

Cooper Mountain Community Plan Project

Proposed Beaverton Code Amendments

- Commentary is for information only.
- Proposed new language is underlined.
- Proposed deleted language is ~~stricken~~.
- Language that has been skipped is indicated by “****”

Commentary:

Chapter 60 provides special requirements on a variety of topics. To accomplish Cooper Mountain goals and desired outcomes, proposed amendments would alter Sections 60.05.05 to 60.05.55 as shown below. Unless they specifically refer to certain Cooper Mountain zones, the changes apply citywide.

Proposed amendments to the Development Code include:

- Section 60.05.11. Standards were rewritten regarding applicability of design standards to residential uses to improve clarity and integrate Cooper Mountain zones.
- Section 60.05.15. Building Design and Orientation Standards are proposed to change in the following ways:
 - 2. Roof forms, to allow a change in material to count toward articulation at the top of a building.
 - 3. Primary building entrances to allow more than one way to provide weather protection.
 - 6. Building location and orientation along streets in Commercial and Multiple Use Districts proposed changes provide requirements for Cooper Mountain based on the street classification facing the street.
 - 8. Standards are provided for the percentage of windows that should be incorporated in ground-floor non-residential uses.
- Section 60.05.20. Circulation and parking standards specific for Cooper Mountain are proposed to provide expectations for connections to the public street system, pedestrian circulation, and street frontages and parking areas. Some of these changes are to integrate references to Cooper Mountain zones in the code. Some changes are required to comply with Oregon Administrative Rule [660-012-0330](#), which includes the requirement that: “Motor vehicle parking, circulation, access, and loading may be located on site beside or behind buildings. Motor vehicle parking, circulation, access, and loading must not be located on site between buildings and public pedestrian facilities on or along the primary facing street.” The administrative rule does provide some exceptions, but many of the standards were written with this state requirement in mind.
- Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards:
 - Proposed changes would apply minimum landscape standards to net site area rather than gross site area to focus on the buildable area of the site.
 - Proposed changes would add clarify and make clear and objective rules related to balconies, patios, and community rooms and how they would count toward minimum common open space requirements. Section 60.05.25.3. These changes clarify some

provisions, provide additional options for satisfying open space requirements, and add standards that ensure the spaces are usable.

- Minimum landscape requirements for non-residential development and Mixed Use Development. Section 60.05.25.5.A.
- General landscaping requirements related to irrigation and plant diversity would apply citywide. Section 60.05.25.6.
- Cooper Mountain Open Space and Landscape Buffering. Proposed rules would create a new set of open space and buffering rules for Cooper Mountain. The open space rules promote open space for residents to enjoy as well as help the city meet its tree canopy targets for Cooper Mountain. The buffer standards developed specifically for Cooper are proposed to ensure buffering is provided where visual or noise impacts need to be addressed without requiring addition land, fences, and landscaping features where they are not needed. Section 60.05.25.17.
- Section 60.05.30 Lighting Design Standards are proposed to be updated to reduce light in natural areas, although many of the standards are in Section 60.05-1.I.

DEVELOPMENT CODE OF THE CITY OF BEAVERTON

CHAPTER 60 - SPECIAL REQUIREMENTS

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60.05. Design Review Design Principles, Standards and Guidelines

[ORD 4332; January 2005]

[ORD 4332, 01/01/2005]

60.05.05. Purpose.

The following design principles, standards and guidelines shall be met by new development, and redevelopment where applicable, throughout the City. [ORD 4584; June 2012]

[ORD 4332, 01/01/2005; ORD 4584, 06/01/2012]

Effective on: 6/1/2012

60.05.10. Design Principles.

The following design principles are general statements to guide the development of the built environment, the appearance of that development, and the effect of that development on the existing surroundings. The design guidelines and standards implement these principles. [ORD 4584; June 2012]

1. **Building Design and Orientation.** Design buildings that enhance the visual character of the community and take into account the surrounding neighborhoods, provide permanence, and create a sense of place. In Residential, Commercial and Multiple Use districts, design buildings that contribute to a safe, high quality pedestrian-oriented streetscape.
2. **Multiple Use District Building Orientation and Design.** Locate buildings so they are conveniently and safely accessible from on-site and off-site sidewalks and streets, and so buildings near the edge of a right of way provide a high quality, pedestrian oriented streetscape, contribute to safety by offering "eyes on the street" and promote pedestrian safety and use. Provide a pedestrian-friendly environment through building and site design treatments that may vary in nature and degree depending on the character of the urban area, the characteristics of the street, and the type of use and development proposed.
3. **Circulation and Parking Design.** Provide integrated multi-modal circulation and parking improvements that are safe and convenient, connect to surrounding neighborhoods and streets, and serve the needs of development.
4. **Landscape, Open Space, and Natural Areas Design.** Create landscape areas that contribute to the aesthetics of the community, conserve, protect, enhance or restore natural features and the natural environment, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents, customers, employees, and the community. Whenever possible, utilize native vegetative species which are disease and drought tolerant.
5. **Lighting Design.** Provide exterior lighting for buildings, parking lots, pedestrian pathways, vehicular areas, pedestrian plazas, public open spaces to ensure public safety and convenience, and to minimize excessive illumination on environmentally sensitive areas, adjoining properties, and streets.

[ORD 4332, 01/01/2005; ORD 4584, 06/01/2012]

Effective on: 6/8/2017

Commentary:

Proposed amendments Section 60.05.11 clarify residential use applicability standards and modify them to address applicability for Cooper Mountain districts.

60.05.11. Applicability of Design Standards to Residential Uses.

[ORD 4822; June 2022]

For ~~certain types of~~ residential development, the applicability of the Design Standards and Guidelines ~~varies based on the zoning district. Table 60.05.11. outlines the applicability of the Standards and Guidelines by housing type and zoning district shall vary based on the following standards.~~

1. In RMA, RMB, and RMC, all allowed uses shall comply with Section 60.05.60, except Compact Detached Housing and Multi-dwelling structures. Compact Detached Housing and Multi-dwelling structures shall comply with Sections 60.05.15 through 60.05.30 or Sections 60.05.35 through 60.05.50.
2. In CM-RM, all allowed uses shall comply with Section 60.05.60, except Compact Detached Housing and Multi-dwelling structures.
 - a. Compact Detached Housing shall comply with Sections 60.05.15 through 60.05.30 or Sections 60.05.35 through 60.05.50.
 - b. Multi-dwellings with 5 or 6 units shall comply with Section 60.05.65.
 - c. In no case shall 60.05.15 through 60.05.30 or Sections 60.05.35 through 60.05.50 apply to the development of small-scale commercial uses in the CM-RM zoning district, which shall instead comply with Section 60.05.60.
3. In all other districts, all allowed uses except single-detached dwellings (including Manufactured Homes) shall comply with Sections 60.05.15 through 60.05.30 or Sections 60.05.35 through 60.05.50.

Table 60.05.11. APPLICABILITY OF RESIDENTIAL DESIGN STANDARDS AND GUIDELINES

| Housing Type | RMA, RMB, or RMC District | All-Other-Districts |
|--|--|--|
| Single-Detached Dwelling (including Manufactured Home) | 60.05.60 | N/A |
| Compact Detached Housing | N/A | 60.05.15 — 60.05.30 or 60.05.35 — 60.05.50 |
| Duplex | 60.05.60 | N/A |
| Attached Triplex or Quadplex | 60.05.60 | 60.05.15 — 60.05.30 or 60.05.35 — 60.05.50 |
| Detached Triplex or Quadplex | 60.05.60 | N/A |
| Townhouses | 60.05.60 | 60.05.15 — 60.05.30 or 60.05.35 — 60.05.50 |
| Cottage Cluster | 60.05.60 | N/A |
| Multi-Dwelling Structure | 60.05.15 — 60.05.30 or 60.05.35 — 60.05.50 | |

[ORD 4822, 06/30/2022]

Effective on: 6/30/2022

60.05.12. Applicability of Design Standards and Guidelines to Accessory Structures, Non-habitable Buildings and Other Structures.

For some buildings and structures that are accessory to a primary structure or use on a site, are non-habitable, or permanent structures not considered buildings, certain Design Standards and Guidelines do not apply. Table 60.05.12- outlines the applicability of the Standards and Guidelines by structure type, size, visibility, proximity to a public street, and function.

| Table 60.05.12 APPLICABILITY OF DESIGN STANDARDS AND GUIDELINES TO ACCESSORY STRUCTURES, NON-HABITABLE BUILDINGS OR STRUCTURES NOT CONSIDERED A BUILDING | | |
|---|---|---|
| Type | Applicable Sections | Exempt from Sections |
| <p>Accessory structures, non-habitable buildings, or permanent structures not considered a building that meet the following:</p> <ul style="list-style-type: none"> Footprint 120 square feet or less; and No greater than one story <p>Accessory structures, non-habitable buildings, or permanent structures not considered a building that exceed these limits, are subject to applicable Design Review Standards or Guidelines.</p> | N/A | N/A |
| <p>Accessory structures, non-habitable buildings, or permanent structures not considered a building up to a 1,000 square feet, that meet the following:</p> <ul style="list-style-type: none"> Visible from and within 200 feet of an adjacent public street; and Located within 200 feet of an adjacent public street | 60.05.15 or 60.05.35 60.05.20 or 60.05.40 60.05.25 or 60.05.45 60.05.30 or 60.05.50 | N/A |
| <p>Accessory structures, non-habitable buildings, or permanent structures not considered a building up to a 1,000 square feet, that meet one or more of the following:</p> <ul style="list-style-type: none"> Not visible from and within 200 feet of an adjacent public street; or Not located within 200 feet of an adjacent public street | 60.05.15.5 or 60.05.35.5 60.05.20 or 60.05.40 60.05.25 or 60.05.45 60.05.30 or 60.05.50 | 60.05.15.1-4 and 60.05.15.6-9 or 60.05.35.1-4 and 60.05.35.6-9 |
| <p>Accessory structures, non-habitable buildings, or permanent structures not considered a building that are larger than 1,000 square feet</p> | All standards applicable <u>60.05.15 or 60.05.35</u> <u>60.05.20 or 60.05.40</u> <u>60.05.25 or 60.05.45</u> <u>60.05.30 or 60.05.50</u> | N/A |
| <p>Buildings or structures used exclusively to screen:</p> <ul style="list-style-type: none"> All on-site service areas Outdoor storage areas Waste storage Disposal facilities Recycling containers | 60.05.20 or 60.05.40 60.05.25 or 60.05.45 60.05.30 or 60.05.50 | 60.05.15.1-9 or 60.05.35.1-9 |

| | | |
|---|--------------------------|--|
| <ul style="list-style-type: none"> Transformer and utility vaults and similar activities | | |
| Screening of roof-mounted equipment | 60.05.15.5 or 60.05.35.5 | All other Design Review Standards and Guidelines |

60.05.15. Building Design and Orientation Standards.

Commentary:

This text was modified in each subsection of 60.05.15 through 60.05.50 to refer to applicability standards in 60.05.11 above rather than describing applicability for different districts and uses here.

All standards apply in all zoning districts unless otherwise noted in Section 60.05.11 or within the standards below.

~~Unless otherwise noted, all standards apply to all uses in all zoning districts except RMA, RMB, and RMC, and CM-RM. In the RMA, RMB, and RMC districts, these standards apply to multi-dwellings, compact detached housing, and non-residential uses. In the CM-RM district, these standards apply to compact detached housing. In no case shall the standards apply to middle housing or single-detached dwellings (except compact detached housing) in the RMA, RMB, or RMC, or CM-RM districts. [ORD 4822; June 2022]~~

1. Building articulation and variety.

- A. Multi-dwellings in all applicable Residential zones, and townhouses in the MR and CM-MR zones, shall be limited in length to ~~two hundred (200)~~ feet. [ORD 4542; June 2010] [ORD 4822; June 2022]
- B. Buildings that have any portion of any elevation visible from and within 200 feet of an adjacent public street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to Permanent Architectural Features designed to provide articulation and variety. These permanent features include, but are not limited to, windows, bays and offsetting walls that extend at least ~~eighteen inches (18")~~ 18 inches, recessed entrances, doors, loading doors and bays, and changes in material types. Different shapes, sizes, and applications of the same material are not considered changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is: [ORD 4584; June 2012]
 1. ~~Thirty (30)~~ percent in applicable Residential zones, and all uses in Commercial and Multiple Use zones. [ORD 4584; June 2012]
 2. ~~Fifty (50)~~ percent in Commercial zones where glazing is less than ~~thirty five (35)~~ percent pursuant to Section 60.05.15.8.A.3.
 3. ~~Fifteen (15)~~ percent in Industrial zones. [ORD 4462; January 2008]

In Industrial zones, where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities, the above standards shall apply only to elevations visible from and within 100 feet of an adjacent public street, and elevations that include a primary building entrance or multiple tenant entrances. [ORD 4531; April 2010] [ORD 4659; July 2015]

- C. The maximum spacing between the Permanent Architectural Features (to meet the requirements of Section 60.05.15.1.AB), both vertically and horizontally, shall be no more than: [ORD 4782; April 2020]
 1. ~~Forty (40)~~ feet in applicable Residential zones, and all uses in Commercial and Multiple Use zones. [ORD 4584; June 2012]
 2. ~~Sixty (60)~~ feet in Industrial zones.
 3. ~~Fifteen (15)~~ feet in detached residential developments in Multiple Use zones for walls facing streets, common greens, and shared courts. [ORD 4542; June 2010]

- D. In addition to the requirements of Section 60.05.15.1.B and C., detached and attached residential building elevations facing a street, common green, or shared court shall not contain an undifferentiated wall area greater than 150 square feet within which a box with the minimum dimensions of 10 feet by 15 feet can fit. For the purposes of this standard, undifferentiated means lacking Permanent Architectural Features. [ORD 4542; June 2010]

Commentary:

Proposed amendments would modify requirements for roof forms to allow a change in material to count toward articulation at the top of a building. This provides more ways for an applicant to comply with this standard.

2. Roof forms.

- A. All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.
- B. Sloped roofs on residential uses in applicable residential Residential zones and on all uses in multiple-use Multiple Use and commercial Commercial zones shall have eaves, exclusive of rain gutters, that must project from the building wall at least ~~twelve (12)~~ inches. [ORD 4584; June 2012]
- C. All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least ~~twelve (12)~~ inches or architecturally treated, such as with a decorative cornice or change in material, at or above the top floor with a minimum height of 2 feet. [ORD 4584; June 2012]
- D. When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as existing roofs.
- E. Smaller feature roofs are not subject to the standards of this Section.

Commentary:

Proposed amendments for primary building entrances would allow more than one way to provide weather protection.

3. Primary building entrances.

- A. Primary entrances, which are the main point(s) of entry ~~where the majority of~~ for all building users ~~will enter and leave~~, shall ~~be covered~~ include weather protection that is at least 6 feet wide and 4 feet deep by; recessed recessing the entry, providing an awning or other projecting element, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep using a combination of those methods.

Commentary:

Public Parks will not be subject to Conditional Use review in Cooper Mountain so language was added to the Exterior Building Materials design standard so that these standards will still apply to parks.

4. Exterior building materials.

- A. For Permitted non-residential uses and Conditional Uses in applicable Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens and shared courts), a maximum of ~~thirty (30)~~ percent of each elevation that is entirely or partially visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances, may be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard. The remaining elevation area for all applicable uses

in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment. [ORD 4542; June 2010] [ORD 4584; June 2012]

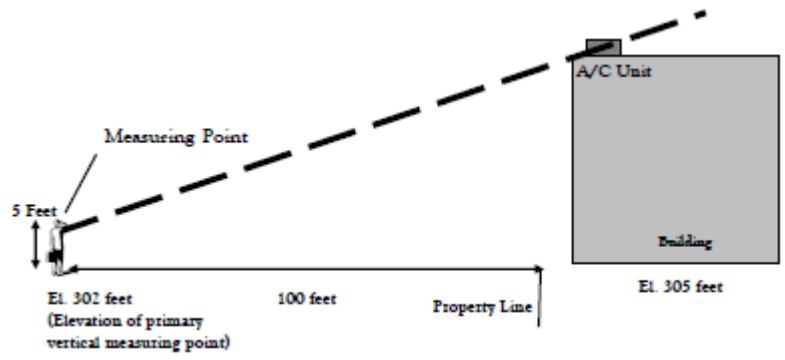
This standard shall also apply to all uses in the Industrial zones, except for buildings containing manufacturing, fabricating, processing, packing, storage and wholesale and distribution facilities as a principal use of the site where this standard shall apply only to the primary elevation that is entirely or partially visible from and within 200 feet of a public street or a public park, public plaza or other public open space.

[ORD 4531; April 2010]

- B. For Permitted non-residential uses and Conditional Uses in applicable Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than ~~three (3)~~ feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to ~~four (4)~~ feet above the finished grade level. [ORD 4584; June 2012]

5. **Roof-mounted equipment.**

- A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:
 1. A parapet wall; or
 2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or
 3. Setback from the street-facing elevation such that it is not visible from the public street(s); or
 4. Screened from view by another building. [ORD 4782; April 2020]
- B. As shown in the diagram below, the vertical measuring distance for required screening shall be measured at ~~five (5)~~ feet above the finished or existing grade at the property line or public right-of-way abutting the development site's front yard setback for a distance of ~~one hundred (100)~~ lineal feet measured outward from the development site's front property line. Once the vertical measuring distance is established for the site's front yard, this same vertical measuring distance shall be applied to all sides of the development site's perimeter property lines. [ORD 4531; April 2010] [ORD 4782; April 2020]



- C. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.

Commentary:

Proposed changes to building location and orientation requirements would mean building location and orientation in Cooper Mountain would be based on the street classification. In the rest of the city, it is based on designated major pedestrian routes. Those have not been established in Cooper Mountain, and the area generally lacks streets. The proposed approach provides a clear and objective way to determine building location and orientation without relying on designated pedestrian routes.

6. **Building location and orientation along streets in Commercial and Multiple Use zones.** [ORD 4584; June 2012]
- A. Buildings in Multiple Use zones, except those in the CM-HDR zone, shall occupy a minimum public street frontage as follows:
1. 50 percent of the street frontage where a parcel abuts a Class 1 Major Pedestrian Route.
 2. 35 percent of the street frontage where a parcel abuts a Class 2 Major Pedestrian Route.
 3. 35 percent of the street frontage where a parcel does not abut any Major Pedestrian Route and the parcel exceeds 60,000 gross square feet. [ORD 4462; January 2008]
 4. 50 percent of the street frontage for detached residential projects where the parcel abuts any street, common green or shared court. [ORD 4542; June 2010] [ORD 4576; January 2012]
- B. [ORD 4462; January 2008] Except in the CM-CS zone, Buildings buildings in Commercial zones shall occupy a minimum of 35 percent public street frontage where a parcel exceeds 60,000 gross square feet.
- C. All buildings in the CM-CS zone and non-residential and multiple use buildings in the CM-HDR zone shall occupy a minimum public street frontage as follows:
1. 50 percent of the abutting primary public street frontage. When a parcel abuts more than one public street, the primary public street frontage shall be determined in the following descending order:
 - a. Property line abutting a designated Neighborhood Route street or the property line where any portion is across the street from a Public Park, as determined by the applicant;
 - b. Property line abutting a designated Collector street; or
 - c. In the absence of a public street frontage meeting a. or b. above, the applicant shall designate the primary public street frontage at the time of initial development.
 2. 35 percent of the abutting secondary public street frontage where a parcel abuts more than one public street. When a parcel abuts more than two public streets, the applicant shall designate the secondary public street frontage at time of initial development, and there shall be no public street frontage requirement on any remaining abutting public streets.
 3. The following shall be subtracted from the calculations of total primary and secondary public street frontages:
 - a. The width of driveway throats;
 - b. Areas determined to be unbuildable due to sight clearance and sight distance requirements in the Engineering Design Manual;
 - c. Existing Public Utility Easements;
 - d. Plazas, including Pedestrian Plazas, up to 20 percent of the total public street frontage per site;
 - e. Natural Areas; and
 - f. The width of the travel surface of trails, up to a maximum of 20 feet. This exemption does not apply when any portion of a trail travels parallel to any portion of a property line abutting a street.
- D. Buildings subject to ~~the a~~ street frontage standard shall be located no farther than 20 feet from the property line. To meet the street frontage standard, no part of the ground floor elevation used to meet the standard shall be located farther than 20 feet from the property line. The area between the building and property line shall be landscaped to standards found in Section 60.05.25.5.B or 60.05.25.5.C. [ORD 4584; June 2012]
- E. Buildings on corner lots of multiple Major Pedestrian Routes shall be located at the intersections of the Major Pedestrian Routes. Where a site has more than one corner on a Major Pedestrian Route, this requirement must be met at only one corner.
- F. Buildings subject to ~~the a~~ street frontage standard shall have at least one primary building entrance oriented toward an abutting public street or public pedestrian way. In the CM-CS and CM-HDR zones, buildings subject to this Subsection shall have at least one primary building entrance oriented toward the primary public street

frontage. Where there is more than one abutting Class 1 Major Pedestrian Route, the primary entrance shall be oriented toward one abutting Class 1 Major Pedestrian Route or shall be oriented to a Class 1 Major Pedestrian Route corner. [ORD 4706; May 2017]

1. A minimum of one primary building entrance shall not be set back more than 20 feet from the abutting public street or public pedestrian way. [ORD 4706; May 2017]
2. Pedestrian connections to street oriented primary building entrances shall not cross vehicular circulation and parking areas. [ORD 4706; May 2017]

G. Secondary entrances may face on streets, off-street parking areas, or landscaped courtyards.

7. Building scale along Major Pedestrian Routes.

- A. The height of any portion of a building at or within 20 feet of the property line as measured from the finished grade at the property line abutting a Major Pedestrian Route shall be a minimum of ~~twenty-two (22)~~ feet and a maximum of ~~sixty (60)~~ feet. Building heights greater than ~~sixty (60)~~ feet are allowed if the portion of a building that is greater than ~~sixty (60)~~ feet in height is at least ~~twenty (20)~~ feet from the property line that abuts the Major Pedestrian Route. In all cases, building height shall meet the requirement of ~~Section 20.20.20 Chapter 20~~ for the specific zoning district. [ORD 4462; January 2008] [ORD 4531; April 2010]
- B. Detached residential dwellings are exempt from the minimum height standard in Section 60.05.15.7.A. Building heights shall meet the requirements of Chapter 20 for the specific zoning district. [ORD 4542; June 2010]
- C. The maximum heights specified in Chapter 20 shall not be exceeded, unless separately authorized through an adjustment or variance application, Planned Unit Development, or where credits are earned for height increase through Habitat Friendly Development Practices, as described in Section 60.12.40.4.B.2. [ORD 4531; April 2010]

Commentary:

Proposed amendments specify the percentage of windows that should be incorporated in buildings with ground-floor non-residential uses in Cooper Mountain.

8. Ground floor elevations in Commercial and Multiple Use zones.

A. Except those used exclusively for residential use, ground floor elevations entirely or partially visible from and within 200 feet of a public street, Major Pedestrian Route, or a public park, public plaza or other public open space, and elevations that include a primary building entrance or multiple tenant entrances, shall have the following minimum percent of the ground floor elevation area permanently treated with windows, display areas or glass doorway openings.

1. Class 1 Major Pedestrian Routes: ~~Fifty (50)~~ percent.
2. Primary public street frontages in CM-CS and CM-HDR: 50 percent.
3. Class 2 Major Pedestrian Routes: ~~Thirty-five (35)~~ percent.
4. Secondary public street frontages in CM-CS and CM-HDR zoning districts: 35 percent.
5. Buildings on parcels in excess of 25,000 gross square feet within a Commercial or a Multiple Use zoning district: ~~Thirty-five (35)~~ percent.

Except in the CM-CS zone, less less glazing may be provided in a Commercial zoning district when increased building articulation and architectural variety is provided pursuant to Section 60.05.15.1.B.2. of this Code.

For the purpose of this standard, the ground floor elevation area is the area of the façade located between ~~three (3)~~ feet above grade to ~~ten (10)~~ feet above grade and the entire length of the elevation. Glazing located between grade and ~~twelve (12)~~ feet above grade can count towards meeting the minimum glazing requirement in Section 60.05.15.8.A.1-3. Glazing located below grade or more than ~~twelve (12)~~ feet above grade does not count towards satisfying this standard.

- B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk shall provide weather protection to the following minimum percent of the length of those elevations. [ORD 4584; June 2012]
1. Class 1 Major Pedestrian Routes: ~~Fifty (50)~~ percent.
 2. Class 2 Major Pedestrian Routes: ~~Thirty five (35)~~ percent.
- C. Except for buildings with a ground floor used exclusively for residential use, multiple use and non-residential buildings taller than 30 feet in the CM-CS and CM-HDR zoning districts shall have a defined base on building elevations visible from and within 200 feet of a public street and on elevations that include a primary building entrance or multiple tenant entrances by using one of the following methods:
1. Floor-to-floor height of the ground floor is a minimum of 3 feet taller than the average of the remaining floor-to-floor heights.
 2. Ground-floor level is set back a minimum of 2 feet from the primary building wall for at least 70 percent of the building elevation length.
 3. All floors above the ground-floor level are set back a minimum of 2 feet from the ground-floor level for at least 70 percent of the building elevation length.
 4. A datum line is provided between the ground floor and second floor. The datum line shall be a minimum of 4 inches in depth and height. The datum line may be a minimum of 2 inches in depth and height if the primary exterior building material, excluding windows, changes between the first and second floor. The datum line may project or be recessed.
9. **Compact Detached Housing design.** [ORD 4584; June 2012]
- A. Primary building entrances and porches accessing a primary entrance shall face streets, common greens or shared courts and must meet the requirements of Section 60.05.15.3. Porches, if provided, shall have clear dimensions of at least ~~six (6)~~ feet wide and ~~four (4)~~ feet deep, and shall be covered by a roof. The primary entrance must be within 4 feet of grade, as measured as the average grade along the foundation of the longest wall of the building elevation containing the primary entrance or porch. [ORD 4576; January 2012]
- B. Elevations on residential units facing streets, common greens and shared courts shall have a minimum of 25 percent of the elevation area on each floor permanently treated with windows.
- C. Windows shall be vertical or square in proportion. Horizontal windows may be created when vertical windows or a mixture of vertical and other shaped windows are grouped together, or there is a row of clerestory windows across the top of the grouped windows.
- D. [ORD 4576; January 2012] Alleys (including access easements) and shared courts are the preferred options to serve garages and shall be provided on all lots except where topography or other identified physical constraints preclude their use. Within a project, the majority of units shall have garages accessed from alleys or shared courts.
- E. When parking is provided in a garage facing a street or shared court, the following standards must be met:
1. No more than ~~fifty (50)~~ percent of the horizontal length of the ground floor elevation facing a street or shared court shall be an attached garage door entrance (i.e., garage doorway) or 12 feet long, whichever is greater.
 2. Garages shall be recessed at least ~~one and one half (1.5)~~ feet from the ground floor front of the dwelling.
 3. There may be no more than two individual garage doors per dwelling unit.
 4. [ORD 4576; January 2012] The width of the driveway (at the back of the sidewalk) shall not exceed 12 feet for single lane and 16 feet for double lane driveways.
 5. [ORD 4576; January 2012] A maximum of 50% percent of the units within a project shall have driveways 16 feet in width. No two lots of this configuration shall be adjacent to one another.
- F. Garages that face a street or shared court shall contain one or more of the following design features. Garages shall not terminate the view into shared courts from a public street unless they contain two or more of the following design features:

1. Garage trellis or pergola extending at least 12 inches from the building face.
 2. Windows on 15% percent of the garage door.
 3. Decorative hardware.
 4. Natural wood finish.
 5. A recess of at least ~~three (3)~~ feet.
 6. Multiple materials finish or colors are used.
- G. Residential structures must have a roof that meets or exceeds the requirements of Section 60.05.15.2.
- H. There must be architectural detailing that varies from unit to unit. Architectural detailing includes but is not limited to the following list. Some design features include requirements that exceed a minimum standard found elsewhere in this code. Each dwelling shall utilize at least ~~five (5)~~ of the following design features:
1. The use of different exterior siding materials. In general, materials should change on horizontal planes, not vertical planes. Types of siding materials include:
 - a. Horizontal lap siding, including simulated horizontal lap siding where the boards in the pattern are 6 inches or less in width;
 - b. Vertical cedar siding;
 - c. Beveled siding,
 - d. Shingles
 - e. Stucco
 - f. Brick
 - g. Stone
 - h. Scored masonry
 - i. Changes in a combination of texture, pattern or color of a single material
 2. A primary sloped roof that is no flatter than 6/12 and no steeper than 12/12. (Exceeds the requirements of Section 60.05.15.2.).
 3. A tile or shake roof.
 4. One or more dormers on the front elevation.
 5. Three or more gables.
 6. Elevations on residential units facing streets, common greens and shared courts having at least 40 percent of the elevation area on each floor permanently treated with windows (Exceeds the requirements of Section 60.05.15.9.B.).
 7. Window shutters on windows which face streets, common greens or shared courts.
 8. Bay or bowed windows on the front elevation.
 9. Trim marking roof lines, porches, windows and doors on all elevations. The trim must be at least ~~3-1/2~~ 3.5 inches wide.
 10. Weather protection for primary building entrances that exceed the minimum area requirements of Section 60.05.15.3 by 25% percent. [ORD 4584; June 2012]
 11. Porches on the front elevation that have clear dimensions of at least eight feet wide and six feet deep, and are covered by a roof supported by structurally integral columns or brackets.
 12. Balcony on the same façade as the main entrance. The balcony must be at least 48 square feet and a minimum 8 feet wide and must be accessible from the interior living space of the house.
 13. An attached garage with a gable or hip roof, or with a second story above the garage.
 14. Building face or roof offsets (minimum 12 inch offset) on the front elevation.

15. Permanent planter boxes of at least 25 square feet constructed as an extension of a front elevation or primary building entrance.
 16. A landscaped courtyard of at least 100 square feet located as a transition element between a primary building entrance and a street, common green or shared court. The landscaping within the courtyard shall exceed the minimum requirements of Section 60.05.25.4 by 15% percent. [ORD 4576; January 2012]
 17. Other architectural or design elements that apply to at least 10 percent of the front elevation and result in visual interest, variety and beauty.
- I. [ORD 4576; January 2012] Building elevations shall not be repeated across a street, shared court or common green from each other or on adjacent parcels. In these instances, elevations shall have at least 5 different design details as described in Section H. above. [ORD 4782; April 2020]
 - J. [ORD 4576; January 2012] The following minimum setbacks apply:
 1. Front yard fronting common greens and shared courts - 3 feet
 2. Front yard fronting street - 5 feet to building, 3 feet to porch or stoop
 3. Side yard - 3 feet, or 8 feet if abutting a street [ORD 4584; June 2012]
 4. Rear yard - 0 feet
 5. Garage entrance setback from street - 18.5 feet
 6. No side, rear, or garage entrance setback is required from a lot line abutting an alley or shared court.
 - K. [ORD 4576; January 2012] Minimum standards for alleys are:
 1. Alley width - 24 feet between buildings at the ground floor, and a paved area at least 16 feet wide.
 2. An alley may be up to 150 feet long. The Facilities Review Committee has the discretion to review alley length, with optional design requirements to allow for alleys to be longer than 150 feet. [ORD 4584; June 2012]
 - L. [ORD 4576; January 2012] The side building setback on one side of a structure may be zero subject to the following:
 1. The zero setback does not apply to the property line adjacent to a street or to the property line adjacent to lots that are not part of the zero lot line project.
 2. The minimum distance between all buildings in the zero lot line project must be equal to twice the required side yard setback shown in Section J.

[ORD 4332, 01/01/2005; ORD 4462, 01/10/2008; ORD 4531, 04/01/2010; ORD 4542, 06/17/2010; ORD 4576, 01/06/2012; ORD 4584, 06/01/2012; ORD 4659, 07/10/2015; ORD 4706, 05/19/2017; ORD 4758, 03/22/2019; ORD 4782, 04/17/2020; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

60.05.20. Circulation and Parking Design Standards.

All standards apply in all zoning districts unless otherwise noted in Section 60.05.11 or within the standards below.

~~Unless otherwise noted, all standards apply to all uses in all zoning districts except RMA, RMB, and RMC, and CM-RM. In the RMA, RMB, and RMC districts, these standards apply to multi-dwellings, compact detached housing, and non-residential uses. In the CM-RM district, these standards apply to compact detached housing. In no case shall the standards apply to middle housing or single detached dwellings (except compact detached housing) in the RMA, RMB, or RMC, or CM-RM districts. [ORD 4822; June 2022]~~

Commentary:

Section 60.05.20. Circulation and parking standards specific for Cooper Mountain are proposed to provide expectations for connections to the public street system, pedestrian circulation, and street frontages and parking areas. Some of these changes are to integrate references to Cooper Mountain zones in the code. Some changes are required to comply with Oregon Administrative Rule 660-012-0330, which includes the requirement that: “Motor vehicle parking, circulation, access, and loading may be located on site beside or behind buildings. Motor vehicle parking, circulation, access, and loading must not be located on site between buildings and public pedestrian facilities on or along the primary facing street.” The administrative rule does provide some exceptions, but many of the standards were written with this state requirement in mind.

1. Connections to the public street system.

A. Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element. For properties within the South Cooper Mountain Community Plan area, pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets and trails as specified in Figure 10: Community Plan Street Framework and Figure 11: Community Plan Bicycle & Pedestrian Framework of the South Cooper Mountain Community Plan. ~~Deviations from South Cooper Mountain Community Plan Figure 10: Community Street Framework or Figure 11: Community Plan Bicycle & Pedestrian Framework shall be reviewed through a Planned Unit Development application.~~ For properties in the Cooper Mountain Community Plan area, pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets and trails as specified in Figures 6.4a and 6.2b of the Comprehensive Plan Transportation Element (Volume 1, Chapter 6). Deviations from South Cooper Mountain Community Plan Figure 10: Community Street Framework or Figure 11: Community Plan Bicycle & Pedestrian Framework or Cooper Mountain Community Plan Figure 6: Transportation Corridors shall be reviewed through a Planned Unit Development application. Streets and bicycle and pedestrian connections shall extend to the boundary of the parcel(s) under development and shall be designed to connect the proposed development’s streets, bicycle connections, and pedestrian connections to existing and future streets, bicycle connections, and pedestrian connections. [ORD 4531; April 2010] [ORD 4822; June 2022]

2. Loading areas, solid waste facilities and similar improvements.

- A. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street or shall be fully screened from view from a public street. [ORD 4531; April 2010]
- B. Except for manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principal use of a building in Industrial districts, all loading docks and loading zones shall be located in an area not visible from a public street or shall be fully screened from view from a public street.
- C. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be constructed or grown a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods:
 - 1. Solid screen wall constructed of wood, metal, masonry, or other exterior finish material utilized on one or more buildings,
 - 2. A hedge with a minimum of ~~ninety-five (95)~~ percent opacity within ~~two (2)~~ years. [ORD 4531; April 2010] [ORD 4822; June 2022]
- D. Screening from public view by chain-link fence with or without slats is prohibited.

- E. Screening of loading zones may be waived in Commercial and Multiple Use zones if the applicant demonstrates the type and size of loading vehicles will not detract from the project's aesthetic appearance and the timing of loading will not conflict with the hours or operations of the expected businesses. [ORD 4584; June 2012]

3. Pedestrian circulation.

- A. Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. For properties within the South Cooper Mountain Community Plan Area area, pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Figure 10: Community Plan Street Framework and Figure 11: Community Plan Bicycle & Pedestrian Framework of the South Cooper Mountain Community Plan and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. For properties in the Cooper Mountain Community Plan area, pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Figure 6: Transportation Corridors of the Cooper Mountain Community Plan and to the abutting public street system, on-site buildings, parking areas, and other facilities where pedestrian access is desired. Deviations from South Cooper Mountain Community Plan Figure 10: Community Street Framework or Figure 11: Community Plan Bicycle & Pedestrian Framework or Cooper Mountain Community Plan Figure 6: Transportation Corridors shall be reviewed through a Planned Unit Development application. Pedestrian connections shall be provided except when one or more of the following conditions exist:

1. Where physical or topographic conditions, such as a grade change of ~~ten (10)~~ feet or more at a property line to an adjacent pedestrian facility, make connections impractical,
2. Where uses including manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principal use of a building in Industrial districts occur,
3. Where on-site activities such as movement of trucks, forklifts, and other large equipment would present potential conflicts with pedestrians, or
4. Where buildings or other existing development on adjacent lands physically preclude a connection now or in the future.

- B. A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.
- C. At least one reasonably direct pedestrian walkway into a site shall be provided for street frontages up to 300 feet. An additional reasonably direct pedestrian walkway into a site shall be provided for every additional 300 feet of street frontage or for every eight aisles of vehicle parking if parking is located between the building and the street. A reasonably direct walkway shall also be provided to any accessway abutting the site. This standard may be waived when topographic conditions, man-made features, natural areas, etc. preclude walkway extensions to adjacent properties.
- D. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.
- E. Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided and shall be composed of a different paving material than the primary on-site paving material.
- F. Pedestrian walkways shall have a minimum of ~~five (5)~~ foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply. [ORD 4531; April 2010]

4. Street frontages and parking areas.

- A. Surface parking areas abutting a public street shall provide perimeter parking lot landscaping which meets one of the following standards:
 - 1. A minimum ~~six (6)~~-foot wide planting strip between the right-of-way and the parking area. Pedestrian walkways and vehicular driveways may cross the planting strip. Trees shall be planted at a minimum 2.5-~~1/2~~ inch caliper at a maximum of ~~thirty (30)~~ feet on center. Planting strips shall be planted with an evergreen hedge that will provide a 30-inch-high screen and ~~fifty (50)~~ percent opacity within two years. The maximum height shall be maintained at no more than ~~thirty-six (36)~~ inches. Areas not covered by trees or hedge shall be landscaped with live ground cover. Bumper overhangs which intrude into the planting strip shall not impact required trees or hedge; or
 - 2. A solid wall or fence 30 to 36 inches in height parallel to and not nearer than ~~four (4)~~ feet from the right-of-way line. The area between the wall or fence and the street line shall be landscaped with live ground cover. Pedestrian walkways and vehicular driveways may cross the wall or fence.
 - B. Ground-floor parking structures, parking garages, and tuck-under parking areas, inclusive of all parking spaces, drive aisles, and all vehicular maneuvering areas, within 20 feet of a public street shall provide screening which meets the following standards:
 - 1. Portions of parking structures, parking garages, and tuck-under parking areas that are not occupied by ground-floor commercial space shall provide a minimum 5-foot building setback from all street-facing property lines.
 - 2. The setback shall be landscaped, except for areas paved for vehicle and pedestrian access or land needed for above-ground utilities, as follows:
 - a. Evergreen shrubs a minimum 1 gallon in size planted next to each other to form a screen that is at least 30 inches tall within 2 years. Additional shrubs in excess of those necessary to form a screen are allowed. The shrubs shall be maintained at no more than 36 inches tall; and
 - b. Ground cover plants shall fully cover the remainder of the landscaped area.
5. **Parking area landscaping.**
- A. Landscaped planter islands shall be required according to the following:
 - 1. Residential uses in ~~applicable residential~~ Residential zones, one for every ~~eight (8)~~ contiguous parking spaces.
 - 2. All uses in Commercial and Multiple Use zones, one for every ~~ten (10)~~ contiguous parking spaces. [ORD 4584; June 2012]
 - 3. Permitted non-residential uses and Conditional Uses in applicable Residential zones, one for every ~~twelve (12)~~ contiguous parking spaces. [ORD 4584; June 2012]
 - 4. All uses in Employment / Industrial zones, one for every ~~twelve (12)~~ contiguous parking spaces. [ORD 4584; June 2012]
 - B. The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed to protect landscaping. The landscaped island shall be planted with a tree having a minimum mature height of 20 feet. If a pole-mounted light is proposed to be installed within a landscaped planter island, and an applicant demonstrates that there is a physical conflict for siting the tree and the pole-mounted light together, the decision-making authority may waive the planting of the tree, provided that at least ~~seventy-five (75)~~ percent of the required islands contain trees. Landscaped planter islands shall be evenly spaced throughout the parking area.
 - C. Linear raised sidewalks and walkways within the parking area, connecting the parking spaces and on-site building(s), may be counted towards the total required number of landscaped islands, provided that all of the following is met:
 - 1. Trees are spaced a maximum of 30 feet on center on a minimum of one side of the sidewalk.
 - 2. The minimum unobstructed sidewalk width is five feet.

3. The sidewalk is separated from the parking area by curbs, bollards, or other means on both sides.
4. Trees are located in planting area with groundcover or planted in covered tree wells.
5. Trees within the linear sidewalk area shall constitute no more than 50 percent of the total required number of trees within required landscaped planter islands. All remaining required trees shall be located within landscaped planter islands.

[ORD 4531; April 2010]

- D. Trees planted within required landscaped planter islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton ~~Street~~-Tree List or an alternative approved by the City Arborist.
- E. A new development that adds more than one-half acre of new surface parking (newly constructed parking and/or paved parking area that was removed and replaced) to a lot shall provide trees and sidewalks along driveways or a minimum of 30 percent ~~tree canopy~~ Tree Canopy coverage over the additional parking lot area. Lots meeting Section 60.30.15.10.c are exempt from this requirement. Tree ~~canopy~~ Canopy coverage shall be calculated according to Section 60.30.15.10.c. For the purposes of this standard, surface parking shall include the perimeter of all parking spaces including maneuvering areas and interior parking lot landscaping. For the length of the driveway or driveways, excluding segments where access to drive aisles, loading area access, loading berths, or other vehicle maneuvering areas intersect with or otherwise interrupt the driveway's planting/pedestrian area, the following shall be provided:
 1. One tree from the ~~city's adopted street tree list~~ City of Beaverton Tree List with an expected ~~tree crown~~ Tree Canopy of at least 15 feet for every 25 feet of driveway. The expected ~~tree crown~~ Tree Canopy measurement shall use the anticipated ~~crown area~~ Tree Canopy of the proposed tree at maturity but no more than 15 years after planting. For driveway segments of sufficient length to require more than one tree, the trees shall be planted in a continuous shared planter strip unless site conditions involving drive aisles, pedestrian walkways, or utilities shown in the application interrupt the landscape planter strip. The trees' expected canopies at maturity but no more than 15 years after planting shall be contiguous (with gaps of less than 3 feet between expected canopies). Trees planted to meet this standard shall be planted and maintained consistent with ~~2021-2023~~ ANSI A300 standards.
 2. Pedestrian walkways along at least one side of the driveway designed consistent with Section 60.05.20.3.D through F.

[ORD 4844; August 2023]

Commentary:

Proposed amendments below are intended to comply with Oregon Administrative Rule 660-012-0330(4)(a), which requires Cities and counties shall have land use regulations in commercial and mixed-use districts that provide for a compact development pattern, easy ability to walk or use mobility devices, and allow direct access on the pedestrian, bicycle, and public transportation networks.

6. Off-Street parking frontages ~~in Multiple Use zones~~. [ORD 4584; June 2012]

- A. For all uses in Commercial and Multiple Use zones, Off-Street off-street surface parking areas shall be located to the rear or side of buildings. Surface parking areas located adjacent to public streets are limited to a maximum of:
 1. 50% percent of the street frontage along Class 1 Major Pedestrian Routes, and the primary public street frontage identified by Section 60.05.15.6.C.1;
 2. 65% percent of the street frontage along Class 2 Major Pedestrian Routes, frequent transit corridors, and the secondary public street frontage identified by Section 60.05.15.6.C.2; and
 3. 50% percent of the parcel's street frontage for detached residential projects along any street. [ORD 4542; June 2010]

- B. For all uses in the CM-CS and CM-HDR zoning districts and for non-residential uses and multi-dwelling uses in the CM-MR zone, off-street surface parking areas shall not be located between the longest public street-facing building elevation and a street.
7. **Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones.** [ORD 4584; June 2012]
- A. A sidewalk is required on all streets. The sidewalk shall be a minimum of ~~ten (10)~~ feet wide and provide an unobstructed path at least ~~five (5)~~ feet wide. Development in the CM-CS and CM-HDR zoning districts are exempt from this standard and are subject to the Engineering Design Manual. [ORD 4531; April 2010]
- B. A sidewalk or walkway internal to the site is required along building elevations that include a primary building entrance, multiple tenant entrances or display windows. The sidewalk shall be a minimum of ~~ten (10)~~ feet wide, and provide an unobstructed path at least ~~five (5)~~ feet wide at building entrances, and along elevations containing display windows. Sidewalks shall be paved with scored concrete or modular paving materials. If adjacent to parking areas, the sidewalk shall be separated from the parking by a raised curb. This standard is not intended to be cumulative for buildings located at the property line, or are setback less than 10 feet to the property line, and are adjacent to sidewalks in the public right-of-way that are a minimum of ~~ten (10)~~ feet wide and provide an unobstructed path at least ~~five (5)~~ feet wide at building entrances and along elevations containing display windows. [ORD 4531; April 2010]
- C. Residential development fronting common greens and shared courts, and detached units fronting streets are exempt from ~~these~~ standards of 7.B above and are subject to the Engineering Design Manual. [ORD 4542; June 2010] [ORD 4576; January 2012]
8. **Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Commercial, ~~and~~ Multiple Use, and applicable Residential zones.** [ORD 4584; June 2012]
- A. Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B., unless one of the following is met:
1. The parking lot drive aisle is less than 100 feet long;
 2. The parking lot drive aisle serves 2 or less residential units; or
 3. The parking lot drive aisle provides direct access to angled or perpendicular parking stalls.
- B. Private streets, common greens, and shared courts shall meet the following standards:
1. Private streets serving non-residential uses and residential uses having five or more units shall have raised curbs and minimum ~~five (5)~~ foot wide unobstructed sidewalks on both sides.
 2. Private streets serving less than ~~five (5)~~ residential units shall have raised curbs and a minimum ~~five (5)~~ foot wide unobstructed sidewalk on at least one side.
 3. When common greens and shared courts are utilized, an unobstructed walkway a minimum of ~~five (5)~~ feet wide shall be provided within the common green or shared court. [ORD 4542; June 2010]
- [ORD 4531; April 2010]
9. **Ground floor uses in parking structures.**
- A. Parking structures located on Major Pedestrian Routes and on primary public street frontages in the CM-CS zoning district shall incorporate one or more active retail or commercial uses other than parking at ground level along the entire portion of the structure fronting onto such routes. Compliance to this standard is not required when a semi-subterranean parking structure is proposed, provided that the height of such structures, or portions thereof, is not greater than ~~three and one-half (3.5 1/2)~~ feet above the elevation of the adjoining walkway or sidewalk.

[ORD 4332, 01/01/2005; ORD 4531, 04/01/2010; ORD 4542, 06/17/2010; ORD 4576, 01/06/2012; ORD 4584, 06/01/2012; ORD 4822, 06/30/2022]

Commentary:

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

Proposed changes would add clarify and make clear and objective rules related to balconies, patios, and community rooms and how they would count toward minimum common open space requirements. Section 60.05.25.3. These changes clarify some provisions, provide additional options for satisfying open space requirements, and add standards that ensure the spaces are usable.

Minimum landscape requirements for non-residential development and Mixed Use Development. Section 60.05.25.5.A.

General landscaping requirements related to irrigation and plant diversity would apply citywide. Section 60.05.25.6.

Cooper Mountain Open Space and Landscape Buffering. Proposed rules would create a new set of open space and buffering rules for Cooper Mountain. The open space rules promote open space for residents to enjoy as well as help the city meet its tree canopy targets for Cooper Mountain. The buffer standards developed specifically for Cooper are proposed to ensure buffering is provided where visual or noise impacts need to be addressed without requiring addition land, fences, and landscaping features where they are not needed. Section 60.05.25.17.

