a PUD or DRBCP	None	None	None	2.00	1.00	None	None	None	None	None
<b>D. Lot Dimensions</b>										
1. Minimum Width	None	None	70	None	None	None	None	None	None	None
2. Minimum Depth	None	None	100	None	None	None	None	None	None	None
<b>E. Yard Setbacks</b>										
1. Front Minimum	0	10	0	0	0	0 <sup>6</sup>	0 <sup>6</sup>	0	None	None
2. Front Maximum On Major Pedestrian Route <sup>7</sup>	Refer to Footnote Reference 7									
3. Front Maximum Not On Major Pedestrian Route										
With Ground Floor Residential	20	N/A	N/A	5	10	20	20	10	N/A	N/A
Without Ground Floor Residential	20	10	20	20	20	10	10	20	N/A	N/A
4. Side Minimum	None	10	10	None	None	None <sup>6</sup>	None <sup>6</sup>	None	None	None
5. Side Maximum	None	None	None	None	None	None	None	None	None	None
6. Rear Minimum	None	None	None	None	None	None <sup>6</sup>	None <sup>6</sup>	None	None	None
7. Minimum Side or Rear Yards Abutting Property Zoned Residential <sup>8</sup>	20	75 <sup>9</sup>	20	20	20	Abut Res / MU <sup>10</sup>	Abut Res / MU <sup>10</sup>	20	Abut Res <sup>9</sup>	Abut Res <sup>9</sup>
<b>F. Building Height</b>										
1. Minimum	Refer to 60.05.15.7. or 60.05.35.7., as applicable: Building Scale on MPR									
2. Maximum	80	60	50 <sup>12</sup> 60	60	50	100 <sup>19,20</sup> 60	100 <sup>13</sup> 60	120	100	40
<b>Wireless Communication Facilities</b>										
<b>G. Maximum Height</b>										
1. WCF <sup>14</sup>	80	80	80	80	80	80	80	80	80	80



20.20.15 Multiple Use Development Standards										
Superscript Refers to Footnotes	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
2. Equipment Shelter <sup>15</sup>	12	12	12	12	12	12	12	12	12	12
3. Roof Mounted Antenna	Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height.									
H. Yard Setbacks <sup>16</sup>										
1. Requirements	Shall comply with underlying zoning district requirements									
2. Other	Refer to <a href="#">60.70.35.14.A</a> and B									
<b>All Dimensions are in Feet.</b>										
<p>[ORD 4702; January 2017] [ORD 4706; May 2017] [ORD 4758; March 2019] [ORD 4774; January 2020] [ORD 4799; January 2021] [ORD 4804; August 2021]</p> <ol style="list-style-type: none"> <li>1. 30 units within 400 feet of LRT station platform, 24 beyond 400 feet</li> <li>2. Within 120 feet of Washington County R5 zoning, the maximum residential density is 12 units per acre [ORD 4547; July 2010]</li> <li>3. Footnote repealed and reserved. [ORD 4799; January 2021]</li> <li>4. Maximum FAR for multiple use development involving residential use in RC-E zone, refer to Section <a href="#">20.25.20.A.2</a></li> <li>5. Maximum FAR 1.20 within 400 feet of LRT station platform, 1.00 beyond 400 feet</li> <li>6. Where detached dwellings and duplexes on lots fronting common greens and shared courts are proposed, the following setbacks shall apply: Minimum front yard setback- 3 feet/ Minimum side yard setback- 3 feet/ Minimum alley width is 24 feet between buildings.</li> <li>7. Under the conditions outlined in Section <a href="#">60.05.15.6</a> of this Code, buildings in multiple use zones, except for multiple use zones in the Downtown Design District regulated by <a href="#">CHAPTER 70</a> - Downtown Design District, located on parcels that front on a designated Major Pedestrian Route shall be exempt from minimum and maximum setbacks. Front yard setbacks for parcels located on Major Pedestrian Routes shall be governed by the Design Review Design Standard specified in Section <a href="#">60.05.15.6</a>. Any deviation from that standard shall be reviewed through the Design Review Three application process and corresponding Design Review Guideline. [ORD 4799; January 2021]</li> <li>8. 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.</li> <li>9. 75 feet if abutting a residentially developed property, otherwise 20 feet.</li> <li>10. Side or rear yards abutting Residential or Multiple Use zoning where the Multiple Use zoning designation allows residential development, the minimum setback shall equal the abutting zoning district's required rear yard setback.</li> <li>11. Footnote repealed and reserved. [ORD 4799; January 2021]</li> <li>12. Maximum height is 50 feet. Where residential use is above ground floor commercial, maximum height is 60 feet.</li> <li>13. 100 feet height permitted for sites within 400 feet of LRT station platform, 60 feet permitted beyond 400 ft</li> <li>14. Inclusive of antenna.</li> <li>15. At-grade equipment shelters.</li> <li>16. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters</li> <li>17. Footnote repealed and reserved. [ORD 4799; January 2021]</li> <li>18. Maximum FAR 2.00 for sites within 1,320 feet of LRT station platform, 1.00 beyond 1,320 feet [ORD 4789; August 2020]</li> <li>19. 100 feet permitted for sites within 1,320 feet of LRT station platform; 60 feet permitted beyond 1,320 feet [ORD 4789; August 2020]</li> <li>20. Maximum building height of a building or portion of a building within 50 feet of a residentially zoned property, measured from the residential property line, is 35 feet or the maximum height permitted in the residential district, whichever is greater. [ORD 4789; August 2020]</li> </ol>										

[ORD 4005, 02/05/1998; ORD 4036, 04/01/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4121, 09/28/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4354, 07/14/2005; ORD 4542, 06/17/2010; ORD 4547, 07/20/2010; ORD 4584, 06/01/2012; ORD 4702, 01/04/2017; ORD 4706, 05/19/2017; ORD 4758, 03/22/2019; ORD 4774, 01/03/2020; ORD 4789, 08/14/2020; ORD 4799, 01/08/2021; ORD 4804, 08/13/2021]  
 Effective on: 8/13/2021

