



Code Maintenance Project

Index – Chapter 90

Introduction

The purpose of this table is to provide an overview of the proposed Beaverton Development Code changes being considered with the Code Maintenance Project, to be considered by the Beaverton Planning Commission on July 31, 2024 and Beaverton City Council on September 3, 2024.

This is a list of proposed changes and a summary of the reason for the proposed changes. Additional changes may also occur in response to Planning Commission or City Council feedback at the public hearings.

This table corresponds to proposed “redlines” which are also available as exhibits to the staff report. This index is intended to provide a brief description of the Development Code changes being considered. Highlighted portions of the table are to identify additions or changes since the distribution of earlier shared drafts of proposed changes for the Commission to more easily identify updates from earlier versions.

Draft redlines can be found [here](#).

Other Code Section(s)	Summary of Proposed Text Amendment	Staff Comments
<u>CHAPTER 90</u>		
Accessory Structure	Revise definition.	The proposed change separates the definition of Accessory Structure from Accessory Use. Proposed change also specifies that an accessory structure must be detached from the primary structure.
Accessory Use	Add definition of Accessory Use.	Previously, Accessory Structure and Accessory Use were combined under one definition. The proposed amendment would separate the two.
Book Sharing Box	Add definition of Book Sharing Box.	The proposed code amendment moves the description of a Book Sharing Box from Section 60.50.05.3.S to Chapter 90 – Definitions.
Double Wall Construction	Remove definition.	Proposed amendments to Chapter 60, Section 60.05.15.4 include removing the requirement that certain building elevations have “double wall construction” since this is referring to construction



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		standards and are more appropriate for the Building Code. To be consistent with removing the standard from Section 60.05.15.4, this proposed change also includes removing the definition that will no longer be needed.
Drive Aisle	Add new definition.	The new proposed definition of "drive aisle" is intended to provide clarity to standards and guidelines in the Code that reference the term as well as establish a distinction between drive aisle and driveway.
Driveway	Add new definition.	The new proposed definition of "driveway" is intended to provide clarity to standards and guidelines in the Code that reference the term as well as establish a distinction between drive aisle and driveway.
Exempt Tree or Vegetation	Term refers to solar access regulations, which were repealed. Remove definition.	City no longer has a solar access program.
Facilities, Essential	Clarify the definition.	It is unclear what is meant by "...on-site pedestrian and bicycle facilities in the public right-of-way". The definition has been applied as addressing private and public realms simultaneously. Proposed changes would clarify this definition.
Fence	Modify definition of fence.	Proposed change would include removing "grown" from the definition of fence.
Floor Area	Modify definition of floor area.	Proposed definition will provide more specificity and reflect more recent development types.
Lot Line, Rear Lot Line	Modify definition of Rear Lot Line.	Proposed amendment includes adding commas to the definition after "...the lot parallel to..." and after "...distance from..." for clarity.



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Major Pedestrian Route	Modify definition of Major Pedestrian Route (MPR).	Proposed change would add specificity to the definition and reference Section 60.05.55 Major Pedestrian Route Maps .
Non-Exempt Tree or Vegetation	Term refers to solar access, which is no longer a standard in the code.	City no longer has a solar access program.
Open Space	Modify definition to include "common open space".	Changes to Sections 60.05.25 and 60.05.45 that are intended to consistently apply landscape related terms in the standards and guidelines. Part of that approach includes using "Open Space" to refer to all types of open spaces, including Active Open Space, Passive Open Space, and as proposed with this project, Common Open Space. Adding "Common Open Space" to the definition will enable this more streamlined approach to work.
Permanent Architectural Features	Add "doors".	The definition already includes "recessed entrances" and "loading doors" as a type of permanent architectural feature. The proposed change would also include doors in general to be a type of Permanent Architectural Feature which could be used to satisfy Building Articulation and Variety Standards in Section 60.05.15.1.
Primary Entrances	Clarify definition to recognize that buildings may have multiple tenants and dwellings units, each with their own "Primary Entrance".	The proposed change acknowledges that multiple building entrances can exist on buildings with multiple tenants or multiple dwelling units.
Protected Solar Building Line	Remove definition.	This definition refers to a section of the Code that no longer exists and was removed with a previous text amendment.
Recreation Facilities	Update definition to clarify it can be applied to both public and private recreation facilities.	The land use tables in Chapter 20 reference "Recreation Facilities" and "Public Recreation Facilities". This proposed change



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		acknowledges both types of recreation facilities.
Shade , Shade Point , Shade Reduction Line , Shadow Pattern	Remove definitions.	These definitions refer to a section of the Code that no longer exists and was removed with a previous text amendment.
Single Room Occupancy	Add definition of Single Room Occupancy.	Add definition of Single Room Occupancy, in compliance with HB 3395.
Site	Add "parcels" to the definition of site.	A site can consist of multiple parcels. However, it is not clear based on this definition of "site" alone. The current code requires the reader to reference the definition of "Parcel" which then refers to the definition of "Lot" which eventually states, "Any continuous area, tract or parcel of land owned by or under the lawful control and in the lawful possession of one distinct ownership undivided by a dedicated street or alley or another ownership. An abutting 'platted lot' or property described by metes and bounds in the same ownership shall be considered a part of such 'lot'. For the purposes of this code, the terms 'lot' and 'parcel' are used interchangeably." Therefore, the proposed change includes adding the word "parcels" to the definition in an effort to make it clearer that a site can consist of multiple parcels.
Solar Access Height Limit	Remove term.	City no longer has a solar access program.
Solar Access Permit	Remove term. City no longer issues solar access permits.	This definition refers to a section of the Code that no longer exists and was removed with a previous text amendment.
Solar Feature	Remove term.	This term was only used in association with the Solar Access regulations that have been removed with a previous text



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		amendment, therefore no longer applicable.
Solar Gain Line	Remove term.	This term was only used in association with the Solar Access regulations that have been removed with a previous text amendment, therefore no longer applicable.
Solar Friendly Tree	Remove term.	This term was only used in association with the Solar Access regulations that have been removed with a previous text amendment, therefore no longer applicable.
Sunchart	Remove definition.	This definition refers to a section of the Code that no longer exists and was removed with a previous text amendment.
Temporary Living Quarters	Modify definition.	Remove "Single-Residency Occupancy Hotels" from the definition to comply with HB3395.
Trellis	Add definition.	Add a new definition, Trellis, as it is proposed to be referenced in Section 60.55.05 Residential Accessory Structures.