60.05.25. Landscape, Open Space, and Natural Areas Design Standards.

~~All standards apply in all zoning districts unless otherwise noted in Section 60.05.11 or within the standards below.~~

~~Unless otherwise noted, all standards apply to all uses in all zoning districts except RMA, RMB, and RMC, and CM-RM. In the RMA, RMB, and RMC districts, these standards apply to multi-dwellings, compact detached housing, and non-residential uses. In the CM-RM district, these standards apply to compact detached housing. In no case shall the standards apply to middle housing or single detached dwellings (except compact detached housing) in the RMA, RMB, or RMC, or CM-RM districts. [ORD 4822; June 2022]~~

1. **Minimum landscape requirements for residential developments consisting of ~~two (2)~~ or ~~three (3)~~ units of Attached Housing or Compact Detached Housing.** [ORD 4584; June 2012]
 - A. All areas of the lot not occupied by structures or pavement shall be landscaped as defined in Section 60.05.25.4. [ORD 4515; September 2009]
2. **Minimum Open Space and landscape requirements for residential developments consisting of ~~four (4)~~ to ~~seven (7)~~ units of Attached Housing or Compact Detached Housing.** [ORD 4584; June 2012]
 - A. For Attached Dwellings, a minimum of 15% percent of the gross site area shall be Open Space, and landscaped as defined in Section 60.05.25.4. [ORD 4584; June 2012]
 - B. For Compact Detached Housing, an attached private patio or yard area of at least 300 square feet in size shall be provided. No dimension of private open space area shall be less than ~~ten (10)~~ feet. [ORD 4584; June 2012]
[ORD 4515; September 2009]
3. **Minimum Open Space and landscape requirements for residential developments consisting of ~~eight (8)~~ or more units of Attached Housing or Compact Detached Housing.** [ORD 4584; June 2012]
 - A. Common open space shall consist of active, passive, or both open space areas, and shall be provided as follows:

1. A minimum of 15% percent of the gross site area shall be Open Space and landscaped as defined in Section 60.05.25.4. [ORD 4584; June 2012]
2. For developments that are part of a Planned Unit Development outside of the Cooper Mountain Community Plan area, provisions of Section 60.35.15.4. shall apply instead. [ORD 4486; July 2008]
- B. At least ~~twenty five (25)~~ percent of the total required Open Space area shall be Active Open Space. [ORD 4515; September 2009] [ORD 4542; June 2010] [ORD 4584; June 2012]
- C. For the purposes of this Section, environmentally sensitive areas shall be counted towards the minimum Open Space requirement. Aboveground landscaped water quality treatment facilities shall be counted toward the minimum Open Space requirement.
- D. For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a Common Green or Shared Court, shall not be considered Open Space. [ORD 4542; June 2010]
- E. Individual exterior spaces such as outdoor patios, ~~and decks balconies, or similar spaces~~ constructed to serve individual units shall count toward the Open Space requirement, ~~with the following restrictions when the space meets the requirements below: A maximum of 120 square feet per individual exterior space may count toward the Open Space requirement.~~ [ORD 4584; June 2012]
 1. ~~Only a maximum of 120 square feet per unit may count toward the requirement.~~ [ORD 4584; June 2012]
 2. ~~Only patios and decks provided on the ground floor elevation level may count toward the requirement.~~ [ORD 4584; June 2012]
 3. Attached to and directly accessible from an individual residential unit; and
 4. Large enough to fit a 5-foot by 6-foot rectangle inside of it; and
 5. Screened a minimum 50 percent from abutting units to provide privacy; and
 6. Provides a minimum clear height dimension of 8 feet 6 inches.
- F. Active Open Space shall not abut a Collector or greater classified street as identified in the City's adopted Functional Classification Plan, unless ~~that Active Open Space shall be allowed adjacent to these street classifications where~~ separated from the street by a constructed barrier at least ~~three (3)~~ feet in height.
- G. Active Open Space shall be no smaller than 640 square feet in area, shall not be divided into areas smaller than 640 square feet, and shall have minimum length and width dimensions of 20 feet, except as allowed by 60.05.25.3.E, 60.05.25.3.J, and 60.05.25.67.A.2. [ORD 4515; September 2009] [ORD 4542; June 2010]
- H. In phased developments, Open Space shall be provided in each phase of the development consistent with or exceeding the requirements for the size and number of dwelling units proposed.
- I. Active open spaces shall include at least ~~two (2)~~ of the following improvements:
 1. A bench or other seating with a pathway or other pedestrian way;
 2. A water feature such as a fountain;
 3. A children's play structure or play area;
 4. A gazebo or other shade structure with a minimum footprint of 100 square feet;
 5. Community Building Room(s) pursuant to 60.05.25.3.J; [ORD 4822; June 2022]
 6. Outdoor cooking and dining area;
 7. ~~Tennis courts~~ Fenced and gated dog run or dog park;
 8. An indoor or outdoor sports court; ~~or~~
 9. An indoor or outdoor swimming ~~and/or~~ wading pool or hot tub;
 10. Plaza meeting the requirements of Section 60.05.25.4.F or 60.05.25.17.B, as applicable; or
 11. Gardening area with at least 100 square feet of planting area.
- J. Community Rooms shall be accessible to building occupants and designed to serve as gathering places that provide opportunities for shared experiences. Community Rooms include but are not limited to lounges, fitness

rooms, shared kitchens, dining areas, co-working spaces, game rooms, libraries, or art/craft rooms. A Community Room may be provided in the same building as residential units or in a detached building such as a Community Building. A Community Room shall meet the following requirements:

1. Large enough to fit a 15-foot by 15-foot square inside it; and
2. Provides a minimum floor-to-floor height of 12 feet; and
3. Includes at least one wall along an exterior facade of the building with at least 30 percent glazing; or
4. Provides direct access to a shared or public outdoor area that is large enough to fit a 20-foot by 20-foot square inside of it and is at least 60 percent open to the sky.
5. If multiple Community Rooms are provided, at least one shall meet J.1 through J.4 above.

K. The decision-making authority shall be authorized to consider other improvements in addition to those provided under subsections I and J, provided that these improvements provide a similar level of active common open space usage.

4. **Additional minimum landscape requirements for Attached Housing and Compact Detached Housing.** [ORD 4584; June 2012]

A. All front yard areas and all required Open Space areas not occupied by structures, walkways, driveways, plazas or parking spaces shall be landscaped. [ORD 4542; May 2010] [ORD 4584; June 2012]

B. Landscaping shall include live plants or landscape features such as fountains, ponds or other landscape elements. Bare gravel, rock, bark and similar materials are not a substitute for plant cover, and shall be limited to no more than ~~twenty-five (25)~~ percent of the landscape area.

C. For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a shared court, shall not be considered landscape area. [ORD 4515; September 2009] [ORD 4542; June 2010]

D. All street-facing building elevations shall have landscaping along their foundation, excluding buildings that are placed at the property line or setback less than 12-inches from the property line. When a porch obstructs a foundation, landscaping shall be installed along the outer edge of the porch. This landscaping requirement shall not apply to portions of the building facade that provide access for pedestrians or vehicles to the building, or for plazas adjacent to the building. The foundation landscaping shall meet the following minimum standards: [ORD 4782; April 2020]

1. The landscaped area shall be at least ~~three (3)~~ feet wide; ~~and,~~
2. For every ~~three (3)~~ lineal feet of foundation, an evergreen shrub having a minimum mature height of ~~twenty-four (24)~~ inches shall be planted; and,
3. Groundcover plants shall be planted in the remainder of the landscaped area.

E. The following minimum planting requirements for required Open Space areas shall be ~~complied with met~~. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:

1. One ~~(1)~~ tree shall be provided for every ~~eight hundred (800)~~ square feet of required Open Space area. Evergreen trees shall have a minimum planting height of ~~six (6)~~ 5 feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.
2. One ~~(1)~~ evergreen shrub having a minimum mature height of ~~forty-eight (48)~~ inches shall be provided for every ~~four hundred (400)~~ square feet of required Open Space area.
3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than ~~twenty-five (25)~~ percent of the required Open Space area.

[ORD 4515; September 2009]

F. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed, shall be counted towards meeting the minimum Open Space requirement, provided that the hard-surface portion

of the plaza shall not exceed ~~twenty five (25)~~ percent of the minimum Open Space requirement. When a shared court is utilized in a residential development in a Multiple Use zone, hard surface areas shall not exceed ~~seventy five (75)~~ percent of the minimum Open Space requirement. A ~~hard surface area pedestrian plaza~~ shall be comprised of the following, except in the CM-CS zoning district which shall meet the requirements of Section 60.05.25.17.B: [ORD 4542; June 2010] [ORD 4584; June 2012]

1. Brick pavers, or stone, scored, or colored concrete; and,
2. At least ~~one (1)~~ tree for plazas up to ~~three hundred (300)~~ square feet and an additional tree for every additional ~~three hundred (300)~~ square feet of plaza square footage. Trees shall have a minimum mature height of ~~twenty (20)~~ feet; and,
3. Street furniture including but not limited to benches, tables, chairs, and trash receptacles; and, [ORD 4542; June 2010]
4. Pedestrian scale lighting consistent with the City’s Technical Lighting Standards.
[ORD 4515; September 2009]

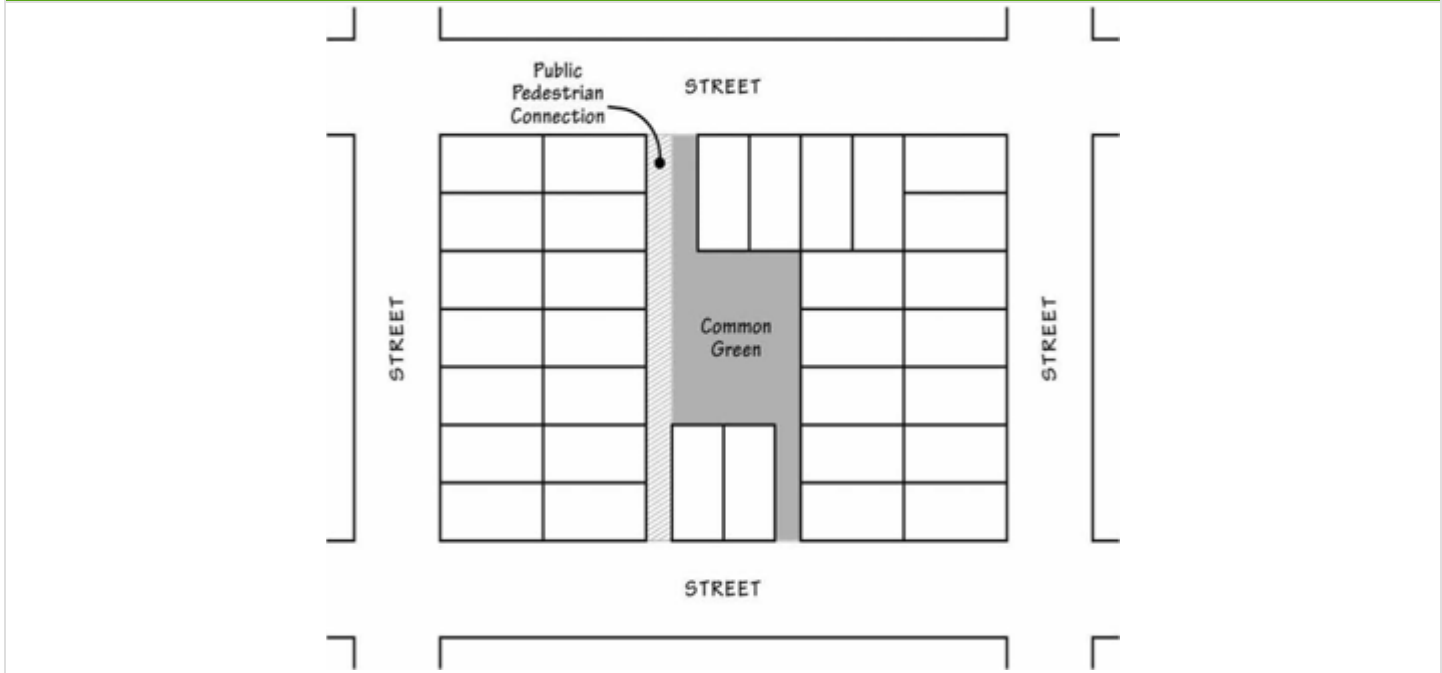
5. Minimum Open Space and landscape requirements for non-residential developments and Mixed Use Development. [ORD 4542; June 2010] [ORD 4584; June 2012]

- A. A minimum portion of the total gross lot area shall be Open Space:
 1. Permitted non-residential uses and Conditional Uses in applicable Residential districts, ~~and~~ all uses in Commercial and Industrial districts, and all uses in the CM-HDR district, ~~fifteen (15)~~ percent;
 2. All uses in Multiple Use districts, except the CM-HDR district, ~~ten (10)~~ percent.
 3. Environmentally sensitive areas shall be counted towards the minimum Open Space requirement. Aboveground landscaped water quality treatment facilities shall be counted toward the minimum Open Space requirement.
- B. The following minimum planting requirements for required Open Space areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required Open Space area:
 1. One ~~(1)~~ tree shall be provided for every ~~eight hundred (800)~~ square feet of required Open Space area. Evergreen trees shall have a minimum planting height of ~~six (6)~~ 5 feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.
 2. One ~~(1)~~ evergreen shrub having a minimum mature height of ~~forty eight (48)~~ inches shall be provided for every ~~four hundred (400)~~ square feet of required Open Space area.
 3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the required Open Space area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than ~~twenty five (25)~~ percent of the required Open Space area.
- C. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed, shall be counted towards meeting the minimum Open Space requirement, provided that the hard-surface portion of the plaza shall not exceed ~~twenty five (25)~~ percent of the minimum Open Space requirement for Conditional Uses in applicable Residential districts, ~~and shall be comprised of the following:~~ A pedestrian plaza shall be comprised of the following, except for required public plazas in the CM-CS zoning district which shall meet the requirements of Section 60.05.25.17.B:
 1. Brick pavers, or stone, scored, or colored concrete; and,
 2. At least ~~one (1)~~ tree for plazas up to ~~three hundred (300)~~ square feet and an additional tree for every additional ~~three hundred (300)~~ square feet of plaza square footage. Trees shall have a minimum mature height of ~~twenty (20)~~ feet; and,
 3. Street furniture including but not limited to benches, tables, chairs and trash receptacles; and,

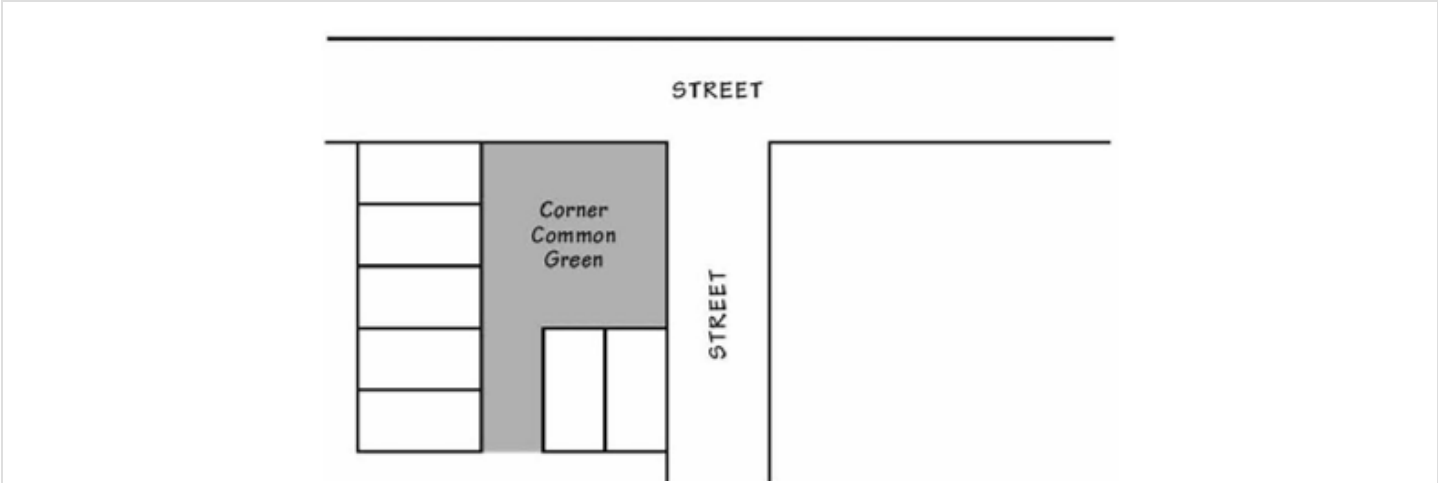
4. Pedestrian scale lighting consistent with the City’s Technical Lighting Standards.
- D. All building elevations entirely or partially visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation, which shall be counted toward the minimum landscaped requirement. This landscaping requirement shall not apply to portions of the building facade that provide access for pedestrians or vehicles to the building, for plazas adjacent to the building, or when the building is within ~~three (3)~~ feet of the property line. The foundation landscaping shall be at least ~~five (5)~~ feet wide; and shall be comprised of the following:
 1. One ~~(1)~~ tree having a minimum planting height of ~~six (6)~~ feet shall be planted for every ~~thirty (30)~~ lineal feet of foundation.
 2. One ~~(1)~~ shrub having a minimum mature height of ~~twenty-four (24)~~ inches shall be planted for every ~~three (3)~~ lineal feet of foundation and shall be planted between required trees; and,
 3. Groundcover plants shall be planted in the remainder of the landscaped area not occupied by required trees and shrubs, and shall not be planted in rows, but in a staggered manner for more effective covering.
6. **General Landscaping Requirements.** The following standards apply to new landscaping required by Section 60.05.25:
 - A. New plantings shall be selected from the following approved plant lists:
 1. City of Beaverton Tree List
 2. Clean Water Services’ Design and Construction Standards, Appendix A (2019)
 3. Metro Native Plants Booklet (2018)
 4. Portland Plant List (2016)
 - B. Irrigation shall be provided to ensure all site plantings will survive their establishment period. Establishment period irrigation shall be provided through one of the following options or a combination of options:
 1. A permanent, in-ground irrigation system with an automatic controller.
 2. An irrigation system designed and certified by a licensed landscape architect as part of a landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if a licensed landscape architect certifies that the plants chosen can be adequately served by the proposed irrigation system.
 3. Irrigation by hand for a maximum of 500 square feet per site.
 - C. Plant diversity:
 1. If more than 17 trees are provided on a site, no more than 33 percent of the trees can be of one species; and
 2. If more than 25 shrubs are provided on a site, no more than 75 percent can be of one species.
 - D. A minimum of 25 percent of landscape plantings provided on a site shall be drought-tolerant species as identified on an approved plant list.
 - E. A minimum of 50 percent of trees and 50 percent of shrubs provided on a site shall be native species, as identified in one of the plant lists in Section 60.05.25.6.A.
7. **Common Greens.** Common greens are intended to serve as a common open space amenity for residents. The following standards apply to common greens for compact detached housing: [ORD 4584; June 2012] [ORD 4782; April 2020]
 - A. General.
 1. The common green shall be placed in a tract and shall provide access for pedestrians and bicycles. [ORD 4782; April 2020]
 2. The minimum dimension of a common green is ~~fifteen (15)~~ feet and must include a 5-foot-wide walkway. The size of the common green right-of-way must be sufficient to accommodate expected users and uses. The size must take into consideration the characteristics of the site and vicinity, such as the pedestrian system, structures, natural features, and the community activities that may occur within the common green.

3. Common greens may be dead-end or extend between streets. If a public pedestrian connection is provided, the pedestrian connection should either directly abut or pass through the common green, or be in close proximity. See Figure 1. Common greens may also have frontage on more than one intersecting street, if the green is located at the corner of the intersecting streets. See Figure 2.
4. Where a public pedestrian connection abuts or passes through a common green, the public pedestrian connection must include design features that distinguish the pedestrian connection from the common green, such as perimeter landscaping, low decorative fencing, or paving materials.
5. Parking for dwellings fronting a common green shall be accessed from an alley or access easement.

Figure 1
Blocks with Through Common Green



**Figure 2
Corner Common Green**



[ORD 4542; June 2010]

8. **Shared Courts for Compact Detached Housing.** Shared courts are intended to serve pedestrians and vehicles within the same circulation area, while ensuring that all can use the area safely. See Figure 3. Special paving and other street elements should be designed to encourage slow vehicle speeds and to signify the shared court’s intended use by pedestrians as well as vehicles. See Figure 4. Access from a shared court is limited to ensure low traffic volumes that can allow a safe mixing of pedestrians and vehicles. Shared courts are limited to zones intended for more intense development to facilitate efficient use of land while preserving the landscape-intensive character of lower-density zones. The following standards apply to shared courts: [ORD 4584; June 2012] [ORD 4782; April 2020]

A. General.

1. The minimum width of a shared court right-of-way is 20 feet. The size of the shared court right-of-way must be sufficient to accommodate expected users and uses. The size must take into consideration the characteristics of the site and vicinity, such as the pedestrian system, structures, traffic safety, natural features, and the community activities that may occur within the shared court.
2. A shared court may be up to 150 feet long. The Facilities Review Committee may allow longer shared courts, subject to additional conditions of approval or design requirements. [ORD 4584; June 2012]
3. Shared courts shall not allow through movement of vehicles to two or more streets unless specifically allowed by the Facilities Review Committee, which may impose additional conditions of approval or design requirements. [ORD 4584; June 2012]
4. No more than 16 lots may have a front lot line on a shared court. [ORD 4782; April 2020]

B. Shared Court paving design. [ORD 4584; June 2012]

1. Vehicle maneuvering, parking and emergency access areas within shared courts shall be constructed of brick pavers, stone, or scored or colored concrete. Asphalt is permitted within a shared court, but shall not exceed 25 percent of the area of a shared court.
2. Varied paving materials and colors, bollards, fences, landscaping, lighting and other street furnishings shall be used to differentiate vehicle activities within shared courts from other activities such as pedestrian areas, bicycle areas, play areas, gardens, etc.
3. Driveway widths for the first ~~twenty (20)~~ feet where a shared court meets a public street are:
 - a. Ten feet where a driveway provides access to 10 or fewer units on a Local Street and

- b. Twenty feet where a driveway provides access to more than 10 units or when access is on a Collector or Arterial street. [ORD 4584; June 2012]

Figure 3
Shared Court Diagram

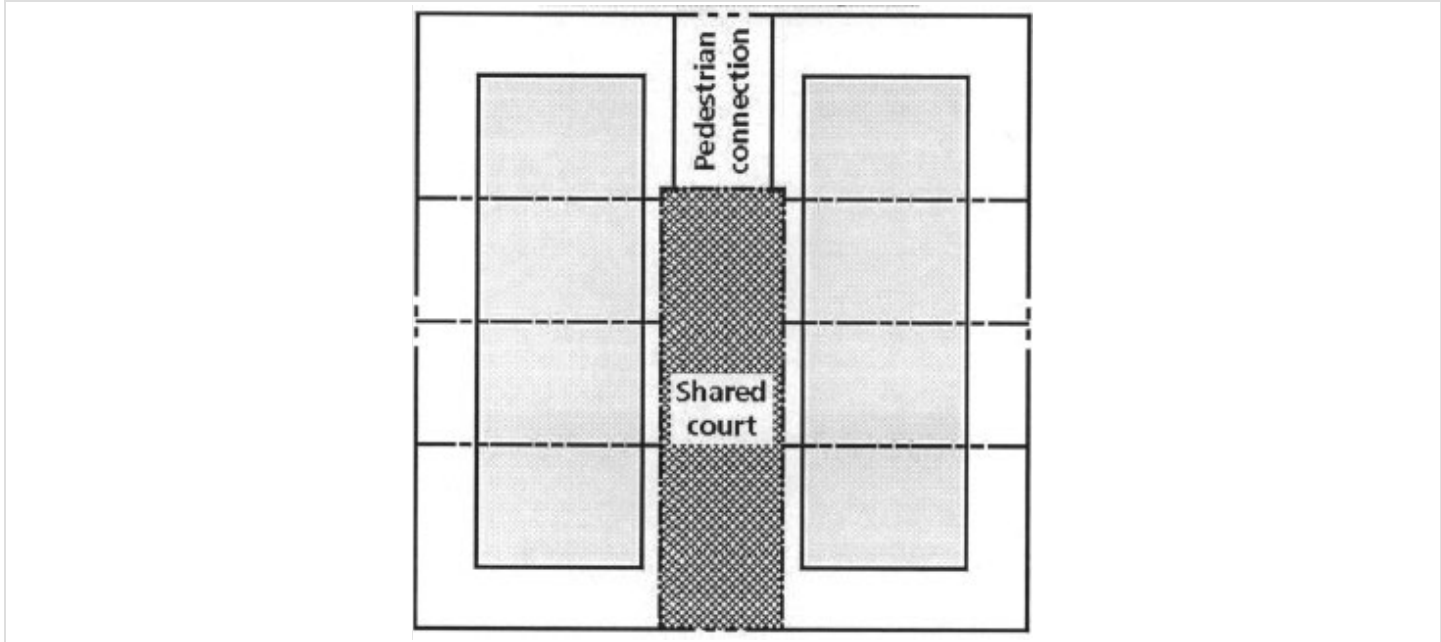
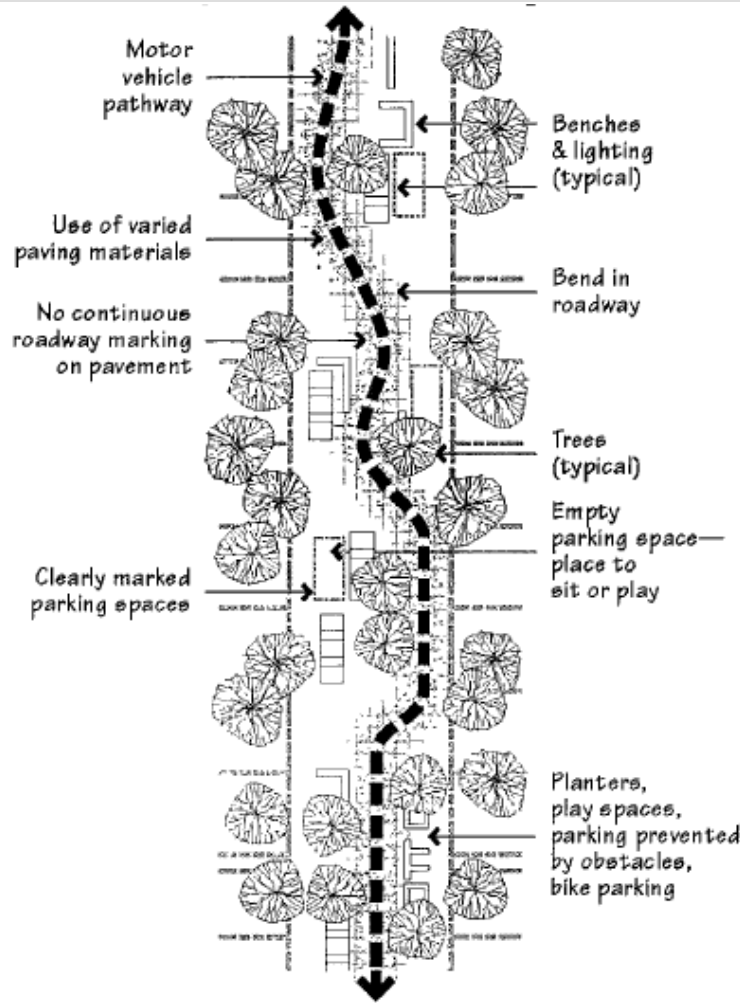


Figure 4
Shared Court Concept



[ORD 4542; June 2010]

9. **Retaining walls.** Retaining walls greater than ~~six (6)~~ feet in height or longer than ~~fifty (50)~~ lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer. Materials used on retaining walls should be similar to materials used in other elements of the landscape plan or related buildings, or incorporate other landscape or decorative features exclusive of signs. If screening by a landscape buffer is utilized, a buffer width of at least ~~five (5)~~ feet is required, landscaped to the B3-High Screen Buffer or Full Screen Buffer standards, as applicable.
10. **Fences and walls.**
 - A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick, or other durable materials.
 - B. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks and similar areas is needed to assure visual security, or into on-site areas in industrial zones that require visual surveillance.

- C. Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.
 - D. For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principal use of a building in Industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.
 - E. Fences and walls:
 - 1. May not exceed three feet in height in a required front yard along streets, except required above ground stormwater facilities fencing which may be four feet in height in a required front yard, and eight feet in all other locations. [ORD 4659; July 2015]
 - 2. May be permitted up to six feet in a required front yard along designated Collector and Arterial streets.
 - 3. [ORD 4576; January 2012] For detached housing along streets and housing facing common greens and shared courts in Multiple Use zones, 3 feet high fences and walls are permitted in front of the building, and on corner lots abutting a street, along the side of the building. Higher fences and walls are permitted on corner lots along the side of the building beginning within 15 feet of the back end of the building nearest to the property line.
11. **Minimize significant changes to existing on-site surface contours at residential property lines.** [ORD 4782; April 2020]
- A. Where grading is proposed, the requirements listed in Section 60.15.10 shall apply.
 - B. Outside the Cooper Mountain Community Plan area, Notwithstanding notwithstanding the requirements of subsection A. above, grading within 25 feet of a property line shall not change the existing slopes by more than ten percent within a tree root zone of an identified Significant Individual Tree, identified Historic Tree, or a tree within an identified Significant Grove or Significant Natural Resource Area located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.
 - C. Inside the Cooper Mountain Community Plan area, notwithstanding the requirements of 60.15.10.3, grading within 25 feet of a property line shall not change the existing slopes by more than 10 percent within a root protection zone of a tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.
12. **Integrate water quality, quantity, or both facilities.** Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.
13. **Natural areas.** Development on sites with City-adopted natural resource features such as streams, wetlands, significant trees and significant tree groves, or Resource Overlay shall preserve and maintain the resource without encroachment into any required resource buffer standard unless otherwise authorized by other City or CWS requirements. Development on sites that include the Resource Overlay are also subject to the provisions of Section 60.37. [ORD 4531; April 2010]
14. **Landscape buffering and screening.** All new development and redevelopment in the City subject to Design Review shall comply with the landscape buffering requirements of Table ~~60.05-2~~ 60.05.25.14.H.1 and the following standards, except on sites within the Cooper Mountain Community Plan area, which shall comply with the standards of Section 60.05.25.17.C. For purposes of this Section, a landscape buffer is required along the property lines between different zoning district designations in accordance with Table ~~60.05-2~~ 60.05.25.14.H.1. Where a yard setback width is less than a landscape buffer width, the yard setback width applies to the specified buffer designation (B1, B2, or B3 as appropriate). A landscape buffer width cannot exceed a minimum yard setback dimension, except for non-residential uses and parks in Residential zoning districts, where the buffer width may exceed the minimum yard setback dimension. In addition, the buffer area and landscape standards are intended to be continuously applied along the property line, except as authorized under Section ~~60.05.45.1012~~. Within the Residential zoning districts, a landscape buffer is required for non-residential land uses and parks (Table ~~60.05-2~~ 60.05.25.14.H.1, Note 7) and both buffering standards and side and rear building setback requirements shall be met but are not additive. Only

landscaping shall be allowed in the landscape buffer areas. Buffer areas and building setback standards are measured from the property line, ~~and~~ they are not additive. [ORD 4584; June 2012] [ORD 4782; April 2020]

A. Applicability of buffer standards:

1. The buffer standards shall not be applicable to single-detached dwellings or middle housing dwellings or developments on individual parcels. [ORD 4822; June 2022]
2. The buffer standards shall not apply to areas where pedestrian or vehicular access is provided or emergency access is required.
3. The buffer standards shall not apply to areas where a public utility easement exists or is required. This exemption only applies to trees and does not exempt the requirement of shrubs and ground cover.
4. The buffer standards shall not apply along property lines where a non-residential use is already buffered by a ~~natural feature~~ Natural Area or an Open Space dedication, if such a natural buffer or dedication is at least 40 feet in width, or if the width of the ~~natural feature~~ Natural Area or Open Space dedication and the density and quality of landscaping meet or exceed the applicable landscape buffer standard.
5. The buffer standards shall not apply where required for visual access purposes as determined by the City Traffic Engineer or City Police. This exemption only applies to trees and shrubs and does not exempt the requirement of ground cover. [ORD 4531; April 2010]

B. B1-Low screen buffer: This buffer is intended to provide a minimal amount of transitional screening between zones. This buffer consists of 1) ~~one~~(1) tree having a minimum planting height of ~~six~~(6) feet for every ~~thirty~~(30) linear feet; and 2) live ground cover consisting of low-height plants, or shrubs, or grass proportionately spaced between the trees with actual spacing for low height plants or shrubs dependent upon the mature spread of the vegetation. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than ~~twenty five~~(25) percent of the required buffer area. Deciduous trees having a minimum ~~two~~2-inch caliper at time of planting may be planted in the B1 buffer required for across the street. [ORD 4782; April 2020]

C. B2-Medium screen buffer: This buffer is intended to provide a moderate degree of transitional screening between zones. This buffer consists of live ground cover consisting of low-height plants, or shrubs, or grass, and 1) ~~one~~(1) tree having a minimum planting height of ~~six~~(6) feet for every ~~thirty~~(30) linear feet; 2) evergreen shrubs which reach a minimum height of ~~four~~(4) to ~~six~~(6) feet within ~~two~~(2) years of planting planted proportionately between the required evergreen trees. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Actual spacing for low height plants or shrubs or evergreen shrubs shall be dependent upon the mature spread of the selected vegetation. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than ~~twenty five~~(25) percent of the required landscape area. Deciduous trees having a minimum ~~two~~2-inch caliper at time of planting may be planted in the B2 buffer required for across the street. [ORD 4782; April 2020]

D. B3-High screen buffer: This buffer is intended to provide a high degree of visual screening between zones. This buffer consists of minimum ~~six~~(6)-foot high fully sight obscuring fences or walls with an adjoining landscape area on the interior of the fence when the fence is proposed within ~~three~~(3) feet of the property line. If the fence is proposed to be setback from the property line more than three feet, the landscaping shall be on the exterior of the fence within a landscape area a minimum of ~~five~~(5) feet in width, with adequate provision of access and maintenance of the landscaped area. The height of the fence shall be measured from the property on which the fence is to be located, and, if located on a wall, shall be in addition to the height of the wall. The landscape area shall be planted with ~~one~~(1) tree having a minimum planting height of ~~six~~(6) feet for every ~~thirty~~(30) linear feet, filled between with evergreen shrubs which reach a minimum height of ~~four~~(4) to ~~six~~(6) feet within ~~two~~(2) years of planting. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Actual spacing for low height plants or shrubs or evergreen shrubs shall be dependent upon the mature spread of the selected vegetation. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground

cover plantings, and shall be limited to no more than ~~twenty-five (25)~~ percent of the required landscape area. [ORD 4782; April 2020]

E. **Changes to buffer widths and standards:** Required buffer widths and buffer standards are the minimum requirements for buffering and screening. Changes in buffer widths and standards shall be reviewed through the public hearing process, except for the following:

1. A request for a reduction in the buffer width when a B2 or B1 buffer standard is required and the reduction in buffer width is ~~five (5)~~ feet or less, shall be reviewed through administrative authorization provided that the next highest buffer standard is implemented.

Requests for changes in buffer widths and buffer standards shall only be authorized in review of the Design Review Guidelines for Landscape buffering and screening (~~60.05.45.112~~). [ORD 4584; June 2012]

[ORD 4531; April 2010]

F. **Landscaping buffering installation:** All required buffering shall be installed prior to occupancy permit issuance.

G. **Pedestrian plazas in buffer areas:** For non-residential development in non-residential zoning districts, in which the building is proposed to be placed at the required front yard buffer line, concrete or brick pavers shall be authorized in place of required live groundcover, or bark, or grass, for the length of the building for the front yard only; provided that required trees are still installed, the paved area is connected to the public sidewalk, and pedestrian amenities including but not limited to benches or tables, are provided. [ORD 4584; June 2012]

H. Developments shall meet the minimum landscape buffer requirements of Table 60.05.25.14.H.1:

| Table 60.05.25.14.H.1 Minimum Landscape Buffer Requirements Between Contrasting Districts | | | | | | | | | |
|--|---------------|--------------------------------------|---------------------------|-----------------------------|-----------------------------|---------------------------------|---|-----------------------------|-------------------------------------|
| District of Development | Location | Residential Mixed B and C (RMB, RMC) | Residential Mixed A (RMA) | Multi-Unit Residential (MR) | Commercial (CS, GC, NS, CC) | Employment/Industrial (OI, IND) | Station Community (SC-MU, SC-HDR, SC-E, SC-S) | Town Center (TC-MU, TC-HDR) | Regional Center (RC-E, OI-WS, C-WS) |
| Residential Mixed B and C (RMB, RMC) | Abutting | N/A | 10'/B2 CU | 20'/B3 CU | 20'/B3 CU | 20'/B3 CU | 20'/B3 CU | 20'/B3 CU | 20'/B3 CU |
| | Across Street | N/A | N/A | 10'/B1 CU | 10'/B1 CU | 10'/B1 CU | 5'/B2 CU | 5'/B2 CU | 5'/B2 CU |
| Residential Mixed A (RMA) | Abutting | 10'/B2 CU | N/A | 10'/B2 CU | 20'/B3 | 20'/B3 | 10'/B2 | 10'/B2 | 10'/B2 |
| | Across Street | N/A | N/A | 5'/B1 | 10'/B1 | 10'/B1 | 5'/B2 | 5'/B2 | 5'/B2 |
| Multi-Unit Residential (MR) | Abutting | 20'/B3 | 10'/B2 | N/A | 20'/B3 | 20'/B3 | 10'/B1 | 10'/B1 | 10'/B1 |
| | Across Street | 10'/B1 | 5'/B1 | N/A | 10'/B1 | 10'/B1 | 5'/B1 | 5'/B1 | 5'/B1 |
| Commercial (CS, GC, NS, CC) | Abutting | 20'/B3 | 10'/B3 | 10'/B3 | N/A | 10'/B3 | 5'/B2 | 5'/B2 | 5'/B2 |
| | Across Street | 10'/B1 | 5'/B1 | 5'/B1 | N/A | 5'/B1 | 5'/B1 | 5'/B1 | 5'/B1 |
| | Abutting | 20'/B3 | 20'/B3 | 20'/B3 | 10'/B3 | N/A | 20'/B3 | 20'/B3 | 20'/B3 |

| | | | | | | | | | |
|---|---------------|--------|--------|--------|--------|--------|--------|--------|--------|
| Employment / Industrial (OI, IND) | Across Street | 10'/B2 | 10'/B2 | 10'/B2 | 5'/B2 | N/A | 10'/B2 | 10'/B2 | 10'/B2 |
| Station Community (SC-MU, SC-HDR, SC-E, SC-S) | Abutting | 20'/B3 | 10'/B3 | 10'/B3 | 10'/B3 | 20'/B3 | N/A | 10'/B2 | 10'/B2 |
| | Across Street | 10'/B2 | 5'/B2 | 5'/B2 | 5'/B2 | 10'/B2 | N/A | 5'/B1 | 5'/B1 |
| Town Center (TC-MU, TC-HDR) | Abutting | 20'/B3 | 10'/B3 | 10'/B3 | 10'/B3 | 20'/B3 | 10'/B2 | N/A | 10'/B2 |
| | Across Street | 10'/B2 | 5'/B2 | 5'/B2 | 5'/B2 | 10'/B2 | 5'/B1 | N/A | 5'/B1 |
| Regional Center (RC-E, OI-WS, C-WS) | Abutting | 20'/B3 | 10'/B3 | 10'/B3 | 10'/B3 | 20'/B3 | 10'/B2 | 10'/B2 | N/A |
| | Across Street | 10'/B2 | 5'/B2 | 5'/B2 | 5'/B2 | 10'/B2 | 5'/B1 | 5'/B1 | N/A |

NOTES FOR TABLE 60.05.25.14.H.1:

1. 5' / 10' / 20' = Buffer Width
2. B1 / B2 / B3 = Buffer Standard
3. N/A= Not Applicable
4. CU= Conditional Use
5. Buffering requirements are not in addition to building setback requirements as described in [CHAPTER 20](#) of the Development Code. Where a setback width is less than a landscape buffer width described in Table 60.05.25.14.H.1, the minimum setback width of the zone shall apply to the specified buffer designation (B1, B2, or B3 as appropriate). A landscape buffer width cannot exceed a minimum yard setback dimension, except for non-residential uses and parks in Residential zoning districts where the buffer width may exceed the minimum yard setback but is not additive. [ORD 4531; April 2010]
6. Buffering requirements for RMA, RMB, and RMC shall only be applied when a Conditional Use (CU) is proposed. [ORD 4822; June 2022]
7. A minimum 20 foot buffer developed to a B3 standard is required for non-residential land uses and parks abutting a residential use in a residential zoning district. This standard shall apply only to side and rear property lines that abut residentially zoned properties. The Director is authorized to approve exceptions as described under Section [60.05.25.14.A, Applicability of Buffer Standards](#), otherwise all proposals to modify the 20-foot buffer width or B-3 standard are subject to consideration in review of applicable guidelines (Section [60.05.45.12.](#)). [ORD 4531; April 2010] [ORD 4782; April 2020]
8. Where a site proposed for development abuts property located outside City limits, the buffering requirement for the equivalent zone shall be applied to the property as described in Table 1, Section 1.5.2. of the Comprehensive Plan adopted pursuant to the Washington County - Beaverton Urban Planning Area Agreement (UPAA) or similar a zone as determined by the Director. [ORD 4531; April 2010] [ORD 4759; March 2019] [ORD 4782; April 2020]

[ORD 4584; June 2012]

15. **Community Gardens** [ORD 4697; December 2016]

- A. **Fences.** Community Gardens shall have a fence constructed of durable materials commonly used in the construction of fencing. Fences shall be a minimum of ~~four (4)~~ feet in height. Coated chain link may be permitted. Temporary construction fencing, erosion control fencing, tree protection fencing and other temporary fencing materials shall not be permitted.
- B. **Size.** Community gardens shall not exceed one acre in size.

[ORD 4659; July 2015]

16. **South Cooper Mountain Community Plan Open Space and Natural Resources** [ORD 4822; June 2022]

- A. For properties within the South Cooper Mountain Community Plan area, open space shall be provided on site in whichever one of the following methods results in the greater amount of open space:
 1. Open space shall be equivalent to the square footage of Significant Natural Resource Areas located on the subject site or;

2. Open space shall be consistent with applicable provisions of Section 60.05.25 Landscape, Open Space, and Natural Design Standards.
- B. Regardless of which method in Section 60.05.25.1516.A is used to determine the amount of open space required, the open space dimensions and amenities shall comply with applicable provisions of Section 60.05.25 Landscape, Open Space, and Natural Design Standards.
 - C. Natural areas preserved on site may count towards a site's total open space requirement.
 - D. A public plaza, or other publicly accessible civic space, with a minimum area of 12,000 square feet shall be accommodated on the Main Street site within the South Cooper Mountain Community Plan area. Deviations from this standard shall be subject to review through the Planned Unit Development application.
 - E. Within the South Cooper Mountain Community Plan area development abutting SW Tile Flat Road, shall provide a 10-foot wide, B2-Medium screen buffer and shall comply with applicable standards of Section 60.05.25.1314. Proposals being reviewed as a Planned Unit Development as are exempt from this standard but shall address all applicable policies of the South Cooper Mountain Community Plan.
 - F. Deviations from open space requirements in the South Cooper Mountain Community Plan area shall be reviewed in one of the following ways:
 1. For sites containing Significant Natural Resource Area, deviations to open space requirement shall be subject to the Planned Unit Development application.
 2. For sites not containing Significant Natural Resource Areas, deviations from open space requirements shall be subject to the Design Review Three application.

Commentary:

This section provides open space standards for development within the Cooper Mountain Community Plan area. This section only applies to developments that are subject to Design Review, so this does not apply to middle housing or single-detached dwelling developments which are instead subject to Single-Detached and Middle Housing Design Review of 60.05.60.

Developments will be required to provide at least 10 percent of their site area as open space or Tree Canopy coverage. Developments that are already providing 10 percent open space in the Resource Overlay or Cooper Mountain Parks Overlay will automatically meet this requirement. Developments that either do not have enough Resource Overlay or Parks Overlay land to meet this requirement or do not have any land located in these Overlays will provide Tree Canopy coverage equal to 50 percent canopy coverage over the remaining 10 percent of site area. The Tree Canopy coverage must be outside of the Resource Overlay (which has separate canopy requirements in Section 61.61.20 and 30), and it is in addition to the preservation requirements outside of the Resource Overlay (Section 60.61.15 and 25).

This Subsection also establishes required public plazas on properties that develop minimum required leasable commercial square footage (Section 20.22.30). The size of the plaza is proportional to the amount of commercial space being developed. This requirement intends to create a shared “third space” in the community for people to gather and interact outdoors in a highly visible space near businesses and amenities.

Landscape buffer requirements in Cooper Mountain are also established and take a different approach than buffers in the rest of the city (60.05.25.14). In Cooper, landscape buffer requirements are based upon the general intensity of a use and the visual, light, and noise impacts that are typically associated with them. The buffer requirements are greater when a proposed use is next to residential properties. The most significant buffer, which includes a solid masonry wall, is required for the development of Conditional Uses that would cause noise impacts to neighboring properties. Lastly, a landscape buffer of native plants is also required within 25 feet of the Cooper Mountain Nature Park.

17. **Cooper Mountain Community Plan Open Space and Landscape Buffers**

- A. Within the Cooper Mountain Community Plan area, developments shall promote Open Space provision and Tree Canopy coverage by complying with Section 60.05.25.17.A.1 through 4.
1. For sites 5 acres or larger, provide at least 15 percent Open Space per gross site area.
 2. For sites under 5 acres, provide at least 10 percent Open Space per gross site area.
 3. Provide the minimum required Open Space through one of the following methods or a combination of the methods. If a site includes the development of uses that are not subject to the requirements of this Section, the Open Space requirement shall be calculated as 10 or 15 percent of the portion of the site that is subject to the requirements of Section 60.05.25, depending on that portion of the site’s size.
 - a. Open Space tracts in the Parks Overlay identified in Section 20.22.45.
 - b. On-site area within the Resource Overlay protected in a separate tract. On-site Resource Overlay area dedicated in a tract to comply with Resource Overlay requirements may count toward this area.
 4. If the combined area of the Parks Overlay open space tract(s) and Resource Overlay tract(s) in Section 60.05.25.17.A.1 and 2 does not satisfy the minimum open space requirement, the development shall provide Tree Canopy coverage anywhere within the applicable site area that is outside of the Parks Overlay or Resource Overlay equal to 50 percent of the square footage that would have been required to meet the remainder of the applicable open space requirement in 60.05.25.17.A.1 or 2.

- a. Trees outside of the Resource Overlay that are preserved in excess of the Minimum Tree Preservation Standards of Section 60.61.15 or the Minimum Tree Preservation Guidelines of Section 60.61.25 may be used to meet this Tree Canopy coverage requirement.
 - b. Trees planted outside of the Resource Overlay to meet the minimum tree planting requirements of Section 60.05.25.1 through 5, as applicable to the proposed type of development, shall count towards this Tree Canopy coverage requirement.
 - c. The Tree Canopy of any trees planted to meet this standard shall be measured as the assumed coverage at 15 years maturity.
 - d. Any trees preserved or planted to meet this standard shall meet the Technical Specifications for Tree Protection and Planting requirements of Section 60.61.35.
- B. At least one public plaza shall be provided on sites in the CM-CS zoning district that develop new minimum required leasable commercial square footage consistent with Section 20.22.30, according to the required minimum public plaza area and standards below.
1. Sites shall provide a public plaza with a minimum area totaling 8 percent of the proposed leasable commercial square footage or at least a 500 square foot minimum plaza area, whichever is greater, and up to a maximum required plaza area of 2,000 square feet. Deviations from the minimum required public plaza area requirement shall be subject to review through the Planned Unit Development application.
 2. The public plaza shall meet the following standards:
 - a. Be directly accessible to pedestrians from a public right of way; and
 - b. Be large enough to fit a 20-foot by 20-foot square inside of it; and
 - c. If located between a building and public sidewalk, be bordered on two sides by building facades with some combination of commercial uses, primary residential entrances, or primary office entrances with at least one door and one window facing the public plaza that allow view into the building; and
 - d. Provide at least 60 percent of the area as open to the sky; and
 - e. Include at least one seating unit, bench, or ledge at seating height per 200 square feet of plaza area; and
 - f. Include landscaping on at least 20 percent of its area. Public plazas 800 square feet or larger shall provide one tree per 800 square feet of area.
- C. **Landscape buffers.** All new development and redevelopment in the Cooper Mountain Community Plan area subject to Design Review shall comply with the landscape buffering requirements of this Subsection.
1. Exemptions:
 - a. A landscape buffer shall not be required along property lines that abut public or private streets.
 - b. A landscape buffer shall not be required along shared property lines that are under common ownership at the time of application submittal.
 - c. Natural Area Exemptions: A landscape buffer shall not be required along property lines, or portions thereof, with:
 - i. A Natural Area with a minimum width of 20 feet;
 - ii. A Natural Area with a minimum width of 10 feet within which vegetation exists or is proposed that meets or exceeds the minimum tree and shrub planting size and density requirements of the applicable landscape buffer type; or
 - iii. For sites abutting the Cooper Mountain Nature Park, a Natural Area exists on the site that meets or exceeds the width and planting requirements (existing and proposed plants) of the native plantings buffer.
 - iv. For the purpose of this exemption, Resource Overlay land must be protected by a tract or easement to count as a Natural Area.
 - d. This Subsection does not apply to the development of small-scale commercial uses in the CM-RM zoning district that are subject to the applicable requirements of Section 60.05.60.