## 20.20.20. 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 Multiple Use zoning districts.

[ORD 4576; January 2012] [ORD 4578; March 2012] [ORD 4706; May 2017] [ORD 4779; March 2020] [ORD 4782; April 2020] [ORD 4826; September 2022]

Table 20.20.20.A Multiple Use - Category and Specific Use		P=Permitted C=Conditional N=Prohibited Superscript Refers to Use Restrictions									
		RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
<b>Residential</b>											
1. Dwellings <sup>70</sup>	A. Single-Detached Dwelling	N <sup>6</sup>	N	N	N <sup>6</sup>	N <sup>6</sup>	N <sup>6</sup>	N <sup>6</sup>	N	N <sup>5</sup>	N <sup>5</sup>
	B. Duplex	P C <sup>1</sup>	N	N	P	P	N <sup>4</sup>	N <sup>4</sup>	P <sup>66</sup>	N	N
	C. Triplex and Quadplex	P	N	N	P	P	P	P	P <sup>66</sup>	N	N
	D. Townhouse	P	N	N	P	P	P <sup>4</sup>	P <sup>4</sup>	P <sup>66</sup>	N	N
	E. Cottage Cluster	N	N	N	N	N	N	N	N	N	N
	F. Multi-Dwelling	P <sup>44</sup>	P <sup>2</sup>	P <sup>3</sup>	P <sup>44</sup>	P <sup>44</sup>	P <sup>44</sup>	P <sup>44</sup>	P <sup>44, 66</sup>	N	N
	G. Home Occupation	P	P	P	P	P	P	P	P	N	N
	H. Planned Unit Development	C	C	C	C	C	C	C	C <sup>66</sup>	C	C
	I. Single Room Occupancies	P	P	P	P	P	P	P	P <sup>66</sup>	N	N
	J. Accessory Dwelling Unit	P	N	N	P	P	P	P	N	P	P
2. Wireless Communications Facilities <sup>71</sup>		P	P	P	P	P	P	P	P	P	P
<b>Commercial</b>											
3. Animal	A. Animal Care, Major	N	N	N	N	N	N	N	N	N	N
	B. Animal Care, Minor	P	P	P	P	P	P	P	P	P	P
4. Care	A. Hospitals	P	P	C	C	N	P	C	P	N	N
	B. Medical Clinics	P	P	P	P <sup>7</sup>	P <sup>8</sup>	P	P <sup>3</sup>	P	P <sup>9,10</sup>	P <sup>9,10</sup>
	C. Child Care Facilities	P	P	P	P	P	P	P	P	P <sup>9</sup>	P <sup>9</sup>
	D. Residential Care Facilities	P	P	P	P	P	P	P	P	N	N
5. Commercial Amusement		P C <sup>11</sup>	N	P C <sup>12</sup>	C	C	C <sup>13</sup>	C <sup>13</sup>	P	N	N
6. Drive Up Window Facilities <sup>14</sup>		C	N P <sup>16</sup>	P	C	C	C	N <sup>10</sup>	N P C <sup>17,18</sup>	N <sup>10</sup>	N <sup>10</sup>
7. Eating and Drinking Establishments		P	P <sup>19</sup>	P	P	P <sup>9,13</sup>	P <sup>9</sup>	P <sup>10,13</sup>	P	P <sup>9,10</sup>	P <sup>9,10</sup>
8. Financial Institutions		P	P <sup>20</sup>	P	P	P	P	P	P	P <sup>9,10</sup>	P <sup>9,10</sup>
9. Live/Work Uses		P	P	P	P	P	P	P	P	N	N
10. Meeting Facilities		C P <sup>21</sup>	C P <sup>21</sup>	C P <sup>21</sup>	C P <sup>21</sup>	N	C P <sup>21</sup>	N	C P <sup>21</sup>	C P <sup>21</sup>	C P <sup>21</sup>
11. Office		P	P	P	P <sup>22</sup>	P <sup>8,23</sup>	P	P <sup>8</sup>	P	P	P
12. Parking as the Principal Use		C	C	C	C N <sup>24</sup>	C	C	C	C	C N <sup>24</sup>	C N <sup>24</sup>
13. Rental Business		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
14. Rental of Equipment Only		N	P <sup>61</sup>	N	N	N	N	N	N	N	N
15. Retail	A. Retail Trade	P <sup>26, 30, 31</sup>	P C <sup>32</sup>	P <sup>25</sup>	N P <sup>22, 26, 33</sup>	P <sup>13,26</sup>	P <sup>9, 25, 34</sup>	P <sup>13,25</sup>	P <sup>25</sup>	P <sup>9,28</sup> C <sup>35</sup>	P <sup>9,28</sup>
	B. Bulk Retail	N	N	N	N	N	N	N	N	N	N