- e. A landscape buffer shall not be required for the development or redevelopment of Public Parks.
 - f. The following uses shall not be required to provide buffers if they are not part of a Multiple Use Development:
 - i. Public Sewer and Water and Utility Transmission Lines
 - ii. Railroad Tracks and Facilities
 - iii. Community Gardens
 - iv. Emergency Shelters
 - v. Cemetery
2. Where required, the landscape buffer shall extend the length of all side and rear property lines except in the following areas:
- a. Areas where emergency access is required.
 - b. Areas where a public utility easement exists. This exemption only applies to trees and does not exempt the requirement of shrubs and ground cover.
 - c. Areas required for visual or physical access purposes as determined by the City Traffic Engineer, City Police, or Fire District. This exemption only applies to trees and shrubs and does not exempt the requirement of ground cover.
3. Landscape buffer types:
- a. Partial screen (PB): The following plant types, sizes, and spacing are required for a partial screen buffer:
 - i. Trees: One tree is required per 30 linear feet of the required buffer area. Evergreen trees shall be planted at a minimum height of 5 feet; deciduous trees shall be planted at a minimum 2-inch caliper. At least 50 percent of the required trees in the buffer area shall be evergreen. Spacing between trees may vary within the buffer area but shall not exceed 50 linear feet between trees.
 - ii. Shrubs: One shrub with a minimum mature height of 4 feet is required for every 200 square feet of required buffer area. At least 50 percent of the required shrubs in the buffer area shall be of a hedging, evergreen variety. A minimum 3-foot-high wooden fence, masonry wall, or berm may be substituted for the required shrubs.
 - iii. Ground cover: Live ground cover consisting of low-height plants, shrubs, or grasses shall be planted in the remaining required buffer area. Bare gravel, rock, bark or other similar materials may be used but shall be limited to no more than 25 percent of the required buffer area.
 - b. Full screen (FB): The following plant types, sizes, and spacing are required for a full screen buffer:
 - i. Trees: One tree is required per 30 linear feet of the required buffer area. Evergreen trees shall be planted at a minimum height of 5 feet; deciduous trees shall be planted at a minimum 2-inch caliper. At least 75 percent of the required trees in the buffer area shall be evergreen. Spacing between trees may vary within the buffer area but shall not exceed 40 linear feet between trees.
 - ii. Hedge or Fence: A continuous hedge of evergreen shrubs shall be planted to provide complete visual separation from the adjacent property within 2 years of planting. The hedge shall be planted with a minimum height of 4 feet and a minimum opacity of 50 percent. The hedge shall consist of species that will grow to a minimum mature height of 6 feet and a minimum opacity of 95 percent within 2 years. A minimum 6-foot-high wooden fence, masonry wall, or berm that provides complete visual separation from the adjacent property may be substituted for the hedge. When a fence, wall, or berm is used, trees and ground cover may be planted on either side of the structure or berm.
 - iii. Ground cover: Live ground cover consisting of low-height plants, shrubs, or grasses shall be planted in the remaining required buffer area. Bare gravel, rock, bark, or other similar materials may be used but shall be limited to no more than 25 percent of the required buffer area.

- c. Full screen with noise attenuation (FBN): Tree and ground cover requirements of the full screen buffer as described in Section 60.05.17.C.3.b.i and iii shall be met in addition to a minimum 6-foot-tall, solid, continuous masonry wall that provides noise attenuation and complete visual separation from the adjacent property. Plantings may be located on either side of the masonry wall.
 - d. Native plantings buffer (NPB): This buffer applies to property lines that abut the Cooper Mountain Nature Park and provides a 25-foot transition of native plantings to protect the significant habitat within the Nature Park. The following plant types, sizes, and spacing are required for the native plantings buffer:
 - i. All plantings within the required buffer area shall be native species. Nuisance species shall be removed from the buffer area.
 - ii. Trees: One tree is required per 30 linear feet of the required buffer area. Evergreen trees shall be planted at a minimum height of 5 feet; deciduous trees shall be planted at a minimum 2-inch caliper. At least 50 percent of the required trees in the buffer area shall be evergreen. Spacing between trees may vary within the buffer area but shall not exceed 50 linear feet between trees.
 - iii. Shrubs: One shrub with a minimum mature height of 4 feet is required for every 200 square feet of required buffer area. At least 50 percent of the required shrubs in the buffer area shall be evergreen.
 - iv. Ground cover: Live ground cover consisting of low-height plants, shrubs, or grasses shall be planted in the remaining required buffer area. Bare gravel, rock, bark or other similar materials may be used but shall be limited to no more than 25 percent of the required buffer area.
4. **Conditional Use categories.** To identify the applicable landscape buffer requirement in Subsection C.5 below, Conditional land uses are separated into the following categories based on the potential noise, visual, light, and glare impacts associated with such uses:
- a. Type A Conditional Uses: Uses in this category require mitigation of both visual and noise impacts to minimize negative effects on the livability or appropriate use of adjacent or nearby properties. The following land uses, when Conditional in the underlying zoning district pursuant to Section 20.22.20, are Type A Conditional Uses in addition to any other land use as identified by the decision-making authority pursuant to Section 40.15:
 - i. Animal Care, Major
 - ii. Hospitals
 - iii. Commercial Amusement
 - iv. Meeting Facilities
 - v. Social Organizations
 - vi. Automotive Service, Major
 - vii. Automotive Service, Minor
 - viii. Outdoor Public Recreational Facilities, unless exempt when located within a Public Park
 - ix. Private Recreational Facilities with any outdoor recreation component
 - x. Any other Conditional land use identified by the decision-making authority pursuant to the applicable approval criteria of Section 40.15 which warrants a noise-attenuating buffering to mitigate noise impacts.
 - b. Type B Conditional Uses: Type B Conditional land uses are those that require mitigation of visual impacts to minimize negative effects on the livability or appropriate use of adjacent or nearby properties. Little to no noise impacts are anticipated with the operation of Type B Conditional Uses. All Conditional Uses, except for Planned Unit Developments, that are not identified as Type A by Subsection C.4.a are Type B. For Planned Unit Developments, the uses within the development shall be evaluated for the appropriate buffer consistent with this Section.
5. Developments shall meet the minimum landscape buffer requirements of Table 60.05.25.17.C.5.a.
6. Buffers shall be applied to a development site consistent with the following:

- a. If a development proposes multiple land use types and those proposed land uses would require different landscape buffer requirements on a site, the applicant shall provide the buffer type with the greatest width, planting, and noise attenuation requirements along the property line(s) based on the abutting existing land use or the zoning district of abutting vacant land.
- b. If a proposed development site abuts multiple existing land uses or vacant land that require different landscape buffer types, the applicant shall either:
 - i. Provide the buffer type with the greatest width, planting, and noise attenuation requirements along the site boundary based on the abutting existing land use(s) or the zoning district(s) of abutting vacant land; or
 - ii. Provide a combination of buffer types that locates the applicable buffer type along the portion of the site boundary that abuts the corresponding land use or zoning district. For example, if a permitted non-residential use is proposed on a site that abuts both a middle housing use and a vacant lot zoned CM-MR, the 10-foot-wide full buffer shall be placed along the portion of the site abutting the middle housing use, and the 10-foot-wide partial buffer shall be placed along the portion of the site abutting the vacant lot zoned CM-MR.
 - iii. Option 6.b.ii above is not allowed if the proposed development includes a Type A Conditional Use.
 - iv. Where a site proposed for development abuts vacant property located outside City limits, the buffer requirement shall be determined based on the equivalent zoning district of the abutting property as identified in Table 1, Section 1.5.2. of the Comprehensive Plan or a similar zone as determined by the Director.
- c. The following elements are allowed within the buffer in addition to the required elements: Gardens, pedestrian pathways, vegetated stormwater facilities, arbors, trellises, fountains, ponds. Mechanical equipment shall not be placed within the buffer.

**Table 60.05.25.17.C.5.a
Cooper Mountain Landscape Buffer Requirements**

| | Existing Uses on Abutting Property | | | | | | |
|--|--|-----------------------------------|---|--|------------------------|------------------------|-----------------------------|
| | Single-detached Dwellings; Manufactured and Mobile Homes; Manufactured Home Parks; Care Facilities; and Middle Housing, or a Vacant Lot in RMA, RMB, RMC, or CM-RM | Multi-Dwellings with 5 or 6 units | Multi-Dwellings with 7 or more units; Multiple Use Development that includes residential uses; or a Vacant Lot in CM-MR or MR | Non-Residential; Multiple Use Development that does not include residential uses; or a Vacant Lot in a Commercial, Multiple Use, or Industrial zoning district | Conditional Use Type A | Conditional Use Type B | Cooper Mountain Nature Park |
| <u>Proposed Land Uses</u> | | | | | | | |
| <u>Single-detached Dwellings; Manufactured and Mobile Homes; Manufactured Home Parks; Care Facilities; or Middle Housing</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>NPB-25</u> |
| <u>Multi-Dwellings with 5 or 6 units</u> | <u>PB-5</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>NPB-25</u> |
| <u>Multi-Dwellings with 7 or more units, or Multiple Use Development that includes residential uses</u> | <u>FB-5</u> | <u>FB-5</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>NPB-25</u> |

**Table 60.05.25.17.C.5.a
Cooper Mountain Landscape Buffer Requirements**

| | Existing Uses on Abutting Property | | | | | | |
|--|--|-----------------------------------|---|--|------------------------|------------------------|-----------------------------|
| | Single-detached Dwellings; Manufactured and Mobile Homes; Manufactured Home Parks; Care Facilities; and Middle Housing, or a Vacant Lot in RMA, RMB, RMC, or CM-RM | Multi-Dwellings with 5 or 6 units | Multi-Dwellings with 7 or more units; Multiple Use Development that includes residential uses; or a Vacant Lot in CM-MR or MR | Non-Residential; Multiple Use Development that does not include residential uses; or a Vacant Lot in a Commercial, Multiple Use, or Industrial zoning district | Conditional Use Type A | Conditional Use Type B | Cooper Mountain Nature Park |
| Proposed Land Uses | | | | | | | |
| <u>Permitted Non-Residential, or Multiple Use Development that does not include residential uses</u> | <u>FB-10</u> | <u>FB-10</u> | <u>PB-10</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>NPB-25</u> |
| <u>Conditional Use Type A</u> | <u>FBN-10</u> | <u>FBN-10</u> | <u>FBN-10</u> | <u>N/A</u> | <u>N/A</u> | <u>FBN-10</u> | <u>NPB-25</u> |
| <u>Conditional Use Type B</u> | <u>FB-10</u> | <u>FB-10</u> | <u>FB-10</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>NPB-25</u> |

General Table Notes:

1. Abbreviations used in this table have the following meanings:
 - a. FB = Full buffer
 - b. PB = Partial buffer
 - c. FBN = Full buffer with noise attenuation
 - d. NPB = Native plantings buffer
 - e. 5 = 5-foot buffer width



f. 10 = 10-foot buffer width

g. 25 = 25-foot buffer width

2. Land uses and development scenarios that are exempt from these landscape buffer requirements are identified in Section 60.05.25.17.C.1.

[ORD 4332, 01/01/2005; ORD 4397, 08/10/2006; ORD 4486, 07/24/2008; ORD 4487, 08/21/2008; ORD 4498, 01/15/2009; ORD 4515, 09/02/2009; ORD 4531, 04/01/2010; ORD 4542, 06/17/2010; ORD 4576, 01/06/2012; ORD 4584, 06/01/2012; ORD 4652, 03/06/2015; ORD 4659, 07/10/2015; ORD 4697, 12/02/2016; ORD 4782, 04/17/2020; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

Section 60.05.30 Lighting Design Standards are proposed to be updated to reduce light in natural areas, although many of the standards are in Section 60.05-1.I.

60.05.30. Lighting Design Standards.

All standards apply in all zoning districts unless otherwise noted in Section 60.05.11 or within the standards below.

~~Unless otherwise noted, all standards apply to all uses in all zoning districts except RMA, RMB, and RMC, and CM-RM. In RMA, RMB, and RMC, these standards apply only to multi-dwellings, compact detached housing, and non-residential uses. In CM-RM, these standards apply to compact detached housing. [ORD 4822; June 2022]~~

1. **Adequate on-site lighting and minimal glare on adjoining properties and Natural Areas.** [ORD 4584; June 2012]
 - A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.
 - B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.
 - C. Lighting shall be provided in pedestrian plazas, if any developed.
 - D. Lighting shall be provided at building entrances.
 - E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.
 - F. Notwithstanding A. through E. above, lighting within and adjacent to Natural Areas shall be limited to minimize glare and Light Trespass into Natural Areas in accordance with the Special Design Standards of Section 60.05-1.I.
2. **Pedestrian-scale on-site lighting.**
 - A. Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:
 1. ~~Fifteen (15)~~ feet in height for on-site pedestrian paths of travel.
 2. ~~Twenty (20)~~ feet in height for on-site vehicular circulation areas for residential uses in applicable Residential zoning districts.
 3. ~~Thirty (30)~~ feet in height for on-site vehicular circulation areas in non-residential zoning districts.
 4. ~~Fifteen (15)~~ feet for the top deck of non-covered parking structures.
 5. The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.
 6. The height of the poles on the top deck of non-covered parking structures shall be measured from the finished floor elevation of the top deck.
 7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.
 - B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.
 - C. Notwithstanding A. and B. above, all pole-mounted and wall-mounted luminaires within and adjacent to Natural Areas shall comply with the maximum permitted luminary height standards of Section 60.05-1.I.
 - D. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of ~~forty eight (48)~~ inches.

[ORD 4332, 01/01/2005; ORD 4584, 06/01/2012; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

One of the primary reasons park proposals need Design Review Three applications is because the proposal does not meet Lighting Design Standard 60.05.30.1: Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City’s Technical Lighting Standards. A new exemption for public parks is added to the Technical Lighting Standards, with language based on findings that Planning Commission has approved for THPRD parks. This exemption is for Cooper Mountain only. Special design standards have also been added for development within and adjacent to Natural Areas that apply citywide.

Table 60.05-1. TECHNICAL LIGHTING STANDARDS

- A. **Types of Lighting.** The Technical Lighting Standards Section shall apply to bollard luminaire, pole-mounted luminaire, and non-pole-mounted luminaire.
- B. **Areas to Be Applied.** The driveways, drive aisles, private alleys, parking lots, vehicle maneuvering areas, non-exempt pathways and sidewalks of all new developments, and building entrances shall be lighted in conformance to the technical lighting standards. These standards are not intended to apply to public street lighting.
- C. **Conformity of Lighting Plans to this Section.** All lighting plans submitted to the City shall comply with the standards of this table, unless otherwise approved through Design Review.
- D. **Standards.** The following standards are required of all exterior lighting:
 - 1. When a bollard luminaire, or pole-mounted luminaire, or non-pole-mounted luminaire has total cutoff of an angle greater than ~~ninety (90)~~ degrees, the minimum required interior illumination, the maximum permitted illumination at the property line, and the maximum permitted height of Luminaires shall be as shown on Table 60.05-1.
 - 2. When a bollard luminaire, or pole-mounted luminaire, or non-pole-mounted luminaire has total cutoff of light at an angle ~~ninety (90)~~ degrees or less and is located so that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer ~~five (5)~~ feet above the ground at the point where the cutoff angle intersects the ground, then the minimum permitted interior illumination, the maximum permitted illumination ~~five (5)~~ feet beyond the property line, and the maximum permitted height of Luminaires is also shown on Table 60.05-1.
 - 3. These standards (Table 60.05-1.D.1-2) shall not apply along shared property lines that are under common ownership at the time of application submittal, unless the property line abuts a protected SNRA, Significant Groves, or Sensitive Areas as defined by Clean Water Services Natural Area, unless otherwise approved through a land use application.
 - 4. These standards (Table 60.05-1.D.1-2) shall not apply to property lines abutting public right-of-way.
- E. **General Provisions.** Notwithstanding any other provision of this Section to the contrary:
 - 1. **Design Standards for Residential, Commercial, Industrial and Multiple-Use Districts:**
 - a. No flickering or flashing lights shall be permitted.
 - b. No bare bulb lights shall be permitted for townhouse development and multi-dwelling development. [ORD 4822; June 2022]
 - c. No strobe lights shall be permitted.
 - d. Light sources or Luminaires shall not be located within areas identified for screening or buffering except on pedestrian walkways-pathways or driveways.
 - 2. **Special Design Standard for Residential Districts.** No exterior neon lights shall be permitted.
 - 3. **Special Design Standard for Commercial and Multiple-Use Districts.** Exterior neon lights shall only be permitted when incorporated into the architectural design of a building.

F. Exemption for Specified Public Outdoor Recreation Uses:

1. Because of their unique requirements for nighttime visibility, public ball diamonds, public playing fields, and public tennis courts only, inclusive of facilities located on school district properties, are exempted from the exterior lighting standards of Sections D.1 through D.2 above. These outdoor recreational uses must meet all other requirements for this Section and of the Code.
2. The outdoor recreational uses specified above shall not exceed a maximum permitted post height of ~~eighty (80)~~ feet.
3. The outdoor recreational uses specified above may exceed a total cutoff angle of ~~ninety (90)~~ degrees, provided that the luminaire is shielded to prevent light and glare spillover to adjacent properties. The maximum permitted illumination at the property line or, if required, the interior buffering line, shall not exceed ~~two (2)~~ foot-candles.

G. Exemption for Public Parks in Cooper Mountain. In the Cooper Mountain Community Plan area, Public Parks that have operating hours of sunrise to sunset and that do not permit park use during nighttime hours are exempt from the Technical Lighting Standards of Sections A through D, above. Public parks that do not qualify for this exemption shall illuminate to a minimum of 0.5 foot-candles the pathways that connect any lighted park facilities with off-street parking areas and the surrounding street network to allow for safe travel before and after programmed events that occur after dusk. Pedestrian facilities that either abut or are located within vehicular maneuvering areas do not qualify for this exemption, unless the abutting pedestrian facility is separated from the vehicular maneuvering area using physical improvements such as bollards, curbs, or fences. This exemption does not apply to segments of the Cooper Mountain trails identified in Figure 6.2b of Comprehensive Plan Volume 1, Chapter 6 that pass through Public Parks. Lighting requirements for all identified trails is regulated by Section 60.05-1.H below.

H. Special Design Standards for Cooper Mountain Trails.

1. In the Cooper Mountain Community Plan area, lighting of trails is required as follows:
 - a. Lighting is required for trails as identified in Figure 6.2b of Comprehensive Plan Volume 1, Chapter 6. On required trails, lighting is exempt from the Technical Lighting Standards of Sections A through D, above, and is instead subject to Section 60.05-1.H.2. If lighting is provided for trails identified in Figure 6.2b that do not require lighting, lighting shall be provided consistent with Section 60.05-1.H.2. Lighting of trails within the right of way is subject to the requirements of the Engineering Design Manual.
 - b. Except for Nature Trails, trails that are not identified in Figure 6.2b are considered pedestrian pathways and shall be illuminated consistent with the Technical Lighting Standards of Section 60.05-1, unless otherwise exempt by a provision contained herein.
 - c. Nature Trails that are unavailable for use between sunset and sunrise are exempt from the Technical Lighting Standards of Section A through D, above, and may be unilluminated. When lighting is provided for Nature Trails, it shall be consistent with Section 60.05-1.H.2.
2. Lighting of Cooper Mountain trails shall comply with the following illumination and fixture requirements:
 - a. Maximum permitted illumination of the trail surface: 0.7 foot-candles
 - b. Minimum required illumination of the trail surface: 0.2 foot-candles
 - c. Minimum required average illumination of the trail surface: 0.5 foot-candles
 - d. Maximum permitted illumination at 10 horizontal feet from the edge of the travel surface, except where abutting the public right of way or a private street: 0.0 foot-candles
 - e. Luminaires may be bollard, pole-mounted, or wall-mounted.
 - i. The height of pole- and wall-mounted luminaires shall not exceed 12 feet, as measured from grade to top of light fixture.
 - ii. The height of bollard luminaires shall not exceed four feet, as measured from grade to top of bollard.
 - f. Luminaires shall use shields or shades to direct light downwards and onto the travel surface.

- g. Luminaires shall utilize warm-colored light up to 2,700 Kelvin.
 - h. Luminaires shall utilize an automatic timer to illuminate all luminaires at sunset and to extinguish all luminaires at sunrise.
- I. **Special Design Standards for development within and adjacent to Natural Areas.** Except for trails in the Cooper Mountain Community Plan area, which are subject to Section 60.05-1.H, development within and adjacent to Natural Areas in all zoning districts shall comply with the following requirements:
- 1. The following illumination and fixture standards apply to the site areas identified by Section 60.05-1.B that are located within a Natural Area:
 - a. For the purpose of this standard for land within the Resource Overlay, only those areas of the Resource Overlay protected in a tract or easement consistent with Section 60.37 are considered a Natural Area.
 - b. Lighting shall only be provided to illuminate applicable site areas or to comply with Americans with Disabilities Act (ADA), building code, or fire code requirements. Other lighting is prohibited.
 - c. Except when alternative requirements of the ADA, building code, or fire code apply, lighting shall meet the following illumination and fixture standards:
 - i. Minimum required illumination: 0.5 foot-candles
 - ii. Maximum permitted illumination: 0.7 foot-candles
 - iii. Maximum permitted illumination at 10 horizontal feet from the edge of any applicable area, except where abutting the public right of way or a private street: 0.0 foot-candles
 - iv. Luminaires shall use shields or shades to direct light downwards.
 - v. Luminaires shall utilize warm-colored light up to 2,700 Kelvin.
 - vi. Maximum permitted height of luminaires for pedestrian pathways: 12 feet
 - vii. Maximum permitted height of luminaires for vehicle circulation areas: 20 feet
 - 2. The following illumination and fixture standards apply to the site areas identified by Section 60.05-1.B that are adjacent to a Natural Area:
 - a. For the purpose of this standard, the following site areas are considered adjacent to Natural Areas:
 - i. Land within 5 feet of a Natural Area, except for the Resource Overlay and the Cooper Mountain Nature Park;
 - ii. Land within 25 feet of the Resource Overlay tract or easement boundary; and
 - iii. Land within 25 feet of the Cooper Mountain Nature Park.
 - b. Except when alternative requirements of the ADA, building code, or fire code apply, lighting adjacent to a Natural Area shall meet the following illumination and fixture standards:
 - i. Minimum required illumination: 0.5 foot-candles
 - ii. Maximum permitted illumination at the Natural Area boundary: 0.5 foot-candles
 - iii. Maximum permitted illumination of all other areas: 2.0 foot-candles
 - iv. Maximum permitted illumination at 10 horizontal feet internal to the Natural Area, except where abutting the public right of way or a private street: 0.0 foot-candles
 - v. Luminaires shall use shields or shades to direct light downwards and away from the Natural Area.
 - vi. Maximum permitted height of luminaires for pedestrian pathways: 15 feet
 - vii. Maximum permitted height of luminaires for vehicle circulation areas: 20 feet

**Table 60.05-1
Technical Lighting Standards**

| Zoning District Type | Minimum Required Illumination (internal) in Foot-candles | | Maximum Permitted Illumination (internal) in Foot-candles | | Maximum Permitted Illumination at property line in Foot-candles | Maximum Permitted Height of Luminaires |
|--|--|-----|---|------|---|---|
| | >90 | <90 | >90 | <90 | | |
| Residential | 1.0 | 0.7 | None | None | 0.5 | Pole-mounted Luminaires (inclusive of above grade base and light fixture): <ol style="list-style-type: none"> 6. 15 feet for on-site pedestrian ways. 7. 20 feet for on-site vehicular circulation areas. Wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas: <ol style="list-style-type: none"> 6. 20 feet above building finished grade. |
| Commercial and Industrial | 1.5 | 1.0 | None | None | 0.5 | Pole-mounted Luminaires (inclusive of above grade base and light fixture): <ol style="list-style-type: none"> 10. 15 feet for on-site pedestrian ways. 11. 30 feet for on-site vehicular circulation areas. 12. 15 feet for the top deck of non-covered parking structures. Wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas: <ol style="list-style-type: none"> 2. 15 feet above building finished grade for on-site pedestrian circulation areas. 3. 30 feet above building finished grade for on-site vehicular circulation areas. |
| Multiple Use: Residential only | | 0.7 | | | | Pole-mounted Luminaires (inclusive of above grade base and light fixture): <ol style="list-style-type: none"> 2. 15 feet for on-site pedestrian ways for all development types. 3. 20 feet for on-site vehicular circulation areas for residential only and multiple use with residential. |
| Multiple Use with residential | | 0.7 | None | None | 0.5 (all) | |
| Multiple Use non-residential development | 1.5 | 1.0 | | | | |

**Table 60.05-1
Technical Lighting Standards**

| Zoning District Type | Minimum Required Illumination (internal) in Foot-candles | | Maximum Permitted Illumination (internal) in Foot-candles | | Maximum Permitted Illumination at property line in Foot-candles | Maximum Permitted Height of Luminaires |
|---|--|------------------------|---|------------|---|--|
| | >90 | <90 | >90 | <90 | | |
| Non-multiple use/non-residential development | 1.5 | 1.0 | | | | 4. 30 feet for on-site vehicular circulation areas for multiple use non-residential development and non-multiple use/non-residential development. 5. 15 feet for the top deck of non-covered parking structures for all development types. Wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas: 2. 20 feet above building finished grade for residential only and multiple use with residential development. 3. 15 feet above building finished grade for multiple use non-residential development and non-multiple use/non-residential development. |
| <u>Private alleys in all zoning districts</u> | <u>0.5¹</u> | <u>0.5¹</u> | <u>N/A</u> | <u>N/A</u> | <u>N/A</u> | <u>Pole-mounted Luminaires (inclusive of above grade base and light fixture):</u> 1. <u>15 feet for on-site pedestrian ways.</u> 2. <u>20 feet for on-site vehicular circulation areas.</u> <u>Wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas: 20 feet above building finished grade.</u> |

¹ The minimum required illumination for alleys shall achieve an average of the required foot-candles over the area of the alley.

[ORD 4332, 01/01/2005; ORD 4531, 04/01/2010; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

The guidelines in this section provide a more flexible and discretionary path to complying with the intent of the standards in Section 60.05.15. Language has been added to this section to adjust the guidelines because standards were revised or added in Section 60.05.15. Other guidelines may have been revised for clarity.

60.05.35. Building Design and Orientation Guidelines.

~~All guidelines apply in all zoning districts unless otherwise noted in Section 60.05.11 or within the guidelines below. Unless otherwise noted, all guidelines apply to all uses in all zoning districts except RMA, RMB, and RMC. In the RMA, RMB, and RMC districts, these guidelines apply to multi-dwellings, compact detached housing, and non-residential uses. In no case shall the guidelines apply to middle housing or single detached dwellings (except compact detached housing) in the RMA, RMB, or RMC districts.~~

1. Building articulation and variety. [ORD 4584; June 2012]

- A. Residential buildings should be of a limited length in order to avoid undifferentiated building elevations, reduce the mass of individual buildings, and create a scale of development that is pedestrian friendly and allow circulation between buildings by pedestrians. (Standard 60.05.15.1.A)
- B. Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standards 60.05.15.1.A and B)
- C. To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized. (Standard 60.05.15.1.B)
- D. Buildings should promote and enhance a comfortable pedestrian scale and orientation. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.1.B) [ORD 4531; April 2010]
- E. Building elevations entirely or partially visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court, or major parking area should be avoided. (Standards 60.05.15.1.B, C and D) [ORD 4542; June 2010]
- F. Building elevations entirely or partially visible from and within 100 feet of an adjacent street where the ~~principle~~ principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities in an Industrial zoning district, should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street should be avoided. (Standards 60.05.15.1.B and C)

2. Roof forms. [ORD 4584; June 2012]

- A. Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be emphasized. (Standards 60.05.15.2.A and B)
- B. Flat roofs should include a roofline that provides visual interest such as cornice treatments. (Standard 60.05.15.2.C) [ORD 4782; April 2020]
- C. Additions to existing structures which involve the addition of new roof area should respect the roof form and material of the existing structure. (Standard 60.05.15.2.D)

3. Primary building entrances.

- A. The design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.3) [ORD 4531; April 2010]
 - B. Special attention should be given to designing ~~a~~ primary building entrances that ~~is~~ are both attractive and functional. Primary entrances should provide weather protection and should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3)
4. **Exterior building materials.**
- A. Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standards 60.05.15.4.A and B)
 - B. Where masonry is used, decorative patterns (other than running bond pattern) should be provided, especially at entrances, building corners and at the pedestrian level. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone, or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile bands used in conjunction with materials such as concrete. This guideline does not apply to development in Industrial zones, where masonry is used for exterior finishes. (Standards 60.05.15.4.B and C) [ORD 4531; April 2010]
5. **Roof-mounted equipment.** All roof, ~~surface~~, and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets by the use of parapets, walls, fences, enclosures, dense evergreen foliage, or by other suitable means. (Standards 60.05.15.5.A through C)
6. **Building location and orientation along streets in Commercial and Multiple Use zones.** [ORD 4584; June 2012] [ORD 4706; May 2017]
- A. Buildings should be oriented toward and located within close proximity to public streets and public street intersections. In the CM-CS and CM-HDR zones, buildings should be oriented toward and located in close proximity to property line(s) across the street from a Public Park and abutting trails in the right of way, when present. The overall impression should be that architecture Architecture is should be the predominant design element of the site over parking areas and landscaping. Property size, shape, and topographical conditions should also be considered, together with existing and proposed uses of the building and site and existing surrounding uses, when determining the appropriate location and orientation of buildings. (Standards 60.05.15.6.A ~~and through BD~~) [ORD 4462; January 2008] [ORD 4531; April 2010] [ORD 4706; May 2017]
 - B. On Class 1 Major Pedestrian Routes, the design of buildings located at the intersection of two streets should consider the use of a corner entrance to the building. (Standards 60.05.15.6.B ~~and DE~~) [ORD 4531; April 2010]
 - C. On Class 1 Major Pedestrian Routes and on primary public street frontages in the CM-CS and CM-HDR zoning districts, building entrances should be oriented to streets, or have reasonably direct pedestrian connections to streets and pedestrian and transit facilities. (Standards 60.05.15.6.C ~~and DF and G~~) [ORD 4365; October 2005]
 - D. Primary building entrances should be oriented toward and located in close proximity to public streets and public street intersections. Property size, shape and topographical conditions should also be considered. (Standards 60.05.15.6.E ~~F and G~~) [ORD 4706; May 2017]
7. **Building scale along Major Pedestrian Routes.**
- A. Architecture helps define the character and quality of a street. Along Major Pedestrian Routes, low height, single story buildings located at the right-of-way edge are discouraged except where single-detached dwellings are permitted. (Standards 60.05.15.7.A and B) [ORD 4542; June 2010] [ORD 4822; June 2022]
 - B. Building heights at or near the street should help form a sense of enclosure, but should not create an undifferentiated high wall out of scale with pedestrians. Building heights at the street edge should be no higher than ~~sixty (60)~~ feet without the upper portions of the building being set back from the vertical building line of the lower building stories. (Standard 60.05.15.7.A) [ORD 4531; April 2010]

8. Ground floor elevations in Commercial and Multiple Use zones.

- A. Excluding residential-only development, ground floor building elevations should be pedestrian oriented and treated with windows, display areas, or glass doorway openings to the extent possible and where appropriate to the design and use of the building. This guideline particularly applies to ground floor building elevations situated along Major Pedestrian Routes or along primary public street frontages in the CM-CS or CM-HDR zoning districts. (Standard 60.05.15.8.A.) [ORD 4531; April 2010]
- B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk should provide weather protection for pedestrians on building elevations. This guideline does not apply in the CM-CS or CM-HDR zoning districts. (Standard 60.05.15.8.B)
- C. In the CM-CS and CM-HDR zoning districts, for buildings taller than 30 feet, measured from grade plane to eave or top of parapet, with ground-floor commercial uses, building elevations facing the right of way, any internal drive, or any internal accessway should be designed with a base that establishes depth and visual interest, is visually distinctive, is proportional to the scale of the building, and is integrated into the building design. (Standard 60.05.15.8.C)

9. Compact Detached Housing design. [ORD 4584; June 2012]

- A. Building elevations facing streets, shared courts and common greens should include pedestrian oriented design elements and other design features that provide articulation, variety, interest and quality. (Standards 60.05.15.9. A, B, C, G, H, I, J, K, and L) [ORD 4576; January 2012]
- B. [ORD 4576; January 2012] Alleys and shared courts are the preferred option to serve garages, and should be provided on all lots except where topography or other identified physical constraints preclude their use. (Standards 60.05.15.9.D and K)
- C. Garage openings should not be a dominant feature within shared courts. (Standards 60.05.15.9. D, E, and F) [ORD 4576; January 2012]
- D. [ORD 4576; January 2012] The impact of curb cuts and driveways along shared courts and streets should be minimized. (Standard 60.05.15.9.E)
[ORD 4542; June 2010]

[ORD 4332, 01/01/2005; ORD 4365, 10/20/2005; ORD 4462, 01/10/2008; ORD 4531, 04/01/2010; ORD 4542, 06/17/2010; ORD 4576, 01/06/2012; ORD 4584, 06/01/2012; ORD 4706, 05/19/2017; ORD 4758, 03/22/2019; ORD 4782, 04/17/2020; ORD 4822, 06/30/2022]

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Commentary:

The guidelines in this section provide a more flexible and discretionary path to complying with the intent of the standards in Section 60.05.20. Language has been added to this section to adjust the guidelines because standards were revised or added in Section 60.05.20. Other guidelines may have been revised for clarity.

60.05.40. Circulation and Parking Design Guidelines.

All guidelines apply in all zoning districts unless otherwise noted in Section 60.05.11 or within the guidelines below. Unless otherwise noted, all guidelines apply to all uses in all zoning districts except RMA, RMB, and RMC. In the RMA, RMB, and RMC districts, these guidelines apply to multi-dwellings, compact detached housing, and non-residential uses. In no case shall the guidelines apply to middle housing or single detached dwellings (except compact detached housing) in the RMA, RMB, or RMC districts.

1. **Connections to public street system.** The on-site pedestrian, bicycle and motor vehicle circulation system and the abutting street system should provide for efficient access and circulation, and should connect the project to abutting streets in accordance with connections identified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan. (Standard 60.05.20.1) [ORD 4531; April 2010]
2. **Loading area, solid waste facilities, and similar improvements.**
 - A. ~~On-Site~~ On-site service, storage, and similar activities should be designed and located so that these facilities are screened from ~~an~~ abutting public streets and public pedestrian facilities. (Standards 60.05.20.2.A and C)
 - B. Except in Industrial districts, loading areas should be designed and located so that these facilities are screened from an abutting public street, or are shown to be compatible with local business operations. (Standards 60.05.20.2.B and C)
 - C. Screening from public view by chain-link fence with or without slats is discouraged. (Standard 60.05.20.2.D)
3. **Pedestrian circulation.**
 - A. Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)
 - B. Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)
 - C. Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)
 - D. Pedestrian connections to streets through parking areas should be evenly spaced and separated from vehicles (Standards 60.05.20.3.C through E)
 - E. Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the ~~principle~~ principal use of a building in Industrial districts, pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standards 60.05.20.3.A through F)
 - F. Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F)
4. **Street frontages and parking areas.**
 - A. Landscape or other screening should be provided when surface parking areas are located along public streets. (Standard 60.05.20.4.A)
 - B. Where parking structures, parking garages, and tuck-under parking areas are located adjacent to street, the street-facing facades should provide ground-floor active uses or be sufficiently screened to minimize visual impacts to pedestrians. (Standard 60.05.20.4.B)
5. **Parking area landscaping.**
 - A. Landscape islands and ~~a tree canopy~~ tree coverage should be provided to minimize the visual impact of large parking areas. (Standards 60.05.20.5.A through D)
 - B. New developments that add more than one-half acre of new surface parking (newly constructed parking and/or paved parking area that was removed and replaced) to a lot shall provide trees and sidewalks along driveways. Trees planted ~~shall~~ should be in continuous planting areas in a manner that meets ~~2021~~ 2023 ANSI A300 standards and with a continuous canopy where possible. (Standard 60.05.20.5.E)
6. **Off-Street parking frontages in Multiple Use zones.** [ORD 4462; January 2008] [ORD 4584; June 2012]
 - A. In Commercial and Multiple Use zones, Surface surface parking when provided should occur to the side or rear of buildings and should not occur at the corner of two Major Pedestrian Routes or along primary public street frontages in the CM-CS or CM-HDR zoning districts. Surface parking areas are discouraged across the street from Public Parks in the Cooper Mountain Community Plan area and along frequent transit corridors. (Standards 60.05.20.6.A and B)

- B. Surface parking areas should not be the predominant design element along Major Pedestrian Routes or along primary public street frontages in the CM-CS and CM-HDR zoning districts. Surface parking areas and should be located on the site to safely and conveniently serve the intended users of the development, without precluding future site intensification. (Standards 60.05.20.6.A and B)
 - C. In the Cooper Mountain Community Plan area, motor vehicle parking and circulation areas associated with all non-residential and multi-dwelling uses should predominantly be behind and beside buildings rather than between buildings and the street to the extent practicable, considering conditions such as topography; natural features; permanent barriers; lot/parcel size, orientation, or shape; available access; existing development; non-conforming development; the need to provide access for people with disabilities; or other site constraints. (Standards 60.05.20.6.A and B)
7. **Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones.** [ORD 4584; June 2012]
- A. Pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.7.A)
 - B. Pedestrian connections should be provided along primary building elevations having building and tenant entrances. (Standard 60.05.20.7.B)
8. **Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Commercial, and Multiple Use, and applicable Residential zones.** [ORD 4584; June 2012]
- A. On-Site vehicle circulation when provided should be easily recognized and identified and include a higher level of improvements such as curbs, sidewalks, and landscaping compared to parking lot aisles. (Standard 60.05.20.8) [ORD 4531; April 2010]
 - B. Long, continuous parking aisles should be avoided if possible, and landscaped as necessary to minimize the visual impact. (Standard 60.05.20.8)
9. **Ground floor uses in Parking parking structures in Multiple Use zones.** [ORD 4584; June 2012] Active ground floor uses should be incorporated in parking structures, particularly on street level elevations facing Major Pedestrian Routes and primary public street frontages in the CM-CS zoning district. (Standard 60.05.20.9) [ORD 4531; April 2010]

[ORD 4332, 01/01/2005; ORD 4462, 01/10/2008; ORD 4531, 04/01/2010; ORD 4584, 06/01/2012]

Effective on: 6/1/2012

Commentary:

The guidelines in this section provide a more flexible and discretionary path to complying with the intent of the standards in Section 60.05.25. Language has been added to this section to adjust the guidelines because standards were revised or added in Section 60.05.25. Other guidelines may have been revised for clarity.

60.05.45. Landscape, Open Space and Natural Areas Design Guidelines.

~~All guidelines apply in all zoning districts unless otherwise noted in Section 60.05.11 or within the guidelines below. Unless otherwise noted, all guidelines apply to all uses in all zoning districts except RMA, RMB, and RMC. In the RMA, RMB, and RMC districts, these guidelines apply to multi-dwellings, compact detached housing, and non-residential uses. In no case shall the guidelines apply to middle housing or single-detached dwellings (except compact detached housing) in the RMA, RMB, or RMC districts.~~

- 1. **Active Open Space requirements for residential-only developments.** [ORD 4584; June 2012]
 - A. Active Open ~~spaces~~ Spaces should be provided that are sized and designed for anticipated users and are located within walking distance for residents and visitors, and should be integrated into the overall Open Space plan. (Standards 60.05.25.1 through 3)

- B. Active Open ~~spaces~~ Spaces should be available for both passive and active use by people of all ages and should be designed and located in order to maximize security, safety, and convenience. (Standards 60.05.25.1 through 3)
 - C. Active Open ~~spaces~~ Spaces should be free from all structural encroachments unless a structure is incorporated into the design of the Active Open Space such as a play structure or Community Building. (Standards 60.05.25.1 through 3)
 - D. Active Open ~~space~~ Space should be located so that windows from living areas, excluding bedrooms and bathrooms, of a minimum of ~~four (4) residences~~ dwellings face ~~on to~~ the Active Open Space. (Standards 60.05.25.1 through 3)
2. **Additional Minimum Open Space requirements for residential-only developments** [ORD 4584; June 2012]
- A. Landscape treatments utilizing plants, hard-surface materials, or both should be provided in the setback between a street and a building. The treatment should enhance architectural elements of the building and contribute to a safe, interesting streetscape. (Standard 60.05.25.4)
 - B. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and generally increase the attractiveness of a development and its surroundings. (Standard 60.05.25.4)
3. **Minimum Open Space requirements for non-residential-only developments.** [ORD 4584; June 2012]
- A. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest and generally increase the attractiveness of a development and its surroundings. (Standards 60.05.25.5.A, B, and D)
 - B. Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete and should include street furniture, especially for seating. Required public plazas in the CM-CS zoning district should meet the Design Guideline of Section 60.05.45.14.A. (Standard 60.05.25.5.C)
 - ~~C. Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standards 60.05.25.5.A and B)~~
 - D. Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standards 60.05.25.5.A and B)
 - ~~E. A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.5)~~
4. **General landscaping.**
- A. Irrigation should be provided as appropriate, based on plant species and site conditions, to ensure proper establishment of plantings in all landscaped areas. (Standard 60.05.25.6.A)
 - B. Landscaping should include diverse tree and shrub plantings to provide visual interest across the site, including in color, seasonal foliage, and scale. The use of one tree species for over half of new tree plantings is discouraged. (Standard 60.05.25.6.B)
 - C. Use of native trees and vegetation should be emphasized for compatibility with local and regional climatic conditions and to reduce water use devoted to landscaping. (Standards 60.05.25.6.C and D)
5. **Common Greens.** [ORD 4584; June 2012]
- A. Common greens should be designed to provide access for only pedestrians and bicycles to abutting properties. Common greens should also serve as a common open space amenity for residents. (Standard 60.05.25.67)
 - B. The size of the common green right-of-way should be sufficient to accommodate expected users and uses. The size must take into consideration the characteristics of the site and vicinity, such as the pedestrian system, structures, natural features, and the community activities that may occur within the common green. (Standard 60.05.25.67.A.2)
 - C. When a public pedestrian connection is desired it should be designed as a distinct feature to distinguish it from an adjacent common green. (Standards 60.05.25.67.A.2 and 3)
 - D. Common greens should not provide access to parking. (Standard 60.05.25.67.A.4)

[ORD 4542; June 2010]

6. **Shared Courts.** [ORD 4584; June 2012]

- A. Shared courts should safely accommodate pedestrians and vehicles within the same circulation area and provide safe access to abutting properties. Special paving and other street elements should be designed to encourage slow vehicle speeds and to signify the shared court's intended use by pedestrians as well as vehicles. (Standards ~~60.05.25.78~~.A and B)
- B. The size and length of a shared court should be sufficient to accommodate expected users and uses. The size and length should take into consideration the characteristics of the site and vicinity, such as the pedestrian system, structures, traffic safety, natural features, and the community activities that may occur within the shared court. (Standards 60.06.25.~~78~~.A and ~~B~~)

[ORD 4542; June 2010]

7. **Retaining walls.** Retaining walls over ~~six (6)~~ feet in height or greater than ~~fifty (50)~~ feet in length should be architecturally treated, incorporated into the overall landscape plan, or screened by landscape material. (Standard ~~60.05.25.89~~) [ORD 4576; January 2012]

8. **Fences and walls.**

- A. Fences and walls should be constructed of attractive, durable materials. (Standard ~~60.05.25.910~~) [ORD 4576; January 2012]
- B. Fences and walls constructed in front yards adjacent to public streets should provide the opportunity to view into the setback from the street unless high traffic volumes or other conflicts warrant greater security and protection. (Standard ~~60.05.25.910~~.E) [ORD 4576; January 2012]

9. **Changes to existing on-site surface contours at residential property lines.** The perimeters of properties should be graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight. (Standard ~~60.05.25.1011~~) [ORD 4576; January 2012]

10. **Integrate water quality, quantity, or both facilities.** Above-ground stormwater detention and treatment facilities should be integrated into the design of a development site and, if visible from a public street, should appear as a component of the landscape design. (Standard ~~60.05.25.1112~~) [ORD 4576; January 2012]

11. **Natural areas.** Natural features that are indigenous to a development site, such as streams, wetlands, and mature trees should be preserved, enhanced and integrated when reasonably possible into the development plan. (Standard ~~60.05.25.1213~~) [ORD 4531; April 2010] [ORD 4576; January 2012] [ORD 4584; June 2012]

12. **Landscape buffering and screening outside the Cooper Mountain Community Plan area.**

- A. A landscape buffer should provide landscape screening, and horizontal separation between different zoning districts and between non-residential land uses and residential land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones and identified significant groves already provide a high degree of visual screening. (Standard ~~60.05.25.1314~~) [ORD 4531; April 2010]
- B. When potential impacts of a Conditional Use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate. (Standard ~~60.05.25.1314~~) [ORD 4531; April 2010]
- C. Landscape buffering should consist of a variety of trees, shrubs and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood. (Standard ~~60.05.25.1314~~)
- D. When changes to buffer widths and buffer standards are proposed, the applicant should describe the physical site constraints or unique building or site characteristics that merit width reduction. (Standard ~~60.05.25.1314~~.E). [ORD 4531; April 2010] [ORD 4576; January 2012]

13. **Community Gardens.**

- A. Community Gardens should be fenced using durable material(s) and should be designed primarily for safety and access of users and protection of garden plots. (Standard 60.05.25.15.A)
- B. Community Gardens should be appropriately sized and organized to provide useable and easily accessible garden plots. Community Gardens over 1 acre in size are discouraged. (Standard 60.05.25.15.B)

14. **Cooper Mountain Community Plan Open Space and landscape buffers.**

- A. Public Plaza design. Required public plazas should be designed, located, and furnished to provide an attractive, safe, and highly visible space for users of all ages and abilities to rest, gather, and interact with others. Public plazas should be predominantly open to the sky and should include generous amounts of seating and landscaping to create a comfortable and inviting environment. Wherever feasible, primary building entrances should be accessed from the public plaza. Ample glazing should be used along abutting ground-floor building elevations when appropriate to allow views into buildings from the plaza. (Standard 60.05.25.17.B.2)
- B. Landscape buffers.
 - 1. All landscape buffers should be planted with a variety of trees, shrubs, and groundcover that will provide attractive and effective screening year-round. Plantings should be installed within the buffer in a way that maximizes screening effectiveness. Spacing trees more than 50 linear feet apart is discouraged. (Standard 60.05.25.17.C)
 - 2. When the anticipated impacts and scale of adjacent uses are similar and conflicts between uses are not expected, less dense plantings and a narrower buffer width may be appropriate. If buffer width or plantings are reduced, evergreen trees and hedging shrubs should be prioritized and should be arranged in a way that provides effective screening between uses. (Standard 60.05.25.17.C)
 - 3. Non-residential development should install a dense landscape buffer along property lines that abut residential uses, including vacant lots in residential zoning districts, in a way that provides landscape screening and, if necessary to mitigate anticipated visual or noise impacts, an attractive and durable structural barrier between properties. Buffer widths less than 10 feet are discouraged, except when unique site constraints necessitate a reduction in one or more areas along a property line or when the anticipated impacts of the development are minimal. (Standard 60.05.25.17.C)
 - 4. When potential noise impacts of a Conditional Use are determined, the development should provide a dense landscape buffer with a structural barrier that is designed to provide complete visual screening and noise attenuation. If a development does not provide a solid, continuous masonry wall to mitigate noise impacts, the applicant should submit a study by a licensed acoustical engineer demonstrating that the proposed structural barrier or other aspects of the site or building design will provide similar noise attenuation. Buffer widths less than 10 feet are strongly discouraged adjacent to residential uses and vacant residentially zoned property. (Standards 60.05.25.17.C)
 - 5. A landscape buffer with a minimum width of 25 feet should be provided along side and rear property lines that abut the Cooper Mountain Nature Park. The buffer should be densely planted with native varieties of trees, shrubs, and groundcover in a way that creates an attractive and natural-looking transition to the existing vegetation along the boundary of the Cooper Mountain Nature Park. Evergreen shrubs and trees are preferred. (Standards 60.05.25.17.C)

[ORD 4576; January 2012] [ORD 4584; June 2012]

[ORD 4332, 01/01/2005; ORD 4397, 08/10/2006; ORD 4486, 07/24/2008; ORD 4531, 04/01/2010; ORD 4542, 06/17/2010; ORD 4576, 01/06/2012; ORD 4584, 06/01/2012]

Effective on: 6/1/2012

Commentary:

The guidelines in this section provide a more flexible and discretionary path to complying with the intent of the standards in Section 60.05.30. Language has been added to this section to adjust the guidelines because standards were revised or added in Section 60.05.30. Other guidelines may have been revised for clarity.

60.05.50. Lighting Design Guidelines.

All guidelines apply in all zoning districts unless otherwise noted in Section 60.05.11 or within the guidelines below.

~~Unless otherwise noted, all guidelines apply to all uses in all zoning districts, except RMA, RMB, and RMC, and CM-RM. In RMA, RMB, and RMC, these guidelines apply only to multi-dwellings, compact detached housing, and non-residential uses. In CM-RM, these guidelines apply to compact detached housing. [ORD 4822; June 2022]~~

1. Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted, and bollard luminaires. (Standards 60.05.30.1 and 2)
2. Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building. (Standard 60.05.30.2)
3. Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties, ~~and~~ streets, and Natural Areas by incorporating lens shields, shades, or other measures to screen the view of light sources from residences, ~~and~~ streets, and Natural Areas. (Standards 60.05.30.1 and 2)
4. ~~On-Site~~ On-site lighting should comply with the City's Technical Lighting Standards. (Standards 60.05.30.1 and 2.) Where the proposal does not comply with Technical Lighting Standards or applicable lighting Special Design Standards, the applicant should describe the unique circumstances attributed to the use or site where compliance with the standard is either infeasible or unnecessary. [ORD 4531; April 2010]
5. When lighting is proposed within a Natural Area or within 25 feet of the Resource Overlay boundary or the Cooper Mountain Nature Park, illumination should be limited to the lowest levels and fewest locations practicable while ensuring safe conditions and compliance with Americans with Disabilities Act requirements. Lighting should incorporate wildlife-friendly design principles to reduce or prevent Light Trespass into Natural Areas such as warm-colored light, shields or shades, motion sensors, timers, or other controls and designs. (Standard 60.05.30.1 and 2)

[ORD 4332, 01/01/2005; ORD 4531, 04/01/2010; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Cooper Mountain Community Plan Project

Proposed Beaverton Code Amendments

- Commentary is for information only.
- Proposed new language is underlined.
- Proposed deleted language is ~~stricken~~.
- Language that has been skipped is indicated by “***”

Commentary:

Small-scale Commercial. Because small-scale commercial uses in the CM-RM zone are intended to coexist alongside residential uses and the building scale of the buildings that hold small-scale commercial uses is limited so it is similar to the scale of the residential buildings allowed in the zone, small-scale commercial uses are subject to the design standards and guidelines for single-detached dwellings and middle housing.

Cooper Mountain Trees. Because there is a new code section that regulates trees within the Cooper Mountain Community Plan area, new tree planting and preservation design standards are guidelines were added to apply to single-detached and middle housing developments in Cooper Mountain.

Cooper Mountain Open Space and Landscape Buffering. Proposed rules would create a new set of open space and buffering rules for Cooper Mountain. The open space rules promote open space for residents to enjoy as well as help the city meet its tree canopy targets for Cooper Mountain. The buffer standards developed specifically for Cooper are proposed to ensure buffering is provided where visual or noise impacts need to be addressed without requiring addition land, fences, and landscaping features where they are not needed.

60.05.60. Design Standards and Guidelines for Single-Detached Dwellings and Middle Housing.

[ORD 4822; June 2022]

1. **Applicability.**

- A. Unless otherwise noted, the standards and guidelines in this section apply to single-detached dwellings (including manufactured homes but excluding compact detached housing) and middle housing in the RMA, RMB, ~~and RMC~~, and CM-RM zoning districts. Compact detached housing is subject to the standards in Sections 60.05.15 – 60.05.30.
- B. These standards and guidelines do not apply to middle housing created through conversion of, or addition to, an existing single-detached dwelling; however, the conversion or addition shall not increase nonconformance with these standards or guidelines.

- C. These standards and guidelines do not apply to small-scale commercial uses created through the conversion of, or addition to, an existing single-detached dwelling, except for the following. The conversion or addition shall not increase nonconformance with any of the standards or guidelines in Table 60.05.60.2. The standards and guidelines that apply to the conversion or addition are:
 - i. Entries (Standards 60.05.60.2.S2c through S2e / Guidelines 60.05.60.2.G2a and G2b)
 - ii. Lighting Design (Standard 60.05.60.2.S15 / Guidelines 60.05.60.2.G15a and G15b)
 - iii. Solid Waste Facilities (Standard 60.05.60.2.S16b and 60.05.60.2.S17 / Guidelines 60.05.60.2.G16 and 60.05.60.2.G17a and G17b)
 - D. If a duplex, triplex, quadplex, or cottage cluster has been divided by a middle housing land division, the standards and guidelines that are applicable to the lot or applicable on a per-lot basis shall apply to the middle housing parent lot, not to the middle housing child lots, unless otherwise noted.
 - E. In the CM-RM zoning district, the small-scale commercial uses described in Section 20.22.35 are also subject to these standards and guidelines.
 - i. The standards and guidelines in Table 60.05.60.2 apply to the following scenarios:
 - 1. A small-scale commercial use in a detached building that is the only use on a lot;
 - 2. A small-scale commercial use that is in a detached building on a lot that also contains a single-detached dwelling, duplex, triplex, or quadplex; and
 - 3. A small-scale commercial use within an attached building on a lot that also contains a single-detached dwelling, duplex, triplex, or quadplex.
 - ii. The standards and guidelines in Table 60.05.60.3 apply to the following scenarios:
 - 1. A small-scale commercial use in a detached building on a lot that also contains a townhome; and
 - 2. A small-scale commercial use within an attached building on a lot that also contains a townhome.
2. **Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes.** Unless otherwise noted, single-detached dwellings (including manufactured homes), duplexes, triplexes, and quadplexes, and the small-scale commercial uses in Section 60.05.60.1.E.i, shall meet the standards of this section.

| Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes | |
|---|--|
| Design Guideline | Design Standard |
| Entries | |
| <p>G1a. Type 3. Some entries, especially those closest to the street, shall be accessible from the street. From the street and on-site parking areas, pedestrians shall be able to see some entries and identify pedestrian routes to other entries on the site.</p> <p>G1b. Type 2. Design Standard S1 shall be met.</p> | <p>S1. <u>Dwellings.</u> At least one entry to each structure containing at least one dwelling shall meet the standards in 60.05.60.2.S1a and 60.05.60.2.S1b. See Figure 5.</p> <p>An entry is a building opening designed to be used by pedestrians. It does not include any door exclusively designated as an emergency exit, any door that leads to a utility room or closet, or a garage door not designed as a pedestrian entrance.</p> <ul style="list-style-type: none"> a. The entry shall be within 10 feet of the longest street-facing wall of the dwelling unit; and b. The entry shall comply with one of the following: |

Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

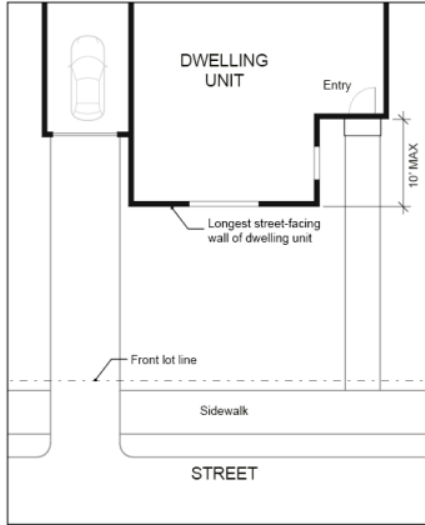
| Design Guideline | Design Standard |
|---|--|
| | <ol style="list-style-type: none"> 1. Face a public or private street; 2. Be at an angle of up to 45 degrees from the street; 3. Open onto a porch or an outdoor space, such as a patio, stoop, forecourt, or mezzanine. The porch or outdoor space shall be at least 25 square feet in area and at least one entrance to the porch or outdoor space shall face the street; or 4. Face an outdoor open area that is shared by at least two dwellings and is adjacent to the street. Adjacent means that some part of the open area is within 10 feet of a lot line that abuts a street. <p>c. The following are exempt from this standard:</p> <ol style="list-style-type: none"> 1. Any detached structure for which more than 50 percent of its public or private street-facing facade is separated from the street property line by another dwelling as seen in plan view from the front lot line. 2. Manufactured homes are exempt from this standard. |
| <p>G2a. Type 3. <u>The entry to a small-scale commercial use shall be visible and accessible from the street or shall provide directional signage. A pedestrian connection shall connect the entry to nearby streets and other pedestrian destinations. The design of the building shall incorporate features such as roofs, alcoves, awnings, and canopies to protect pedestrians from the rain and sun.</u></p> <p>G2b. Type 2. <u>Design Standard S2 shall be met.</u></p> | <p>S2. CM-RM Small-scale Commercial. <u>At least one entry to the small-scale commercial use shall meet the standards in 60.05.60.2.S2a through 60.05.60.2.S2e.</u></p> <p><u>An entry is a building opening designed to be used by pedestrians. It does not include any door exclusively designated as an emergency exit, any door that leads to a utility room or closet, or a garage door not designed as a pedestrian entrance. Any detached structure for which more than 50 percent of its public or private street-facing facade is separated from the street property line by another dwelling as seen in plan view from the front lot line is exempt from 60.05.60.2.S2a and 60.05.60.2.S2b.</u></p> <ol style="list-style-type: none"> a. <u>The entry shall be within 10 feet of the longest street-facing wall of the unit in the building containing the small-scale commercial use; and</u> b. <u>The entry shall comply with one of the following:</u> <ol style="list-style-type: none"> 1. <u>Face a public or private street;</u> 2. <u>Be at an angle of up to 45 degrees from the street;</u> 3. <u>Open onto a porch or an outdoor space, such as a patio, stoop, forecourt, or mezzanine. The porch or outdoor space shall be at least 25 square feet in area and at least one entrance to the porch or outdoor space shall face the street; or</u> 4. <u>Face an outdoor open area that is shared with at least one dwelling and is adjacent to the street. Adjacent means that</u> |

**Table 60.05.60.2. Design Guidelines and Standards for
Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes**

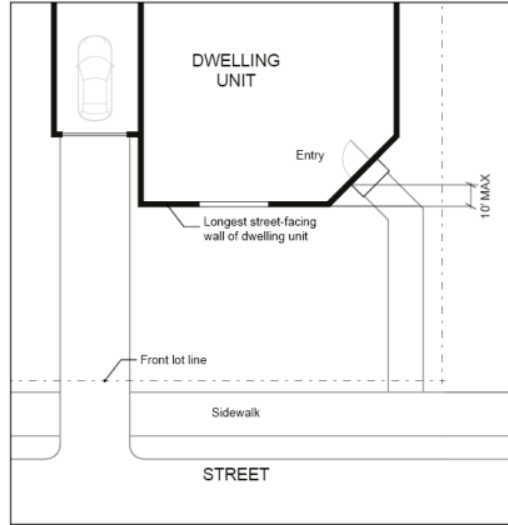
| Design Guideline | Design Standard |
|------------------|--|
| | <p align="center"><u>some part of the open area is within 10 feet of a lot line that abuts a street.</u></p> <p>c. <u>A reasonably direct walkway connection is required between the entry and public and private streets. The walkway shall have a minimum of 5-foot-wide, unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.</u></p> <p>d. <u>The entry shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least 6 feet wide and 4 feet deep.</u></p> <p>e. <u>Directional signage to the small-scale commercial use shall be provided if the small-scale commercial use is not directly visible from the public right of way.</u></p> |

Figure 5 Main Entry Options

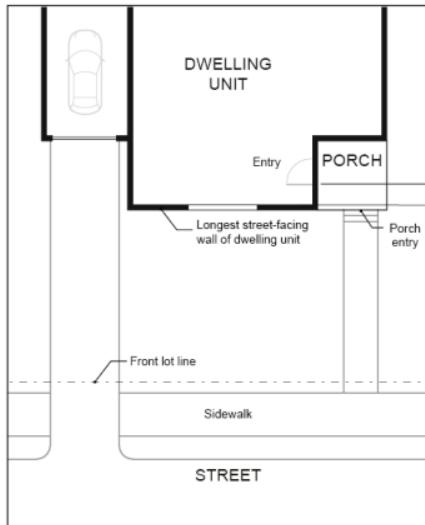
S1.a.1. Entry facing the street



S1.a.2. Entry at 45-degree angle



S1.a.3. Entry on to porch



S1.a.4. Entry to outdoor open area

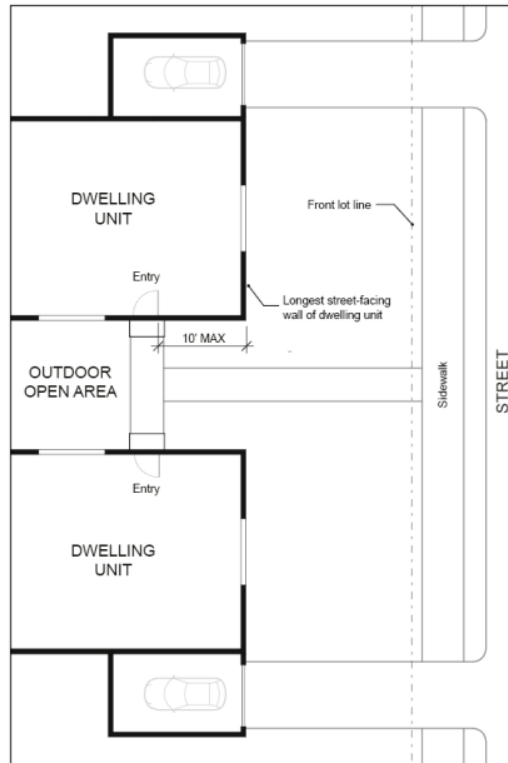


Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|--|--|
| Windows | |
| <p>G2a G3a. Type 3. The number, size, and placement of windows shall provide the opportunity for a visual connection between the residential living area of units and the street for units that are near the street <u>and between small-scale commercial uses and the street if small-scale commercial uses are near the street.</u></p> <p>G2b G3b. Type 2. The required window and door percentage may be reduced to 12 percent if the decision-making authority makes findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:</p> <ul style="list-style-type: none"> a. Special conditions or circumstances exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal and the special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience; and b. At least 12 percent of the area of all public or private street-facing facades includes windows or entrance doors, excepting facades that are not visible from the street because other structures are between the façade and the street. | <p>S2 S3. A minimum of 15 percent of the area of all public or private street-facing facades shall include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 6.</p> <ul style="list-style-type: none"> a. Any detached structure for which more than 50 percent of its public or private street-facing facade is separated from the street property line by another dwelling, as seen in plan view from the front lot line, is exempt from this standard. b. Manufactured homes are exempt from this standard. |

**Figure 6
Street-Facing Windows**



STREET-FACING FACADE

- Area subject to 15% window & entrance door coverage requirement
- ▨ Qualifying window coverage
- ▩ Qualifying entrance door coverage

**Table 60.05.60.2. Design Guidelines and Standards for
Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes**

| Design Guideline | Design Standard |
|--|---|
| Outdoor Open Area | |
| <p>G3a G4a. Type 3. Developments shall ensure opportunities for outdoor relaxation or recreation.</p> <ul style="list-style-type: none"> a. The outdoor open area shall be of an adequate size and shape to be usable for active or passive uses. b. The outdoor open area may be accessible to all units. Alternatively, the outdoor open area may be provided through private outdoor space, such as decks or patios, provided each unit has access to an adequate outdoor space. | <p>S3 S4. Outdoor Open Area Standards for Dwellings. An outdoor open area is a common area for use by residents of a single-detached dwelling, duplex, triplex, quadplex or townhouse. An outdoor open area may function as a community yard. <u>For a small-scale commercial use on a lot that also contains dwelling units, the standards in 60.05.60.2.S4a and 60.05.60.2.S4b apply. For a small-scale commercial use that is the only use on the lot, the standards in 60.05.60.2.S5a through 60.05.60.2.S5c shall apply instead.</u></p> <ul style="list-style-type: none"> a. Minimum Required Outdoor Open Area. Single-detached dwellings, duplexes, triplexes and quadplexes shall meet the following minimum outdoor open area standards. <ul style="list-style-type: none"> 1. For lots with an area of less than 3,000 square feet, a minimum of 200 square feet of open area is required per lot. |

Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|--|--|
| <p>G3b-G4b. Type 2. For lots with an area that is equal to or greater than 3,000 square feet, an applicant may reduce the minimum required outdoor open area required in S3S4.a2 or S3S4.a3 by up to 20 percent if:</p> <ul style="list-style-type: none"> a. The applicant demonstrates that special conditions or circumstances exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal and the special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience. b. At least one portion of the required outdoor open area shall be shaped so a 10-foot by 10-foot square can fit inside of it and, when possible, be accessible to all units. | <ul style="list-style-type: none"> 2. For lots with an area that is equal to or greater than 3,000 square feet and less than 7,000 square feet, a minimum of 300 square feet of open area is required per lot. 3. For lots with an area of 7,000 square feet or greater, a minimum of 500 square feet of open area is required per lot. <p>b. Design Requirements</p> <ul style="list-style-type: none"> 1. At least one portion of the required outdoor open area shall be shaped so a 12-foot by 12-foot square can fit inside of it and be accessible to all units. 2. Required open area may be in rear yard or side yard setback areas but shall not be in front yard setbacks. 3. Except as required in subsection 1, the required outdoor open area may be shared by two or more dwellings or may be provided through private outdoor space such as decks or patios. 4. The outdoor open area shall be developed with a mix of landscaping, groundcover, lawn, pedestrian ways, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the outdoor open area shall not exceed 75 percent of the total outdoor open area. |
| <p>G5a. Type 3. <u>Landscaping shall soften the edges of buildings and parking areas if provided, add aesthetic interest, and generally increase the attractiveness of a development and its surroundings. Plazas and common areas designed for pedestrian traffic shall be surfaced with a combination of landscape and decorative pavers or decorative concrete.</u></p> <p>G5b. Type 2. <u>Design Standard S5 shall be met.</u></p> | <p>S5. Outdoor Open Area Standards for Stand-alone CM-RM Small-scale Commercial Uses. <u>At least 15 percent of the total gross lot area shall be landscaped. Environmentally sensitive areas and above-ground water quality treatment facilities shall count toward the minimum landscape requirement.</u></p> <ul style="list-style-type: none"> a. <u>Developments shall provide the following landscaping:</u> <ul style="list-style-type: none"> 1. <u>One tree shall be provided for every 800 square feet of required landscaped area. Evergreen trees shall have a minimum planting height of 5 feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.</u> 2. <u>One evergreen shrub shall be provided for every 400 square feet of required landscaped area.</u> 3. <u>Live ground cover consisting of low-height plants, shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark, or other similar materials may be used but are not a substitute for ground cover plantings and shall be limited to no more than 25 percent of the required landscape area.</u> |

Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|---|--|
| | <p>b. <u>A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed, shall count toward meeting the minimum landscaping requirement, provided that the hard-surface portion of the plaza shall not exceed 25 percent of the minimum landscaping requirement. Plazas shall be comprised of the following:</u></p> <ol style="list-style-type: none"> 1. <u>Brick pavers, or stone, scored, or colored concrete; and,</u> 2. <u>One tree having a minimum mature height of 20 feet for every 300 square feet of plaza square footage; and,</u> 3. <u>Street furniture including but not limited to benches, tables, chairs, and trash receptacles; and,</u> 4. <u>Pedestrian-scale lighting consistent with the City’s Technical Lighting Standards.</u> |
| Tree Planting and Tree Preservation | |
| <p>G4 G6. Design Standard S3 S6 shall be met.</p> | <p>S4 S6. Developments that add a dwelling unit <u>or a small-scale commercial use</u>, except for conversions or additions to existing single-detached dwellings to create middle housing <u>or add a small-scale commercial use</u>, shall meet the tree planting requirements in 60.05.60.2.S4S6.a and the planting standards in 60.05.60.2.S4S6.b, unless they meet the tree preservation or in-lieu fee standards of 60.05.60.2.S4S6.c or 60.05.60.2.S4S6.d.</p> <p>a. Tree Planting Requirements. For these standards, the tree planting area equals 30 percent of the site or the site area minus the building footprint of existing and proposed development, whichever is smaller. Sites with at least 50 square feet of available tree planting area (the required area for a small tree, provided in 60.05.60.2.S4S6.a.13.iii) shall be subject to the requirements in S4S6.a.1. <u>or in S6.a.2, as applicable</u>.</p> <ol style="list-style-type: none"> 1. <u>Outside the Cooper Mountain Community Plan area.</u> The tree planting area shall be planted with some combination of large, medium, or small trees from the City’s approved street tree list or a tree list <u>City of Beaverton Tree List</u>) for private property trees as designated by the Director at the rates listed below. The City’s tree list indicates the minimum planting area for each tree size. <ol style="list-style-type: none"> i. Large trees (those listed for 8-foot planting areas): 1 large tree counts toward 1,200 square feet of the tree planting area. ii. Medium trees (those listed for 4-foot or 6-foot planting areas): 1 medium tree counts toward 600 square feet of the tree planting area. |

Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|------------------|---|
| | <ul style="list-style-type: none"> iii. Small trees (those listed for 3-foot planting areas): 1 small tree counts toward 300 square feet of the tree planting area. 2. <u>Inside the Cooper Mountain Community Plan area.</u> <ul style="list-style-type: none"> i. <u>The tree planting area shall be planted with trees on the City of Beaverton Tree List.</u> ii. <u>The square footage of canopy coverage that counts toward the required tree planting area will be based on the Mature Tree Canopy area listed in the City of Beaverton Tree List.</u> 3. The minimum area required to plant trees, by type, is: <ul style="list-style-type: none"> i. Large tree: 150 square feet, including a 10-foot-by-10-foot area within that 150 square feet. ii. Medium tree: 75 square feet, including a 6-foot-by-6-foot area within that 75 square feet. iii. Small tree: 50 square feet, including a 3-foot-by-3-foot area within that 50 square feet. b. Planting Standards for Required Trees. <ul style="list-style-type: none"> 1. <u>Outside the Cooper Mountain Community Plan area, Required required trees may shall</u> not be planted within 6 feet of structures or 3 feet of property lines at the perimeter of the site. 2. Trees planted to meet other BDC Code requirements, such as buffer requirements, shall also count toward the tree planting requirement. 3. Trees shall be a type and species identified by the City of Beaverton Street Tree List or a tree list for private property trees as designated by the Director. 4. Deciduous trees shall have a minimum caliper of 1.5 inches and shall be balled and burlapped. 5. Evergreen trees shall be a minimum of 85 feet in height at the time of planting. 6. Areas subject to Clean Water Services regulations including stormwater facilities, vegetated corridors, and sensitive natural areas shall be planted consistent with Clean Water Services requirements. 7. Tree planting is subject to City tree planting and establishment requirements. <u>Irrigation shall be provided to ensure trees planted will survive their establishment period. Inside the Cooper Mountain Community Plan area, irrigation systems shall also comply with Sections 60.37 and 60.61.35 and if requirements in those sections contain stricter</u> |

Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|------------------|--|
| | <p><u>standards, the stricter standards shall apply. Establishment period irrigation shall be provided through one of the following options or a combination of options:</u></p> <ul style="list-style-type: none"> i. <u>A permanent, in-ground irrigation system with an automatic controller.</u> ii. <u>An irrigation system designed and certified by a licensed landscape architect as part of a landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if a licensed landscape architect certifies that the plants chosen will survive.</u> iii. <u>Irrigation by hand for a maximum of 500 square feet per site.</u> <p>8. Trees planted under the standards in this section are not considered Landscape Trees.</p> <p>c. Tree Preservation.</p> <ul style="list-style-type: none"> 1. <u>Outside the Cooper Mountain Community Plan area.</u> <ul style="list-style-type: none"> i. Existing non-nuisance trees that are preserved on the site shall satisfy the planting requirements of 60.05.60.2. S4S6.a as follows: <ul style="list-style-type: none"> 1. Trees that are at least 1.5 inches DBH and less than 6 inches DBH count toward 600 square feet of required tree planting area. 2. For trees 6 inches or more DBH, every full 6-inch increment in DBH shall count toward an additional 600 feet of required tree planting area. ii. For every existing non-exempt surveyed tree that is preserved, development may have an additional 150 square feet of building area over the maximum floor area ratio (FAR), up to a maximum additional 0.15 FAR or additional 600 square feet, whichever is less. iii. Community trees that are preserved trees shall be classified as Landscape Trees and will be subject to CHAPTER 40 and CHAPTER 60. Protected trees that are preserved shall remain classified as Protected Trees. 2. <u>Inside the Cooper Mountain Community Plan area. Existing, non-exempt, on-site trees over 6-inch DBH that are preserved shall satisfy the planting requirements of 60.05.60.2.S6.a as follows:</u> <ul style="list-style-type: none"> i. <u>The square footage of preserved canopy coverage that counts toward the required tree planting area will be</u> |

Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|--|--|
| | <p align="center"><u>based on the mature canopy area listed in the City of Beaverton Tree List.</u></p> <p>d. In-Lieu Fee. In lieu of meeting the planting requirements of 60.05.60.2.S4S6.a, applicants may contribute to the Tree Preservation Fund at a rate designated by the City Council.</p> |
| <p align="center">South Cooper Mountain Community Plan Open Space and Natural Resources</p> | |
| <p>For properties in the South Cooper Mountain Community Plan area without Significant Natural Resource Areas on the site, the following guidelines apply if S5 S7 cannot be met.</p> <p>G5a G7a. Type 3. Developments shall ensure opportunities for outdoor relaxation or recreation.</p> <ol style="list-style-type: none"> The outdoor open area shall be of an adequate size and shape to be usable for active or passive uses. The outdoor open area may be accessible to all units. However, if special conditions or circumstances exist on the site that make it physically difficult to provide access, then the outdoor open area does not need to be accessible to all units. <p>G5b-G7b. Type 2. For lots with an area that is equal to or greater than 3,000 square feet, an applicant may reduce the minimum required outdoor open area required in S3S4.a2 or S3S4.a3 by up to 20 percent if:</p> <ol style="list-style-type: none"> The applicant demonstrates that special conditions or circumstances exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal and the special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience. | <p>S5 S7. For properties within the South Cooper Mountain Community Plan area,</p> <ol style="list-style-type: none"> An outdoor open area shall be provided on site in whichever one of the following methods results in the greater amount of outdoor open area: <ol style="list-style-type: none"> Outdoor open area shall be equivalent to the square footage of Significant Natural Resource Area located on the subject site or; Outdoor open area shall be consistent with applicable standards of Section 60.05.60.2.S3S4 Outdoor Open Area. Regardless of which method is used to determine the amount of outdoor open area required, the outdoor open area dimensions, amenities and other features shall comply with applicable provisions of Section 60.05.60.2.S3S4 Significant Natural Resource Areas preserved on a site and placed within a conservation easement or conservation tract, recorded with a deed restriction, may count toward a site’s total outdoor open area requirement, provided applicable provisions in Section 60.05.60.2.S3S4 are met. Tree Planting and Tree Preservation areas, as outlined in Section 60.05.60.2.S4S6 may also count toward a site’s total outdoor open area requirement, provided applicable provisions in Section 60.05.60.2.S6 are met. Within the South Cooper Mountain Community Plan area development abutting SW Tile Flat Road, shall provide a 10-foot wide, B2-Medium screen buffer and shall comply with applicable standards of Section 60.05.25.1314. Proposals being reviewed as a Planned Unit Development as exempt from this standard but shall address applicable policies of the South Cooper Mountain Community Plan. |

Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|--|---|
| <p>2. At least one portion of the required outdoor open area shall be shaped so a 10-foot by 10-foot square can fit inside of it and, when possible, be accessible to all units.</p> <p>Properties within the South Cooper Mountain Community Plan area with Significant Natural Resource Areas on the site, shall meet Design Standard S5 <u>S7</u> unless proposal is reviewed as a Planned Unit Development.</p> | |
| <p><u>Cooper Mountain Community Plan Open Space</u></p> | |
| <p><u>G8. Deviations from Design Standard S8 are subject to review through the Planned Unit Development application.</u></p> | <p><u>S8. Within the Cooper Mountain Community Plan area, sites shall provide at least 15 percent open space per gross site area at the time of Initial Development through one or more of the methods below. This open space requirement shall be met in addition to the standards of Section 60.05.60.2.S4 through S6. If a site includes the development of uses that are not subject to the requirements of this Section, the minimum open space requirement shall be calculated as 15 percent of the portion of the site that is subject to the requirements of Section 60.05.60.</u></p> <ul style="list-style-type: none"> a. <u>Open space tracts in the Parks Overlay identified in Section 20.22.45.</u> b. <u>On-site area within the Resource Overlay protected in a separate tract.</u> c. <u>Open space tracts that have 50 percent tree canopy or are planted so they will have 50 percent tree canopy cover within 15 years after planting consistent with the Technical Specifications for Tree Preservation and Planting of Section 60.61.30.</u> <ul style="list-style-type: none"> 1. <u>A combination of existing tree canopy and planted trees is acceptable to meet this standard.</u> 2. <u>Open space designated to meet this requirement outside the Parks Overlay and Resource Overlay shall have minimum length and width dimensions of 25 feet. The open space may be placed in more than one location on the site.</u> 3. <u>Property owners are not required to dedicate open space tracts but may do so voluntarily to the Tualatin Hills Park & Recreation District or other public agency per Section 60.15.15.3. Dedicated tracts shall count</u> |

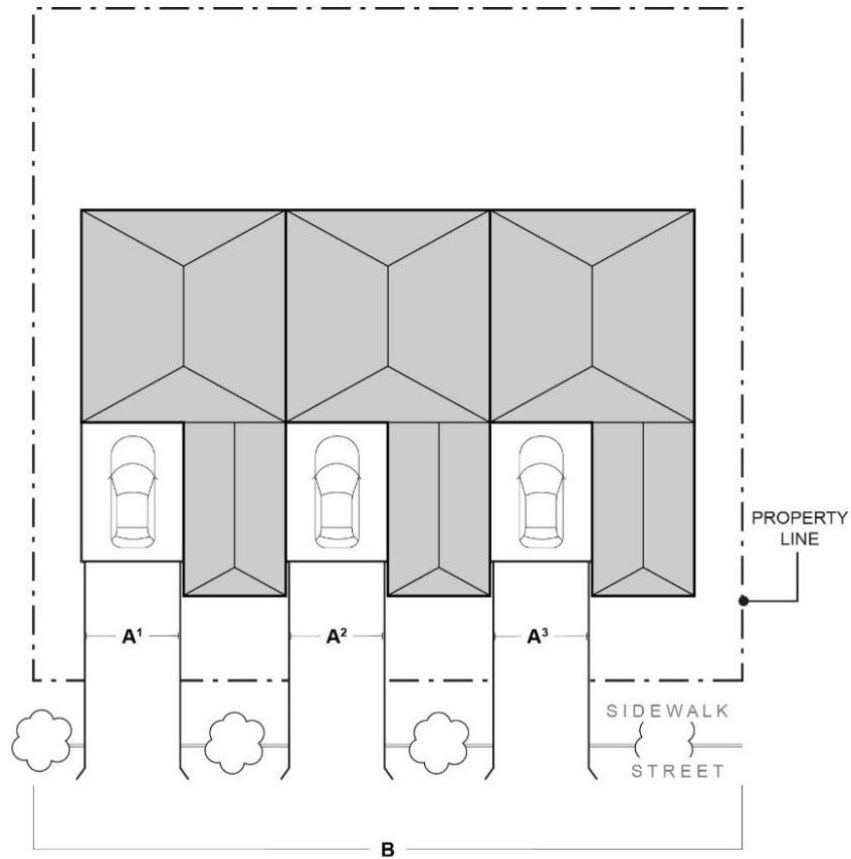
Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|--|---|
| | <p><u>150 percent toward the open space requirement. The additional credit shall not be used to reduce the open space required to be within the Parks Overlay that is shown in 20.22.45.1 but may be used to meet requirements for open space outside the Parks Overlay. To qualify for this credit, a tract shall have at least 75 percent Parks Overlay Open Space Developable Area with minimum length and width dimensions of 200 feet.</u></p> |
| <p><u>G9a. Type 3. A landscape buffer with a minimum width of 25 feet shall be provided along side and rear property lines that abut the Cooper Mountain Nature Park. The buffer shall be densely planted with native varieties of trees, shrubs, and groundcover in a way that creates an attractive and natural-looking transition to the existing vegetation along the boundary of the Cooper Mountain Nature Park. Evergreen shrubs and trees are preferred.</u></p> <p><u>G9b. Type 2. Design Standard S9 shall be met.</u></p> | <p><u>S9. A landscape buffer consistent with the following requirements shall be provided along side and rear property lines that abut the Cooper Mountain Nature Park.</u></p> <ul style="list-style-type: none"> a. <u>The landscape buffer width shall be a minimum of 25 feet.</u> b. <u>All plantings within the required buffer area shall be native species.</u> c. <u>The required landscape buffer area shall be planted according to the following plant types, sizes, and spacing:</u> <ul style="list-style-type: none"> i. <u>Trees: One tree is required per 30 linear feet of the required buffer area. Evergreen trees shall be planted at a minimum height of 6 feet; deciduous trees shall be planted at a minimum 2-inch caliper. At least 50 percent of the required trees in the buffer area shall be evergreen. Spacing between trees may vary within the buffer area but shall not exceed 50 linear feet between trees.</u> ii. <u>Shrubs: One shrub with a minimum mature height of 4 feet is required for every 200 square feet of required buffer area. At least 50 percent of the required shrubs in the buffer area shall be of a hedging, evergreen variety.</u> iii. <u>Ground cover: Live ground cover consisting of low-height plants, shrubs, or grasses shall be planted in remaining required buffer area. Bare gravel, rock, bark or other similar materials may be used but shall be limited to no more than 25 percent of the required buffer area.</u> |
| <p>Grading at Residential Property Lines</p> | |
| <p><u>G6a G10a. Type 3. For changes to existing on-site surface contours at residential property lines, the perimeters of properties shall be</u></p> | <p><u>S6 S10. Where grading is proposed, the requirements listed in Section 60.15.10. shall apply.</u></p> |

Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|---|---|
| <p>graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight.</p> <p>G6b G10b. Type 2. Design Standard S6 S10 shall be met.</p> | <p><u>Outside the Cooper Mountain Community Plan area, Notwithstanding notwithstanding the requirements of 60.15.10.3, grading within 25 feet of a property line shall not change the existing slopes by more than 10 percent within a root protection zone of an identified Significant Individual Tree, identified Historic Tree, or a tree within an identified Significant Grove or Significant Natural Resource Area located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.</u></p> <p><u>Inside the Cooper Mountain Community Plan area, notwithstanding the requirements of 60.15.10.3, grading within 25 feet of a property line shall not change the existing slopes by more than 10 percent within a root protection zone of a tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.</u></p> |
| <p>Garages and Off-Street Parking Areas</p> | |
| <p>G7a G11a. Type 3. Developments shall support a pedestrian-friendly street environment by minimizing the visual and safety impacts of garages, parking areas, and vehicle circulation areas and promoting room on the lot for housing near streets.</p> <p>G7b G11b. Type 2. Design Standard S7 S11 shall be met.</p> | <p>S7 S11. The combined width of all garages (attached and detached) and outdoor on-site parking and maneuvering areas shall not occupy more than 50 percent of any public or private street frontage (other than an alley). If the Engineering Design Manual contains stricter standards for driveways, the Engineering Design Manual standards shall apply. See Figure 7. [ORD 4844; August 2023].</p> <p>a. If vehicle access to the lot is inside a cul-de-sac, then the combined width of all garages and outdoor on-site parking and maneuvering areas shall not occupy more than 50 percent of any street frontage as measured 20 feet from the right of way.</p> |

**Figure 7
Garages and Off-Street Parking Areas**



- (A) Garage and on-site parking and maneuvering areas
- (B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

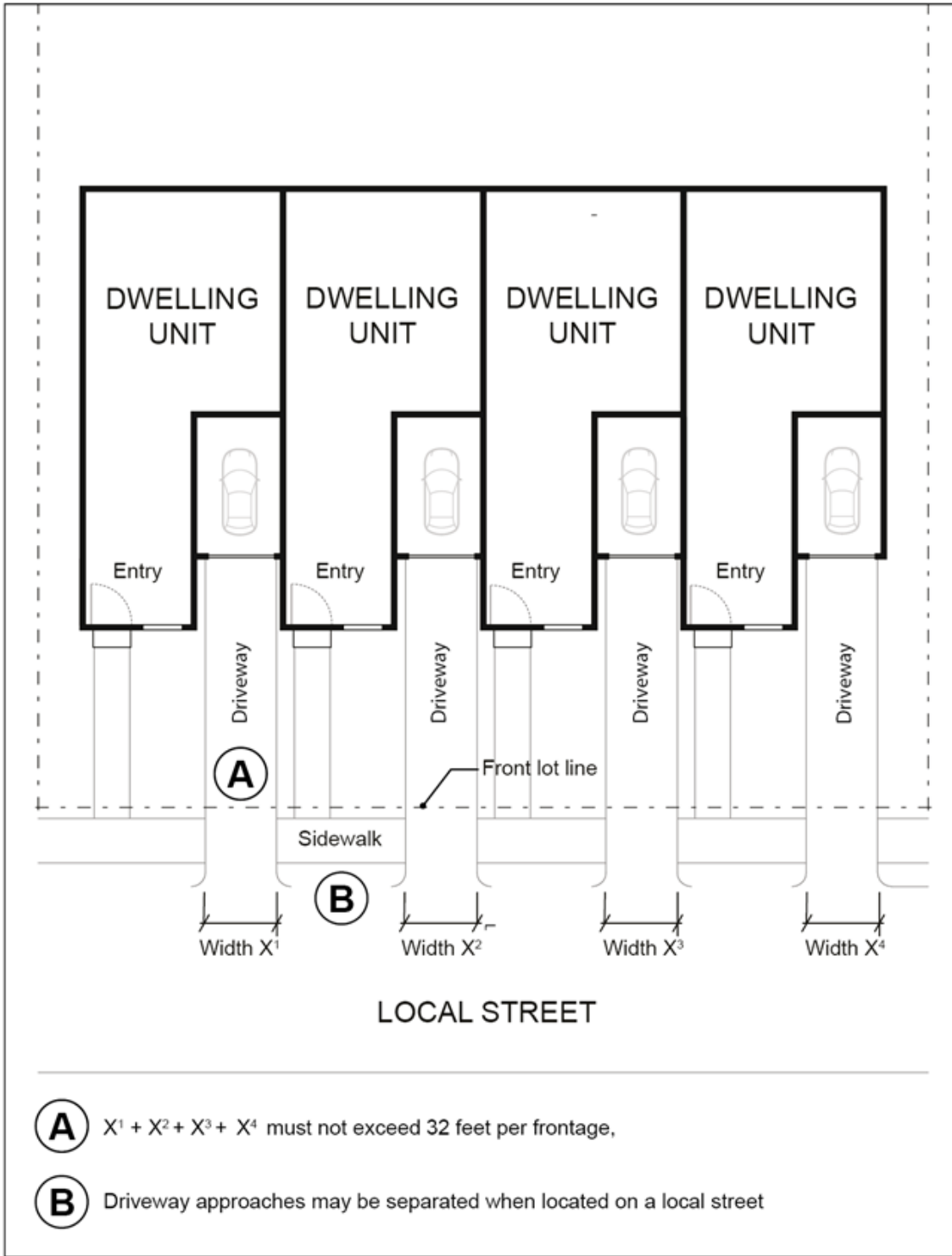
**Table 60.05.60.2. Design Guidelines and Standards for
Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes**

| Design Guideline | Design Standard |
|--|---|
| Driveway Location | |
| G8 G12. Design Standard S8 S12 shall be met. | S8 S12. Notwithstanding the corner clearance for driveway standards in the Beaverton Engineering Design Manual (EDM), driveways may be located as close as 3 or 6 feet from property lines depending on sidewalk type classified by the EDM. |

**Table 60.05.60.2. Design Guidelines and Standards for
Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes**

| Design Guideline | Design Standard |
|---|--|
| Driveway Approaches | |
| <p>G9a G13a. Type 3. Developments shall limit potential conflicts between vehicles and pedestrians, preserve on-street parking, allow adequate space for street trees, and minimize the visual impact of off-street vehicle parking and circulation areas. Applicable Engineering Design Manual standards shall be met, unless otherwise approved by the City Engineer. [ORD 4844; August 2023]</p> <p>G9b G13b. Type 2. Design Standard S9 S13 shall be met.</p> | <p>S9 S13. Driveway approaches shall comply with the following:</p> <ol style="list-style-type: none"> a. The total width of all driveway approaches for a lot shall not exceed 32 feet per public or private street frontage, as measured at the property line. See Figure 8. For lots with more than one frontage, see 60.05.60.2.S9S13.b. If the Engineering Design Manual contains stricter standards for driveways, the Engineering Design Manual standards shall apply. [ORD 4844; August 2023] b. In addition, lots with more than one public or private street frontage shall comply with the following: <ol style="list-style-type: none"> 1. If vehicular access exists or is proposed on the site, lots shall access the street with the lowest functional classification per the city's adopted Transportation System Plan. For lots abutting an alley, access may be taken from the alley. If the lot has frontage on two local streets, driveways may access one or both streets. [ORD 4844; August 2023] 2. If vehicular access exists or is proposed on the site, lots may have either: [ORD 4844; August 2023] <ol style="list-style-type: none"> a. Two driveway approaches not exceeding 32 feet in total width on one public or private street frontage (See Figure 10); or b. One driveway approach per public or private street frontage. The combined width of both approaches cannot exceed 32 feet. See Figure 11. c. Driveway approaches shall also meet the residential driveway standards in the Beaverton Engineering Design Manual. |

Figure 8
Driveway Approach Width and Separation



**Figure 9
Reserved**

**Figure 10
Driveway Approach Options for Multiple Street Frontages –
Driveways on One Frontage**

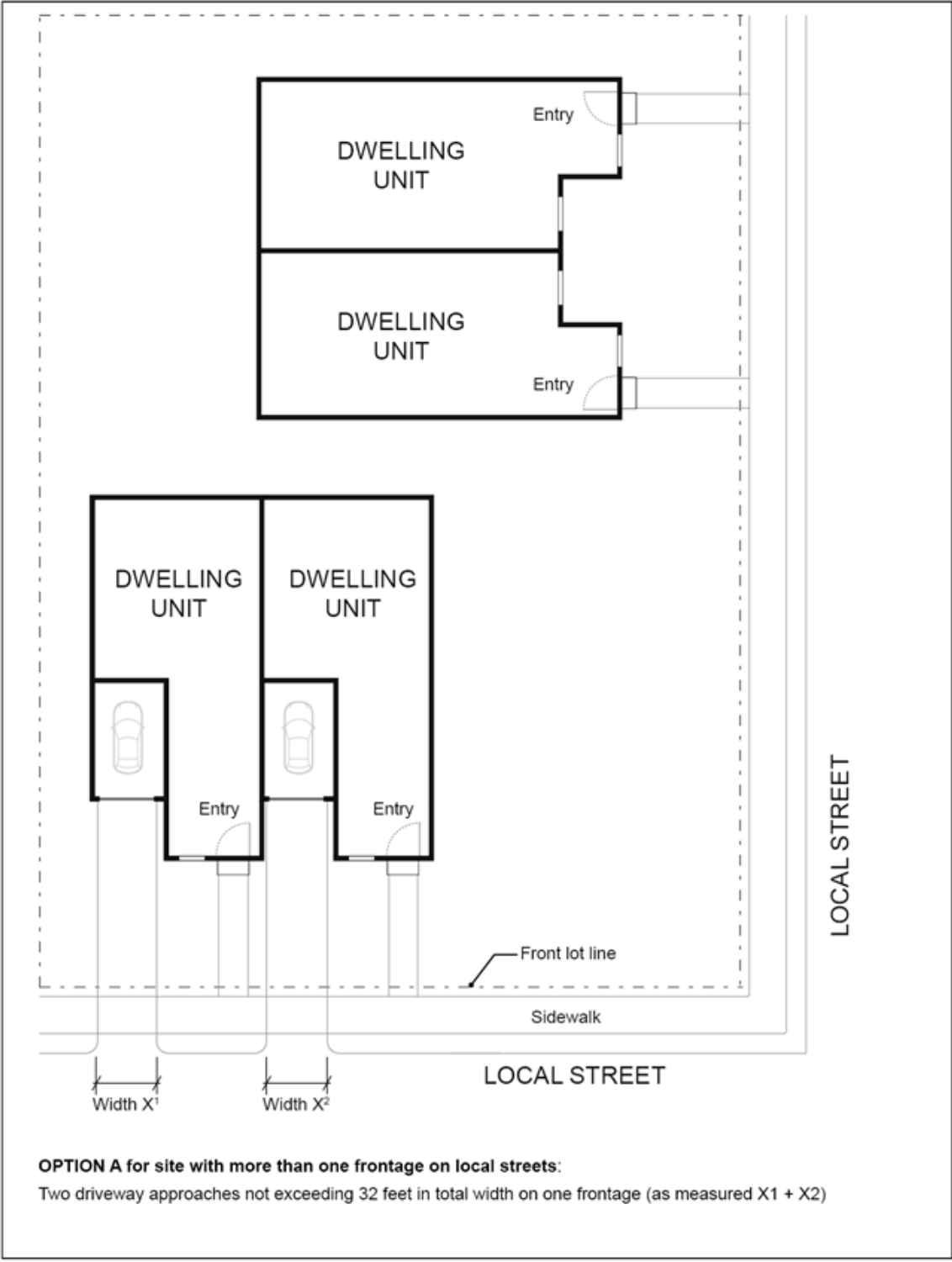


Figure 11
Driveway Approach Options for Multiple Street Frontages –
Driveways on One Frontage

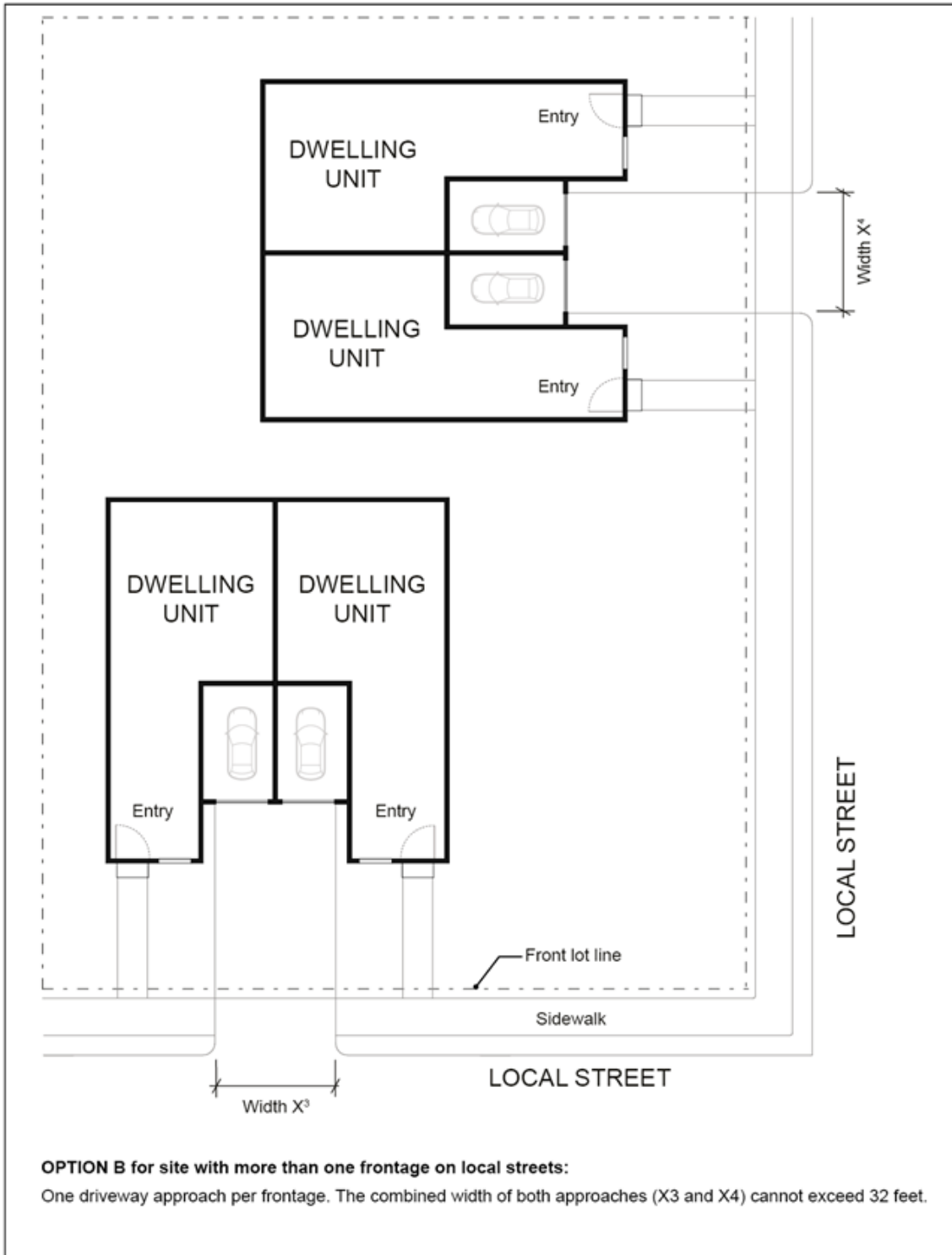


Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|---|---|
| Driveway Length | |
| <p>G10a G13a. Type 3. Design Standard S10 S14 or Design Guideline G10b G14b shall be met.</p> <p>G10b G14b. Type 2. Driveways should connect parking, drive aisles, and other improvements with at least one street. If vehicular access exists or is proposed, on-site vehicle circulation shall be easily identified and include a higher level of improvements such as curbs, sidewalks, and landscaping. Alternative designs shall be subject to review and approval of the City Engineer. [ORD 4844; August 2023]</p> | <p>S10 S14. If a driveway is equal to or greater than 150 feet in length, then it shall be designed as a private street according to the Beaverton Engineering Design Manual. If a driveway is less than 150 feet long, then it does not need to be designed as a private street.</p> |
| Lighting Design | |
| <p>G11a G15a. Type 3. Sites with an off-street parking lot area that exceeds 1,400 square feet shall:</p> <ol style="list-style-type: none"> Utilize lighting to maximize safety within a development, Minimize direct and indirect glare impacts to abutting properties and streets, and, Where the proposal does not comply with Table 60.05-1, describe why compliance with the standard is either infeasible or unnecessary. <p>G11b G15b. Type 2. Design Standard S11 S15 shall be met.</p> | <p>S11 S15. Sites with an off-street parking lot area that exceeds 1,400 square feet shall comply with Technical Lighting Standards (Table 60.05-1). The off-street parking lot area includes the combined square footage of parking stalls and drive aisles only.</p> |
| <p>G16a. Type 3. Sites with a small-scale commercial use shall:</p> <ol style="list-style-type: none"> <u>Utilize lighting to maximize pedestrian safety within a development,</u> <u>Minimize direct and indirect glare impacts to abutting properties and streets, and,</u> <u>Where the proposal does not comply with Table 60.05-1, describe why</u> | <p>S16. Sites with a small-scale commercial use shall provide lighting that complies with Technical Lighting Standards (Table 60.05-1) at the <u>commercial use entry and the walkways that connect the commercial use entry to public and private streets, transit stops, and other destinations.</u></p> |

Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|---|--|
| <p><u>compliance with the standard is either infeasible or unnecessary.</u></p> <p><u>G16b. Type 2. Design Standard S16 shall be met.</u></p> | |
| <p>Solid Waste Facilities</p> | |
| <p>G12 G17. Design Standard S12 <u>S17</u> shall be met.</p> | <p>S12 S17. Minimum Required Storage Area and Location.</p> <p>a. <u>Dwellings.</u> Lots with one or more buildings with a combined floor area of less than 4,000 square feet shall provide a minimum storage area of 40 square feet for waste storage and/or recycling containers. Lots with one or more buildings with a combined floor area of 4,000 square feet or greater shall provide a minimum storage area of 80 square feet for waste storage and/or recycling containers. Storage of solid waste facilities shall comply with the following:</p> <ol style="list-style-type: none"> 1. Storage areas for multiple units on one lot may be combined or shared and be located on the same lot as the units or shared tract. 2. Storage area requirements may be satisfied with a single location or multiple locations and may combine both interior and exterior locations. If multiple locations are used, the minimum footprint for each storage area shall be 3-feet by 3-feet. 3. Storage areas shall not be in required outdoor open areas, as provided in 60.05.60.12.S3<u>S4</u>. 4. Storage areas shall be located in areas accessible to waste service vehicles. [ORD 4844; August 2023] 5. Storage areas shall be located so that they do not obstruct pedestrian or vehicle traffic movement on the site or on public or private streets adjacent to the site. 6. Exterior storage areas shall comply the corner clearance for driveway standards in the Beaverton Engineering Design Manual. <p>b. <u>CM-RM Small-scale Commercial.</u> <u>There is no minimum required storage area or location for small-scale commercial uses; however, any storage area that is provided outside of a building shall be fully screened from view using one or more screening methods of 60.05.60.2.S18.b.1 through 3. This standard applies to both a small-scale commercial use on a lot shared with a dwelling(s) and as a stand-alone use on a lot.</u></p> |

Table 60.05.60.2. Design Guidelines and Standards for Single-Detached Dwellings, Duplexes, Triplexes, and Quadplexes

| Design Guideline | Design Standard |
|---|---|
| <p>G13a G18a. Type 3. Design Standard S12 S18 or Design Guideline G12b G18b shall be met.</p> <p>G13b G18b. Type 2. Waste storage and/or recycling containers shall be designed and/or located so that they are screened from an abutting public or private street.</p> | <p>S13 S18. Screening.</p> <ol style="list-style-type: none"> a. Waste storage and/or recycling containers shall be in an area not visible from a public or private street or shall be fully screened from view from a public or private street. b. Screening from public view for waste storage and/or recycling containers shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods: <ol style="list-style-type: none"> 1. Solid wall constructed of an exterior finish material utilized on one or more buildings; 2. A hedge with a minimum of ninety-five (95) percent opacity within two (2) years; or 3. Solid wood fence c. Screening from public view by chain-link fence with or without slats is prohibited. |

3. **Design Guidelines and Standards for Townhouses.** Unless otherwise noted, townhouse developments, and the small-scale commercial uses in Section 60.05.60.1.E.ii, shall meet the standards of this section.

Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|--|--|
| Maximum Number of Units in a Structure | |
| <p>G1a. Type 3. The maximum number of units in a structure, as provided in Design Standard S1, may be exceeded if adequate pedestrian access is available into the site, the site has adequate landscaping; and the building design includes visual breaks in the façade between some units to reduce the perceived mass and length of the building.</p> <p>Examples of visual breaks include a change in plane (such as setting back one unit from the abutting building, recessing some or all main entries, angling some or all main entries, or varying roof heights for each unit) or added articulation to some or all units.</p> <p>In each zone, building façade lengths shall not exceed:</p> <ol style="list-style-type: none"> a. In the RMA zone, 150 feet; and b. In the RMB, and RMC zones, <u>and CM-RM</u>, 125 feet | <p>S1. The maximum number of dwelling units that may be attached in a townhouse structure is specified below.</p> <ol style="list-style-type: none"> a. RMA zone: 8 attached units. b. RMB, and RMC, <u>and CM-RM</u> zones: 5 attached units. |

Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|--|--|
| <p>G1b. Type 2. Design Standard S1 shall be met.</p> | |
| <p>Entries</p> | |
| <p>G2a. Type 3. Some entries, especially those closest to the street, shall be accessible from the street. From the street and on-site parking areas, pedestrians shall be able to see some entries and identify pedestrian routes to other entries on the site.</p> <p>G2b. Type 2. Design Standard S2 shall be met.</p> | <p>S2. Dwellings. At least one entry to each townhouse shall meet the standards in 60.05.60.3.S2a and 60.05.60.3.S2b. See Figure 5. An entry is a building opening designed to be used by pedestrians. It does not include any door exclusively designated as an emergency exit, any door that leads to a utility room or closet, or a garage door not designed as a pedestrian entrance.</p> <ol style="list-style-type: none"> a. The entry shall be within 10 feet of the longest street-facing wall of the dwelling unit; and b. The entry shall comply with one of the following: <ol style="list-style-type: none"> 1. Face the street; 2. Be at an angle of up to 45 degrees from the street; 3. Open onto a porch or an outdoor space, such as a patio, stoop, forecourt, or mezzanine. The porch or outdoor space shall be at least 25 square feet in area and at least one entrance to the porch or outdoor space shall face the street; or 4. Face a common courtyard or private access or driveway that is abutted by dwellings on at least two sides. If the parent lot has public or private street frontage, then the common courtyard shall be within 20 feet of a lot line that abuts a street. |
| <p>G3a. Type 3. <u>The entry to a small-scale commercial use shall be visible and accessible from the street or shall provide directional signage. A pedestrian connection shall connect the entry to nearby streets and other pedestrian destinations. The design of the building shall incorporate features such as roofs, alcoves, awnings, and canopies to protect pedestrians from the rain and sun.</u></p> <p>G3b. Type 2. Design Standard S3 shall be met.</p> | <p>S3. CM-RM Small-scale Commercial. <u>At least one entry to the small-scale commercial use shall meet the standards in 60.05.60.3.S3a through 60.05.60.3.S3d.</u> An entry is a building opening designed to be used by pedestrians. It does not include any door exclusively designated as an emergency exit, any door that leads to a utility room or closet, any door that leads into a dwelling unit, or a garage door not designed as a pedestrian entrance.</p> <ol style="list-style-type: none"> a. <u>The entry shall be within 10 feet of the longest street-facing wall of the building containing the small-scale commercial use; and</u> b. <u>The entry shall comply with one of the following:</u> <ol style="list-style-type: none"> 1. <u>Face a public or private street;</u> 2. <u>Be at an angle of up to 45 degrees from the street; or</u> 3. <u>Open onto a porch or an outdoor space, such as a patio, stoop, forecourt, or mezzanine. The porch or outdoor space shall be at least 25 square feet in area and at least one entrance to the porch or outdoor space shall face the street.</u> |

Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|--|---|
| | <ul style="list-style-type: none"> c. <u>A reasonably direct walkway connection is required between the entry and public and private streets, transit stops, and other destinations. The walkway shall have a minimum of 5-foot-wide, unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.</u> d. <u>The entry shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least 6 feet wide and 4 feet deep.</u> e. <u>Directional signage to the small-scale commercial use shall be provided if the small-scale commercial use is not directly visible from the public right of way.</u> |
| Windows | |
| <p>G3a G4a. Type 3. The number, size, and placement of windows shall provide the opportunity for a visual connection between the residential living area of units and the street for units that are near the street, <u>or for the small-scale commercial use and the street, for small-scale commercial uses that are near the street.</u></p> <p>G3b G4b. Type 2. An applicant may reduce the required window and door percentage to 12 percent by demonstrating that special conditions or circumstances exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal, and the special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.</p> | <p>S3 S4. A minimum of 15 percent of the area of all public or private street-facing facades on each townhouse unit shall include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. Facades that are more than 80 feet from the street are exempt from this standard. See Figure 6.</p> |
| Outdoor Open Area | |
| <p>G4a G5a. Type 3. Developments shall ensure opportunities for outdoor relaxation or recreation. The outdoor open area shall be of an adequate size and shape to be usable for active or passive uses.</p> | <p>S4 S5. Minimum Required Outdoor Open Area. An outdoor open area is a common area for use by residents of a single-detached dwelling, duplex, triplex, quadplex or townhouse. For townhouse developments, these standards apply to the cumulative lot areas of the townhouse structure. If there are multiple</p> |

Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|--|--|
| <p>G4b G5b. Type 2. Design Standard S4 S5 shall be met.</p> | <p>townhouse structures on a site, the lot areas are not additive, the minimum required outdoor open area applies to each townhouse structure independently. <u>For a small-scale commercial use on a lot that also contains a townhouse, the standards in 60.05.60.3.S5a through 60.05.60.3.S5g apply.</u></p> <ul style="list-style-type: none"> a. For townhouse structures with a total lot area of less than 3,000 square feet, a minimum of 200 square feet of open area is required per townhouse structure. b. For townhouse structures with a total lot area that is equal to or greater than 3,000 square feet and less than 7,000 square feet, a minimum of 300 square feet of open area is required per townhouse structure. c. For townhouse structures with a total lot area of 7,000 square feet or greater, a minimum of 500 square feet of open area is required per townhouse structure. <p>Design Requirements</p> <ul style="list-style-type: none"> d. Required outdoor open area may be shared by two or more dwellings or may be provided through private open space such as decks or patios. e. If shared by two or more dwellings, at least one portion of the required outdoor open area shall be shaped so a 12-foot by 12-foot square can fit inside of it and be accessible to all units. f. Required open area may be in rear yard or side yard setback areas but shall not be in front yard setbacks. g. The outdoor open area shall be developed with a mix of landscaping, groundcover, lawn, pedestrian ways, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the outdoor open area shall not exceed 75 percent of the total outdoor open area. |
| <p>Tree Planting and Tree Preservation</p> | |
| <p>G5 G6. Design Standard S5 S6 shall be met.</p> | <p>S5 S6. Townhouse <u>and small-scale commercial use</u> developments shall meet the tree planting requirements in 60.05.60.3.S5S6.a and the planting standards in 60.05.60.3.S5S6.b, unless they meet the tree preservation or in-lieu fee standards of 60.05.60.3.S5S6.c or 60.05.60.3.S5S6.d.</p> <ul style="list-style-type: none"> a. Tree Planting Requirements. For these standards, the tree planting area equals 30 percent of the site or the site area minus the building footprint of existing and proposed development, whichever is smaller. Sites with at least 50 square feet of available tree planting area (the required area for a small tree, |

Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|------------------|---|
| | <p>provided in 60.05.60.3.S5S6.a.23.iii) shall be subject to the requirements in S5S6.a.1. <u>or in S6.a.2, as applicable.</u></p> <ol style="list-style-type: none"> 1. <u>Outside the Cooper Mountain Community Plan area.</u> The tree planting area shall be planted with some combination of large, medium, or small trees from the City's approved street tree list or a tree list <u>City of Beaverton Tree List</u> for private property trees as designated by the Director at the rates listed below. The City's tree list indicates the minimum planting area for each tree size. <ol style="list-style-type: none"> i. Large trees (those listed for 8-foot planting areas): 1 large tree counts toward 1,200 square feet of the tree planting area. ii. Medium trees (those listed for 4-foot or 6-foot planting areas): 1 medium tree counts toward 600 square feet of the tree planting area. iii. Small trees (those listed for 3-foot planting areas): 1 small tree counts toward 300 square feet of the tree planting area. 2. <u>Inside the Cooper Mountain Community Plan area.</u> <ol style="list-style-type: none"> i. <u>The tree planting area shall be planted with trees on the City of Beaverton Tree List.</u> ii. <u>The square footage of canopy coverage that counts toward the required tree planting area will be based on the Mature Tree Canopy area listed in the City of Beaverton Tree List.</u> 3. The minimum area required to plant trees, by type, is: <ol style="list-style-type: none"> i. Large tree: 150 square feet, including a 10-foot-by-10-foot area within that 150 square feet. ii. Medium tree: 75 square feet, including a 6-foot-by-6-foot area within that 75 square feet. iii. Small tree: 50 square feet, including a 3-foot-by-3-foot area within that 50 square feet. <p>b. Planting Standards for Required Trees.</p> <ol style="list-style-type: none"> 1. <u>Outside the Cooper Mountain Community Plan area, Required required trees may shall</u> not be planted within 6 feet of structures or 3 feet of property lines at the perimeter of the site. 2. Trees planted to meet other <u>BDC Code</u> requirements, such as buffer requirements, shall also count toward the tree planting requirement. 3. Trees shall be a type and species identified by the City of Beaverton Street Tree List or a tree list for private property trees as designated by the Director. |

Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|------------------|---|
| | <ul style="list-style-type: none"> 4. Deciduous trees shall have a minimum caliper of 1.5 inches and shall be balled and burlapped. 5. Evergreen trees shall be a minimum of 85 feet in height at the time of planting. 6. Areas subject to Clean Water Services regulations including stormwater facilities, vegetated corridors, and sensitive natural areas shall be planted consistent with Clean Water Services requirements. 7. Tree planting is subject to City tree planting and establishment requirements. <u>Irrigation shall be provided to ensure trees planted will survive their establishment period. Inside the Cooper Mountain Community Plan area, irrigation systems shall also comply with Sections 60.37 and 60.61.35 and if requirements in those sections contain stricter standards, the stricter standards shall apply. Establishment period irrigation shall be provided through one of the following options or a combination of options:</u> <ul style="list-style-type: none"> i. <u>A permanent, in-ground irrigation system with an automatic controller.</u> ii. <u>An irrigation system designed and certified by a licensed landscape architect as part of a landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if a licensed landscape architect certifies that the plants chosen will survive.</u> iii. <u>Irrigation by hand for a maximum of 500 square feet per site.</u> 8. Trees planted under the standards in this section are not considered Landscape Trees. <p>c. Tree Preservation.</p> <ul style="list-style-type: none"> 1. <u>Outside the Cooper Mountain Community Plan area.</u> <ul style="list-style-type: none"> i. Existing non-nuisance trees that are preserved on the site shall satisfy the planting requirements of 60.05.60.3.556.a as follows: <ul style="list-style-type: none"> 1. Trees that are at least 1.5 inches DBH and less than 6 inches DBH count toward 600 square feet of required tree planting area. 2. For trees 6 inches or more DBH, every full 6-inch increment in DBH shall count toward an additional 600 feet of required tree planting area. ii. For every existing non-exempt surveyed tree that is preserved, development may have an additional 150 square feet of building area over the maximum floor area |

Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
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| | <p>ratio (FAR), up to a maximum additional 0.15 FAR or additional 600 square feet, whichever is less.</p> <p>iii. Community trees that are preserved trees shall be classified as Landscape Trees and will be subject to CHAPTER 40 and CHAPTER 60. Protected trees that are preserved shall remain classified as Protected Trees.</p> <p>2. <u>Inside the Cooper Mountain Community Plan area. Existing, non-exempt, on-site trees over 6-inch DBH that are preserved shall satisfy the planting requirements of 60.05.60.3.S6.a as follows:</u></p> <p>i. <u>The square footage of preserved canopy coverage that counts toward the required tree planting area will be based on the mature canopy area listed in the City of Beaverton Tree List).</u></p> <p>d. In-Lieu Fee. In lieu of meeting the planting requirements of 60.05.60.3.S5S6.a, applicants may contribute to the Tree Preservation Fund at a rate designated by the City Council.</p> |

South Cooper Mountain Community Plan Open Space and Natural Resources

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| <p>For properties in the South Cooper Mountain Community Plan area without Significant Natural Resource Areas on the site, the following guidelines apply if S6 S7 cannot be met.</p> <p>G6a G7a G7a. Type 3. Developments shall ensure opportunities for outdoor relaxation or recreation. The outdoor open area shall be of an adequate size and shape to be usable for active or passive uses.</p> <p>G6b G7b G7b. Type 2. Design Standard S6 S7 shall be met.</p> <p>Properties within the South Cooper Mountain Community Plan area with Significant Natural Resource Areas on the site, shall meet Design Standard S6 S7 unless proposal is reviewed as a Planned Unit Development.</p> | <p>S6 S7 S7. For properties within the South Cooper Mountain Community Plan area,</p> <p>a. An outdoor open area shall be provided on site in whichever one of the following methods results in the greater amount of outdoor open area:</p> <p>1. Outdoor open area shall be equivalent to the square footage of Significant Natural Resource Area located on the subject site or;</p> <p>2. Outdoor open area shall be consistent with applicable standards of Section 60.05.60.3.S4S5 Outdoor Open Area.</p> <p>b. Regardless of which method is used to determine the amount of outdoor open area required, the outdoor open area dimensions, amenities and other features shall comply with applicable provisions of Section 60.05.60.3.S4S5.</p> <p>c. Significant Natural Resource Areas preserved on a site and placed within a conservation easement or conservation tract, recorded with a deed restriction, may count toward a site’s total outdoor open area requirement, provided applicable provisions in Section 60.05.60.3.S4S5 are met.</p> <p>d. Tree Planting and Tree Preservation areas, as outlined in Section 60.05.60.3.S5S6 may also count toward a site’s total outdoor open area requirement, provided applicable provisions in Section 60.05.60.3.S4S5 are met.</p> |
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Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
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| | <p>e. Within the South Cooper Mountain Community Plan area development abutting SW Tile Flat Road, shall provide a 10-foot wide, B2-Medium screen buffer and shall comply with applicable standards of Section 60.05.25.13<u>14</u>. Proposals being reviewed as a Planned Unit Development as exempt from this standard but shall address all applicable policies of the South Cooper Mountain Community Plan.</p> |
| <p>Cooper Mountain Community Plan Open Space</p> | |
| <p><u>G8. Deviations from Design Standard S8 are subject to review through the Planned Unit Development application.</u></p> | <p><u>S8. Within the Cooper Mountain Community Plan area, sites shall provide at least 15 percent open space per gross site area at the time of initial Land Division through one or more of the methods below. This open space requirement shall be met in addition to the standards of Section 60.05.60.3.S4 through S6. If a site includes the development of uses that are not subject to the requirements of this Section, the minimum open space requirement shall be calculated as 15 percent of the portion of the site that is subject to the requirements of Section 60.05.60.</u></p> <ul style="list-style-type: none"> a. <u>Open space tracts in the Parks Overlay identified in Section 20.22.45.</u> b. <u>On-site area within the Resource Overlay protected in a separate tract.</u> c. <u>Open space tracts that have 50 percent tree canopy or are planted so they will have 50 percent tree canopy cover within 15 years after planting consistent with the Technical Specifications for Tree Preservation and Planting of Section 60.61.30.</u> <ul style="list-style-type: none"> 1. <u>A combination of existing tree canopy and planted trees is acceptable to meet this standard.</u> 2. <u>Open space designated to meet this requirement outside the Parks Overlay and Resource Overlay shall have minimum length and width dimensions of 25 feet. The open space may be placed in more than one location on the site.</u> 3. <u>Property owners are not required to dedicate open space tracts but may do so voluntarily to the Tualatin Hills Park & Recreation District or other public agency per Section 60.15.15.3. Dedicated tracts shall count 150 percent toward the open space requirement. The additional credit shall not be used to reduce the open space required to be within the Parks Overlay that is shown in 20.22.45.1 but may be used to meet requirements for open space outside the Parks</u> |

Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|--|---|
| | <p><u>Overlay. To qualify for this credit, a tract shall have at least 75 percent Parks Overlay Open Space Developable Area with minimum length and width dimensions of 200 feet.</u></p> |
| <p>G9a. Type 3. <u>A landscape buffer with a minimum width of 25 feet shall be provided along side and rear property lines that abut the Cooper Mountain Nature Park. The buffer shall be densely planted with native varieties of trees, shrubs, and groundcover in a way that creates an attractive and natural-looking transition to the existing vegetation along the boundary of the Cooper Mountain Nature Park. Evergreen shrubs and trees are preferred.</u></p> <p>G9b. Type 2. <u>Design Standard S9 shall be met.</u></p> | <p>S9. <u>A landscape buffer consistent with the following requirements shall be provided along side and rear property lines that abut the Cooper Mountain Nature Park.</u></p> <ul style="list-style-type: none"> a. <u>The landscape buffer width shall be a minimum of 25 feet.</u> b. <u>All plantings within the required buffer area shall be native species.</u> c. <u>The required landscape buffer area shall be planted according to the following plant types, sizes, and spacing:</u> <ul style="list-style-type: none"> i. <u>Trees: One tree is required per 30 linear feet of the required buffer area. Evergreen trees shall be planted at a minimum height of 6 feet; deciduous trees shall be planted at a minimum 2-inch caliper. At least 50 percent of the required trees in the buffer area shall be evergreen. Spacing between trees may vary within the buffer area but shall not exceed 50 linear feet between trees.</u> ii. <u>Shrubs: One shrub with a minimum mature height of 4 feet is required for every 200 square feet of required buffer area. At least 50 percent of the required shrubs in the buffer area shall be of a hedging, evergreen variety.</u> iii. <u>Ground cover: Live ground cover consisting of low-height plants, shrubs, or grasses shall be planted in remaining required buffer area. Bare gravel, rock, bark or other similar materials may be used but shall be limited to no more than 25 percent of the required buffer area.</u> |
| <p>Grading at Residential Property Lines</p> | |
| <p>G7a G10a. Type 3. For changes to existing on-site surface contours at residential property lines, the perimeters of properties shall be graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight.</p> <p>G7b G10b. Type 2. Design Standard S7 <u>S10</u> shall be met.</p> | <p>S7 S10. Where grading is proposed, the requirements listed in Section 60.15.10. shall apply.</p> <p><u>Outside the Cooper Mountain Community Plan area, Notwithstanding notwithstanding</u> the requirements of 60.15.10.3, grading within 25 feet of a property line shall not change the existing slopes by more than 10 percent within a root protection zone of an identified Significant Individual Tree, identified Historic Tree, or a tree within an identified Significant Grove or Significant Natural Resource Area located on an abutting property unless evidence provided by a</p> |

Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|---|---|
| | <p>certified arborist supports additional grading that will not harm the subject grove or tree.</p> <p><u>Inside the Cooper Mountain Community Plan area, notwithstanding the requirements of 60.15.10.3, grading within 25 feet of a property line shall not change the existing slopes by more than 10 percent within a root protection zone of a tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.</u></p> |
| Garages and Off-Street Parking Areas | |
| <p>G8a G11a. Type 3. Developments shall support a pedestrian-friendly street environment by minimizing the visual and safety impacts of garages, parking areas, and vehicle circulation areas and promoting room on the lot for housing near streets. Applicable Engineering Design Manual standards shall be met, unless otherwise approved by the City Engineer. [ORD 4844; August 2023]</p> <p>G8b G11b. Type 2. Design Standard S8 S11 shall be met.</p> | <p>S8 S11. If a townhouse <u>development</u> has frontage on a public or private street, then the following standards apply.</p> <ol style="list-style-type: none"> If the lot width for a townhouse unit is 20 feet or greater, the combined widths of all garages and outdoor on-site parking and maneuvering areas shall not occupy more than 50 percent of any street frontage. See Figure 7. If the lot width for a townhouse unit is under 20 feet, the combined widths of all garages and outdoor on-site parking and maneuvering areas shall not occupy more than 60 percent of any street frontage. If the Engineering Design Manual contains stricter standards for driveways, the Engineering Design Manual standards shall apply. [ORD 4844; August 2023] |
| Driveway Location | |
| <p>G9 G12. Design Standard S9 S12 shall be met.</p> | <p>S9 S12. Notwithstanding driveway standards in the Beaverton Engineering Design Manual (EDM), the following driveway location standards apply:</p> <ol style="list-style-type: none"> For lot lines that are external to the townhouse development site, driveways may be located as close as 3 or 6 feet from the lot line depending on sidewalk type classified by the EDM. For lot lines that are internal to the townhouse development site (i.e., shared by abutting townhouse lots or tracts), driveways may be located 0 feet from the lot line. |
| Driveway Access | |
| <p>G10a G13a. Type 3. Townhouse developments shall limit potential conflicts between vehicles and pedestrians, preserve on-street parking, allow adequate space for street trees, and minimize the visual impact of off-street vehicle parking and circulation areas. Rear vehicle access to townhouse units, where possible, is encouraged over front yards with driveways.</p> | <p>S10 S13. Off-street parking areas for townhouse <u>developments</u> may take access through alleys, the front yard, or shared driveways (consolidated access). Depending upon the option(s) selected, the following standards apply:</p> <ol style="list-style-type: none"> Alley Access. Townhouse development sites abutting an alley may take access to the rear of townhouse units from the alley rather than the public street. |

Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|---|---|
| <p>G10b G13b. Type 2. Design Standard S10 <u>S13</u> shall be met.</p> | <p>b. Front Access. Off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 12):</p> <ol style="list-style-type: none"> 1. Each townhouse unit lot has public or private street frontage of at least 15 feet on a local street or neighborhood route. 2. A maximum of one (1) driveway approach is allowed for every townhouse unit. Driveway approaches and/or driveways may be shared. 3. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot. 4. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame. <p>c. Consolidated Access. See Figure 13.</p> <ol style="list-style-type: none"> 1. Corner Lots. If vehicular access exists or is proposed, a townhouse development that includes a corner lot shall take access from a single driveway approach on the side of the corner lot that is on a lower classification street per the city's adopted Transportation System Plan. The driveway and approach are not allowed in the area between the front building façade and front lot line of any of the townhouses. 2. Interior Lots. A townhouse development that does not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area between the front building façade and front lot line of any of the townhouses. 3. Townhouse developments shall include access easements for vehicular access and emergency access for any consolidated access or shared driveways. |
| <p>Driveway Length</p> | |
| <p>G11a G14a. Type 3. Design Standard S14 or Design Guideline G11b <u>G14b</u> shall be met.</p> <p>G11b G14b. Type 2. Driveways should connect parking, drive aisles, and other improvements with at least one street. If vehicular access exists or is proposed, on-site vehicle circulation shall be easily identified and include a higher level of improvements such as curbs, sidewalks, and landscaping. Alternative designs shall be subject to review and</p> | <p>S11 S14. If a driveway is equal to or greater than 150 feet in length, then it shall be designed as a private street according to the Beaverton Engineering Design Manual. If a driveway is less than 150 feet in length, then it does not need to be designed as a private street.</p> |

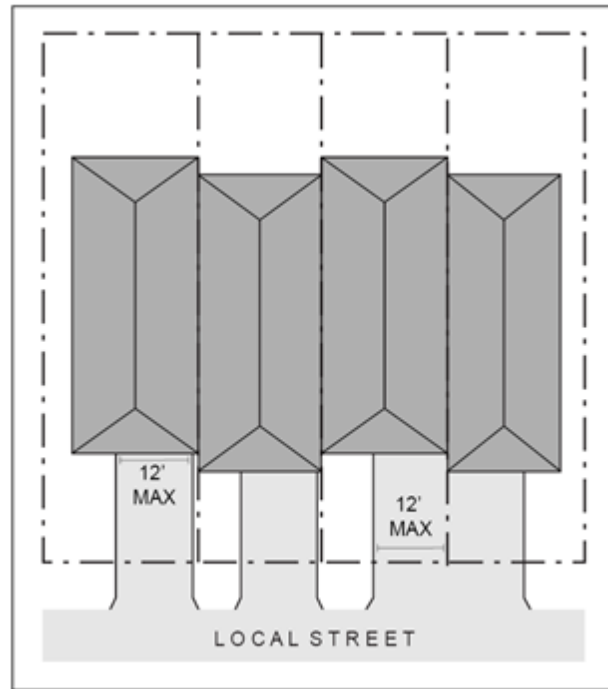
Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|---|--|
| approval of the City Engineer. [ORD 4844; August 2023] | |
| Lighting Design | |
| <p>G12a G15a. Type 3. Sites with an off-street parking lot area that exceeds 1,400 square feet shall:</p> <ul style="list-style-type: none"> d. Utilize lighting to maximize safety within a development, e. Minimize direct and indirect glare impacts to abutting properties and streets, and, f. Where the proposal does not comply with Table 60.05-1, describe why compliance with the standard is either infeasible or unnecessary. <p>G11b G15b. Type 2. Design Standard S14 S15 shall be met.</p> | <p>S12 S15. Sites with an off-street parking lot area that exceeds 1,400 square feet shall comply with Technical Lighting Standards (Table 60.05-1). The off-street parking lot area includes the combined square footage of parking stalls and drive aisles only.</p> |
| <p>G16a. Type 3. Sites with a small-scale commercial use shall:</p> <ul style="list-style-type: none"> a. <u>Utilize lighting to maximize pedestrian safety within a development,</u> b. <u>Minimize direct and indirect glare impacts to abutting properties and streets, and,</u> c. <u>Where the proposal does not comply with Table 60.05-1, describe why compliance with the standard is either infeasible or unnecessary.</u> <p>G16b. Type 2. Design Standard S16 shall be met.</p> | <p>S16. <u>Sites with a small-scale commercial use shall provide lighting that complies with Technical Lighting Standards (Table 60.05-1) at the commercial use entry and the walkways that connect the commercial use entry to public and private streets, transit stops, and other destinations.</u></p> |
| Solid Waste Facilities | |
| <p>G13 G17. Design Standard S13 S17 shall be met.</p> | <p>S13 S17. Minimum Required Storage Area and Location.</p> <ol style="list-style-type: none"> 1. Dwellings. Townhouse structures with a combined floor area of less than 4,000 square feet shall provide a minimum storage area of 40 square feet for waste storage and/or recycling containers. Townhouse structures with a combined floor area of 4,000 square feet or greater shall provide a minimum storage area of 80 square feet for waste storage and/or recycling containers. <p>Storage of solid waste facilities shall comply with the following:</p> |

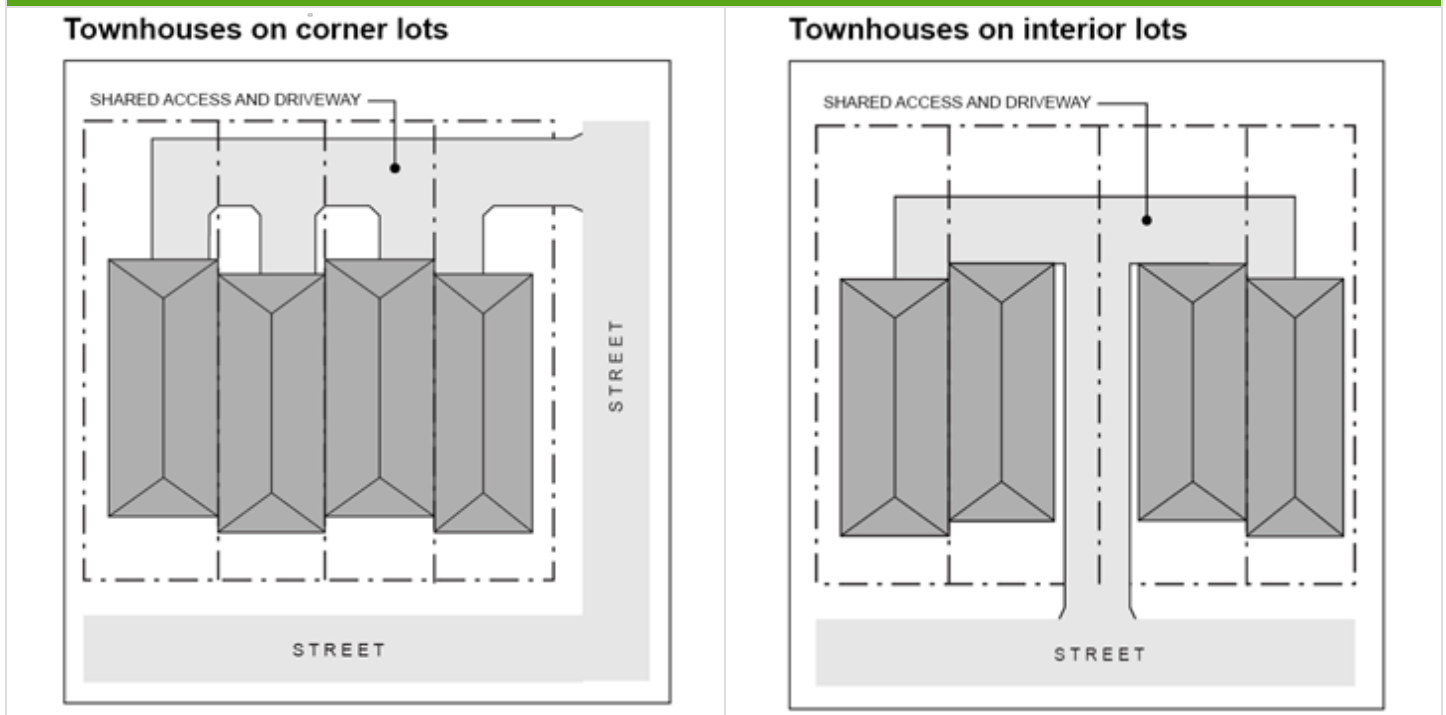
Table 60.05.60.3. Design Guidelines and Standards for Townhouses

| Design Guideline | Design Standard |
|---|--|
| | <ol style="list-style-type: none"> 1. Storage areas for multiple units in one building may be combined or shared. 2. Storage area requirements may be satisfied with a single location or multiple locations and may combine both interior and exterior locations. If multiple locations are used, the minimum footprint for each storage area shall be 3-feet by 3-feet. 3. Storage areas shall not be in required outdoor open areas, as provided in 60.05.60.3.S4<u>S5</u>. 4. Storage areas may be in a parking area, if the site provides at least the minimum number of parking spaces required in 60.30.10 after deducting the minimum required storage area. 5. Storage areas shall be located so that they do not obstruct pedestrian or vehicle traffic movement on the site or on public or private streets adjacent to the site. 6. Exterior storage areas shall comply the corner clearance for driveway standards in the Beaverton Engineering Design Manual. <p>2. <u>CM-RM Small-scale Commercial. There is no minimum required storage area or location for small-scale commercial uses; however, any storage area that is provided outside of a building shall be fully screened from view using one or more screening methods of 60.05.60.3.S18.b.1 through 3.</u></p> |
| <p>G14a <u>G18a</u>. Type 3. Design Standard S14 <u>S18</u> or Design Guideline G14b <u>G18b</u> shall be met.</p> <p>G14b <u>G18b</u>. Type 2. Waste storage and/or recycling containers shall be designed and/or located so that they are screened from an abutting public or private street.</p> | <p>S14 <u>S18</u>. Screening. All townhouse developments shall meet the following standards.</p> <ol style="list-style-type: none"> a. Waste storage and/or recycling containers shall be in an area not visible from a public or private street or shall be fully screened from view from a public or private street. b. Screening from public view for waste storage and/or recycling containers shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods: <ol style="list-style-type: none"> 1. Solid wall constructed of an exterior finish material utilized on one or more structures, 2. A hedge with a minimum of ninety-five (95) percent opacity within two (2) years. 3. Solid wood fence c. Screening from public view by chain-link fence with or without slats is prohibited. |

Figure 12
Front Access



**Figure 13
Consolidated Access**



4. **Design Guidelines and Standards for Cottage Clusters.** Unless otherwise noted, cottage clusters developments shall meet the standards of this section.

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|---|--|
| Minimum Number of Dwellings | |
| G1. Design Standard S1 must be met. | S1. A single cottage cluster shall contain a minimum of five (5) cottages. |
| Maximum Number of Dwellings | |
| G2. Design Standard S2 shall be met. | S2. The maximum number of cottages per cluster is specified below: <ul style="list-style-type: none"> a. A cottage cluster shall contain a maximum of 12 cottages if the cluster complies with 60.05.60.4.S12 and 60.05.60.4.S13. b. A cottage cluster may include up to 16 cottages per cluster if the cottage cluster provides 250 square feet of courtyard space per unit for each unit in excess of 12 units rather than the per-unit standard in 60.05.60.4.S12, and if the common courtyard includes a minimum dimension of at least 25 feet at its narrowest dimension rather than the standard in 60.05.60.4.S13. |
| G3. Design Standard S3 shall be met. | S3. A cottage cluster development may have more than one cottage cluster. Each cottage cluster shall have its own common courtyard. |

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|---|---|
| Cottage Orientation | |
| <p>G4. Design Standard S4 shall be met.</p> | <p>S4. Cottages shall be clustered around a common courtyard. See Figure 14. Each cottage within a cluster shall either abut the common courtyard or shall be directly connected to it by a pedestrian way.</p> |
| <p>G5a. Type 3. Cottage clusters shall be designed to encourage and facilitate community gathering and social interaction in a common courtyard or courtyards, including having most cottages oriented with entrances facing the courtyard or, if near the street, facing the street.</p> <p>G5b. Type 2. Design Standard shall be met.</p> | <p>S5. A minimum of 50 percent of cottages within a cluster shall be oriented to the common courtyard and shall:</p> <ul style="list-style-type: none"> a. Have a main entrance facing the common courtyard; b. Be within 10 feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and c. Be connected to the common courtyard by a pedestrian way. <p>Cottages within 20 feet of a street property line may have a main entrance facing the common courtyard or, if the cottage is within 20 feet of a street property line, have an entrance facing the street consistent with S7-1a. or <u>S7b.</u> Cottages within 20 feet of a property line that have their entrances facing the street only, and not the common courtyard, may count towards Design Standard S5.</p> |
| <p>G6. Design Standard S6 shall be met.</p> | <p>S6. Cottages not facing the common courtyard, or the street shall have their main entrances facing a pedestrian way that is directly connected to the common courtyard.</p> |
| Entries | |
| <p>G7a. Type 3. Some entries, especially those closest to the street, shall be accessible from the street. From the street and on-site parking areas, pedestrians shall be able to see some entries and identify pedestrian routes to other entries on the site.</p> <p>G7b. Type 2. Design Standard shall be met.</p> | <p>S7. For cottages within 20 feet of a street property line, at least one entry to each structure containing a dwelling shall meet one of the options in standards in 60.05.60.4.S7.</p> <p>An entry is a building opening designed to be used by pedestrians. It does not include any door exclusively designated as an emergency exit, any door that leads to a utility room or closet, or a garage door not designed as a pedestrian entrance.</p> <p>The entry shall comply with one of the following:</p> <ul style="list-style-type: none"> a. Face the street and be within 10 feet of the longest street-facing wall of the dwelling unit; b. Be at an angle of up to 45 degrees from the street and be within 10 feet of the longest street-facing wall of the dwelling unit; c. Open to a porch or an outdoor space, such as a patio, stoop, forecourt, or mezzanine and be within 10 feet of the longest street-facing wall of the dwelling unit. The porch or outdoor space shall be at least 25 square feet in area and at least one entrance to the porch or outdoor space shall face the street. d. Face a common courtyard, or an outdoor open area that is shared by at least two dwellings, and is adjacent to the street. Adjacent means that some part of the open area is within 20 feet of a lot line that abuts a street; or |

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|--|---|
| | If a cottage cluster includes a manufactured home(s), the manufactured home(s) is exempt from this standard. |
| Windows | |
| G8. Design Standard S8 shall be met. | S8. For cottages within 20 feet of a street property line, a minimum of 15 percent of the area of all public or private street-facing facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 6. Manufactured homes are exempt from this standard. |
| Common Courtyards (see Figure 14) | |
| G9. Design Standard S9 shall be met. | S9. For cottage cluster developments, outdoor open area shall be provided as Common Courtyards. At least one courtyard shall be provided for each cottage cluster development. Each cottage cluster shall share a common courtyard to provide a sense of openness and community for residents. |
| G10. Design Standard S10 shall be met. | S10. The common courtyard shall be a single, contiguous piece. |
| G11. Design Standard S11 shall be met. | S11. Cottages shall abut the common courtyard on at least two sides of the courtyard. |
| G12a. Type 3. Common courtyards shall be sized to provide adequate space for relaxation, recreation, and socializing. G12b. Type 2. Design Standard S12 shall be met. | S12. The common courtyard shall contain a minimum of 150 square feet per cottage within the cluster. |
| G13. Design Standard S13 shall be met. | S13. The common courtyard shall be a minimum of 15 feet wide at its narrowest dimension. |
| G14. Type 3. Courtyards shall include a mix of landscaping, groundcover, lawn, pedestrian ways, and/or paved courtyard area, and may also include recreational amenities. Impervious elements shall not be the dominant feature of a cluster’s courtyard if the cluster has one courtyard. If a cluster has more than one courtyard area, impervious elements shall not dominate the combined area of all courtyards. G14b. Type 2. Design Standard S14 shall be met. | S14. The common courtyard shall be developed with a mix of landscaping, groundcover, lawn, pedestrian ways, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area. |
| G15. Design Standard S15 shall be met. | S15. Pedestrian ways shall be included in a common courtyard. Pedestrian ways that are contiguous to a courtyard shall count toward |

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|---|---|
| | the courtyard’s minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard. |
| Community Buildings | |
| <p>G16a. Type 3. Cottage cluster developments may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, daycare, or community eating areas. Larger cottage cluster developments may have more than one community building.</p> <p>G16b. Type 2. Design Standard S16 shall be met.</p> | <p>S16. Cottage cluster developments may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, daycare, or community eating areas. Each cottage cluster is permitted one community building.</p> |
| <p>G17a. Type 3. Community buildings shall be compatible in scale with dwellings in a cottage cluster.</p> <p>G17b. Type 2. Design Standard S17 shall be met.</p> | <p>S17. Community buildings shall have a maximum floor area of 1,800 square feet.</p> |
| <p>G18. Design Standard S18 shall be met.</p> | <p>S18. Community buildings shall not be used for long-term residential occupancy. For the purposes of this standard, long-term residential occupancy shall mean the continued use by the same occupant for longer than 14 days in any 60-day timeframe or for more than 30 days in a calendar year.</p> |
| Tree Planting and Tree Preservation | |
| <p>G19. Design Standard S19 shall be met.</p> | <p>S19. Cottage clusters shall meet the tree planting requirements in 60.05.60.4.S19.a and the planting standards in 60.05.60.4.S19.b, unless they meet the tree preservation or in-lieu fee standards of 60.05.60.4.S19.c or 60.05.60.4.S19.d.</p> <p>a. Tree Planting Requirements. For these standards, the tree planting area equals 30 percent of the site or the site area minus the building footprint of existing and proposed development, whichever is smaller. Sites with at least 50 square feet of available tree planting area (the required area for a small tree, provided in 60.05.60.4.S19.ca.3.iii) shall be subject to the requirements in S19.a.1. <u>or in S19.a.2, as applicable.</u></p> <p>1. <u>Outside the Cooper Mountain Community Plan area.</u> The tree planting area shall be planted with some combination of large, medium, or small trees from the <u>City’s approved street tree list or a tree list City of Beaverton Tree List</u> for private property trees as designated by the Director at the rates</p> |

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|------------------|--|
| | <p>listed below. The City’s tree list indicates the minimum planting area for each tree size.</p> <ul style="list-style-type: none"> i. Large trees (those listed for 8-foot planting areas): 1 large tree counts toward 1,200 square feet of the tree planting area. ii. Medium trees (those listed for 4-foot or 6-foot planting areas): 1 medium tree counts toward 600 square feet of the tree planting area. iii. Small trees (those listed for 3-foot planting areas): 1 small tree counts toward 300 square feet of the tree planting area. <p>2. <u>Inside the Cooper Mountain Community Plan area.</u></p> <ul style="list-style-type: none"> i. <u>The tree planting area shall be planted with trees on the City of Beaverton Tree List.</u> ii. <u>The square footage of canopy coverage that counts toward the required tree planting area will be based on the Mature Tree Canopy area listed in the City of Beaverton Tree List.</u> <p>3. The minimum area required to plant trees, by type, is:</p> <ul style="list-style-type: none"> i. Large tree: 150 square feet, including a 10-foot-by-10-foot area within that 150 square feet. ii. Medium tree: 75 square feet, including a 6-foot-by-6-foot area within that 75 square feet. iii. Small tree: 50 square feet, including a 3-foot-by-3-foot area within that 50 square feet. <p>b. Planting Standards for Required Trees.</p> <ul style="list-style-type: none"> 1. <u>Outside the Cooper Mountain Community Plan area, Required required trees may shall</u> not be planted within 6 feet of structures or 3 feet of property lines at the perimeter of the site. 2. Trees planted to meet other <u>BDC Code</u> requirements, such as buffer requirements, shall also count toward the tree planting requirement. 3. <u>Trees shall be a type and species identified by the City of Beaverton Street Tree List or a tree list for private property trees as designated by the Director.</u> 4. Deciduous trees shall have a minimum caliper of 1.5 inches and shall be balled and burlapped. 5. Evergreen trees shall be a minimum of <u>85</u> feet in height at the time of planting. 6. Areas subject to Clean Water Services regulations including stormwater facilities, vegetated corridors, and sensitive |

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|------------------|--|
| | <p>natural areas shall be planted consistent with Clean Water Services requirements.</p> <p>7. <u>Free planting is subject to City tree planting and establishment requirements. Irrigation shall be provided to ensure trees planted will survive their establishment period. Inside the Cooper Mountain Community Plan area, irrigation systems shall also comply with Sections 60.37 and 60.61.35 and if requirements in those sections contain stricter standards, the stricter standards shall apply. Establishment period irrigation shall be provided through one of the following options or a combination of options:</u></p> <ul style="list-style-type: none"> i. <u>A permanent, in-ground irrigation system with an automatic controller.</u> ii. <u>An irrigation system designed and certified by a licensed landscape architect as part of a landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if a licensed landscape architect certifies that the plants chosen will survive.</u> iii. <u>Irrigation by hand for a maximum of 500 square feet per site.</u> <p>8. Trees planted under the standards in this section are not considered Landscape Trees.</p> <p>c. Tree Preservation.</p> <ul style="list-style-type: none"> 1. <u>Outside the Cooper Mountain Community Plan area.</u> <ul style="list-style-type: none"> i. Existing non-nuisance trees that are preserved on the site shall satisfy the planting requirements of 60.05.60.4.S19.a as follows: <ul style="list-style-type: none"> 1. Trees that are at least 1.5 inches DBH and less than 6 inches DBH count toward 600 square feet of required tree planting area. 2. For trees 6 inches or more DBH, every full 6-inch increment in DBH shall count toward an additional 600 feet of required tree planting area. ii. Community trees that are preserved trees shall be classified as Landscape Trees and will be subject to CHAPTER 40 and CHAPTER 60. Protected trees that are preserved shall remain classified as Protected Trees. 2. <u>Inside the Cooper Mountain Community Plan area. Existing, non-exempt, on-site trees over 6-inch DBH that are preserved shall satisfy the planting requirements of 60.05.60.4.S19.a as follows:</u> |