Table 20.20.20.A Multiple Use - Category and Specific Use		P=Permitted C=Conditional N=Prohibited Superscript Refers to Use Restrictions									
		RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
16. Service Business/Professional Services		P <sup>9,36</sup>	P C <sup>32</sup>	P <sup>25</sup>	N P <sup>22, 26, 33</sup>	P <sup>13,26</sup>	P <sup>9</sup>	P <sup>9</sup>	P	P <sup>9, 10, 28</sup>	P <sup>9, 10, 28</sup>
17. Marijuana Dispensaries		N	N	N	N	N	N	N	N	N	N
18. Retail and Wholesale Marijuana Sales		N	N	N	N	N	N	N	N	N	N
19. Storage	A. Self Storage	N	N	P <sup>37</sup>	N	N	N	N	N	N	N
	B. Storage Yards	C <sup>38</sup>	N	N	N	N	N	C <sup>39</sup>	N	N	P <sup>40</sup>
20. Temporary Living Quarters		C <sup>41</sup>	N	P	C <sup>41</sup>	C <sup>41</sup>	P <sup>41</sup>	C <sup>41</sup>	C <sup>42</sup>	C <sup>42</sup>	C <sup>42</sup>
21. Vehicles	A. Automotive Service, Major	C <sup>25</sup>	N	N	C N <sup>43</sup>	N	N	N	N	N	N
	B. Automotive Service, Minor	P	N	C	C	C <sup>25</sup>	N P C <sup>17</sup>	C <sup>25</sup>	N P C <sup>17</sup>	N	N
	C. Bulk Fuel Dealerships	N	N	N	N	N	N	N	N	N	N
	D. Sales or Lease	C <sup>45</sup>	N	N	C <sup>9, 22, 26</sup>	N	P <sup>9,28</sup>	P <sup>9,46</sup>	P <sup>28,47</sup>	N	N
	E. Rental	C <sup>45</sup>	N	N	C <sup>9, 22, 26</sup>	N	P <sup>9,28</sup>	P <sup>9,46</sup>	P <sup>28</sup>	P	P
22. Food Cart Pods <sup>68</sup>		P	P	P	P	N	P	N	P	N	N
<b>Civic<sup>19</sup></b>											
23. Education	A. Commercial Schools	P	C	P	P C N <sup>33,48</sup>	P <sup>13</sup>	P	P	P	P <sup>9</sup>	C <sup>9</sup>
	B. Educational Institutions	P	C P <sup>67</sup>	P	P	P	P	P	P	P <sup>9</sup>	C <sup>9</sup>
24. Places of Worship		P	P	P	P	P	P	P	P	P	P
25. Public Buildings, Services and Uses		C	P	C	C	C	C	C	C	C P <sup>49</sup>	C P <sup>49</sup>
26. Railroad Tracks and Facilities	A. Passenger	P <sup>50</sup>	P	P	P	P	P	P	P	P	P
	B. Freight	P	P <sup>51</sup>	P	N	N	N	N	N	P <sup>51</sup>	P <sup>51</sup>
27. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities <sup>71</sup>	C	P <sup>52</sup>	P	P	P	P	P	P	P <sup>53</sup>	P <sup>53</sup>
	B. Public Dog Parks or Dog Runs <sup>71</sup>	C	C	C	C	C	C	C	C	C	C
	C. Recreational Facilities	P <sup>11</sup>	P <sup>13</sup>	P	C	C	C <sup>54</sup>	C <sup>54</sup>	P	N	N
28. Shelters	A. Domestic Violence Shelters	P	P	P	P	P	P	P	P	P	P
	B. Emergency Shelters	P <sup>63</sup>	P <sup>63</sup>	P <sup>63</sup>	P <sup>63</sup>	P <sup>63</sup>	P <sup>63</sup>	P <sup>63</sup>	P <sup>63</sup>	P <sup>63</sup>	P <sup>63</sup>
	C. Mass Shelters	P	P	P	P	P	P	P	P	P	P
29. Social Organizations		P <sup>48</sup>	N	P C <sup>48</sup>	P C <sup>48</sup>	P C <sup>48</sup>	P C <sup>48</sup>	P C <sup>48</sup>	P	C	C
30. Transit Centers <sup>71</sup>		N	P	P	C	C	C	C	P	P	P
31. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines <sup>71</sup>	C	C	C	C	N	C	C	C	C	C

Table 20.20.20.A Multiple Use - Category and Specific Use	P=Permitted C=Conditional N=Prohibited Superscript Refers to Use Restrictions									
	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
B. Transmission Lines <sup>71</sup>	P	P	P	P	P	P	P	P	P	P
32. Vehicle Camping <sup>69</sup>	P	P	P	P	P	P	P	P	P	P
<b>Industrial</b>										
33. Manufacturing, Fabricating, Assembly, Processing, and Packing	P C <sup>55</sup>	p <sup>56,57</sup>	N	p <sup>60</sup>	N	p <sup>28</sup>	N	p <sup>28</sup>	p <sup>56,57</sup>	p <sup>56,57</sup>
34. Marijuana Processing	N	N	N	N	N	N	N	N	N	N
35. Warehousing <sup>58</sup>	P	P	P	P	P	N	N	P	p <sup>59</sup>	p <sup>59</sup>
36. Laboratory	P C <sup>55</sup>	p <sup>56,57</sup>	N	p <sup>60</sup>	N	p <sup>28</sup>	N	p <sup>28</sup>	p <sup>56,57</sup>	p <sup>56,57</sup>
<p>The following Use Restrictions refer to superscripts found in Section 20.20.20.</p> <ol style="list-style-type: none"> <li>Duplexes are Conditionally permitted in the RC-E and existing duplexes are Permitted. [ORD 4659; July 2015] [ORD 4799; January 2021]</li> <li>Permitted above a Permitted or Conditionally approved non-residential use (second story and above), provided at least 15% of the ground floor of the building consists of leasable commercial floor area, and such commercial space fronts onto a street. For the purposes of this footnote, "Multi-dwelling" means one or more units above a non-residential use. [ORD 4822; June 2022]</li> <li>Ground floor residential use is not permitted. Residential use is allowed only above a Permitted or Conditionally approved non-residential use; provided at least 15 percent of the ground floor of the building consists of leasable commercial floor area, and such commercial space fronts onto a street. For the purposes of this footnote, "Multi-dwelling" means one or more units above a non-residential use.[ORD 4822; June 2022]</li> <li>Existing duplexes and existing two-unit townhouses are Permitted and may be replaced. Three or more unit townhouses are Permitted. [ORD 4822; June 2022]</li> <li>Single-detached dwellings, and their accessory uses and structures in existence as of September 19, 2002 are Permitted [ORD 4224; September 2002] [ORD 4584; June 2012] [ORD 4822; June 2022]</li> <li>Single-detached dwellings in existence as of June 30, 2022 and their accessory uses and structures re Permitted uses and can be rebuilt if destroyed. Building additions of up to 500 square feet of an existing single-detached dwelling are Permitted. New single-detached dwellings are Prohibited. [ORD 4822; June 2022]</li> <li>Buildings larger than 50,000 sq ft are subject to approval of a Conditional Use.</li> <li>The maximum building footprint size for a building involving a single use shall be 10,000 square feet. In addition, the maximum square footage for these uses within a multiple use development shall be 25% of the total square footage of the development. [ORD 4584; June 2012]</li> <li>Drive-through uses are Prohibited; walk-ups Permitted. [ORD 4706; May 2017]</li> <li>Except for theaters, a building with a gross ground floor area larger than 20,000 square feet is subject to the approval of a Conditional Use.</li> <li>A new use that will not be enclosed in a building shall be a Conditional Use.</li> <li>These uses are Permitted only within multiple use developments, and shall have a maximum size of 10,000 square feet, provided that the minimum residential densities are met. [ORD 4659; July 2015]</li> <li>Applicable to uses providing this service.</li> <li>Drive-up window facilities beyond 500 feet of a light rail station platform are Conditionally permitted and are Prohibited within 500 feet of a light rail station platform.</li> <li>Eating and drinking establishments drive-up windows Prohibited; walk-ups Permitted.</li> <li>The use is Prohibited within a physical distance of ¼ mile of a light rail transit station platform, Conditional between ¼ mile and ½ mile of a station platform, and Permitted if greater than ½ mile of a station platform.</li> <li>Drive-through facilities are not permitted within 30 feet of a Major Pedestrian Route.</li> <li>Public Art shall be permitted pursuant to Section 60.50.25.13. [ORD 4782; April 2020]</li> <li>Drive-through uses lawfully established prior to June 17, 2010 are Permitted. [ORD 4584; June 2012]</li> <li>Buildings larger than 10,000 square feet, for a single use, are subject to approval of a Conditional Use. [ORD 4782; April 2020]</li> <li>No more than 50% of any one property may be developed for a single use type until a commitment has been made to develop a different class of use equivalent to at least 20% of the floor area occupied by the primary use.</li> <li>Small free-standing office uses are allowed within multiple use developments as defined in CHAPTER 90 of this ordinance, provided they do not exceed more than 50% of the residential floor area provided within the development, and that minimum residential densities are met.</li> <li>Provided parking is in a parking structure; surface parking as the primary use is Prohibited. [ORD 4659; July 2015]</li> </ol>										

Table 20.20.20.A Multiple Use - Category and Specific Use	P=Permitted C=Conditional N=Prohibited Superscript Refers to Use Restrictions									
	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
24. Activity is conducted wholly within an enclosed structure and no sales or outdoor storage of animals or livestock are allowed with this use.										
25. This activity is conducted wholly within an enclosed structure. Accessory open air sales or display related to the principal use may be permitted, provided that the outdoor space devoted to these uses does not occupy an area greater than the equivalent of 15% of the building gross floor area, excluding activities associated with a Temporary Use Permit. No outdoor sales or outdoor storage of animals or livestock are allowed with this use. [ORD 4659; July 2015] [ORD 4782; April 2020]										
26. These uses are Permitted only within multiple use developments and shall have a maximum size of 5,000 square feet, provided that the minimum residential densities are met.										
27. This activity is conducted wholly within an enclosed structure. No accessory open-air sales, display, or storage and no sales or outdoor storage of animals or livestock are allowed with this use.										
28. Use shall not be over 5,000 square feet in gross floor area.										
29. Retail trade: Permitted uses for building materials, home equipment and improvements, or landscape or nurseries sales shall not occupy more than 15,000 gross square foot of space in an individual building, site or parcel.										
30. Automobile parts or equipment as the principle use is Prohibited.										
31. Ancillary showrooms and retail are Permitted if comprising not more than 10% of gross building floor area, and provided that no individual retail use exceeds 2,000 square feet of gross building floor area. Retail is Conditional if use is between 10% and 20% of gross building floor area and no individual retail business use exceeds 5,000 square feet of gross building floor area. No freestanding uses are allowed. No sales or outdoor storage of animals or livestock are allowed with this use. [ORD 4659; July 2015]										
32. Individual uses larger than 50,000 square feet are Prohibited except on those parcels which are less than three net acres in size as formed by a grid of public or private streets.										
33. These uses are Permitted only within multiple uses developments, as long as the floor area of this use does not exceed 25% of the total proposed floor area within a multiple use development.										
34. Furniture and appliance stores are Prohibited. Hardware and home improvement stores not exceeding 10,000 square feet in gross floor area are Conditionally permitted.										
35. Repair other than auto repair.										
36. Use Permitted if lawful as of June 17, 2010; otherwise permitted as accessory to a primary Permitted use. [ORD 4659; July 2015]										
37. Only as an accessory use to a Permitted or Conditionally permitted use.										
38. Conditionally permitted for fully operable vehicles for sale, lease, or rent within one-quarter mile of the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue:										
a. Except as otherwise provided in this paragraph, this activity shall be conducted wholly within an enclosed structure. No accessory open air sales, display, or storage are allowed with this use, except that the prohibition against storage shall not apply to storage yards for fully operable vehicles for sale, lease, or rent.										
b. These storage yards may be authorized for a period of time up to and including five (5) years. Upon expiration of an approved time period storage yard use shall cease until a new authorization through a separate Conditional Use permit is approved.										
c. Within the approved storage yards open air sales or the display of fully operable vehicles for sale, lease, or rent is prohibited.										
d. The following existing site conditions must be present as of January 1, 2003 in the South Tektronix Station Community Plan Area, and more specifically located on the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue, in order for lots in this area to be authorized for the development of storage yards for fully operable vehicles for sale, lease, or rent.										
i. Are currently being used for the storage of fully operable vehicles for sales, lease, or rent.										
ii. Are currently shielded from public view with a sight-obscuring chain link fence.										
iii. Currently have established landscaping outside the fence along public right-of-way.										
iv. Are currently lighted to prevent vandalism.										
v. Are currently surfaced with compacted gravel or paving.										
e. Other site improvements, in addition to the following existing site conditions, may be required by the decision-making authority as conditions of approval for a development application.										
39. For building or landscaping materials; contractor's equipment, transit vehicles, and related vehicle or equipment maintenance activities.										
40. Motels are Prohibited.										
41. Limited to Hotels and Extended Stay Hotels.										
42. Only mechanical car washes open to the public are a Conditional Use; Other Automotive Service, Major uses are Prohibited.										
43. For the purposes of this footnote, "Multi-dwelling" is inclusive of one or more units above a permitted or Conditionally approved non-residential use. [ORD 4822; June 2022]										
44. All uses established after December 9, 1999 shall be conducted wholly within an enclosed structure. Accessory open air sales or display related to Permitted uses in existence on a site at the time this Code was adopted may be expanded on that site.										