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|--|--|
| | <ul style="list-style-type: none"> i. <u>The square footage of preserved canopy coverage that counts toward the required tree planting area will be based on the mature canopy area listed in the City of Beaverton Tree List.</u> d. In-Lieu Fee. In lieu of meeting the planting requirements of 60.05.60.4.S19.a, applicants may contribute to the Tree Preservation Fund at a rate designated by the City Council. |
| South Cooper Mountain Community Plan Open Space and Natural Resources | |
| <p>For properties in the South Cooper Mountain Community Plan area without Significant Natural Resource Areas on the site, the following guidelines apply if S20 cannot be met.</p> <p>G20a. Type 3. Common courtyards shall be sized to provide adequate space for relaxation, recreation, and socializing (Standard 60.05.60.4.S12).</p> <p>G20b. Type 3. Courtyards shall include a mix of landscaping, groundcover, lawn, pedestrian ways, and/or paved courtyard area, and may also include recreational amenities. Impervious elements shall not be the dominant feature of a cluster’s courtyard if the cluster has one courtyard. If a cluster has more than one courtyard area, impervious elements shall not dominate the combined area of all courtyards (Standard 60.05.60.4.S14)</p> <p>All other standards for Common Courtyards shall be met.</p> <p>Properties within the South Cooper Mountain Community Plan area with Significant Natural Resource Areas on the site, shall meet Design Standard S20 unless proposal is reviewed as a Planned Unit Development.</p> | <p>S20. For properties within the South Cooper Mountain Community Plan area,</p> <ul style="list-style-type: none"> a. An outdoor open area shall be provided on site in whichever one of the following methods results in the greater amount of outdoor open area: <ol style="list-style-type: none"> 1. Outdoor open area shall be equivalent to the square footage of Significant Natural Resource Area located on the subject site or; 2. Outdoor open area shall be consistent with applicable standards of Section 60.05.60.4.S9-S15. b. Regardless of which method is used to determine the amount of outdoor open area required, the outdoor open area dimensions, amenities and other features shall comply with applicable provisions of Section 60.05.60.4.S4. c. Significant Natural Resource Areas preserved on a site and placed within a conservation easement or conservation tract, recorded with a deed restriction, may count toward a site’s total outdoor open area requirement, provided applicable provisions in Section 60.05.60.4.S9-S15 are met. d. Tree Planting and Tree Preservation areas, as outlined in Section 60.05.60.4.S5 may also count toward a site’s total outdoor open area requirement, provided applicable provisions in Section 60.05.60.4.S9-S15 are met. e. Within the South Cooper Mountain Community Plan area development abutting SW Tile Flat Road, shall provide a 10-foot wide, B2-Medium screen buffer and shall comply with applicable standards of Section 60.05.25.1314 60.05.25.1314. Proposals being reviewed as a Planned Unit Development as exempt from this standard but shall address all applicable policies of the South Cooper Mountain Community Plan. |
| Cooper Mountain Community Plan Open Space | |

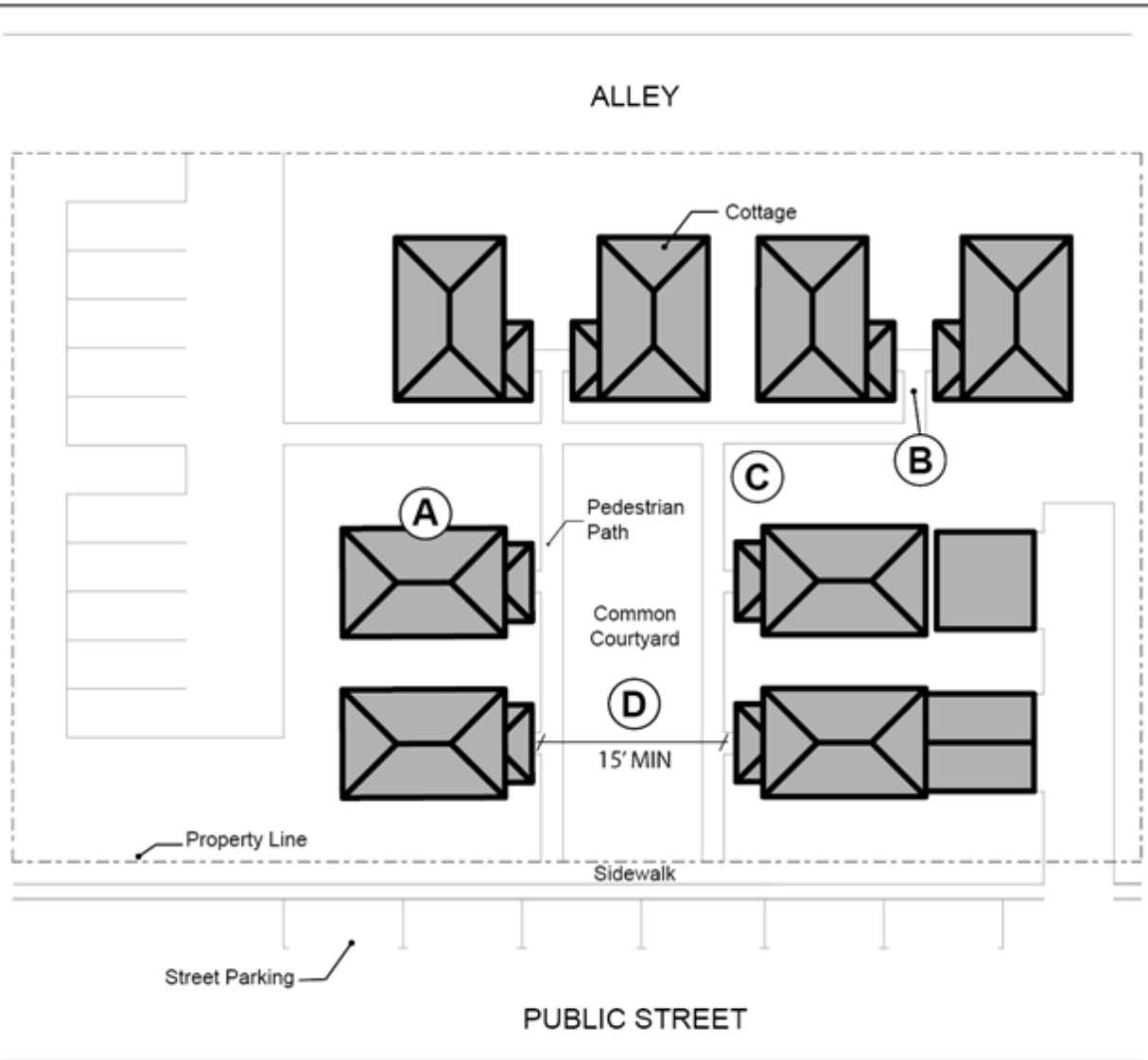
Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|--|---|
| <p>G21. <u>Deviations from Design Standard S21 are subject to review through the Planned Unit Development application.</u></p> | <p>S21. <u>Within the Cooper Mountain Community Plan area, sites shall provide at least 15 percent open space per gross site area at the time of initial Land Division through one or more of the methods below. This open space requirement shall be met in addition to the applicable standards of Section 60.05.60.4.S9 through S19. If a site includes the development of uses that are not subject to the requirements of this Section, the minimum open space requirement shall be calculated as 15 percent of the portion of the site that is subject to the requirements of Section 60.05.60.</u></p> <ul style="list-style-type: none"> a. <u>Open space tracts in the Parks Overlay identified in Section 20.22.45.</u> b. <u>On-site area within the Resource Overlay protected in a separate tract.</u> c. <u>Open space tracts that have 50 percent tree canopy or are planted so they will have 50 percent tree canopy cover within 15 years after planting consistent with the Technical Specifications for Tree Preservation and Planting of Section 60.61.30.</u> <ul style="list-style-type: none"> 1. <u>A combination of existing tree canopy and planted trees is acceptable to meet this standard.</u> 2. <u>Open space designated to meet this requirement outside the Parks Overlay and Resource Overlay shall have minimum length and width dimensions of 25 feet. The open space may be placed in more than one location on the site.</u> 3. <u>Property owners are not required to dedicate open space tracts but may do so voluntarily to the Tualatin Hills Park & Recreation District or other public agency per Section 60.15.15.3. Dedicated tracts shall count 150 percent toward the open space requirement. The additional credit shall not be used to reduce the open space required to be within the Parks Overlay that is shown in 20.22.45.1 but may be used to meet requirements for open space outside the Parks Overlay. To qualify for this credit, a tract shall have at least 75 percent Parks Overlay Open Space Developable Area with minimum length and width dimensions of 200 feet.</u> |
| <p>G22a. Type 3. <u>A landscape buffer with a minimum width of 25 feet shall be provided along side and rear property lines that abut the Cooper Mountain Nature Park. The buffer</u></p> | <p>S22. <u>A landscape buffer consistent with the following requirements shall be provided along side and rear property lines that abut the Cooper Mountain Nature Park.</u></p> <ul style="list-style-type: none"> a. <u>The landscape buffer width shall be a minimum of 25 feet.</u> |

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|--|---|
| <p><u>shall be densely planted with native varieties of trees, shrubs, and groundcover in a way that creates an attractive and natural-looking transition to the existing vegetation along the boundary of the Cooper Mountain Nature Park. Evergreen shrubs and trees are preferred.</u></p> <p>G22b. Type 2. Design Standard S22 shall be met.</p> | <ul style="list-style-type: none"> b. <u>All plantings within the required buffer area shall be native species.</u> c. <u>The required landscape buffer area shall be planted according to the following plant types, sizes, and spacing:</u> <ul style="list-style-type: none"> i. <u>Trees: One tree is required per 30 linear feet of the required buffer area. Evergreen trees shall be planted at a minimum height of 6 feet. Deciduous trees shall be planted at a minimum 2-inch caliper. At least 50 percent of the required trees in the buffer area shall be evergreen. Spacing between trees may vary within the buffer area but shall not exceed 50 linear feet between trees.</u> ii. <u>Shrubs: One shrub with a minimum mature height of 4 feet is required for every 200 square feet of required buffer area. At least 50 percent of the required shrubs in the buffer area shall be of a hedging, evergreen variety.</u> iii. <u>Ground cover: Live ground cover consisting of low-height plants, shrubs, or grasses shall be planted in remaining required buffer area. Bare gravel, rock, bark or other similar materials may be used but shall be limited to no more than 25 percent of the required buffer area.</u> |
| Grading at Residential Property Lines | |
| <p>G21a G23a. Type 3. For changes to existing on-site surface contours at residential property lines, the perimeters of properties shall be graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight.</p> <p>G21b G23b. Type 2. Design Standard S21 S23 shall be met.</p> | <p>S21 S23. Where grading is proposed, the requirements listed in Section 60.15.10 shall apply.</p> <p><u>Outside the Cooper Mountain Community Plan area, Notwithstanding notwithstanding the requirements of 60.15.10.3, grading within 25 feet of a property line shall not change the existing slopes by more than 10 percent within a root protection zone of an identified Significant Individual Tree, identified Historic Tree, or a tree within an identified Significant Grove or Significant Natural Resource Area located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.</u></p> <p><u>Inside the Cooper Mountain Community Plan area, notwithstanding the requirements of 60.15.10.3, grading within 25 feet of a property line shall not change the existing slopes by more than 10 percent within a root protection zone of a tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.</u></p> |

**Figure 14
Cottage Orientation and Common Courtyard Standards**



- (A)** A minimum of 50% of cottages must be oriented to the common courtyard.
- (B)** Cottages must be connected to the common courtyard by a pedestrian path.
- (C)** Cottages must abut the courtyard on at least two sides of the courtyard.
- (D)** The common courtyard must be at least 15 feet wide at its narrowest width.

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|--|--|
| Pedestrian Ways | |
| <p>G22a G24a. Type 3. Accessible pedestrian ways shall connect the main entrance of each cottage to the common courtyard, to public rights-of-way abutting the site, and where possible, to other shared community spaces.</p> <p>G22b G24b. Type 2. Design Standard S22 <u>S24</u> shall be met.</p> | <p>S22 S24. Cottage clusters shall meet the following pedestrian way standards:</p> <ol style="list-style-type: none"> a. An accessible pedestrian way shall be provided that connects the main entrance of each cottage to: <ol style="list-style-type: none"> 1. The common courtyard; 2. Shared parking areas; 3. Community buildings; and 4. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks. b. The pedestrian way shall be hard-surfaced and a minimum of four (4) <u>5</u> feet wide. |
| Driveway Location | |
| <p>G23 G25. Design Standard S23 <u>S25</u> shall be met.</p> | <p>S23 S25. Notwithstanding the corner clearance for driveway standards in the Beaverton Engineering Design Manual, driveways may be located as close as 3 or 6 feet from property lines depending on sidewalk type.</p> |
| Driveway Length | |
| <p>G24a G26a. Type 3. Design Standard S24 <u>S26</u> or Design Guideline G24b <u>G26b</u> shall be met.</p> <p>G24b G26b. Type 2. Driveways should connect parking, drive aisles, and other improvements with at least one street. If vehicular access exists or is proposed, on-site vehicle circulation shall be easily identified and include a higher level of improvements such as curbs, sidewalks, and landscaping. Alternative designs shall be subject to review and approval of the City Engineer. [ORD 4844; August 2023]</p> | <p>S24 S26. If a driveway is equal to or greater than 150 feet in length, then it shall be designed as a private street according to the Beaverton Engineering Design Manual. If a driveway is less than 150 feet in length, then it does not need to be designed as a private street.</p> |
| Garages and Off-Street Parking Areas | |
| <p>G25a G27a. Type 3. Developments shall support a pedestrian-friendly street environment by minimizing the visual and safety impacts of garages, parking areas, and vehicle circulation areas and promoting room on the lot for housing near streets. Applicable Engineering Design Manual standards shall be met, unless otherwise approved by the City Engineer. [ORD 4844; August 2023]</p> | <p>S25 S27. The combined width of all garages (including detached garages) and outdoor on-site parking and maneuvering areas on a site shall not occupy more than 50 percent of any public or private street frontage (other than an alley). See Figure 7. If the Engineering Design Manual contains stricter standards for driveways, the Engineering Design Manual standards shall apply. [ORD 4844; August 2023]</p> |

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|---|--|
| <p>G25b G27b. Type 2. Design Standard S25 S27 shall be met.</p> | |
| <p>Parking Design (see Figure 15.)</p> | |
| <p>G26a G28a. Type 3. Clustered Parking. If clustered parking is proposed, the site design should minimize the visual impact of parking areas by providing landscape islands within larger parking areas and/or feature multiple smaller shared parking areas instead of larger parking areas.</p> <p>G26b G28b. Type 2. Clustered Parking. An applicant may increase the number of contiguous spaces in a parking cluster above the S26S28.a. or S28.b. standard, or reduce the required landscaping below the S26-S28.c. standard, by demonstrating that special conditions or circumstances exist on the site that make it physically difficult or impossible to meet the applicable standard. Otherwise, Design Standard S26 S28 shall be met.</p> | <p>S26 S28. Clustered Parking. Off-street parking may be provided with individual cottages or arranged in clusters. If clustered parking is proposed, it shall meet the following standards:</p> <ol style="list-style-type: none"> Cottage cluster developments with fewer than 16 cottages are permitted parking clusters of not more than 5 contiguous spaces. Cottage cluster developments with 16 cottages or more are permitted parking clusters of not more than 8 contiguous spaces. Parking clusters shall be separated from other parking spaces or parking clusters by at least 4 feet of landscaping. If all parking spaces are made of pervious pavement, then this standard does not apply. Clustered parking areas may be covered. Clustered parking areas shall meet the standards in Section 60.30.15, if applicable. |
| <p>G27a G29a. Type 3. Parking Location and Access. Off-street parking areas shall be located so as not to detract from a pedestrian-friendly street environment. Driveways shall meet the driveway standards in the Beaverton Engineering Design Manual.</p> <p>G27b G29b. Type 2. Parking Location and Access. Design Standard S27 S29 shall be met.</p> | <p>S27 S29. Parking Location and Access.</p> <ol style="list-style-type: none"> Off-street parking areas with 5 or more spaces shall not be located within 20 feet from any lot line that abuts a street (except an alley). No off-street parking space is permitted within 10 feet of a lot line that does not abut a street or an alley. Driveways shall meet the driveway standards in the Beaverton Engineering Design Manual. |
| <p>G28a G30a. Type 3. Screening. Clustered parking areas and parking structures shall be screened from common courtyards and public streets by landscaping, fencing, or walls.</p> <p>G28b G30b. Type 2. Screening. Design Standard S28 S30 shall be met.</p> | <p>S28 S30. Screening. Landscaping, fencing, or walls at least 3 feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.</p> |
| <p>G29 G31. Garages and Carports. Design Standards S29S31.a and S29S31.b shall be met.</p> | <p>S29 S31. Garages and Carports.</p> <ol style="list-style-type: none"> Garage entries and carports (whether shared or individual) shall not abut common courtyards. |

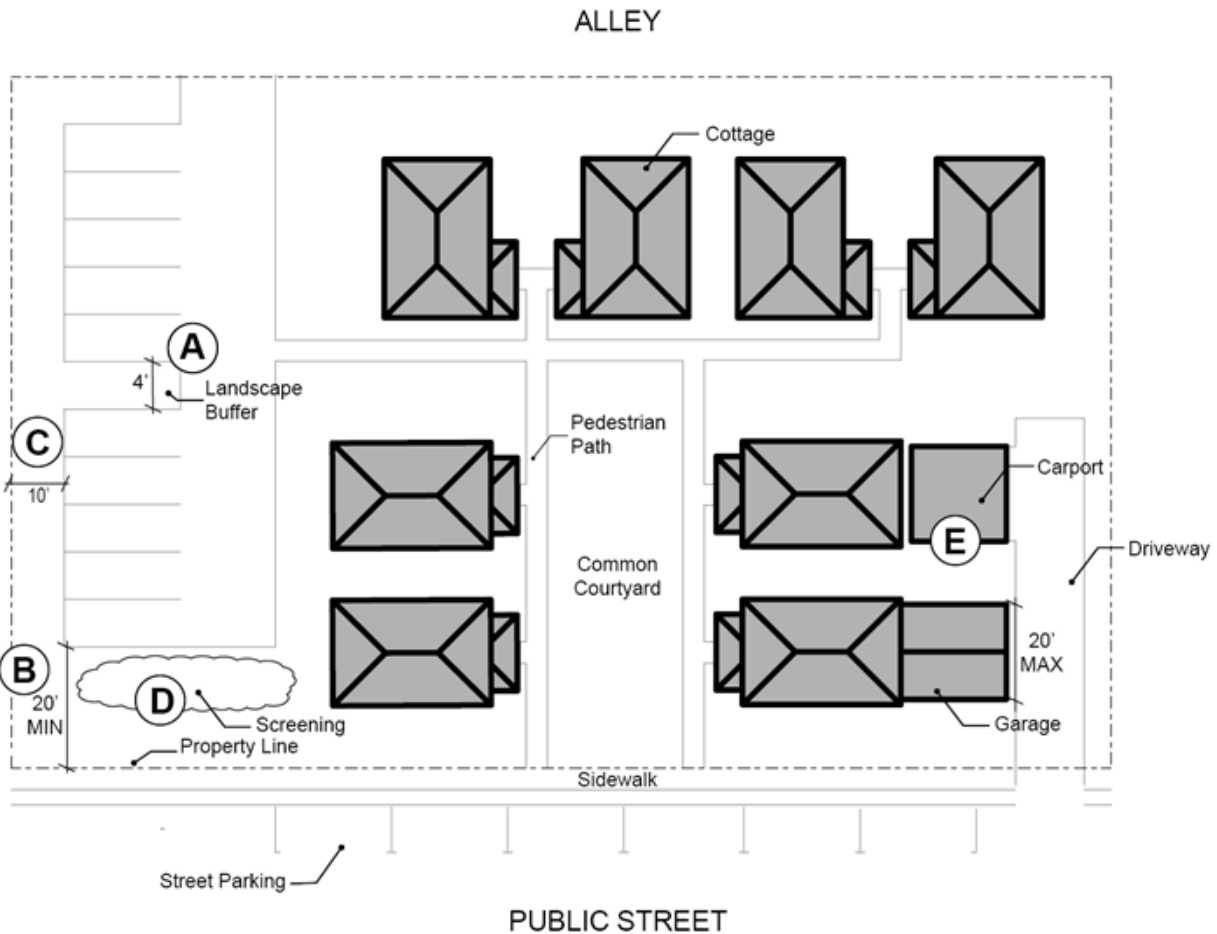
Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|---|---|
| <p>G30a G32a. Type 3. Sites with an off-street parking lot area that exceeds 1,400 square feet shall:</p> <ul style="list-style-type: none"> a. Utilize lighting to maximize safety within a development, b. Minimize direct and indirect glare impacts to abutting properties and streets, and, c. Where the proposal does not comply with Table 60.05-1, describe why compliance with the standard is either infeasible or unnecessary. <p>G30b G32b. Type 2. Design Standard S30 S32 shall be met.</p> | <p>b. Garage doors for attached and detached individual garages shall not exceed 20 feet in width.</p> <p>S30 S32. Sites with an off-street parking lot area that exceeds 1,400 square feet shall comply with Technical Lighting Standards (Table 60.05-1). The off-street parking lot area includes the combined square footage of parking stalls and drive aisles only.</p> |
| Accessory Structures | |
| <p>G31a G33a. Type 3. Accessory structures shall be appropriately scaled to the size of cottages.</p> <p>G31b G33b. Type 2. Design Standard S31 S33 shall be met.</p> | <p>S31 S33. Accessory structures shall not exceed 400 square feet in floor area.</p> |
| Existing Structures | |
| <p>G32 G34. Design Standard S32 S34 shall be met.</p> | <p>S32 S34. An existing single-detached dwelling, and an existing accessory dwelling unit, on a lot to be used for a cottage cluster development may remain within the cottage cluster development. The existing dwelling(s) may be nonconforming with respect to the Design Standards of this Table 60.05.60.4., except that each detached dwelling shall count toward the maximum number of cottages in a cottage cluster provided in 60.05.60.4.S2.</p> |
| <p>G33 G35. Design Standard S33 S35 shall be met.</p> | <p>S33 S35. The existing dwelling(s) may be expanded up to a maximum height of 25 feet or a building footprint of less than 900 square feet; however, existing dwellings that exceed the maximum height and/or footprint standards may not be expanded.</p> |
| <p>G34 G36. Design Standard S34 S36 shall be met.</p> | <p>S34 S36. The existing dwelling(s) shall be excluded from the calculation of orientation toward the common courtyard, per 60.05.60.4.S11.</p> |
| Solid Waste Facilities | |
| <p>G35 G37. Design Standard S35 S37 shall be met.</p> | <p>S35 S37. Minimum Required Storage Area. Cottage cluster developments with a combined floor area of less than 4,000 square</p> |

Table 60.05.60.4. Design Guidelines and Standards for Cottage Clusters

| Design Guideline | Design Standard |
|--|---|
| | <p>feet shall provide a minimum storage area of 40 square feet for waste storage and/or recycling containers. Cottage cluster developments with a combined floor area of 4,000 square feet or greater shall provide a minimum storage area of 80 square feet for waste storage and/or recycling containers.</p> <p>Storage of solid waste facilities shall comply with the following:</p> <ol style="list-style-type: none"> Storage areas for multiple units in the same cottage cluster development may be combined or shared. Storage area requirements may be satisfied with a single location or multiple locations and may combine both interior and exterior locations. If multiple locations are used, the minimum footprint for each storage area shall be 3-feet by 3-feet. Storage areas shall not be in common courtyards, as provided in 60.05.60.4.S10. Storage areas shall be located so that they do not obstruct pedestrian or vehicle traffic movement on the site or on public or private streets adjacent to the site. Exterior storage areas shall comply the corner clearance for driveway standards in the Beaverton Engineering Design Manual. |
| <p>G36a G38a. Type 3. Design Standard S36 S38 or Design Guideline G36b G38b shall be met.</p> <p>G36b G38b. Type 2. Waste storage and/or recycling containers shall be designed and/or located so that they are screened from an abutting public street.</p> | <p>S36 S38. Screening. All cottage cluster developments shall meet the following standards.</p> <ol style="list-style-type: none"> Waste storage and/or recycling containers shall be in an area not visible from a public street or shall be fully screened from view from a public street. Screening from public view for waste storage and/or recycling containers shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods: <ol style="list-style-type: none"> Solid wall constructed of an exterior finish material utilized on one or more buildings, A hedge with a minimum of ninety-five (95) percent opacity within two (2) years; or Solid wood fence. Screening from public view by chain-link fence with or without slats is prohibited. |

**Figure 15
Cottage Cluster Parking Design Standards**



- (A)** Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.
- (B)** No parking or vehicle area within 20 feet from street property line (except alley).
- (C)** No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.
- (D)** Screening required between clustered parking areas or parking structures and public streets or common courtyards.
- (E)** Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

[ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

Table 60.05-1 has been moved to Section 60.05.30 Lighting Design Standards.

~~Table 60.05-1. TECHNICAL LIGHTING STANDARDS~~

- A. ~~**Types of Lighting.** The Technical Lighting Standards Section shall apply to bollard luminaire, pole-mounted luminaire, and non-pole-mounted luminaire.~~
- B. ~~**Areas to Be Applied.** The roadways, access drives, parking lots, vehicle maneuvering areas, pathways and sidewalks of all new developments and building entrances shall be lighted in conformance to the technical lighting standards. These standards are not intended to apply to public street lighting.~~
- C. ~~**Conformity of Lighting Plans to this Section.** All lighting plans submitted to the City shall comply with the standards of this table.~~
- D. ~~**Standards.** The following standards are required of all exterior lighting:~~
1. ~~When a bollard luminaire, or pole-mounted luminaire, or non-pole-mounted luminaire has total cutoff of an angle greater than ninety (90) degrees, the minimum required interior illumination, the maximum permitted illumination at the property line, and the maximum permitted height of Luminaires shall be as shown on Table 60.05-1.~~
 2. ~~When a bollard luminaire, or pole-mounted luminaire, or non-pole-mounted luminaire has total cutoff of light at an angle less than ninety (90) degrees and is located so that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer five (5) feet above the ground at the point where the cutoff angle intersects the ground, then the minimum permitted interior illumination, the maximum permitted illumination within five (5) feet of any property line, and the maximum permitted height of Luminaires is also shown on Table 60.05-1.~~
- E. ~~**General Provisions.** Notwithstanding any other provision of this Section to the contrary:~~
1. ~~**Design Standards for Residential, Commercial, Industrial and Multiple-Use Districts:**~~
 - a. ~~No flickering or flashing lights shall be permitted.~~
 - b. ~~No bare bulb lights shall be permitted for townhouse development and multi-dwelling development. [ORD 4822; June 2022]~~
 - c. ~~No strobe lights shall be permitted.~~
 - d. ~~Light sources or Luminaires shall not be located within areas identified for screening or buffering except on pedestrian walkways.~~
 2. ~~**Special Design Standard for Residential Districts.** No exterior neon lights shall be permitted.~~
 3. ~~**Special Design Standard for Commercial and Multiple-Use Districts.** Exterior neon lights shall only be permitted when incorporated into the architectural design of a building.~~
- F. ~~**Exemption for Specified Public Outdoor Recreation Uses:**~~
1. ~~Because of their unique requirements for nighttime visibility, public ball diamonds, public playing fields, and public tennis courts only, inclusive of facilities located on school district properties, are exempted from the~~

~~exterior lighting standards of Sections D.1 through D.2 above. These outdoor recreational uses must meet all other requirements for this Section and of the Code.~~

- ~~2. The outdoor recreational uses specified above shall not exceed a maximum permitted post height of eighty (80) feet.~~
- ~~3. The outdoor recreational uses specified above may exceed a total cutoff angle of ninety (90) degrees, provided that the luminaire is shielded to prevent light and glare spillover to adjacent properties. The maximum permitted illumination at the property line or, if required, the interior buffering line, shall not exceed two (2) foot-candles.~~

**Table 60.05-1
Technical Lighting Standards**

| Zoning District-Type | Minimum Required Illumination (internal)-in Foot-candles | | Maximum Permitted Illumination (internal)-in Foot-candles | Maximum Permitted Illumination at-property line-in-Foot-candles | Maximum-Permitted-Height-of Luminaires |
|--|--|------------|---|---|---|
| | >90 | <90 | | | |
| Residential | 1.0 | 0.7 | None | 0.5 | Pole-mounted Luminaires (inclusive of above-grade base and light fixture): <ul style="list-style-type: none"> 15 feet for on-site pedestrian ways. 20 feet for on-site vehicular circulation areas. Wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas: <ul style="list-style-type: none"> 20 feet above building finished grade. |
| Commercial and Industrial | 1.5 | 1.0 | None | 0.5 | Pole-mounted Luminaires (inclusive of above-grade base and light fixture): <ul style="list-style-type: none"> 15 feet for on-site pedestrian ways. 30 feet for on-site vehicular circulation areas. 15 feet for the top deck of non-covered parking structures. Wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas: <ul style="list-style-type: none"> 15 feet above building finished grade for on-site pedestrian circulation areas. 30 feet above building finished grade for on-site vehicular circulation areas. |
| Multiple Use: Residential only Multiple Use with residential | | 0.7 0.7 | None | 0.5 (all) | Pole-mounted Luminaires (inclusive of above-grade base and light fixture): <ul style="list-style-type: none"> 15 feet for on-site pedestrian ways for all development types. |

**Table 60.05-1
Technical Lighting Standards**

| Zoning District-Type | Minimum Required Illumination (internal)-in Foot-candles | | Maximum Permitted Illumination (internal)-in Foot-candles | Maximum Permitted Illumination at-property line-in Foot-candles | Maximum-Permitted-Height-of Luminaires |
|--|--|-----|---|---|---|
| | >90 | <90 | | | |
| Multiple-Use non-residential development | 1.5 | 1.0 | | | <ul style="list-style-type: none"> ● 20 feet for on-site vehicular circulation areas for residential only and multiple-use with residential. ● 30 feet for on-site vehicular circulation areas for multiple-use non-residential development and non-multiple-use/non-residential development. ● 15 feet for the top deck of non-covered parking structures for all development types. Wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas: <ul style="list-style-type: none"> ● 20 feet above building finished grade for residential only and multiple-use with residential development. ● 15 feet above building finished grade for multiple-use non-residential development and non-multiple-use/non-residential development. |
| Non-multiple use/non-residential development | 1.5 | 1.0 | | | |

[ORD 4332, 01/01/2005; ORD 4531, 04/01/2010; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

Table 60.05-2 has been moved to Section 60.05.25 Landscaping Design Standards and renumbered to Table 60.05.25.14.H.1.

Table 60.05-2. MINIMUM LANDSCAPE BUFFER REQUIREMENTS BETWEEN CONTRASTING DISTRICTS

[ORD 4584; June 2012]

| Table 60.05-2 Minimum Landscape Buffer Requirements Between Contrasting Districts | | | | | | | | | |
|--|---------------|--------------------------------------|---------------------------|-----------------------------|-----------------------------|---------------------------------|---|-----------------------------|-------------------------------------|
| District of Development | Location | Residential Mixed-B and-C (RMB, RMC) | Residential Mixed-A (RMA) | Multi-Unit Residential (MR) | Commercial (CS, GC, NS, CC) | Employment/Industrial (OI, IND) | Station Community (SC-MU, SC-HDR, SC-E, SC-S) | Town Center (TC-MU, TC-HDR) | Regional Center (RC-E, OI-WS, C-WS) |
| Residential Mixed-B and C (RMB, RMC) | Abutting | N/A | 10'/B2 CU | 20'/B3 CU | 20'/B3 CU | 20'/B3 CU | 20'/B3 CU | 20'/B3 CU | 20'/B3 CU |
| | Across Street | N/A | N/A | 10'/B1 CU | 10'/B1 CU | 10'/B1 CU | 5'/B2 CU | 5'/B2 CU | 5'/B2 CU |
| Residential Mixed-A (RMA) | Abutting | 10'/B2 CU | N/A | 10'/B2 CU | 20'/B3 | 20'/B3 | 10'/B2 | 10'/B2 | 10'/B2 |
| | Across Street | N/A | N/A | 5'/B1 | 10'/B1 | 10'/B1 | 5'/B2 | 5'/B2 | 5'/B2 |
| Multi-Unit Residential (MR) | Abutting | 20'/B3 | 10'/B2 | N/A | 20'/B3 | 20'/B3 | 10'/B1 | 10'/B1 | 10'/B1 |
| | Across Street | 10'/B1 | 5'/B1 | N/A | 10'/B1 | 10'/B1 | 5'/B1 | 5'/B1 | 5'/B1 |
| Commercial (CS, GC, NS, CC) | Abutting | 20'/B3 | 10'/B3 | 10'/B3 | N/A | 10'/B3 | 5'/B2 | 5'/B2 | 5'/B2 |
| | Across Street | 10'/B1 | 5'/B1 | 5'/B1 | N/A | 5'/B1 | 5'/B1 | 5'/B1 | 5'/B1 |
| Employment/Industrial (OI, IND) | Abutting | 20'/B3 | 20'/B3 | 20'/B3 | 10'/B3 | N/A | 20'/B3 | 20'/B3 | 20'/B3 |
| | Across Street | 10'/B2 | 10'/B2 | 10'/B2 | 5'/B2 | N/A | 10'/B2 | 10'/B2 | 10'/B2 |
| Station Community (SC-MU, SC-HDR, SC-E, SC-S) | Abutting | 20'/B3 | 10'/B3 | 10'/B3 | 10'/B3 | 20'/B3 | N/A | 10'/B2 | 10'/B2 |
| | Across Street | 10'/B2 | 5'/B2 | 5'/B2 | 5'/B2 | 10'/B2 | N/A | 5'/B1 | 5'/B1 |
| Town Center (TC-MU, TC-HDR) | Abutting | 20'/B3 | 10'/B3 | 10'/B3 | 10'/B3 | 20'/B3 | 10'/B2 | N/A | 10'/B2 |
| | Across Street | 10'/B2 | 5'/B2 | 5'/B2 | 5'/B2 | 10'/B2 | 5'/B1 | N/A | 5'/B1 |
| | Abutting | 20'/B3 | 10'/B3 | 10'/B3 | 10'/B3 | 20'/B3 | 10'/B2 | 10'/B2 | N/A |

**Table 60.05-2
Minimum Landscape Buffer Requirements Between Contrasting Districts**

| District of Development | Location | Residential Mixed-B and C (RMB, RMC) | Residential Mixed-A (RMA) | Multi-Unit Residential (MR) | Commercial (CS, GC, NS, CC) | Employment/Industrial (OI, IND) | Station Community (SC-MU, SC-HDR, SC-E, SC-S) | Town Center (TC-MU, TC-HDR) | Regional Center (RC-E, OI-WS, C-WS) |
|-------------------------------------|---------------|--------------------------------------|---------------------------|-----------------------------|-----------------------------|---------------------------------|---|-----------------------------|-------------------------------------|
| Regional Center (RC-E, OI-WS, C-WS) | Across Street | 10'/B2 | 5'/B2 | 5'/B2 | 5'/B2 | 10'/B2 | 5'/B1 | 5'/B1 | N/A |

NOTES FOR TABLE 60.05-2:

1. ~~5' / 10' / 20' = Buffer Width~~
2. ~~B1 / B2 / B3 = Buffer Standard~~
3. ~~N/A = Not Applicable~~
4. ~~CU = Conditional Use~~
5. ~~Except for non-residential uses and parks in Residential districts, buffering requirements are not in addition to building setback requirements as described in CHAPTER 20 of the Development Code. Where a setback width is less than a landscape buffer width described in Table 60.05-2, the minimum setback width of the zone shall apply to the specified buffer designation (B1, B2, or B3 as appropriate). A landscape buffer width cannot exceed a minimum yard setback dimension. [ORD 4531; April 2010]~~
6. ~~Buffering requirements for RMA, RMB, and RMC shall only be applied when a Conditional Use (CU) is proposed. [ORD 4822; June 2022]~~
7. ~~A minimum 20-foot buffer developed to a B3 standard is required for non-residential land uses and parks abutting a residential use in a residential zoning district. This standard shall apply only to side and rear property lines that abut residentially zoned properties. The Director is authorized to approve exceptions as described under Section 60.05.25.13.A, *Applicability of Buffer Standards*, otherwise all proposals to modify the 20-foot buffer width or B-3 standard are subject to public hearing consideration in review of applicable guidelines (Section 60.05.45.11.). [ORD 4531; April 2010] [ORD 4782; April 2020]~~
8. ~~Where a site proposed for development abuts property located outside City limits, the buffering requirement for the equivalent zone shall be applied to the property as described in Table 1, Section 1.5.2. of the Comprehensive Plan adopted pursuant to the Washington County – Beaverton Urban Planning Area Agreement (UPAA) or similar a zone as determined by the Director. [ORD 4531; April 2010] [ORD 4759; March 2019] [ORD 4782; April 2020]~~

~~[ORD 4332, 01/01/2005; ORD 4531, 04/01/2010; ORD 4584, 06/01/2012; ORD 4759, 03/22/2019; ORD 4782, 04/17/2020; ORD 4799, 01/08/2021; ORD 4822, 06/30/2022]~~

Effective on: 6/30/2022

Cooper Mountain Community Plan

Proposed Beaverton Code Amendments

- Commentary is for information only.
- Proposed new language is underlined.
- Proposed deleted language is ~~stricken~~.
- Language that has been skipped is indicated by “***”

The entire Section 60.05.65 is proposed to be added to the Development Code. To make it easier to read, it is not all shown in red and underlined.

Commentary:

The proposed amendments in Section 60.05.65 would establish a new section for five-plexes and six-plexes in the Cooper Mountain – Residential Mixed (CM-RM) zone. The existing Development Code does not have these standards because the middle housing code adopted in 2022 established standards for single-detached homes, duplexes, triplexes, quadplexes, townhomes, and cottage clusters. Those uses (except for single-detached homes) were specified in state law as middle housing. Because CM-RM is proposed to allow five-plexes and six-plexes, the proposed amendment includes this section that is based on the existing standards and guidelines for single-detached homes and middle housing but modified to work for five-plexes and six-plexes, which are essentially small multi-dwellings.

60.05.65. Design Standards and Guidelines for Five- and Six-Unit Multi-Dwelling Structures in the Cooper Mountain Residential Mixed (CM-RM) Zoning District

1. **Applicability.**
 - A. Unless otherwise noted, the standards and guidelines in this section apply to multi-dwelling structures with five or six units on one lot in the CM-RM zoning district.
 - B. Multi-dwelling development that includes more than one five- or six-unit structure is subject to the applicable design standards and guidelines in Sections 60.05.15 through 60.05.50.

Table 60.05.65.1. Design Guidelines and Standards for Five- and Six-Unit Multi-Dwelling Structures in the CM-RM Zone

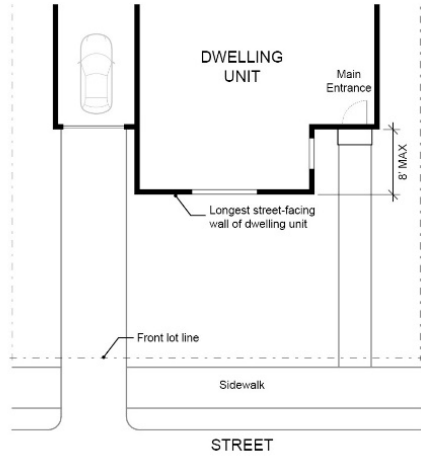
| Design Guideline | Design Standard |
|---|---|
| Entries | |
| G1a. Type 3. Some entries, especially those closest to the street, shall be accessible from the street. From the street and on-site parking areas, pedestrians shall be able to see some | S1. At least one building entry shall meet the standards in 60.05.65.1.S1a and 60.05.65.1.S1b. See Figure 60.05.65.1. An entry is a building opening designed to be used by pedestrians. It does not include any door exclusively designated as an emergency |

Table 60.05.65.1. Design Guidelines and Standards for Five- and Six-Unit Multi-Dwelling Structures in the CM-RM Zone

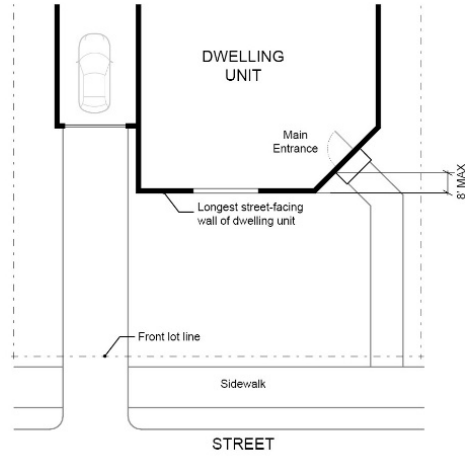
| Design Guideline | Design Standard |
|---|--|
| <p>entries and identify pedestrian routes to other entries on the site.</p> <p>G1b. Type 2. Design Standard S1 shall be met.</p> | <p>exit, any door that leads to a utility room or closet, or a garage door not designed as a pedestrian entrance.</p> <ol style="list-style-type: none"> a. The entry shall be within 10 feet of the longest street-facing wall of the building; and b. The entry shall comply with one of the following: <ol style="list-style-type: none"> 1. Face a public or private street; 2. Be at an angle of up to 45 degrees from the street; 3. Open onto a porch or an outdoor space, such as a patio, stoop, forecourt, or mezzanine. The porch or outdoor space shall be at least 25 square feet in area and at least one entrance to the porch or outdoor space shall face the street; or 4. Face an outdoor open area that is shared by at least two dwellings and is adjacent to the street. Adjacent means that some part of the open area is within 10 feet of a lot line that abuts a street. |

**Figure 60.05.65.1
Main Entry Options**

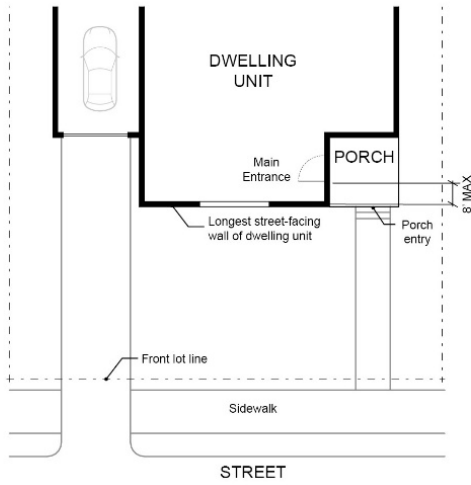
S1.b.1. Entry facing the street



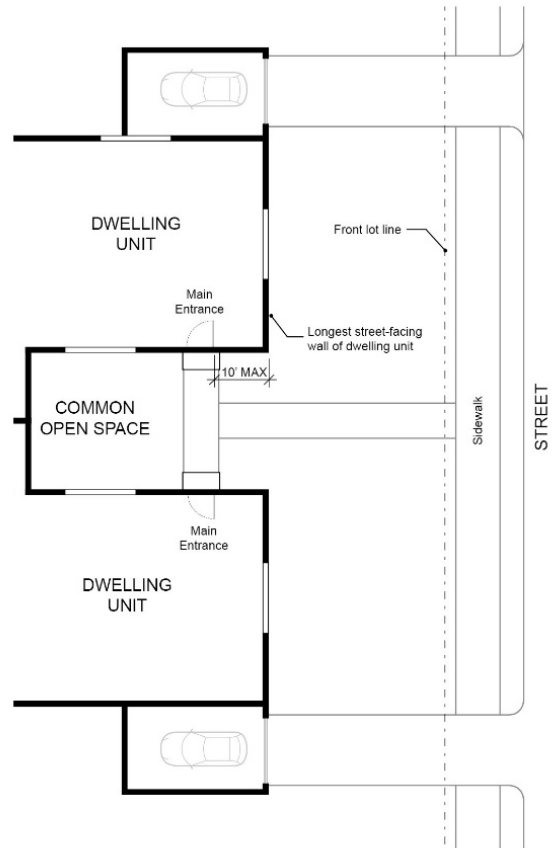
S1.b.2. Entry at 45-degree angle



S1.b.3. Entry on to porch



S1.b.4. Entry to outdoor open area



**Table 60.05.65.1. Design Guidelines and Standards for
Five- and Six-Unit Multi-Dwelling Structures in the CM-RM Zone**

| Design Guideline | Design Standard |
|---|---|
| Windows and Building Articulation | |
| <p>G2a. Type 3. The number, size, and placement of windows shall provide the opportunity for a visual connection between the residential living area of units and the street for units that are near the street.</p> <p>G2b. Type 2. The required window and door percentage may be reduced to 12 percent if the decision-making authority makes findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:</p> <ul style="list-style-type: none"> a. Special conditions or circumstances exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal and the special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience; and b. At least 12 percent of the area of all public or private street-facing facades includes windows or entrance doors, excepting facades that are not visible from the street because other structures are between the façade and the street. | <p>S2. Windows. A minimum of 15 percent of the area of all public or private street-facing facades shall include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 60.05.65.2.</p> |

Figure 60.05.65.2
Street-Facing Windows



STREET-FACING FACADE

- Area subject to 15% window & entrance door coverage requirement
- ▨ Qualifying window coverage
- ▩ Qualifying entrance door coverage

**Table 60.05.65.1. Design Guidelines and Standards for
Five- and Six-Unit Multi-Dwelling Structures**

| Design Guideline | Design Standard |
|--|--|
| <p>G3a. Type 3. Building elevations shall be varied and articulated to provide visual interest to pedestrians. Buildings shall promote and enhance a comfortable pedestrian scale and orientation.</p> <p>G3b. Type 2. Design Standard S3 shall be met.</p> | <p>S3. Building Articulation and Variety. Buildings shall meet one of the following standards to achieve additional building articulation:</p> <ul style="list-style-type: none"> a. Buildings shall exceed the minimum window coverage requirement in Standard S2 by 10 percent (i.e., provide a minimum coverage of 25 percent); or b. A minimum of 30 percent of all public or private street-facing facades shall be devoted to permanent architectural features designed to provide articulation and variety. Permanent features may include bays and offsetting walls that extend at least 18 inches, recessed entrances, loading doors and bays, or changes in material types. Changes in material types shall have a minimum dimension of two feet and minimum area of 25 square feet. |
| Outdoor Open Area | |
| <p>G4a. Type 3. Developments shall ensure opportunities for outdoor relaxation or recreation.</p> <ul style="list-style-type: none"> a. The outdoor open area shall be of an adequate size and shape to be usable for active or passive uses. b. The outdoor open area may be accessible to all units. Alternatively, the outdoor open area may be provided through private outdoor space, such as decks or patios, provided each unit has access to an adequate outdoor space. <p>G4b. Type 2. For lots with an area that is equal to or greater than 5,000 square feet, an applicant may reduce the minimum required outdoor open area required in S4.a1 or S4.a2 by up to 20 percent if:</p> <ul style="list-style-type: none"> a. The applicant demonstrates that special conditions or circumstances exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal and the special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience. | <p>S4. Outdoor Open Area Standards. An outdoor open area is a common area for use by residents and may function as a community yard.</p> <ul style="list-style-type: none"> a. Minimum Required Outdoor Open Area. The following minimum outdoor open area standards shall be met. <ul style="list-style-type: none"> 1. For lots with an area that is equal to or greater than 5,000 square feet and less than 7,000 square feet, a minimum of 300 square feet of open area is required per lot. 2. For lots with an area of 7,000 square feet or greater, a minimum of 500 square feet of open area is required per lot. b. Design Requirements <ul style="list-style-type: none"> 1. At least one portion of the required outdoor open area shall be shaped so a 12-foot by 12-foot square can fit inside of it and be accessible to all units. 2. Required open area may be in rear yard or side yard setback areas but shall not be in front yard setbacks. 3. Except as required in subsection 1, the required outdoor open area may be shared by two or more dwellings or may be provided through private outdoor space such as decks or patios. 4. The outdoor open area shall be developed with a mix of landscaping, groundcover, lawn, pedestrian ways, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the outdoor open area shall not exceed 75 percent of the total outdoor open area. |

**Table 60.05.65.1. Design Guidelines and Standards for
Five- and Six-Unit Multi-Dwelling Structures**

| Design Guideline | Design Standard |
|--|--|
| <p>b. At least one portion of the required outdoor open area shall be shaped so a 10-foot by 10-foot square can fit inside of it and, when possible, be accessible to all units.</p> | |
| <p>Tree Planting and Tree Preservation</p> | |
| <p>G5. Design Standard S5 shall be met.</p> | <p>S5. Developments shall meet the tree planting requirements in 60.05.65.1.S5.a and the planting standards in 60.05.65.1.S5.b, unless they meet the tree preservation or in-lieu fee standards of 60.05.65.1.S5.c or 60.05.65.1.S5.d.</p> <p>a. Tree Planting Requirements. For these standards, the tree planting area equals 30 percent of the site or the site area minus the building footprint of existing and proposed development, whichever is smaller. Sites with at least 50 square feet of available tree planting area (the required area for a small tree, provided in 60.05.65.1.S5.a) shall be subject to the requirements in S5.a.1.</p> <ol style="list-style-type: none"> 1. The tree planting area shall be planted with trees on the City of Beaverton Tree List. The square footage of canopy coverage that counts toward the required tree planting area will be based on the Mature Tree Canopy area listed in the City of Beaverton Tree List. 2. The minimum area required to plant trees, by type, is: <ol style="list-style-type: none"> i. Large tree: 150 square feet, including a 10-foot-by-10-foot area within that 150 square feet. ii. Medium tree: 75 square feet, including a 6-foot-by-6-foot area within that 75 square feet. iii. Small tree: 50 square feet, including a 3-foot-by-3-foot area within that 50 square feet. <p>b. Planting Standards for Required Trees.</p> <ol style="list-style-type: none"> 1. Trees planted to meet other Code requirements, such as buffer requirements, shall also count toward the tree planting requirement. 2. Deciduous trees shall have a minimum caliper of 1.5 inches and shall be balled and burlapped. 3. Evergreen trees shall be a minimum of 5 feet in height at the time of planting. 4. Areas subject to Clean Water Services regulations including stormwater facilities, vegetated corridors, and sensitive natural areas shall be planted consistent with Clean Water Services requirements. 5. Irrigation shall be provided to ensure trees planted will survive their establishment period. Irrigation systems shall |