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	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
45. Except as otherwise provided in this paragraph, this activity shall be conducted wholly within an enclosed structure. No accessory open air sales, display, or storage are allowed with this use, except that the prohibition against storage shall not apply to storage yards for fully operable vehicles for sale, lease, or rent within one-quarter mile of the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue.										
46. The maximum building footprint size for a building involving a single use shall be 10,000 square feet.										
47. Buildings larger than 10,000 square feet are subject to approval of a Conditional Use.										
48. Permitted, including utility uses, if established as of February 7, 2002, otherwise Conditionally permitted.										
49. Such as transit stops, submitted for development after May 21, 2004.										
50. Such as switching yards, spur or holding tracks and freight depots, but not within 200 feet of a residential zone.										
51. Exclusive of spectator sports facilities.										
52. Limited to 0.5 acres in size, unless located on top of a building or structured parking.										
53. For individual uses greater than two gross acres, in addition to the criteria found in Section 40.15.15.3.C. for Conditional Use, the use must be transit supportive. [ORD 4584; June 2012]										
54. Laboratories, manufacturing uses that exceed 10,000 square feet in floor area require Conditional Use approval.										
55. Laboratories, manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities shall meet the following requirements: <ul style="list-style-type: none"> <li>a. Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design.</li> <li>b. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure.</li> <li>c. Are not for servicing or use by the general public.</li> <li>d. Do not entail outdoor storage of raw materials, finished products, animals or livestock.</li> <li>e. Do not entail movement of heavy equipment on and off the site, except truck deliveries.</li> <li>f. Do not involve bringing live animals or the waste or by product of dead animals to the site.</li> <li>g. Do not involve outdoor testing of products or processes on the site.</li> <li>h. Do not involve highly combustible, explosive or hazardous materials or waste.</li> <li>i. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing.</li> </ul>										
56. Any use having the primary function of storing, utilizing, testing, experimenting or manufacturing of explosive material is Prohibited.										
57. As an accessory use, not to exceed 25% of the primary use.										
58. Use Restriction 58 does not apply to lawfully established warehouse uses existing prior to effective date of this zone.										
59. Permitted only within multiple use developments, as long as the floor area of this use does not exceed 50% of the total proposed floor area within a multiple use development.										
60. Exclusive of trucks, vehicles, or heavy equipment.										
61. On a location containing an existing tower supporting one carrier and shall be consistent with other approvals. [ORD 4595; February 2013]										
62. Emergency Shelters may occur where allowed pursuant to Section 10.70.10. [ORD 4838; March 2023]										
63. [Footnote repealed and reserved.] [ORD 4804; August 2021]										
64. [Footnote repealed and reserved.] [ORD 4804; August 2021]										
65. [ORD 4578; March 2012] The requirements identified in Section 20.20.40. apply.										
66. [ORD 4600; February 2013] Job Training and Vocational Rehabilitation Services are allowed as a Permitted Use, all other Commercial Schools require Conditional Use approval.										
67. Food Cart Pods, and their amenities as described in Section 60.11, are exempt from the Site Development Standards of 20.20.15 but are subject to the standards of 60.11 of the Development Code.[ORD 4662; September 2015]										
68. Vehicle Camping may occur only where allowed through a program established by Council resolution and administered by the Mayor. The use is subject to the special requirements found in Section 60.50.25.14. [ORD 4779; March 2020] [ORD 4799; January 2021]										
69. Residential developments in the SCMCP area shall provide a variety of housing types consistent with the permitted and conditional uses of the applicable zone(s). The variety of housing shall be provided for sites: [ORD 4822; June 2022] <ul style="list-style-type: none"> <li>a. Up to 15-acres (gross), a minimum of one (1) housing type;</li> <li>b. Greater than 15-acres and up to 30-acres (gross), a minimum of two (2) housing types;</li> <li>c. Greater than 30-acres (gross), a minimum of three (3) housing types;</li> <li>d. For bullets a-c above, a minimum of 10 percent of each housing type shall be provided.</li> </ul>										
71. Exempt from minimum Floor Area Ratio requirements.										

[ORD 4005, 02/05/1998; ORD 4036, 04/02/1999; ORD 4071, 11/25/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4121, 09/28/2000; ORD 4224, 09/19/2002; ORD 4246, 04/03/2003; ORD 4248, 05/08/2003; ORD 4312, 07/22/2004; ORD 4332, 01/01/2005; ORD 4354, 07/14/2005; ORD 4542, 06/17/2010; ORD 4576, 01/06/2012; ORD 4578, 04/05/2012; ORD 4595, 02/08/2013; ORD 4600, 02/08/2013; ORD 4648, 11/28/2014; ORD 4659, 07/10/2015; ORD 4662, 09/11/2015; ORD 4674, 02/10/2016; ORD 4697, 12/02/2016; ORD 4702, 01/04/2017; ORD 4706, 05/19/2017; ORD 4779, 03/06/2020; ORD 4782, 04/17/2020; ORD 4799, 01/08/2021; ORD 4804, 08/13/2021; ORD 4811, 10/14/2021; ORD 4822, 06/30/2022; ORD 4826, 09/15/2022; ORD 4838, 03/09/2023]

Effective on: 8/18/2023

### **20.20.30. Other TC-MU and TC-HDR Zoning Requirements**

1. A Planned Unit Development approval pursuant to Section 40.15.15.4. shall be required for the following: [ORD 4584; June 2012]
  - A. Phased development projects; or
  - B. Development of sites greater than five acres.

[ORD 4058, 09/16/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4354, 07/14/2005; ORD 4542, 06/17/2010; ORD 4584, 06/01/2012]

Effective on: 6/1/2012

### **20.20.35. Other SC-E Zoning Requirements**

1. No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to Residential districts or Multiple Use districts where residential uses are allowed. [ORD 4584; June 2012]
2. Other required conditions:
  - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall, excluding vehicle camping, domestic violence shelters, emergency shelters, and mass shelters. [ORD 4779; March 2020] [ORD 4838; March 2023]
  - B. Storage yards shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.
  - C. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.

[ORD 4058, 09/16/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4248, 05/08/2003; ORD 4332, 01/01/2005; ORD 4354, 07/14/2005; ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4779, 03/06/2020; ORD 4838, 03/09/2023]

Effective on: 3/9/2023

### **20.20.40. Other SC-S Zoning Requirements**

1. As to any and all property within the SC-S zoning district, approval of a Conditional Use Permit - PUD (Planned Unit Development), pursuant to Section 40.15.15.4 of the Development Code, shall be required prior to, or concurrent with, any land division or other land use approval(s) for the same property or any portion of the same property.
2. On or before the full development or redevelopment of all property lying within the SC-S zoning district, the following development levels shall be met:
  - A. A minimum of 1,899 residential dwelling units, but no more than 5,115 residential dwelling units; and
  - B. No more than 10,960,500 square feet of non-residential development.
3. An applicant for a land use approval, other than a Sign Application, for any and all property within the SC-S zoning district shall demonstrate, through the submittal of a land use analysis, that the minimum and maximum development levels identified in Section 20.20.40.2 have been or will continue to be met when all properties within the SC-S zoning district have been divided or developed or both.
4. [ORD 4578; March 2012] An applicant for a land use approval, other than a Sign Application, for any and all property within the SC-S zoning district shall demonstrate, that the application complies with the Traffic Impact Analysis

required by Section 60.55.20., associated with the effective Conditional Use Permit - PUD (Planned Unit Development) as to all property within the SC-S zoning district. Prior to approval for development of the minimum 1,899 dwelling units, required by Section 20.20.40.2. of this Code, the TIA shall account for all vehicle trips associated with the minimum 1,899 dwelling units as existing conditions, whether or not the units have been approved or developed. Subsequent to approval of the minimum amount of dwellings in the district, the TIA shall account for actual existing conditions. In either case, vehicle trips associated with proposed non-residential development within the SC-S zone are additional to the existing conditions. The TIA shall identify appropriate measures to mitigate on-site and off-site deficiencies for all phases of the proposed development and demonstrate how the recommended mitigation is roughly proportional to the identified impacts created by the additional vehicle trips to be generated by the proposed development. [ORD 4599; February 2013]

5. No more than 80 percent of non-residential development approved through a Conditional Use Permit - PUD (Planned Unit Development) application may be constructed prior to construction of the minimum dwelling requirement for the properties located within the SC-S zoning district. Once the minimum dwelling unit requirement for the properties



located within the SC-S zoning district is constructed and has received Certificate of Occupancy, construction of the remaining 20 percent non-residential development may resume.

[ORD 4578, 04/05/2012; ORD 4599, 02/08/2013]

Effective on: 2/8/2013

## 20.25. Density and Bulk

[ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4822, 06/30/2022]

### 20.25.05. Residential Density.

1. Minimum Residential Density
- A. New residential development in all Residential, Commercial, and Multiple Use districts which permit residential development must achieve at least the minimum density for the zoning district in which they are located, unless otherwise permitted by this Code.

Except for projects in the Downtown Design District, projects proposed at less than the minimum density must demonstrate on a site plan or other means, how, in all aspects, future intensification of the site to the minimum density or greater can be achieved without an adjustment or variance. If meeting the minimum density will require the submission and approval of an adjustment or variance application(s) above and beyond application(s) for adding new primary dwellings or land division of property, meeting minimum density shall not be required. [ORD 4799; January 2021]

For the purposes of this section, new residential development in all zones shall mean intensification of the site by adding new primary dwelling(s) or land division of the property. New residential development is not intended to refer to additions to existing structures, rehabilitation, renovation, remodeling, or other building modifications or reconstruction of existing structures. [ORD 4799; January 2021]

Minimum residential density is calculated as follows: [ORD 4822; June 2022]

  1. For zoning districts and uses that regulate residential density by minimum land area required per dwelling: [ORD 4799; January 2021]
    - a. Refer to the definition of Acreage, Net. Multiply the net acreage by 0.80.
    - b. Divide the resulting number in step a by the minimum land area required per dwelling for the applicable zoning district to determine the minimum number of dwellings that must be built on the site.
  2. For the RMA, RMB, and RMC zoning districts, except for multi-dwellings:
    - a. Refer to the definition of Acreage, Net.
    - b. Multiple the net acreage by the minimum residential density provided in Section 20.05.15. to determine the minimum number of dwellings that must be built on the site.
  3. For all other situations:
    - a. Refer to the definition of Acreage, Net.
    - b. Multiply the net acreage by the minimum residential density provided in the relevant site development standards for that zoning district.
  4. If the resulting number in step 1.b, 2.b or 3.b is not a whole number, the number shall be rounded to the nearest whole number as follows: If the decimal is equal to or greater than 0.5, then the number is rounded up to the nearest whole number. If the decimal is less than 0.5, then the number shall be rounded down to the nearest whole number.
- B. **Residential Density Averaging.** Minimum residential density averaging may occur consistent with the following:
  1. Except in RMA, RMB and RMC, residential densities may be averaged across a site if the entire site is within a single zoning district and within a single, contiguous ownership. For the purposes of Section 20.25.05.1.B.1, properties within a single, contiguous ownership may also include those properties separated only by a street. [ORD 4584; June 2012] [ORD 4822; June 2022]