**Table 60.05.65.1. Design Guidelines and Standards for
Five- and Six-Unit Multi-Dwelling Structures**

| Design Guideline | Design Standard |
|--|---|
| | <p>also comply with Sections 60.37 and 60.61.35 and if requirements in those sections contain stricter standards, the stricter standards shall apply. Establishment period irrigation shall be provided through one of the following options or a combination of options:</p> <ul style="list-style-type: none"> i. A permanent, in-ground irrigation system with an automatic controller. ii. An irrigation system designed and certified by a licensed landscape architect as part of a landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if a licensed landscape architect certifies that the plants chosen will survive. iii. Irrigation by hand for a maximum of 500 square feet per site. <p>6. Trees planted under the standards in this section are not considered Landscape Trees.</p> <p>c. Tree Preservation.</p> <ul style="list-style-type: none"> 1. Existing, non-exempt, onsite trees over 6-inch DBH that are preserved shall satisfy the planting requirements of 60.05.65.1.S5 as follows: <ul style="list-style-type: none"> i. The square footage of preserved canopy coverage that counts toward the required tree planting area will be based on the mature canopy area listed in the City of Beaverton Tree List. d. In-Lieu Fee. In lieu of meeting the planting requirements of 60.05.65.1.S5.a, applicants may contribute to the Tree Preservation Fund at a rate designated by the City Council. |
| Cooper Mountain Community Plan Area Open Space | |
| <p>G6. Deviations from Design Standard S6 are subject to review through the Planned Unit Development application.</p> | <p>S6. Within the Cooper Mountain Community Plan area, sites shall provide at least 15 percent open space per gross site area at the time of initial Land Division through one or more of the methods below. This open space requirement shall be met in addition to the standards of Section 60.05.65.1.S4 through S5. If a site includes the development of uses that are not subject to the requirements of this Section, the minimum open space requirement shall be calculated as 15 percent of the portion of the site that is subject to the requirements of Section 60.05.65.</p> <ul style="list-style-type: none"> a. Open space tracts in the Parks Overlay identified in Section 20.22.45. |

**Table 60.05.65.1. Design Guidelines and Standards for
Five- and Six-Unit Multi-Dwelling Structures**

| Design Guideline | Design Standard |
|--|---|
| | <ul style="list-style-type: none"> b. On-site area within the Resource Overlay protected in a separate tract. c. Open space tracts that have 50 percent tree canopy or are planted so they will have 50 percent tree canopy cover within 15 years after planting consistent with the tree selection and planting standards Technical Specifications for Tree Preservation and Planting of Section 60.61.30. <ul style="list-style-type: none"> 1. A combination of existing tree canopy and planted trees is acceptable to meet this standard. 2. Open space designated to meet this requirement outside the Parks Overlay and Resource Overlay shall have minimum length and width dimensions of 25 feet. The open space may be placed in more than one location on the site. 3. Property owners are not required to dedicate open space tracts but may do so voluntarily to the Tualatin Hills Park & Recreation District or other public agency per Section 60.15.15.3. Dedicated tracts shall count 150 percent toward the open space requirement. The additional credit shall not be used to reduce the open space required to be within the Parks Overlay that is shown in 20.22.45.1 but may be used to meet requirements for open space outside the Parks Overlay. To qualify for this credit, a tract shall have at least 75 percent Parks Overlay Open Space Developable Area with minimum length and width dimensions of 200 feet. |
| <p>G7a. Type 3. A landscape buffer with a minimum width of 25 feet shall be provided along side and rear property lines that abut the Cooper Mountain Nature Park. The buffer shall be densely planted with native varieties of trees, shrubs, and groundcover in a way that creates an attractive and natural-looking transition to the existing vegetation along the boundary of the Cooper Mountain Nature Park. Evergreen shrubs and trees are preferred.</p> <p>G7b. Type 2. Design Standard S7 shall be met.</p> | <p>S7. A landscape buffer consistent with the following requirements shall be provided along side and rear property lines that abut the Cooper Mountain Nature Park.</p> <ul style="list-style-type: none"> a. The landscape buffer width shall be a minimum of 25 feet. b. All plantings within the required buffer area shall be native species. c. The required landscape buffer area shall be planted according to the following plant types, sizes, and spacing: <ul style="list-style-type: none"> 1. Trees: One tree is required per 30 linear feet of the required buffer area. Evergreen trees shall be planted at a minimum height of 6 feet; deciduous trees shall be planted at a minimum 2-inch caliper. At least 50 percent of the required trees in the buffer area shall be evergreen. Spacing between trees may vary within the |

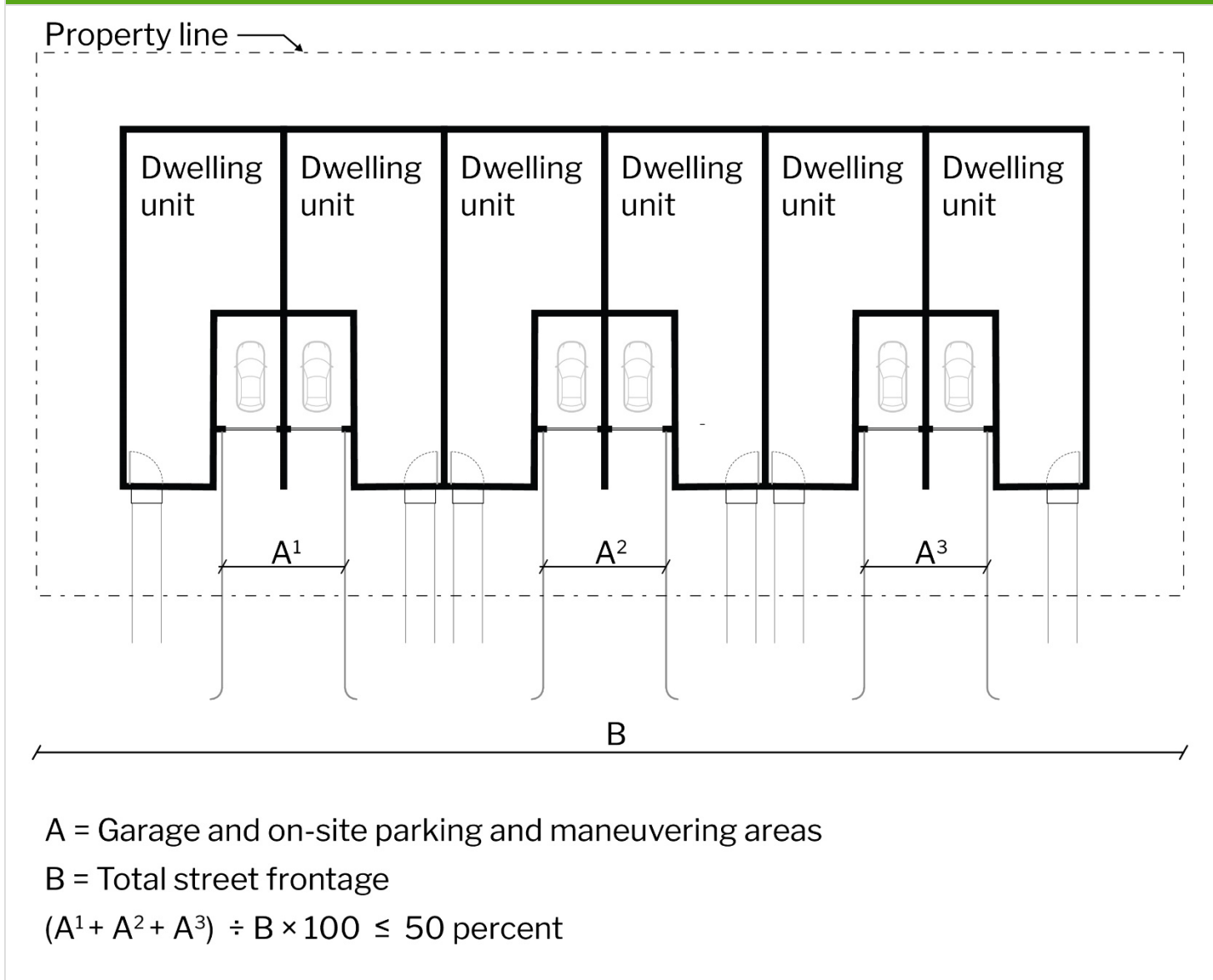
Table 60.05.65.1. Design Guidelines and Standards for Five- and Six-Unit Multi-Dwelling Structures

| Design Guideline | Design Standard |
|---|--|
| | <p>buffer area but shall not exceed 50 linear feet between trees.</p> <ol style="list-style-type: none"> 2. Shrubs: One shrub with a minimum mature height of 4 feet is required for every 200 square feet of required buffer area. At least 50 percent of the required shrubs in the buffer area shall be of a hedging, evergreen variety. 3. Ground cover: Live ground cover consisting of low-height plants, shrubs, or grasses shall be planted in remaining required buffer area. Bare gravel, rock, bark or other similar materials may be used but shall be limited to no more than 25 percent of the required buffer area. |
| Grading at Residential Property Lines | |
| <p>G8a. Type 3. For changes to existing on-site surface contours at residential property lines, the perimeters of properties shall be graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight.</p> <p>G8b. Type 2. Design Standard S8 shall be met.</p> | <p>S8. Where grading is proposed, the requirements listed in Section 60.15.10. shall apply.</p> <p>Notwithstanding the requirements of 60.15.10.3, grading within 25 feet of a property line shall not change the existing slopes by more than 10 percent within a root protection zone of a tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.</p> |
| Pedestrian Ways | |
| <p>G9a. Type 3. Accessible pedestrian ways shall connect the main entrance of each building entry to common outdoor open areas, to public rights-of-way abutting the site, and where possible, to other shared community spaces.</p> <p>G9b. Type 2. Design Standard S9 shall be met.</p> | <p>S9. The following pedestrian way standards shall be met:</p> <ol style="list-style-type: none"> a. An accessible pedestrian way shall be provided that connects each building entry to: <ol style="list-style-type: none"> 1. Common outdoor open areas; 2. Shared parking areas; and 3. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks. b. The pedestrian way shall be hard-surfaced and a minimum of 5 feet wide. |
| Garages and Off-Street Parking Areas | |
| <p>G10a. Type 3. Developments shall support a pedestrian-friendly street environment by minimizing the visual and safety impacts of garages, parking areas, and vehicle circulation areas and promoting room on the lot for housing near streets.</p> | <p>S10. The combined width of all garages and outdoor on-site parking and maneuvering areas shall not occupy more than 50 percent of any public or private street frontage (other than an alley). See Figure 60.05.65.3.</p> <ol style="list-style-type: none"> a. If vehicle access to the lot is inside a cul-de-sac, then the combined width of all garages and outdoor on-site parking and maneuvering areas shall not occupy more than 50 |

Table 60.05.65.1. Design Guidelines and Standards for Five- and Six-Unit Multi-Dwelling Structures

| Design Guideline | Design Standard |
|--|---|
| G10b. Type 2. Design Standard S10 shall be met. | percent of any street frontage as measured 20 feet from the right of way. |

**Figure 60.05.65.3
Garages and Off-Street Parking Areas**



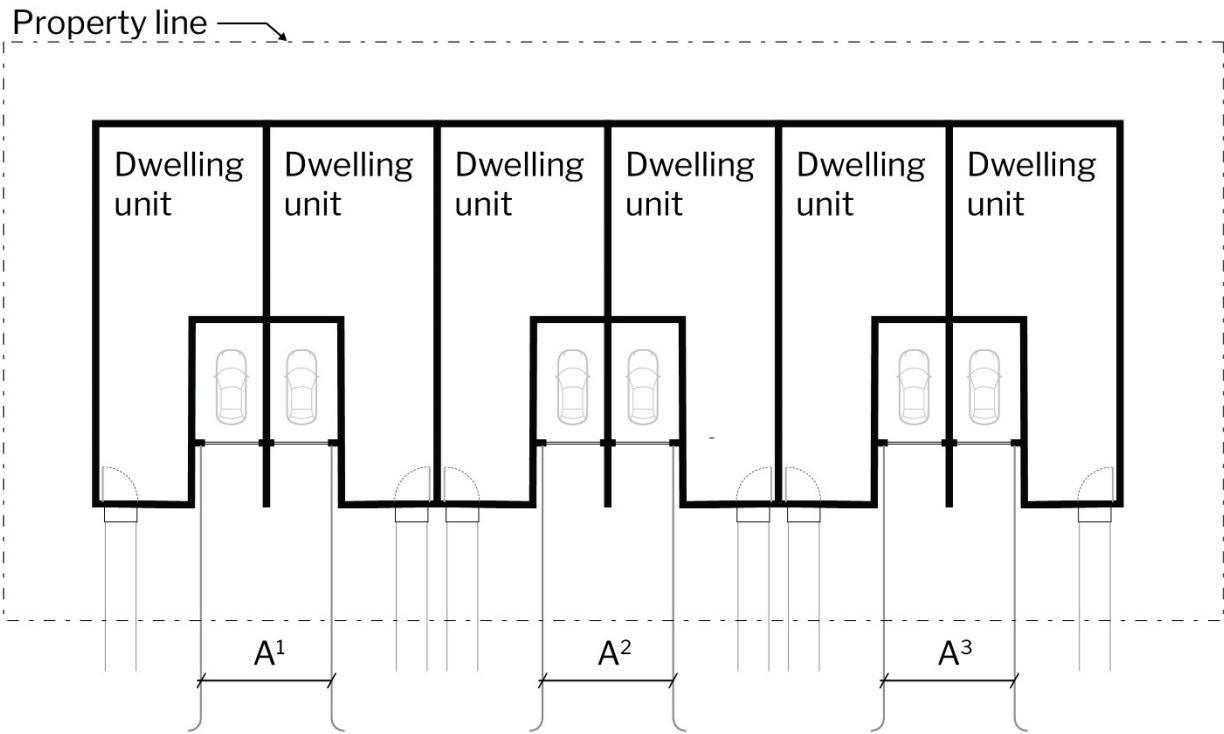
**Table 60.05.65.1. Design Guidelines and Standards for
Five- and Six-Unit Multi-Dwelling Structures**

| Design Guideline | Design Standard |
|---|---|
| Driveway Location | |
| <p>G11. Design Standard S11 shall be met.</p> | <p>S11. Notwithstanding the corner clearance for driveway standards in the Beaverton Engineering Design Manual (EDM), driveways may be located as close as 3 or 6 feet from property lines depending on sidewalk type classified by the EDM.</p> |
| Driveway Approaches for Individual or Paired Driveways | |
| <p>G12a. Type 3. The following guidelines apply to developments that provide individual driveways for each unit or paired driveways for every two units. Developments shall limit potential conflicts between vehicles and pedestrians, preserve on-street parking, allow adequate space for street trees, and minimize the visual impact of off-street vehicle parking and circulation areas.</p> <p>G12b. Type 2. Design Standard S12 shall be met.</p> | <p>S12. The following standards apply to developments that provide individual driveways for each unit or paired driveways for every two units. Driveway approaches shall comply with the following:</p> <ul style="list-style-type: none"> a. The total width of all driveway approaches for a lot shall not exceed 40 feet per public or private street frontage for a five-plex or 48 square feet per public or private street frontage for a six-plex, as measured at the property line, for lots with only one frontage. See Figure 60.05.65.4. For lots with more than one frontage, see 60.05.65.1.S12.b. b. In addition, lots with more than one public or private street frontage shall comply with the following: <ul style="list-style-type: none"> 1. Lots shall access the street with the lowest functional classification per the city's adopted Transportation System Plan. For lots abutting an alley, access may be taken from the alley. If the lot has frontage on two local streets, driveways may access one or both streets. 2. Lots may have either: <ul style="list-style-type: none"> a. Three driveway approaches not exceeding 40 feet in total width for a five-plex on one public or private street frontage or 48 feet in total width for a six-plex on one public or private street frontage; or b. Two driveway approaches per public or private street frontage. The combined width of all approaches cannot exceed 42 feet for a fix-plex or 48 feet for a six-plex. See Figure 60.05.65.5. c. Driveway approaches shall also meet the residential driveway standards in the Beaverton Engineering Design Manual. |
| Parking Design for Shared Parking Areas | |
| <p>G13a. Type 3. Shared Parking. If shared parking is proposed, the site design should minimize the visual impact of parking areas by providing landscape islands within larger parking areas and/or feature multiple smaller shared parking areas instead of larger parking areas.</p> <p>G13b. Type 2. Shared Parking. An applicant</p> | <p>S13. Shared Parking. If shared parking is proposed, it shall meet the following standards:</p> <ul style="list-style-type: none"> a. Shared parking areas with more than 6 spaces shall provide landscaping to separate clusters of contiguous parking spaces. Each parking cluster shall have no more than 6 contiguous parking spaces. b. Clusters of contiguous parking spaces shall be separated from other parking spaces or clusters by at least 4 feet of landscaping. The landscaped island shall be planted with a tree having a |

**Table 60.05.65.1. Design Guidelines and Standards for
Five- and Six-Unit Multi-Dwelling Structures**

| Design Guideline | Design Standard |
|--|--|
| <p>may increase the number of contiguous spaces in a parking cluster above the S13.a. standard or reduce the required landscaping below the S13.c. standard, by demonstrating that special conditions or circumstances exist on the site that make it physically difficult or impossible to meet the applicable standard. Otherwise, Design Standard S13 shall be met.</p> | <p>minimum mature height of 20 feet. If all parking spaces are made of pervious pavement, then this standard does not apply.</p> <ul style="list-style-type: none"> c. Shared parking areas may be covered. d. Shared parking areas shall meet the standards in Section 60.30.15, if applicable. |
| <p>G14a. Type 3. Shared Parking Location and Access. Off-street parking areas shall be located so as not to detract from a pedestrian-friendly street environment. Driveways shall meet the driveway standards in the Beaverton Engineering Design Manual.</p> <p>G14b. Type 2. Shared Parking Location and Access. Design Standard S14 shall be met.</p> | <p>S14. Shared Parking Location and Access.</p> <ul style="list-style-type: none"> a. Off-street parking areas with 5 or more spaces shall not be located within 20 feet from any lot line that abuts a street (except an alley). b. No off-street parking space is permitted within 10 feet of a lot line that does not abut a street or an alley. c. Driveways shall meet the driveway standards in the Beaverton Engineering Design Manual. |
| <p>G15a. Type 3. Screening. Shared parking areas and parking structures shall be screened from common outdoor open areas and public streets by landscaping, fencing, or walls.</p> <p>G15b. Type 2. Screening. Design Standard S15 shall be met.</p> | <p>S15. Screening. Landscaping, fencing, or walls at least 3 feet tall shall separate shared parking areas and parking structures from common outdoor open areas and public streets.</p> |

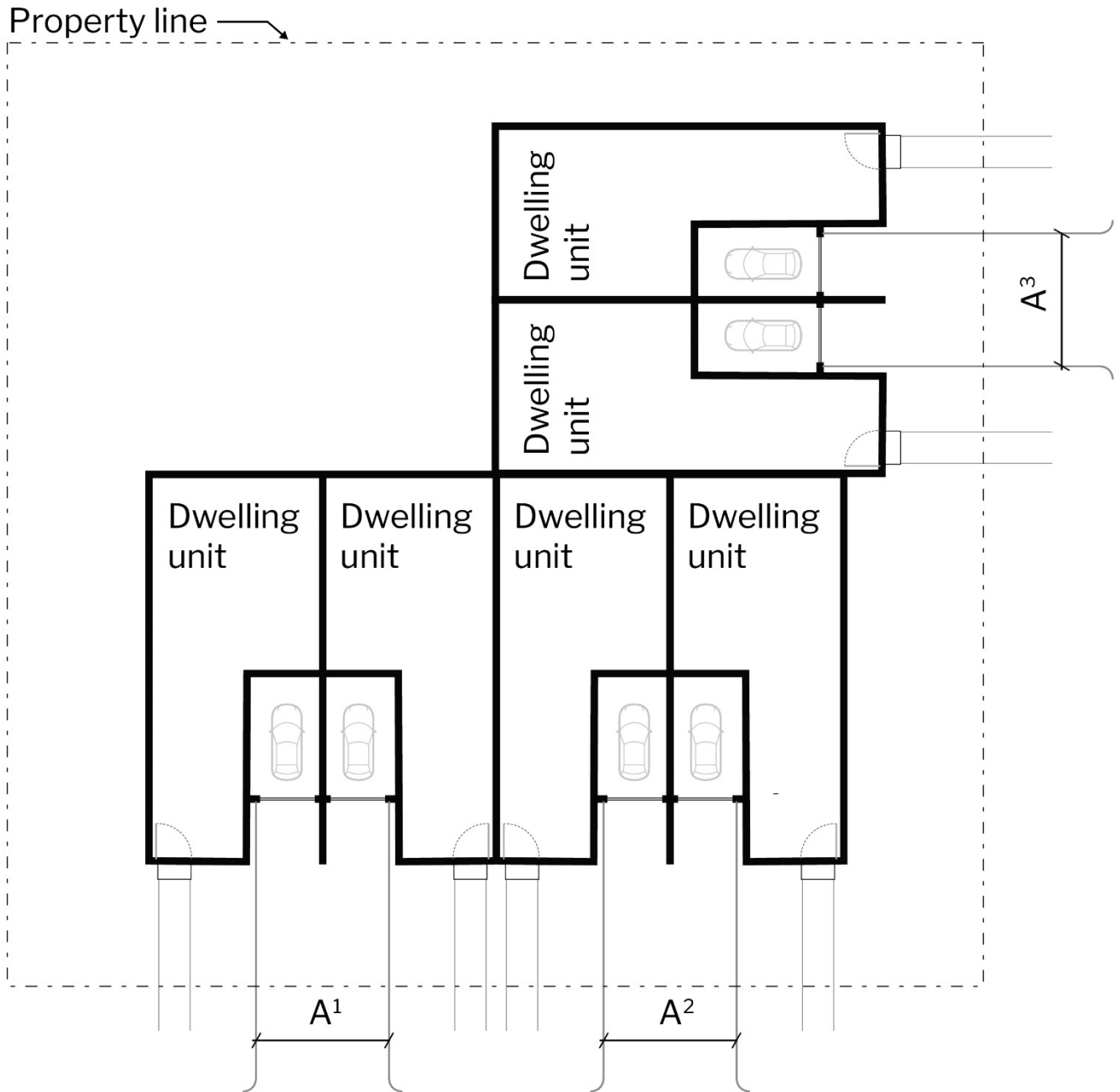
**Figure 60.05.65.4
Driveway Approach Width and Separation – One Street Frontage**



Five-plex: $A^1 + A^2 + A^3$ must not exceed 40 feet
 Six-plex: $A^1 + A^2 + A^3$ must not exceed 48 feet
 Driveway approaches may be separated when on a local street

Figure 60.05.65.5

Driveway Approach Width and Separation – Multiple Street Frontages



Five-plex: $A^1 + A^2 + A^3$ must not exceed 40 feet

Six-plex: $A^1 + A^2 + A^3$ must not exceed 48 feet

Driveway approaches may be separated when on a local street

**Table 60.05.65.1. Design Guidelines and Standards for
Five- and Six-Unit Multi-Dwelling Structures**

| Design Guideline | Design Standard |
|--|--|
| Driveway Length | |
| <p>G16a. Type 3. Design Standard S16 or Design Guideline G16b shall be met.</p> <p>G16b. Type 2. Driveways shall connect parking, drive aisles, and other improvements with at least one street. On-site vehicle circulation shall be easily identified and include a higher level of improvements such as curbs, sidewalks, and landscaping. Alternative designs shall be subject to review and approval of the City Engineer.</p> | <p>S16. If a driveway is equal to or greater than 150 feet in length, then it shall be designed as a private street according to the Beaverton Engineering Design Manual. If a driveway is less than 150 feet long, then it does not need to be designed as a private street.</p> |
| Lighting Design | |
| <p>G17a. Type 3. Sites with an off-street parking lot area that exceeds 1,400 square feet shall:</p> <ul style="list-style-type: none"> a. Utilize lighting to maximize safety within a development, b. Minimize direct and indirect glare impacts to abutting properties and streets, and, c. Where the proposal does not comply with Table 60.05-1, describe why compliance with the standard is either infeasible or unnecessary. <p>G17b. Type 2. Design Standard S17 shall be met.</p> | <p>S17. Sites with an off-street parking lot area that exceeds 1,400 square feet shall comply with Technical Lighting Standards (Table 60.05-1). The off-street parking lot area includes the combined square footage of parking stalls and drive aisles only.</p> |
| <p>G18. Design Standard S18 shall be met.</p> | <p>S18. Lighting shall be provided at shared building entrances at levels that meet the City's Technical Lighting Standards (Table 60.05-1).</p> |
| Solid Waste Facilities | |
| <p>G19. Design Standard S19 shall be met.</p> | <p>S19. Minimum Required Storage Area, Location, and Access. A minimum storage area of 100 square feet shall be provided for waste storage and/or recycling containers.</p> <p>Storage of solid waste facilities shall comply with the following:</p> <ul style="list-style-type: none"> a. Storage areas may be combined or shared and may be located on the same lot as the units or shared tract. b. Storage area requirements may be satisfied with a single location or multiple locations and may combine both interior and exterior locations. If multiple locations are used, the minimum footprint for each storage area shall be 3-feet by 3-feet. c. Storage areas shall not be in required outdoor open areas, as provided in 60.05.65.1.S4. |

**Table 60.05.65.1. Design Guidelines and Standards for
Five- and Six-Unit Multi-Dwelling Structures**

| Design Guideline | Design Standard |
|--|---|
| | <ul style="list-style-type: none"> d. Storage areas shall be located so that they do not obstruct pedestrian or vehicle traffic movement on the site or on public or private streets adjacent to the site. e. Exterior storage areas shall comply with the corner clearance for driveway standards in the Beaverton Engineering Design Manual. |
| <p>G20a. Type 3. Design Standard S20 or Design Guideline G20b shall be met.</p> <p>G20b. Type 2. Waste storage and/or recycling containers shall be designed and/or located so that they are screened from an abutting public or private street.</p> | <p>S20. Screening.</p> <ul style="list-style-type: none"> a. Waste storage and/or recycling containers shall be in an area not visible from a public or private street or shall be fully screened from view from a public or private street. b. Screening from public view for waste storage and/or recycling containers shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods: <ul style="list-style-type: none"> 1. Solid wall constructed of an exterior finish material utilized on one or more buildings; 2. A hedge with a minimum of ninety-five (95) percent opacity within two (2) years; or 3. Solid wood fence c. Screening from public view by chain-link fence with or without slats is prohibited. |



Cooper Mountain Community Plan

Proposed Beaverton Code Amendments

- Commentary is for information only.
- Proposed new language is underlined.
- Proposed deleted language is ~~stricken~~.
- Language that has been skipped is indicated by “***”

Commentary:

Proposed code changes would correct references to other sections of the code.

60.11. Food Cart Pod Regulations

[ORD 4662, 09/11/2015]

60.11.05. Purpose.

[ORD 4662; September 2015]

The purpose of these regulations is to establish criteria for the placement of food cart pods in the City of Beaverton. Food carts provide the community a wider choice of eating and drinking options. Food cart pods shall comply with all applicable City, County and State standards.

[ORD 4662, 09/11/2015]

Effective on: 9/11/2015

60.11.10. Site Design.

[ORD 4662; September 2015]

1. Site Design Standards for Food Cart Pods:
 - A. Food carts and amenities shall be located on a paved or concrete surface.
 - B. Food cart pods shall not occupy pedestrian walkways or required landscaping.
 - C. Food cart pods shall not obstruct bicycle parking required for an existing use. [ORD 4844; August 2023]
 - D. Carts and/or objects associated with the food cart use shall not occupy fire lanes or other emergency vehicle access areas.
 - E. Front yard setbacks for food carts shall be a minimum of 6 feet.

- F. Rear and side yard setbacks for food carts and amenities shall be the same as the zone in which it is located, except when a side or rear yard abuts a residential zoning district. Any side or rear yard abutting a residential zoning district shall meet the setbacks 60.11.10.1.G below. [ORD 4822; June 2022]
 - G. Rear and/or side yards abutting residentially zoned property shall have a minimum setback of 20 feet or the minimum setback for the zone in which it is located, whichever is greater. This setback may be reduced to 10 feet by meeting the buffering requirements for a B-3 buffer in section 60.05.25.143.D of the Development Code but may not be less than the minimum allowed in the zoning district of the food cart pod.
 - H. Carts shall not be located or oriented in a way that requires customers to queue in a driveway.
 - I. Uses shall not create tripping hazards in pedestrian and vehicular circulation areas with items including, but not limited to, cords, hoses, pipes, cables, or similar materials.
 - J. Where more than one cart is located on a site, carts shall be separated by a minimum of 6 feet.
 - K. Food carts shall not be located in the Vision Clearance Area as described in the *Engineering Design Manual*.
 - L. Fences shall be constructed consistent with Section 60.05.25.910. [ORD 4701; January 2017]
2. Standards for amenities within a food cart pod:
- A. All food cart pods which provide seating for customers shall have restrooms with hand washing facilities available. Restrooms shall have handwashing facilities with hot and cold running water, soap and paper towels or air dryers. Restrooms shall either be on site or on an adjacent parcel. Restrooms shall be screened from view of the public right of way and abutting residentially zoned properties. [ORD 4822; June 2022]
 - B. Required restrooms shall be available during Food Cart Pod operating hours.
 - C. All food carts and customer amenities within a food cart pod shall be served by a minimum 5-foot-wide hard surface walkway.
 - D. Waste and recycling receptacles shall be provided for customer and business waste. Receptacles shall be screened from view of the right of way and abutting residentially zoned properties and serviceable by the applicable waste-hauler.
 - E. Storage structures accessory to food carts shall be less than 120 square feet in size and no greater than 15 feet in height. Storage structures shall be set back a minimum of 20 feet from public rights-of-way.
 - F. Structures used to provide shelter to customers may be membrane structures such as tents or canopies or permanent structures.
 - a. Structures providing shelter and/or cover to patrons shall not exceed the following standards without Adjustment or Variance approval:
 - i. Cover 200 square feet or less in area.
 - ii. Have a maximum of 50 percent of the structure enclosed with walls or sides. Membrane structures may be fully enclosed.
 - iii. Are 15 feet in height or less, as measured to the highest point.

[ORD 4662, 09/11/2015; ORD 4701, 01/13/2017; ORD 4822, 06/30/2022; ORD 4844, 08/18/2023]

Effective on: 8/18/2023

Commentary:

Proposed changes would exclude Section 60.12 from applying to the Cooper Mountain Community Plan area because Cooper Mountain has different rules for natural resource protection and different rules for building development that are inconsistent with the application of this section.

60.12. Habitat Friendly Development Practices

[ORD 4414, 01/05/2007]

60.12.05. Purpose.

Allow and encourage Habitat Friendly Development Practices (HFDPs) that integrate preservation, enhancement and creation of Habitat Benefit Areas (HBAs) and use of Low Impact Development (LID) techniques in order to support natural systems that provide wildlife with food, shelter, and clean water.

All of the provisions of Section 60.12. are voluntary and available outside the Cooper Mountain Community Plan area and are not required of new development or redevelopment. The provisions are applicable only outside the Cooper Mountain Community Plan area and when a property owner elects to utilize the provisions contained in this section.

The provisions of this section are intended to:

1. Promote preservation, enhancement and restoration of Habitat Benefit Areas (HBAs).
2. Reduce impacts from development on fish and wildlife habitat relative to traditional development practices.
3. Design a site in such a way that Habitat Friendly Development Practices (HFDPs) are integrated in the overall plan.
4. Use Best Management Practices (BMPs) to guide decisions regarding site design, development and construction.
5. Reduce Effective Impervious Area (EIA) in the City to the extent practicable and achieve zero (0) percent EIA on as many individual sites as practicable.
6. Avoid damaging existing wildlife habitat through preservation of HBA, minimize impacts to existing wildlife habitat by limiting the amount of habitat disturbance to only those areas required for development of a site, and mitigate impacts to existing wildlife habitat when avoidance and minimization options are limited. Use LID techniques to mitigate impacts in order to improve remaining on-site habitat and/or down--stream habitat.
7. Encourage HFDPs by adopting options that allow for flexibility in site design for new development and redevelopment.
8. Implement provisions of the Beaverton Comprehensive Plan that encourage preservation of HBA and use of LID techniques.

[ORD 4414, 01/05/2007]

Effective on: 1/5/2007

60.12.40. Low Impact Development (LID) Techniques.

Use of LID techniques is allowed throughout the City unless otherwise stated.

1. Additional Street Tree Canopy.

- A. Purpose. Increase street tree canopy by increasing the number of street trees for a project equal to an amount greater than the standard of one (1) tree per 30 lineal feet, but not to exceed one (1) tree per 20 lineal feet.
- B. Credits. Landscape Standard Reduction. For every one (1) square foot of additional street tree canopy proposed an applicant can request a credit of one (1) square foot toward the landscape standard.
- C. Standards. Landscape Standard Reduction credits ~~for Additional Street Tree Canopy~~ shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.
 1. Credit Limit. The proposed Landscape Standard Reduction does not exceed 50 percent of the landscape standard for the project site.
 2. The additional ~~Street-street Free-tree~~ canopy is calculated based on the square footage of additional street tree canopy at ~~10-15~~ years maturity.
 3. The additional street tree canopy is calculated only for those trees in excess of the standard of one (1) tree per 30 lineal feet.
 4. The additional street tree is an accepted street tree as specified in the City of Beaverton's ~~Approved Tree List and Street of Trees Tour Guide Tree List~~.

2. Site Soil Amendment.

- A. Purpose. Site Soil Amendment within proposed landscape areas for projects located in a Residential (MR and RMA only), Commercial, Industrial, or Multiple Use zoning district. [ORD 4584; June 2012] [ORD 4822; June 2022]
- B. Credits. Use of the following credits is limited to the amount Site Soil Amendment proposed. One (1) square foot of Site Soil Amendment results in one credit. Awarding a credit or a combination of credits shall not result in receipt of multiple credits for one (1) square foot of Site Soil Amendment.
 1. Landscape Standard Reduction. For every one (1) square foot of Site Soil Amendment proposed an applicant can request a credit of one and one-half (1.5) square feet toward the landscape standard.

Standards. Landscape Standard Reduction credits for Site Soil Amendment shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.

 - a. Credit Limit. The proposed Landscape Standard Reduction does not exceed 50 percent of the landscape standard for the project site.
 2. Landscape Island Standard Reduction. For every one (1) square foot of Site Soil Amendment proposed an applicant can request a credit of one and one-half (1.5) square feet toward the landscape island standard limited to 50 percent of the landscape island standard for the project site.

Standards. A request for Landscape Island Standard Reduction credits for Site Soil Amendment shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.

- a. Credit Limit. The proposed Landscape Island Standard Reduction does not exceed 50 percent of the landscape island standard for the project based upon the minimum number of parking spaces provided for the subject site divided by applicable standard of Section 60.05.20.5.A. [ORD 4844; August 2023]

8. Trees, Existing Canopy Preservation.

- A. Purpose. Preservation of existing tree canopy within ten (10) linear feet of a proposed surface parking lot and vehicle maneuvering area.
- B. Credit. Landscape Island Standard Reduction. For every one (1) square foot of existing ~~t~~Tree ~~c~~Canopy preserved, an applicant can request a credit of one (1) square foot toward the landscape island standard of Section 60.05.20.5.

EXAMPLE: If an applicant proposes development of a site and the size of the proposed parking lot results in standard construction of five (5) landscape islands equal to an area of 350 square feet and planting of five (5) trees, the applicant can alternately propose preservation of three mature trees within a 200 square foot area and supply two (2) or three (3) landscape islands totaling 175 square feet landscape area with two (2) trees.

- C. Standards. Landscape Island Standard Reduction credits for Existing Canopy Preservation of Trees shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.
 1. Credit Limit. The proposed Landscape Island Standard Reduction does not exceed 50 percent of the landscape island standard for the project site.
 2. The proposal satisfies the approval criteria of the applicable Tree Plan application, if any.
 3. The tree(s) that holds the canopy proposed for preservation is proposed for protection as outlined in Section 60.60.20. of this Code for Protected Trees.

9. Trees, Mitigation.

- A. Purpose. Mitigation for removal of non-exempt surveyed tree(s) considered Community Trees, Historic Trees or Street Trees.
- B. Credits. Landscape Standard Reduction. For every one (1) square foot of tree canopy mitigated, an applicant can request a credit toward one-half (0.5) square foot of the landscape standard for the project site.
- C. Standards. Landscape Standard Reductions for Mitigation of Trees shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.
 1. Credit Limit. The proposed Landscape Standard Reduction does not exceed 50 percent of the landscape standard for the project site.
 2. The proposal satisfies the approval criteria of the applicable Tree Plan application, if any.



- 3. Mitigation of Community Trees, Historic Trees or Street Trees under the provisions of this section satisfies the mitigation standards of Section 60.60.25.1 for Significant Individual Trees or trees within Significant Groves or SNRAs.

10. Trees, Preservation.

- A. Purpose. Preservation of at least 25 percent of the total tree canopy square footage of non-exempt surveyed tree(s) considered Community Trees, Historic Trees or Street Trees.
- B. Credit. Landscape Standard Reduction. For every one (1) square foot of tree canopy preserved, an applicant can request a credit toward one (1) square foot of the landscape standard for the project site, limited to 50 percent of the landscape standard for the project site.
- C. Standards. Landscape Standard Reduction credits for Preservation of Trees shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.
 - 1. Credit Limit. The proposed Landscape Standard Reduction does not exceed 50 percent of the landscape standard for the project site.
 - 2. The proposal satisfies the approval criteria of the applicable Tree Plan application, if any.
 - 3. The Community, Historic or Street tree(s) proposed for preservation under the provisions of this section is proposed for protection during development as outlined by Section 60.60.20. of this Code for Protected Trees.

11. Trees, Box Filter.

- A. Purpose. Integration of a Tree Box Filter(s) and its associated improvements in the design of a project site.
- B. Credits. Landscape Standard Reduction. For every one (1) square foot of proposed site improvements associated with installation of a Tree Box Filter an applicant can request a credit of two (2) square feet toward the landscape standard.
- C. Standards. Landscape Standard Reduction credits for integration of a Tree Box Filter(s) shall satisfy the following standards in addition to the applicable standards of Section 60.12.30.
 - 1. Credit Limit. The proposed Landscape Standard Reduction does not exceed 50 percent of the landscape standard for the project site.

[ORD 4414, 01/05/2007; ORD 4498, 01/15/2009; ORD 4584, 06/01/2012; ORD 4822, 06/30/2022; ORD 4844, 08/18/2023]

Effective on: 8/18/2023

Commentary:

Proposed code changes would address when and how standards apply to the Cooper Mountain Community Plan area.

Proposed Section 60.15.08 would require geotechnical review for land divisions in mapped area to ensure risks are identified and can be mitigated. The proposed risk map, which is Figure 8.6.1 in the proposed amendments to Volume 1, Chapter 8 of the Comprehensive Plan, has been created to identify areas that need regulations to minimize the potential for hazards to life and property resulting from landslide.

60.15. Land Division Standards

[ORD 4224; August 2002] [ORD 4487; August 2008]

[ORD 4224, 09/19/2002]

60.15.05. Purpose.

It is the purpose of this section to establish uniform design and development standards and requirements for all land division applications in Section 40.45 of this Code.

[ORD 4224, 09/19/2002]

Effective on: 9/19/2002

60.15.07. South Cooper Mountain Natural Resources.

[ORD 4822; June 2022]

The following standard is applicable to partitions and subdivisions within the South Cooper Mountain Community Plan Area.

1. Significant Natural Resource Areas, as identified in Figure 12: Natural Resources in the Community Plan Area of the South Cooper Mountain Community Plan, shall be protected and enhanced, consistent with local, state and federal regulations.

[ORD 4822, 06/30/2022]

Effective on: 6/30/2022

60.15.08. Cooper Mountain Landslide Hazard Risk.

1. The following standards are applicable to Land Divisions involving the creation of no more than 3 lots pursuant to Sections 40.45.15.4, 40.45.15.6, or 40.45.15.9 where the proposed development site includes land identified as a Landslide Hazard on the Landslide Hazard Risk Map in Figure 8.6.1 in Volume 1, Chapter 8 of the Comprehensive Plan, and no on-site stormwater facility incorporating stormwater infiltration is proposed.

A. Applicants shall provide a certification on a form provided by the City that is stamped by a Certified Engineering Geologist or Geotechnical Engineer and submitted along with any documentation and plans relied upon in issuing the certification. The certification form shall include:

1. A statement by the applicant that they will develop the site in accordance with the Certified Engineering Geologist's or Geotechnical Engineer's certification, and the applicant will schedule and perform the recommended Certified Engineering Geologist or Geotechnical Engineer site inspections.
2. An affirmation by the Certified Engineering Geologist or Geotechnical Engineer based on their professional opinion that:

- a. The Landslide Susceptibility Overview Map of Oregon by William J. Burns, Katherine A. Mickelson, and Ian P. Madin, 2016 (Report & Data) and the DOGAMI Interpretive Map Series 47 Landslide inventory maps of the Hillsboro quadrangle, Washington and Multnomah Counties, Oregon by William J. Burns, Katherine A. Mickelson, Serin Duplantis, and Kendra J. Williams, 2012 have been reviewed and identify any potential landslide hazards on the subject site and adjacent property, including sites directly across a street or alley from the site; and
 - b. The proposed development activity was reviewed according to industry standards for geologic engineering in Oregon; and
 - c. One of the following:
 - i. The proposed development activity will not be negatively impacted by, or cause negative impacts to, on-site and off-site engineering geological conditions, processes, and hazards, including but not limited to, existing or post-development soil stability or any of the following site features: springs, seeps, depth of soil to bedrock, variations in soil types, or a combination of these conditions; or
 - ii. If proposed development activity will be negatively impacted by or cause negative impacts to on-site and/or off-site engineering geological conditions, processes, or hazards, including but not limited to the site features listed in Subsection 60.15.08.1.A.2.c above, the plans incorporated the methods for safely mitigating the impact(s).
3. In determining if the Certification satisfies the requirements of Section 60.15.08.1.A.2, the City shall review the Certification only to determine whether a Certified Engineering Geologist or Geotechnical Engineer has affirmed and certified that the proposal meets the above listed requirements. The City shall not substitute its judgement or discretion for the professional judgement of the Certified Engineering Geologist or Geotechnical Engineer.
2. The following standards are applicable to Land Divisions involving:
- A. The creation of no more than 3 lots pursuant to Sections 40.45.15.4, 40.45.15.6, or 40.45.15.9 where the proposed development site includes land identified as a Landslide Hazard on the Landslide Hazard Risk Map in Figure 8.6.1 in Volume 1, Chapter 8 of the Comprehensive Plan, and an on-site stormwater facility incorporating infiltration is proposed; or
 - B. The creation of 4 or more lots pursuant to Sections 40.45.15.5, 40.45.15.7, or 40.45.15.9 where the site includes land identified on the Landslide Hazard Risk Map in Figure 8.6.1 in Volume 1, Chapter 8 of the Comprehensive Plan.
 - C. The applicant shall:
 1. Provide a Geological Assessment that demonstrates the site is stable, and the proposed development will not necessitate additional study, review, monitoring, or mitigation. The Geological Assessment shall meet current standards of practice; or
 2. If the site is not determined to be stable, provide a Geotechnical Report that determines whether the proposed site layout and design reasonably limit the risk of a landslide and that includes an evaluation that takes into consideration accepted industry standards for factor of safety. Specific improvements; engineering requirements; techniques, systems, or alternative development options, including alternative housing types and reduced density (minimum or maximum), may be required to facilitate a suitable development that limits

landslide risk to a reasonable level. The Geotechnical Report shall meet current standards of practice.

2-3. If an applicant provides a Geotechnical Report, the applicant is not required to provide a Geological Assessment.

B-D. The applicant shall locate all lots for future development of buildings, services, or utilities on parts of the site that are suitable for development based on the findings of the Geological Assessment or Geotechnical Report, as required above, in a manner that reasonably limits the risk of a landslide affecting the site, adjacent sites, and sites directly across a street or alley from the site.

E. All activities covered in the Geotechnical Report (including but not limited to future construction of building(s) on lot(s) created by the Land Division) shall be subject to the recommendations of the Geotechnical Report at the time of future land use application submittal. Conditions of the Land Division approval that apply to future development shall be met before issuance of final occupancy or acceptance of final inspection of the future development, as applicable.

60.15.10. Grading Standards.

1. **Applicability.** The on-site surface contour grading standards specified in Section 60.15.10.3. are applicable to all land use proposals where grading is proposed, including land division proposals and design review proposals, as applicable. This Section does not supersede Section 60.05.25. (Design Review) and the exemptions listed in Section 60.15.10.2. will apply equally to design review proposals.
2. **Exemptions.** The following improvements will be exempted from the on-site surface contour grading standards specified in Section 60.15.10.3.:
 - A. Public right-of-way road improvements such as new streets, street widening, sidewalks, and similar or related improvements.
 - B. Storm water detention facilities subject to review and approval of the City Engineer.
 - C. On-site grading where the grading will take place adjacent to an existing public street right-of-way, and will result in a finished grade that is below the elevation of the subject public street right-of-way; provided such grading is subject to the approval of the City Engineer, who may require appropriate erosion and sediment control mitigation measures.
3. **On-site surface contouring.** When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe the following:
 - A. 0 to 5 feet from property line: Maximum of two (2) foot slope differential from the existing or finished elevation of the abutting property, whichever is applicable. [ORD 4584; June 2012]
 - B. More than 5 feet and up to and including 10 feet from property line: Maximum of four (4) foot slope differential from the existing or finished elevation of the abutting property, whichever is applicable. [ORD 4584; June 2012]
 - C. More than 10 feet and up to and including 15 feet from property line: Maximum of six (6) foot slope differential from the existing or finished elevation of the abutting property, whichever is applicable. [ORD 4584; June 2012]
 - D. More than 15 feet and up to and including 20 feet from property line: Maximum of eight (8) foot slope differential from the existing or finished elevation of the abutting property, whichever is applicable. [ORD 4584; June 2012]

- E. More than 20 feet and up to and including 25 feet from property line: Maximum of ten (10) foot slope differential from the existing or finished elevation of the abutting property, whichever is applicable. [ORD 4584; June 2012]
 - F. Where an existing (pre-development) slope exceeds one or more of the standards in subsections 60.15.10.3.A-E, above, the slope after grading (post-development) shall not exceed the pre-development slope.
 - G. The on-site grading contours standards above apply only to the property lines of the parent parcel of a development. They do not apply to internal property lines within a development. [ORD 4584; June 2012]
4. **Significant Trees and Groves outside the Cooper Mountain Community Plan area**. Notwithstanding the requirements of Section 60.15.10.3, above, grading within 25 feet of a significant tree or grove, where the tree is located on- or off-site, shall observe the following:
 - A. 0 to 10 feet from the trunk of a significant tree or grove: No change in pre-development ground elevation;
 - B. More than 10 feet, and up to and including 25 feet, from the trunk of a significant tree or grove, or to the outside edge of the ~~tree's drip line~~Tree Canopy, whichever is greater: Maximum 10% slope gradient difference from the pre-development ground elevation;
 - C. Based on a recommendation of the City Arborist, the decision making body may require additional setbacks and/or other tree protection measures to protect the public health, safety and welfare.
 5. **Trees inside the Cooper Mountain Community Plan area. Notwithstanding the requirements of Section 60.15.10.3, grading within 25 feet of a property line shall not change the existing slopes by more than 10 percent within a root protection zone of a tree located on an abutting property unless evidence provided by a Certified Arborist supports additional grading that will not harm the subject grove or tree.**

[ORD 4487, 08/21/2008; ORD 4584, 06/01/2012]

Effective on: 6/1/2012

60.15.15. Final Plat Standards.

1. **Easements and rights-of-way.** Refer to Chapter 9.05 of the Beaverton Municipal Code and Chapter 1, Section 130 of the *Beaverton Engineering Design Manual*. [ORD 4584; June 2012] [ORD 4782; April 2020]
2. **Building lines.** The Director may approve special setbacks based upon the consideration for safety, topography, geology, or other such reasons. If special building setback lines are to be established in the land division that are greater than required by this Code, they shall be shown on the final land division and included in the deed restriction.
3. **Dedications.** Infrastructure or public improvements such as public streets, sidewalks, pedestrian ways, bikeways, multi-use paths, sanitary sewer, storm water system, water system, traffic control devices, parks, open space, and other public rights-of-way required as needed to serve the development, shall be installed at the expense of the developer and dedicated or otherwise conveyed to the City or the appropriate jurisdiction for maintenance. Dedication of any land for park or open space purposes shall be approved by the jurisdiction to which the park or open space is being dedicated prior to Final Land Division approval. [ORD 4822; June 2022]



4. **Homeowners' Associations and declarations.** When a Homeowners' Association Agreement or other restrictive covenants are to be recorded with the development, a copy of the appropriate documents shall be submitted with the final plat. The City shall review such documents to ensure that common areas are properly maintained, the document complies with BDC 10.18, and that other restrictions required by the City are included. [ORD 4822; June 2022]
5. **Monuments and bench marks.** The developer shall establish and designate monuments and bench marks on the Final Plat.
6. **Street trees.** Prior to City approval of the Final Plat, street trees shall be planted along street frontages in accordance with the following:
 - A. For land divisions involving single-detached dwellings and middle housing, the Developer shall pay a fee to the City. The City shall be responsible for tree purchase and planting, and maintenance for one year, consisting of pruning, disease control and watering. The fee shall be based upon a standard of one tree per thirty (30) lineal feet of street frontage. The resulting number, if not a whole 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 is rounded down to the nearest whole number. The fee to be charged and collected shall be established and from time to time amended by Resolution of the City Council. [ORD 4822; June 2022]
 - B. For all other land divisions, trees shall be planted at a maximum linear spacing of 30 feet along street frontages or in accordance with an approved ~~street-Street tree-Tree~~ plan approved by the City Arborist or City Engineer. [ORD 4782; April 2020]
 - C. Trees shall be planted in accordance with the City's Tree Planting and Maintenance Policy.