2. For sites that do not qualify for residential averaging in Section 20.25.05.1.B.1, residential density averaging may be allowed through the Planned Unit Development process if consistent with applicable provisions in Section 60.35.
3. For the purposes of Section 20.25.05.1.B.1, properties within a single, contiguous ownership may also include those properties separated only by a street.
- C. **South Cooper Mountain Community Plan.** Within the South Cooper Mountain Community Plan *Table 2: Land Use Designations and Capacity Estimates* outlines the density capacity expectations for development of land within the South Cooper Mountain Community Plan Area. The Land Use Implementation Policies of the Community Plan include policies that outline application of zoning and deviations from the capacity estimates of Table 2. [ORD 4652; March 2015]
- D. **Exceptions to Minimum Density Standards in the RMA, RMB, and RMC districts.** [ORD 4822; June 2022]
  1. An existing single-detached dwelling, as of June 30, 2022, that is at least 1,200 square feet in floor area, may count as two units for the purpose of calculating minimum density.
  2. For an existing lot that does not meet minimum density, applications for development must meet one of the following:
    - a. Meet minimum density by constructing enough units on the lot;
    - b. Meet minimum density by dividing the lot; and/or
    - c. Demonstrate the potential for future partitioning, subdividing or development of the lot in accordance with the requirements of the Development Code. Plans must demonstrate how driveways, pedestrian ways, and utilities can adequately serve future potential development on the oversized lot. 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.
2. **Maximum Residential Density**
  1. **Calculation:** Maximum residential density is calculated based upon gross site acreage.
  2. **Permitted Density.** Except as otherwise approved through the Planned Unit Development process, phased development may be proposed so long as each phase complies with the minimum density.
  3. **Residential Density Averaging.** Maximum residential density averaging may occur consistent with the following.
    - a. Except for sites within RMA, RMB, or RMC, residential densities may be averaged across a site if the entire site is within a single zoning district and within a single, contiguous ownership.
    - b. For sites that do not qualify for residential averaging in 20.25.05.2.C.1 , residential density averaging may be allowed through the Planned Unit Development process if consistent with applicable provisions in Section 60.35.
    - c. For the purposes of Sub-section Sections 20.25.05.2.C.1 properties within a single, contiguous ownership may also include those properties separated only by a street.

[ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4652, 03/06/2015; ORD 4799, 01/08/2021; ORD 4822, 06/30/2022]  
Effective on: 6/30/2022

## 20.25.10. Floor Area Ratio

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1. **Floor Area.**
  - a. **Minimum Floor Area Ratio:** Unless otherwise specified, minimum Floor Area Ratio is the ratio of gross floor area in square feet to net square footage on a site.
  - b. **Maximum Floor Area Ratio:** Except in RMA, RMB, and RMC, maximum Floor Area Ratio is the ratio of gross floor area in square feet to net square footage on the site. In the RMA, RMB, and RMC zones, maximum Floor Area Ratio is the ratio of gross floor area in square feet to net square footage on a lot.
  - c. **Floor Area Ratios for Multiple Use Developments:** Multiple Use Developments with single-use residential buildings are governed by residential density and FAR provisions, as calculated by 20.25.4, below.



2. **Permitted Floor Area Ratio.** Except as otherwise approved through the Planned Unit Development process, phased development may be proposed so long as each phase complies with the minimum Floor Area Ratio requirements.
3. **Method of Calculating Development Intensity for Multiple Use Development with Single-use Residential Buildings.** [ORD 4584; June 2012] [ORD 4799; January 2021]  
 For Multiple Use Developments with single-use residential buildings, residential densities and non-residential FARs shall be implemented as follows: [ORD 4584; June 2012]

**Figure 20.25.10.A Development Intensity Calculations**

<b>RESIDENTIAL-ONLY CALCULATION</b>						
Net buildable acres	X	Percentage of proposed residential use	X	Minimum residential density	=	Minimum dwelling units required
5 acres		20%		TC-MU = 24 units per acre		24 units
<b>NON-RESIDENTIAL CALCULATION</b>						
Net buildable acres	X	Percentage of proposed non-residential use	X	Square feet in an acre (43,560)	X	Minimum Floor Area Ratio
5 acres		80%		174,240 square feet		TC-MU = 0.5 FAR
					<b>=</b>	Minimum non-residential square footage
						87,120 square feet

Gray text provides an example calculation for a 5-acre site in the TC-MU zone.

[ORD 4799; January 2021]

4. **Multiple Buildings.** For developments or phases that involve multiple buildings, the minimum Floor Area Ratio may be averaged by totaling the square footage of the buildings divided by the square footage of the net acreage of land within such development or phase.
5. **Planned Unit Development and Design Review Build-Out Concept Plan.** Projects may use the Planned Unit Development (PUD) or the Design Review Build-Out Concept Plan (DRBCP) process, as outlined in Section 40.20.10, to develop a site in phases to achieve the minimum FAR established in this section. Such projects must demonstrate in the submittal plans how future development of the site, to the minimum development standards established in this ordinance or greater, can be achieved at ultimate build out of the PUD or DRBCP. The DRBCP may be used if the only Site Development Requirement being phased, altered, or otherwise varied is the minimum FAR. If any other Site

Development Requirement is being phased, altered, or otherwise varied, the PUD process is to be used. [ORD 4822; June 2022]

[ORD 4584; June 2012]

[ORD 4224, 09/19/2002; ORD 4332, 01/01/2005; ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4799, 01/08/2021; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

**A.**

[ORD 4542, 06/17/2010; ORD 4584, 06/01/2012]

Effective on: 6/1/2012

**20.25.20. Supplemental Multiple Use Density Standards.**

**A. Regional Center.**

- Maximum Floor Area Ratio for multiple use developments involving residential use in the RC-E Zone. The maximum permitted FAR in the RC-E Zone for a multiple-use project involving residential use shall be determined by the mix of uses and ratio thereof in accordance with the following:

20.25.20.A.2. - Supplemental Multiple Use Density Standards									
		% Residential Floor Area							
		<20	20	30	40	50	60	70	80
% Non-Residential Floor Area	20								1.7
	30							1.6	
	40						1.55		
	50					1.5			
	60				1.4				
	70			1.3					
	80		1.2						
	90	1.1							
	100	1.0							

[ORD 4259; September 2003]

# Represents factor to be multiplied times the maximum permitted FAR for a non-residential, or non-multiple-use development to determine permitted FAR.

**B. Town Center.**

- When a Planned Unit Development or Design Review Build-Out Concept Plan is approved, phased development may be proposed, so long as an approved Phasing Plan is submitted as part of a PUD / DRBCP which demonstrates how required densities will be accomplished upon completion of the final phase. This could be

accomplished by identifying future building sites, identifying plans for future intensification of existing buildings through the addition of more square footage, or by identifying future redevelopment of parking areas to more intensive land uses. In all cases, the phasing plan should demonstrate that proposed development will not preclude the ability to establish an urban street grid and urban levels of development as the Town Center matures. [ORD 4224; August 2002]

2. Existing development, which either exists or is the subject of a vested development application as of September 17, 1999, shall not be deemed nonconforming solely on the basis of failure to meet the minimum FAR or residential density requirements. With redevelopment of the site, an approved phasing plan demonstrating how the development will meet the applicable FAR and residential density requirements upon final buildout must be submitted prior to issuance of necessary land use permits. [ORD 4224; August 2002]

[ORD 4224, 09/19/2002; ORD 4259, 09/04/2003; ORD 4312, 07/22/2004; ORD 4542, 06/17/2010; ORD 4584, 06/01/2012; ORD 4799, 01/08/2021]

Effective on: 1/8/2021

## 20.30. Additional Height Limitations in RMB and RMC

[ORD 4822, 06/30/2022]

### 20.30.05. Purpose and Applicability.

[ORD 4822; June 2022]

In the RMB and RMC zoning districts, all new development except for townhouses and cottage clusters is subject to the additional height limitations in Section 20.30.10. The purpose of these additional height limitations is to help new development respond to the scale and form of existing neighborhoods.

[ORD 4822, 06/30/2022]

Effective on: 6/30/2022

### 20.30.10. Additional Height Limitations.

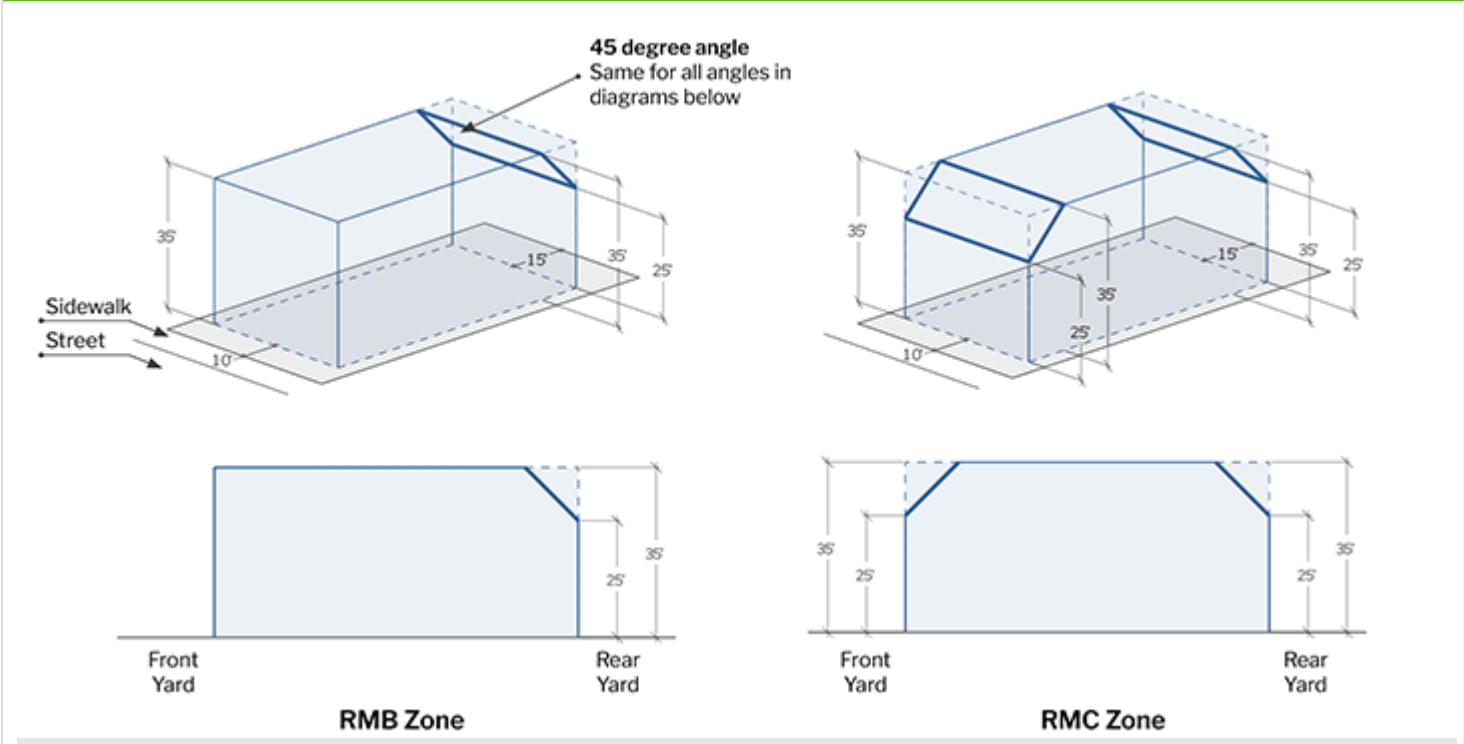
[ORD 4822; June 2022]

Buildings in the RMB and RMC districts can be built up to the maximum height in the zone (35 feet), except near the front and/or rear setback. Additional height limitations apply as follows:

- A. In the RMB district, the maximum building height at the rear setback line is 25 feet.
- B. In the RMC district, the maximum building height at both the front and rear setback lines is 25 feet.

From the applicable setback line specified in A. or B., the maximum height rises at a 45-degree angle (a rate of 1 foot vertically for every 1 foot horizontally) toward the center of the lot until it reaches a maximum of 35 feet. See Figure 20.30.10).

**Figure 20.30.10.  
Additional Height Limitations**



[ORD 4822, 06/30/2022]  
Effective on: 6/30/2022