[ORD 4224, 09/19/2002; ORD 4487, 08/21/2008; ORD 4584, 06/01/2012; ORD 4782, 04/17/2020; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

60.20. Manufactured Home Regulations

[ORD 3191; November 1980] [ORD 3739; September 1990] [ORD 3846; May 1993] [ORD 3899; June 1994] [ORD 4822; June 2022]

[ORD 3191, 12/17/1980; ORD 3846, 04/22/1993; ORD 3899, 06/02/1994; ORD 4224, 09/19/2002; ORD 4822, 06/30/2022]

60.20.05. Purpose.

The purpose of these regulations is to establish criteria for the placement of mobile homes and manufactured homes within the City of Beaverton. Mobile homes and manufactured homes provide a wider choice of housing types suitable for a greater range of households, lifestyles and economic levels of present and anticipated populations. Mobile homes and manufactured homes will be located and shall comply with all applicable City and State standards. [ORD 3899; June 1994]

[ORD 3191, 12/17/1980; ORD 3352, 01/19/1984; ORD 3846, 04/22/1993; ORD 4224, 09/19/2002]

Effective on: 6/1/2012

60.20.10. [REPEALED]

[Repealed by ORD 4822, June 2022]

[ORD 3191, 12/17/1980; ORD 3739, 09/08/1990; ORD 3846, 04/22/1993; ORD 4224, 09/19/2002; ORD 4332, 01/01/2005; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

60.20.15. Manufactured Home Park Regulations.

1. Manufactured home parks shall be subject to the following standards: [ORD 4822; June 2022]
 - A. The design for the manufactured home park shall conform to all applicable State standards established by the State of Oregon, Department of Commerce manufactured dwelling park standards (effective - February 1, 1979).
 - B. All manufactured homes shall have an Oregon insignia. [ORD 3739; September 1990] No reconstruction or equipment installation shall be made to a manufactured home unless it has been approved by the State as evidenced by the appropriate insignia.
 - C. The manufactured home park shall occupy at least one acre.
 - D. Evidence shall be provided that the park will be eligible for a certificate of sanitation as required by State Law.
 - E. Each manufactured home shall be connected to a public water supply and sewer disposal system.
 - F. A manufactured home and any attached accessory structure shall not be located closer than:
 1. Fifteen (15) feet from any other manufactured home.
 2. Ten (10) feet from any detached accessory building or other building located within the manufactured home park.
 3. Five (5) feet from a manufactured home park property line.
 - G. Except for a structure which conforms to the State definition of a manufactured home accessory structure, no extension shall be attached to a manufactured home.
 - H. Manufactured homes shall be installed under the provisions of the administrative rules adopted by the Oregon Department of Commerce (adopted February 1, 1979).
 - I. A manufactured home shall have continuous perimeter skirting installed pursuant to State regulations.
 - J. The wheels, tongue and traveling lights of the manufactured home shall be removed.
 - K. The underside of the floor area shall be a minimum of 18 inches above ground level at any point.
 - L. The internal street system shall conform to the standards specified by the City *Engineering Design Manual and Standard Drawings*. [ORD 4224; August 2002]
 - M. Setbacks for a manufactured home park property shall be the same as the zone in which it is located.
 - N. Landscaping shall be equivalent to 15% of the area of the park.



[ORD 4332; January 2005] [ORD 4822; June 2022]

- 2. Manufactured home parks existing at the adoption of this ordinance not meeting the standards set forth herein shall be considered nonconforming and are subject to the nonconforming use provisions of this ordinance. Nonconforming manufactured homes in such parks may be replaced with like manufactured homes when they are moved or destroyed. [ORD 4822; June 2022]
- 3. Manufactured home parks are prohibited in Commercial and Industrial districts. [ORD 3739; September 1990] [ORD 4822; June 2022]

[ORD 3191, 12/17/1980; ORD 3240, 01/28/1982; ORD 3739, 09/08/1990; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4224, 09/19/2002; ORD 4332, 01/01/2005; ORD 4418, 02/22/2007; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

Proposed code changes would address applicability of this section to Cooper Mountain, specifically the CM-RM zone.

60.20.20. Manufactured Homes.

[ORD 3899; June 1994]

- 1. Manufactured Homes are Permitted on individual lots, by themselves, as accessory dwelling ~~units~~ units, or as part of another permitted residential use, in the RMA, RMB, ~~and~~ RMC, and CM-RM zones subject to the siting and design standards listed below: [ORD 4584; June 2012] [ORD 4822; June 2022]
 - A. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the manufactured home is located not more than 12 inches above grade. Where the building site has a sloped grade, no more than 12 inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, the 12 inch limitation will not apply.
 - B. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce levels equivalent to the performance standards required of single-detached dwellings constructed under the state building code as identified under ORS 455.010.
 - C. A manufactured home shall not be sited abutting any structure or property identified as a Historic District, Preservation District or Landmarks.

[ORD 4822; June 2022]

[ORD 3846, 04/22/1993; ORD 3899, 06/02/1994; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4224, 09/19/2002; ORD 4584, 06/01/2012; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

Proposed code changes would address applicability of this section to Cooper Mountain and the maximum parking for small-scale commercial uses with CM-RM.

They also provide bicycle parking ratios for Public Parks. Park proposals currently require a Parking Requirement Determination application because public park uses are not listed in the Parking Ratio Requirements for Bicycles table. Public park uses will now be included in the table, with the same short-term and long-term bicycle parking requirement that is used for (Private) Recreational Facilities. The bicycle parking requirement applies citywide, not just in Cooper Mountain.

The proposed amendments update Figure 60.30.15.10 Tree Canopy Overlap Measurement to make the graphics more attractive and readable without changing the content. Minor word changes were made to refer to the graphics in a different way. And “tree crown” was changed with “tree canopy area” under the final graphic to make the terminology consistent with updated definitions in the proposed amendment.

60.30. Off-Street Parking

[ORD 4224, 09/19/2002]

60.30.05. Off-Street Parking Requirements.

When provided, parking spaces shall be designed and maintained by the owner of the property in accordance with the requirements of Sections 60.30.05 to 60.30.20. [ORD 4844; August 2023]

1. Open Air Beaverton. Businesses that are approved pursuant to the Open Air Beaverton program and are not located in RC-MU, RC-BC, RC-DT, nor RC-OT may utilize a minimum of two off-street parking spaces, or up to one off-street parking space per 1,000 square feet of interior floor area occupied by the business, whichever is greater, for the program. In calculating the number of parking spaces, fractions equal to or more than 0.5 shall be rounded up to the nearest whole number. Businesses that are approved pursuant to the Open Air Beaverton program and are located in RC-MU, RC-BC, RC-DT or RC-OT may utilize an unlimited number of off-street parking spaces for the program, with the parking lot owner’s permission. [ORD 4819; January 2022] [ORD 4844; August 2023]
2. Bicycle Parking. [ORD 3965; November 1996] Bicycle parking shall be required for quadplexes, townhouses (with 4 or more units), cottage clusters, multi-dwellings, all retail, office and institution developments, and at all transit stations and park and ride lots which are proposed for approval after November 6, 1996. The number of required bicycle parking spaces shall be provided according to Section 60.30.10.5. All bike parking facilities shall meet the specifications, design and locational criteria as delineated in this section and the Engineering Design Manual. [ORD 4397; August 2006] [ORD 4822; June 2022]
3. Vehicle parking shall be paved with an asphalt, concrete, or pervious paving surface.

[ORD 4107; May 2000]



[ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4224, 09/19/2002; ORD 4397, 08/10/2006; ORD 4819, 01/14/2022; ORD 4822, 06/30/2022; ORD 4844, 08/18/2023]

Effective on: 8/18/2023

60.30.10. Number of Parking Spaces.

Except as otherwise provided under Section 60.30.10.11., off-street vehicle, bicycle, or both parking spaces shall be provided as follows:

1. **Parking Calculation for Maximum Parking.** Parking ratios are based on spaces per 1,000 square feet of gross floor area, unless otherwise noted. Non-surface parking, such as tuck-under parking, underground and subsurface parking, and parking structures shall be exempted from the calculations in this section. [ORD 4844; August 2023]
2. **Climate-Friendly and Equitable Communities (CFEC) Parking Maximums.** For developments on parcels where any part of the parcel is within a Metro Title 6 Regional Center, within a Metro Title 6 Town Center, within three-quarters mile of a rail transit stop, or within one-half mile of the centerline of a frequent transit corridor shall comply with the applicable limits in Section 60.30.10.2.A through D. A frequent transit corridor is a corridor with bus service, considering all bus routes that travel along that corridor, arriving with a scheduled frequency of at least four times an hour during peak service. If Table 60.30.10.5.A and Section 60.30.10.2.A through D have different parking maximums, the stricter, lower number of maximum permitted vehicle parking spaces allowed shall apply.
 - A. Parking maximums shall be no higher than 1.2 off-street parking spaces per studio dwelling unit and two off-street parking spaces per non-studio dwelling unit in a multi-dwelling development. These maximums shall include visitor parking; and
 - B. Parking maximums for the following commercial and retail uses listed in Sections 20.05.20, 20.10.20, 20.15.20, 20.20.20, 20.22.20, and 70.15.20, regardless of the use categories listed in Table 60.30.10.5.A, shall be no higher than 5 spaces per 1,000 square feet of floor area: Animal Care; Care, except for Residential Care Facilities; Financial Institutions; Marijuana uses, except Marijuana Processing; Meeting Facilities; Office; Retail, except for Eating and Drinking Establishments; Rental Business; Personal Service Business; Service Business/Professional Services; Vehicles, except major Automotive Service, Minor Automotive Service, Heavy Equipment Sales, Sales or Lease, Trailer, Recreational Vehicle or Boat Storage, Trailer Sales or Repair, and Vehicle Storage Yard; and
 - C. For each individual lot with a building or buildings totaling more than 65,000 square feet of floor area, surface parking shall not consist of more area than the floor area of the building or buildings. For the purposes of this standard, the surface parking area shall include parking spaces, drive aisles, drive-through lanes, and maneuvering areas for passenger vehicles but shall not include paved areas not for use by passenger vehicles, such as loading areas or outdoor storage of goods and materials.

[ORD 4844; August 2023]

3. **Parking Categories.**
 - A. Vehicle Categories. Contained in the table at Section 60.30.10.5. are vehicle parking ratios for maximum permitted number of vehicle parking spaces that may be provided for each land use. [ORD 4471; February 2008] [ORD 4584; June 2012] [ORD 4686; July 2016] [ORD 4844; August 2023]

1. Minimum number of required parking spaces. No minimum parking is required for any use. [ORD 4844; August 2023]
 2. Parking Zone A. Parking Zone A reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone A areas include those parcels that are located within one-quarter mile walking distance of bus transit stops that have 20-minute peak hour transit service or one-half mile walking distance of light rail station platforms that have 20-minute peak hour transit service.
 3. Parking Zone B. Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located within one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both, or that have a greater than 20 minute peak hour transit service. Parking Zone B areas also include those parcels that are located at a distance greater than one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both.
 4. Dual parking zones. If a parcel is partially located within Parking Zone A, then the use(s) located on the entire parcel shall observe the Parking Zone A parking ratios. Specifically exempted from this requirement are parcels located within the Regional Center - East zoning district. In the cases in the Regional Center - East zoning district where parcels are bisected by the boundary of Parking Zones A and B, the applicable maximum parking ratios may be averaged, and that average may be applied over the whole parcel. [ORD 4107; May 2000]
- B. Bicycle Categories. The required minimum number of short-term and long-term bicycle parking spaces for each land use is listed in Section 60.30.10.5.
1. Short-Term parking. Short-term bicycle parking spaces accommodate persons that can be expected to depart within two hours. Short-term bicycle parking shall be located on site within 50 feet of a primary entrance, or if there are site, setback, building design, or other constraints, bicycle parking shall be located no more than 100 feet from a primary entrance in the closest available area to the primary entrance as determined by the decision-making authority. [ORD 4844; August 2023]
 2. Long-Term parking. Long-term bicycle parking spaces accommodate persons that can be expected to leave their bicycle parked longer than two hours. Cover or shelter for long-term bicycle parking shall be provided. School buildings are exempted from the requirement to cover long-term bicycle parking.
 3. Bicycle parking shall be designed, covered, located, and lighted to the standards of the Engineering Design Manual and Standard Drawings. [ORD 4302; June 2004]
4. **Ratios.** In calculating the required number of bicycle parking spaces or maximum number of vehicle parking spaces, fractions equal to or more than 0.5 shall be rounded up to the nearest whole number and fractions less than 0.5 shall be rounded down to the nearest whole number. [ORD 3965; November 1996] [ORD 4844; August 2023]
 5. **Uses Not Listed.** For uses not specifically mentioned in this section, the requirements for off-street parking facilities for vehicles and bicycles shall be determined with a Parking Requirement Determination (Section 40.55.15.1.). [ORD 4224; August 2002] [ORD 4844; August 2023]
 6. **Parking Tables.** The following tables list the maximum permitted vehicle (Table 60.30.10.5.A) and required minimum bicycle parking requirements (Table 60.30.10.5.B) for listed land use types. [ORD 4584; June 2012] [ORD 4782; April 2020] [ORD 4844; August 2023]

Table 60.30.10.5.A. - PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES

| Land Use Category | Maximum Permitted Parking Spaces | |
|---|----------------------------------|--------|
| | Zone A | Zone B |
| Residential Uses | | |
| Single-Detached Dwellings, Duplex, or Townhouse in RMA, RMB, or RMC, <u>or CM-RM</u> Zone (per unit) | N/A | N/A |
| Triplex or Quadplex in RMA, RMB, or RMC, <u>or CM-RM</u> Zone (per unit) | N/A | N/A |
| Cottage Cluster (per unit) | N/A | N/A |
| Duplex, Triplex, Quadplex, or Townhouse in Other Zone | | |
| One bedroom (per unit) | 1.8 | 1.8 |
| Two bedrooms (per unit) | 2.0 | 2.0 |
| Three or more bedrooms (per unit) | 2.0 | 2.0 |
| Multi-Dwelling | | |
| One bedroom (per unit) | 1.8 | 1.8 |
| Two bedrooms (per unit) | 2.0 | 2.0 |
| Three or more bedrooms (per unit) | 2.0 | 2.0 |
| Dwelling, Accessory Unit | 1.8 | 1.8 |
| Mobile Homes (per unit) | 2.0 | 2.0 |
| Commercial Amusements | | |
| Arena/Stadium (per seat, maximum occupancy) | 0.25 | 0.25 |
| Movie Theaters (per seat, maximum occupancy) | 0.4 | 0.5 |
| Sports Clubs/Recreational Facilities | 5.4 | 6.5 |
| Tennis/Racquetball Courts | 1.3 | 1.5 |
| Institutions | | |
| Hospital (per bed) | 3.0 | 4.0 |

Table 60.30.10.5.A. - PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES

| Land Use Category | Maximum Permitted Parking Spaces | |
|--|----------------------------------|--------|
| | Zone A | Zone B |
| Public Buildings or other Structures | 3.4 | 4.1 |
| Welfare or Correctional Institution (per bed) | 0.5 | 0.75 |
| Fire Station | 2.0 | 2.0 |
| Shelters: Domestic Violence, Emergency, or Mass | N/A | N/A |
| Commercial Uses | | |
| Retail, including shopping centers ⁵ | 5.1 | 6.2 |
| Offices, Administrative Facilities ⁵ | 3.4 | 4.1 |
| Bank, Financial Institutions ⁵ | 5.4 | 6.5 |
| Service Businesses ⁵ | 5.1 | 6.2 |
| Rental Businesses, including vehicle and trailer rental | 3.5 | 4.1 |
| Medical, Dental Clinics ⁵ | 4.9 | 5.9 |
| Mortuaries (per seat, maximum occupancy) | 0.5 | 0.75 |
| Eating, Drinking Establishments ⁵ | | |
| Fast Food with drive-through service in the, SC-MU, and SC-HDR zones. | 12.4 | 14.9 |
| Fast Food with drive-through service in all other zones. | 12.4 | 14.9 |
| Other eating, drinking establishments in the, SC-MU, and SC-HDR zones. | 19.1 | 23.0 |
| Other eating, drinking establishments in all other zones. | 19.1 | 23.0 |
| Temporary Living Quarters (per guest room) | 1.25 | 1.5 |
| Dwelling, Live/Work (per unit) ⁵ | 1.8 | 1.8 |
| Residential Care Facilities (per bed, maximum capacity) | 0.5 | 0.5 |
| Rooming, Boarding, or Lodging Houses (per guest room) | 1.25 | 1.5 |

Table 60.30.10.5.A. - PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES

| Land Use Category | Maximum Permitted Parking Spaces | |
|---|----------------------------------|--------|
| | Zone A | Zone B |
| Places of Assembly | | |
| Places of Worship (per seat at maximum occupancy) | 0.6 | 0.8 |
| Auditoria, meeting facilities; Social or Fraternal Organizations (per seat, maximum occupancy) | 0.5 | 0.5 |
| Educational Institutions: College, University, High School, Commercial School (spaces/number of FTE students and FTE staff) | 0.3 | 0.3 |
| Educational Institutions: Middle School, Elementary School (spaces/number of FTE staff) | 1.5 | 1.5 |
| Nursery Schools, Day or Child Care Facilities (spaces/number of FTE staff) ⁵ | 2.0 | 2.0 |
| Library, museum, art gallery | 4.0 | 6.0 |
| Park and Ride facilities | N/A | N/A |
| Transit Centers | N/A | N/A |
| Industrial | | |
| Manufacturing | 2.0 | 2.0 |
| Storage warehouse, wholesale establishment, rail or trucking terminal, vehicle or trailer storage. | 0.4 | 0.5 |
| Limited Industrial | | |
| Research Facilities | 3.4 | 3.4 |

Table 60.30.10.5.A. - PARKING RATIO REQUIREMENTS FOR MOTOR VEHICLES

| Land Use Category | Maximum Permitted Parking Spaces | |
|--|----------------------------------|--------|
| | Zone A | Zone B |
| <p>[ORD 4107; May 2000] [ORD 4224; August 2002] [ORD 4462; January 2008] [ORD 4584; June 2012] [ORD 4659; July 2015] [ORD 4782; April 2020] [ORD 4822; June 2022] [ORD 4838; March 2023] [ORD 4844; August 2023]</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted. 2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5. 3. Refer to Section 60.30.10.11. for exceptions. 4. In calculating the maximum number of vehicle parking spaces, fractions equal to or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number. [ORD 4844; August 2023] 5. <u>The maximum parking for motor vehicles associated with a small-scale commercial use approved consistent with Section 20.22.35, except for Child Care Facilities, shall be 2 spaces per 1,000 square feet of small-scale commercial floor area or the number for the use listed in Zone A per 1,000 square feet of small-scale commercial floor area, whichever results in fewer maximum motor vehicle parking spaces. Child Care Facilities approved consistent with Section 20.22.35 shall have the maximum parking for motor vehicles as shown in Table 60.30.10.5.A.</u> | | |

Table 60.30.10.5.B. - PARKING RATIO REQUIREMENTS FOR BICYCLES

| Land Use Category | Minimum Required Bicycle Parking Spaces | |
|---|---|-------------------------------------|
| | Short Term | Long Term |
| Residential Uses | | |
| Single-Detached Dwellings and Middle Housing | 1 space per unit | 1 space per unit |
| Multi-Dwelling Structure | 2 spaces or 1 space per 20 dwelling units | 1 space per dwelling unit |
| Residential Care Facilities (based upon maximum capacity) | 1 space per 100 beds | 1 space per 50 beds |
| Rooming, Boarding, or Lodging Houses (per guest room) | Not required | 1 space for every 10 guest rooms |
| Commercial Amusements ⁵ | | |
| Arena/Stadium/Theater | 2 spaces or 1 space per 200 seats | 2 spaces or 1 space per 1,000 seats |

Table 60.30.10.5.B. - PARKING RATIO REQUIREMENTS FOR BICYCLES

| Land Use Category | Minimum Required Bicycle Parking Spaces | |
|--|---|---|
| | Short Term | Long Term |
| Bowling Alley | 1 space per 4,000 sq. ft. of floor area | 1 space per 4,000 sq. ft. of floor area |
| Dance Hall, Skating Rink | 1 space per 500 sq. ft. of floor area | 1 space per 4,000 sq. ft. of floor area |
| Recreational Facility | 2 spaces, or spaces to meet the combined requirements of the uses being conducted | 2 spaces, or spaces to meet the combined requirements of the uses being conducted |
| Commercial Uses ⁵ | | |
| Retail, including shopping centers | 2 spaces or 1 space per 12,000 sq. ft. of floor area | 2 spaces or 1 space per 12,000 sq. ft. of floor area |
| Offices, Administrative Facilities | 2 spaces or 1 space per 8,000 sq. ft. of floor area | 2 spaces or 1 space per 8,000 sq. ft. of floor area |
| Bank, Financial Institutions | 2 spaces or 1 space per 8,000 sq. ft. of floor area | 2 spaces or 1 space per 8,000 sq. ft. of floor area |
| Medical, Dental Clinics | 2 spaces or 1 space per 20,000 sq. ft. of floor area | 2 spaces or 1 space per 10,000 sq. ft. of floor area |
| Eating, Drinking Establishments | 2 spaces or 1 space per 4,000 sq. ft. of floor area | 2 spaces or 1 space per 4,000 sq. ft. of floor area |
| Mortuaries | Not required | 1 space |
| Automotive Service, Minor | 2 spaces or 1 space per 5,000 sq. ft. of floor area | 2 spaces or 1 space per 5,000 sq. ft. of floor area |
| Truck, trailer, and automobile rental | Not required | 2 spaces |
| Temporary Living Quarters | Not required | 1 space per 50 guest units |
| Places of Assembly ⁵ | | |
| Auditoria, meeting facilities | 1 space per 10,000 sq. ft. of floor area | 2 spaces |

Table 60.30.10.5.B. - PARKING RATIO REQUIREMENTS FOR BICYCLES

| Land Use Category | Minimum Required Bicycle Parking Spaces | |
|--|--|--|
| | Short Term | Long Term |
| Places of Worship | 1 space per 10,000 sq. ft. of floor area | 2 spaces |
| Social or Fraternal Organizations | 2 spaces, or spaces to meet the combined requirements of the uses being conducted | 2 spaces, or spaces to meet the combined requirements of the uses being conducted |
| Educational Institutions: College, University, Commercial School | Not required | 4 spaces per classroom |
| Educational Institutions: High School | Not required | 1 space per 18 students |
| Educational Institutions: Middle School, Elementary School | Not required | 1 space per 9 students |
| Nursery Schools, Day or Child Care Facilities | Not required | 1 space per classroom |
| Library, museum, art gallery | 1 space per 2,500 sq. ft. of floor area | 1 space per 10,000 sq. ft. of floor area |
| Park and Ride Facilities | Not required | 5% of auto spaces |
| <u>Public Park</u> | <u>2 spaces, or spaces to meet the combined requirements of the uses being conducted</u> | <u>2 spaces, or spaces to meet the combined requirements of the uses being conducted</u> |
| Transit Centers | | |
| Bus | Not required | 2 spaces per bus bay |
| Light Rail (per station) | Not required | 10 spaces |
| Institutions | | |
| Hospital | 1 space per 100 beds | 1 space per 50 beds |
| Welfare or Correctional Institution | 1 space per 100 beds | 1 space per 50 beds |
| Shelters: Domestic Violence, Emergency, or Mass | Not required | Not required |

Table 60.30.10.5.B. - PARKING RATIO REQUIREMENTS FOR BICYCLES

| Land Use Category | Minimum Required Bicycle Parking Spaces | |
|--|---|---|
| | Short Term | Long Term |
| Industrial | | |
| Manufacturing | Not required | 2 spaces, or 1 space per 20,000 sq. ft. of floor area |
| Storage warehouse, wholesale establishment, rail or trucking terminal, vehicle or trailer storage. | Not required | 2 spaces, or 1 space per 80,000 sq. ft. of floor area |

[ORD 4224; August 2002] [ORD 4584; June 2012] [ORD 4659; July 2015] [ORD 4782; April 2020] [ORD 4822; June 2022] [ORD 4838; March 2023]

Notes:

1. Parking ratios are based on number of spaces per 1,000 square feet of gross floor area unless otherwise noted.
2. Refer to Section 60.30.10.4. for uses not listed in Section 60.30.10.5.
3. In calculating the required number of bicycle parking spaces, fractions equal or more than 0.5 shall be rounded up to the nearest whole number. Fractions less than 0.5 shall be rounded down to the nearest whole number.
4. Where an option is provided under bicycle parking, whichever standard results in the greater number of bicycle parking spaces is the minimum number required. "Not required" means that the provision of bicycle parking is at the option of the property owner.
5. The minimum parking ratio requirement for bicycles for small-scale commercial uses approved consistent with Section 20.22.35, except for Child Care Facilities, shall be the amount of short-term parking required for use in Table 60.30.10.5.A. No long-term parking is required for commercial uses approved consistent with Section 20.22.35 that are not Child Care Facilities. Child Care Facilities approved consistent with Section 20.22.35 shall provide the minimum parking ratio requirement for bicycle parking as shown in Table 60.30.10.5.A.

7. **Residential Parking Dimensions.** For all residential uses, any provided parking space shall not be less than 8 1/2 feet wide and 18 1/2 feet long. In RMA, RMB, ~~RMC~~, and CM-RM, parallel parking spaces may also be used to meet minimum required parking spaces and shall not be less than 8 feet wide and 20 feet long. (See also Section 60.30.15. (Off-Street Parking Lot Design) for other standards.) [ORD 4312; July 2004] [ORD 4822; June 2022] [ORD 4844; August 2023]
8. **Parking Space Calculation.**
 - A. Multiple Uses. In the case of multiple uses, the total minimum required bicycle parking and the total maximum permitted off-street vehicle parking shall be the sum of the requirements for the various uses computed separately. [ORD 4844; August 2023]
 - B. Bicycle spaces which only meet the requirements of one establishment may serve more than one establishment on the same site, with the approval of a Shared Bicycle Parking application, provided that sufficient evidence is presented which shows that the times of peak bicycle parking demand for the various establishments do not coincide, and that adequate bicycle parking will be available at all times when the various establishments are in operation. [ORD 4844; August 2023]
9. **Location of Vehicle Parking.**
 - A. For parking areas that meet one of the thresholds in subsections 1 or 2, below, parking spaces shall be so located and served by an access that their use will require no backing movements or other maneuvering within a street or right-of-way other than an alley. [ORD 4822; June 2022]
 1. Residential dwellings: Tandem spaces that can be accommodated within the driveway do not count in calculation provided the number of parking spaces backing out into the street or right of way does not exceed two. All other development: More than two parking spaces.
 2. All parking spaces shall meet minimum standards outlined in Section 60.30.15 unless otherwise approved through a Major Adjustment or Major Adjustment – Affordable Housing.
[ORD 4822; June 2022]
 - B. In the RMA, RMB, ~~and RMC~~, and CM-RM zones parking and loading spaces for single-detached dwellings, ~~and~~ middle housing and Multi-dwelling with five or six units may be located in side and rear yards and up to two parking spaces may be located in the front yard of each lot. [ORD 4584; June 2012] [ORD 4822; June 2022]
 - C. For middle housing outside the RMA, RMB, ~~and RMC~~, and CM-RM zones, and other types of housing in any zone, parking in the front yard is allowed for each dwelling unit in the driveway area. [ORD 4822; June 2022]
10. **Open Air Beaverton.** [ORD 4819, January 2022]
 - A. Businesses that are approved pursuant to the Open Air Beaverton program may utilize an unlimited number of off-street parking spaces for the program, with the parking lot owner’s permission. [ORD 4844; August 2023]
11. **Compact Cars.** Compact car parking spaces may be allowed as follows:
 - A. For residential uses, proposed vehicle parking spaces shall be provided at standard size pursuant to Section 60.30.10.8. [ORD 4844; August 2023]



- B. For uses other than residential uses, twenty percent (20%) of the provided vehicle parking spaces for long term or designated employee parking lots may be compact spaces. The Facilities Review Committee may recommend allowing more than twenty percent (20%) of the provided parking spaces to be used for compact car parking when the applicant shows that more compact car spaces are appropriate. [ORD 4224; August 2002] [ORD 4844; August 2023]
- C. Compact car parking spaces shall be generally grouped together and designated as such. [ORD 3228; December 1981]

12. Carpool and Vanpool Parking Requirements. [ORD 3965; November 1996]

- A. In industrial, institution, and office developments, including government offices, with 50 or more employee parking spaces, at least three percent of the employee parking spaces provided shall be designated for carpool and/or vanpool parking. For the purposes of this section, carpool is defined as two or more persons per car, and vanpool is defined as five or more persons per van. The carpool/vanpool spaces shall be clearly marked and signed for reserved carpool and/or vanpool parking. The reserved carpool/vanpool parking time may be specified so that the reserved spaces may be used for general parking if the reserved spaces are not occupied after a specific time period, which shall be clearly posted on the sign. [ORD 4844; August 2023]
- B. Location. Designated carpool/vanpool spaces shall be the closest employee motor vehicle parking spaces to the building entrance normally used by employees, except for the motor vehicle parking spaces designated for persons with disabilities, which shall be the closest to the building entrance. [ORD 4107; May 2000] [ORD 4302, June 2004]

[ORD 3108, 04/03/1979; ORD 3181, 07/16/1980; ORD 3228, 12/10/1981; ORD 3293, 11/25/1982; ORD 3494, 03/27/1986; ORD 3739, 09/08/1990; ORD 3958, 06/11/1996; ORD 3965, 11/07/1996; ORD 4036, 04/02/1999; ORD 4071, 11/25/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4224, 09/19/2002; ORD 4302, 06/10/2004; ORD 4312, 07/22/2004; ORD 4365, 10/20/2005; ORD 4418, 02/22/2007; ORD 4462, 01/10/2008; ORD 4471, 02/28/2008; ORD 4498, 01/15/2009; ORD 4584, 06/01/2012; ORD 4659, 07/10/2015; ORD 4686, 07/15/2016; ORD 4706, 05/19/2017; ORD 4757, 03/15/2019; ORD 4782, 04/17/2020; ORD 4799, 01/08/2021; ORD 4819, 01/14/2022; ORD 4822, 06/30/2022; ORD 4838, 03/09/2023; ORD 4844, 08/18/2023]

Effective on: 8/18/2023

60.30.15. Off-Street Parking Lot Design.

All off-street parking lots shall be designed in accordance with City Standards for stalls and aisles as set forth in the following drawings and tables:

- A = Parking Angle
- B = Stall Width
- C = Stall Depth (no bumper overhang)
- D = Aisle Width
- E = Stall Width (parallel to aisle)
- F = Module Width (no bumper overhang)
- G = Bumper Overhang



H = Backing Area

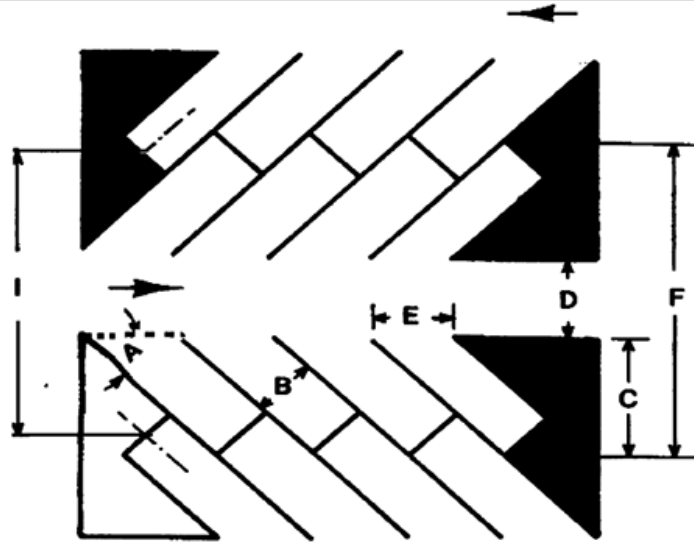
I = Module Intermesh

NOTE:

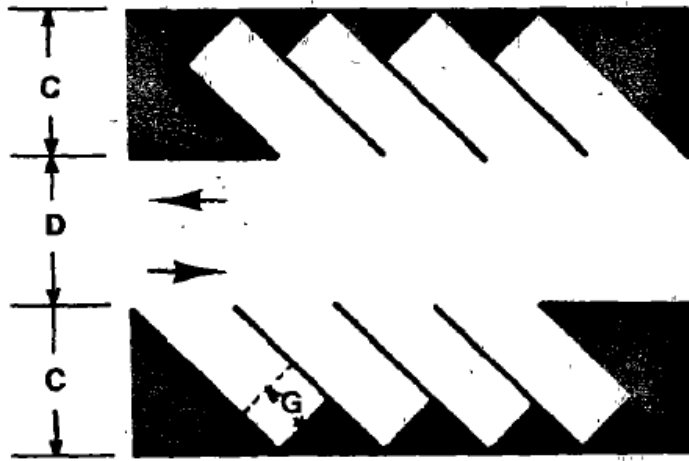
- 1) For one (1) row of stalls use "C" plus "D" as minimum bay width.
- 2) Public alley width may be included as part of dimension "D", but all parking stalls must be on private property, off the public right-of-way.
- 3) For estimating available parking area, use 350 sq. ft. per vehicle for stall, aisle and access areas.
- 4) The stall width for self-parking of long duration is 8.5 feet; for higher turnover self-parking is 9.0 feet; and for supermarkets and similar facilities (shoppers and packages) is 9.5-10 feet.
- 5) The minimum aisle width for two-way traffic and for emergency vehicle operations area is 24 feet. The minimum aisle width for emergency vehicle access (one way traffic) is 20 feet. Except as permitted in Section 60.30.15. Note 8(c). [ORD 4822; June 2022]
- 6) Where appropriate, bumper overhang area is provided (extruded curbs), "G" can be subtracted from "C" to determine stall depth. Dimensions of required recreational vehicle spaces are 10 feet by 25 feet.
- 7) Parking lots in conjunction with government and public buildings, as defined by Chapter 11 of the International Building Code, are to include parking for the handicapped as required in that chapter. [ORD 3494; March 1986] [ORD 4365; October 2005] [ORD 4697; December 2016] [ORD 4844; August 2023]
- 8) Single Detached, and Middle Housing and Multi-dwelling with five or six units in RMA, RMB, and RMC, and CM-RM zones: [ORD 4822; June 2022]
 - a. Parallel parking spaces shall be a minimum of 8 feet wide and 20 feet long. For parallel parking spaces located within the driveway, the driveway width shall conform to drive aisle widths, outlined in Section 60.30.15. Note 8(c). Parallel parking spaces count towards parking maximums. [ORD 4844; August 2023]
 - b. Driveways shall meet the minimum driveway standards in the Engineering Design Manual.
 - c. Drive aisles shall have a minimum width of 22 feet for two-way traffic or 20 feet for one-way traffic.

| A | B | C | D | E | F | G | H | I |
|-------------|-----|------|------|------|------|-----|-----|------|
| 45 degrees | 8.5 | 18.7 | 12.0 | 12.0 | 49.4 | 2.0 | 5.0 | 43.4 |
| 60 degrees | 8.5 | 19.8 | 14.5 | 9.8 | 54.1 | 2.5 | 5.0 | 49.9 |
| 75 degrees | 8.5 | 19.6 | 23.0 | 8.8 | 62.2 | 2.5 | 5.0 | 60.0 |
| 90 degrees | 8.5 | 18.5 | 24.0 | 8.5 | 61.0 | 3.0 | 5.0 | 61.0 |
| 90 degrees* | 7.5 | 15.0 | 24.0 | 7.5 | 58.0 | 2.0 | 5.0 | 58.0 |

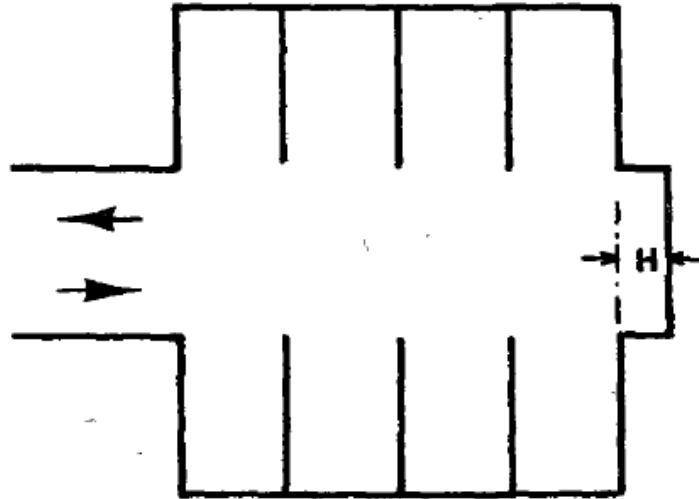
* "Compact" Car (Section 60.30.10.12.)



[ORD 4584; June 2012]



ANGLE TWO-WAY



90° DEAD END TWO-WAY

9) Newly constructed multi-dwelling residential buildings with five or more residential dwelling units and newly constructed multiple-use buildings consisting of privately owned commercial space and five or more residential dwelling units shall provide sufficient electrical service capacity, as defined in ORS 455.417, to accommodate no less than 40 percent of all vehicle parking spaces serving the residential units. For the purposes of calculating which spaces serve residential units, applicants shall provide sufficient electrical capacity to 40 percent of parking spaces on the entire site or designate which vehicle parking spaces will be dedicated for residential use, install signage indicating that those spaces are for residential use only, and provide sufficient electrical capacity to 40 percent of the parking spaces designated for residential use. Townhouses are not included for purposes of determining the applicability of this regulation. [ORD 4844; August 2023]

10) A new development that adds more than one-half acre of new surface parking (newly constructed parking and/or paved parking area that was removed and replaced) to a lot or parcel shall provide one of the features in a through c below. Surface parking area to determine the one-half acre threshold shall be measured around the perimeter of all parking spaces, vehicle maneuvering areas, and interior parking lot landscaping. The parking area calculation shall be a cumulative calculation for all parking areas on the lot or parcel:

- a. Installation of solar panels with a generation capacity of at least 0.5 kilowatt per new parking space. Existing solar panels present on the site that will be retained on the site after development may count toward this requirement if they meet this standard. Panels may be located anywhere on the site. In lieu of installing solar panels on site, the developers may pay \$1,500 per new parking space in the development into a previously established city or county fund dedicated to equitable solar or wind energy development or a fund at the Oregon Department of Energy designated for such purpose if such a fund exists;
- b. -Actions to comply with OAR 330-135-0010; or
- c. Tree ~~canopy~~ Canopy covering at least 40 percent of the additional parking lot area at maturity but no more than 15 years after planting. For the purposes of this tree canopy ~~canopy~~

standard, the parking lot area shall include the area of parking stalls and vehicle maneuvering areas (including but not limited to all drive aisles and drive-through lanes) and shall not include loading areas, areas designated for outdoor storage (except outdoor storage of vehicles related to Vehicle Sales, Lease or Rental uses), and parking lot area covered with solar panels). The following standards apply:

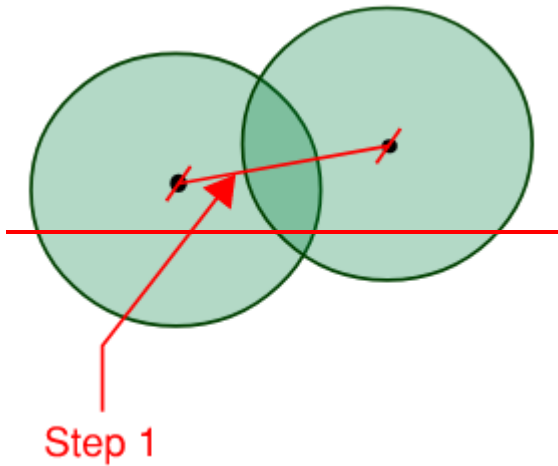
- i. Tree ~~canopy~~Canopy coverage shall be calculated based on the total ~~crow~~Tree Canopy of existing trees to remain on the site after development plus proposed trees to be planted within the parking area. For existing trees that will remain on the site after development, the calculation may use the actual ~~crow~~Tree Canopy of any existing trees or the anticipated ~~crow~~Mature Tree Canopy of any existing trees ~~at maturity~~ but no more than 15 years after planting. For proposed trees, the calculation shall use the anticipated Mature crownTree Canopy of proposed trees ~~at maturity~~ but no more than 15 years after planting. For the purposes of the calculation, ~~tree~~Tree canopyCanopy that covers fully enclosed buildings shall not count toward the canopy coverage. Tree ~~canopy~~Canopy over the parking lot area defined above, interior parking lot landscaping, perimeter parking lot landscaping, and carports shall count toward canopy coverage. For the purposes of the calculation, when expected and/or existing canopies overlap they can be counted twice when the overlap is 5 feet or less. The measurement is the length of the line segment within the overlap area between ~~tree~~Tree canopyCanopy centers. For areas that overlap more than 5 feet, applicants may count toward the ~~tree~~Tree canopyCanopy total the overlap that would exist if the two tree ~~crow~~canopies for those two trees had an overlap length of exactly 5 feet. In no case, including if more than two trees are overlapping, can any part of overlapping ~~T~~tree canopyCanopy be counted three times when calculating the total tree canopy coverage area (see Figure 60.30.15.10, Tree Canopy Overlap Measurement).
- ii. Development of a ~~tree~~Tree canopyCanopy plan under this section shall be done in coordination with the local electric utility, including pre-design, design, building and maintenance phases.
- iii. Trees planted to meet this standard shall be planted and maintained consistent with 2021 the American National Standards Institute (ANSI) A300 Tree Care sStandards (2023).
- iii.iv. Trees planted to meet this standard within the Cooper Mountain Community Plan area shall be selected from trees designated as appropriate for parking lot trees or street trees in the City of Beaverton Tree List.

[ORD 4844; August 2023]

- Figure 60.30.15.10 Tree Canopy Overlap Measurement

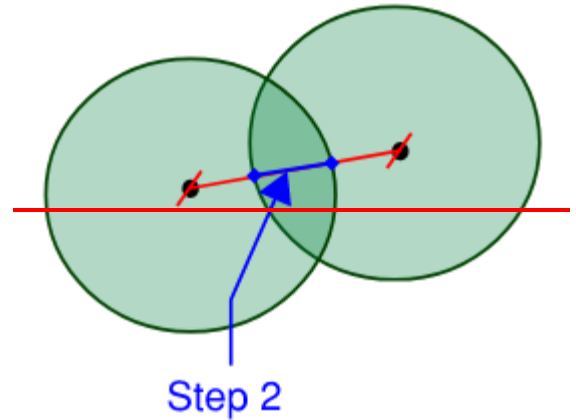
Step 1:

Establish a straight line between the two center points of trees of overlapping tree canopies.



Step 2:

Measure the distance of the overlapped canopies along the previously established straight line to find the overlap length.



Step 3:

If the overlap length established in Step 2 is 5 feet or less, the crown area Tree Canopy counted toward the canopy coverage requirement shall be the sum of the entire crown area Tree Canopy of each individual tree. If the overlap length is longer than 5 feet, continue to Step 4.

Step 4:

If the overlap length is greater than 5 feet for any two trees, applicants may count toward the tree Tree canopy Canopy total the overlap that would exist if the two tree crown areas canopies for those two trees had an overlap length of exactly 5 feet. In no case, including if more than two trees are overlapping, can any part of overlapping tree Tree canopy Canopy be counted three times when calculating the total Tree canopy Canopy coverage area.

-Figure 60.30.15.10 Tree Canopy Overlap Measurement

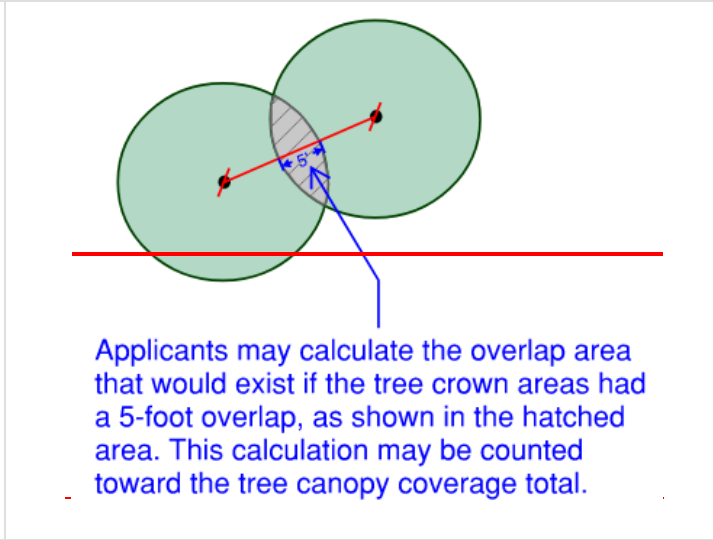
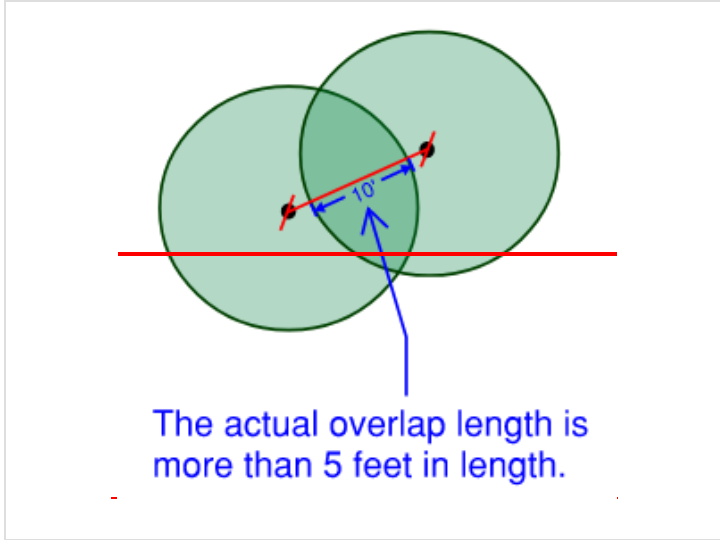
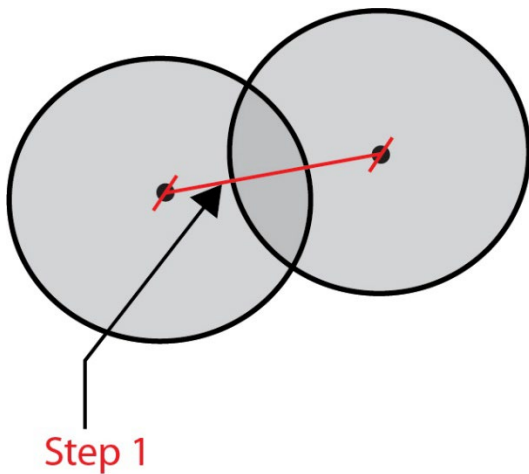


Figure 60.30.15.10 Tree Canopy Overlap Measurement

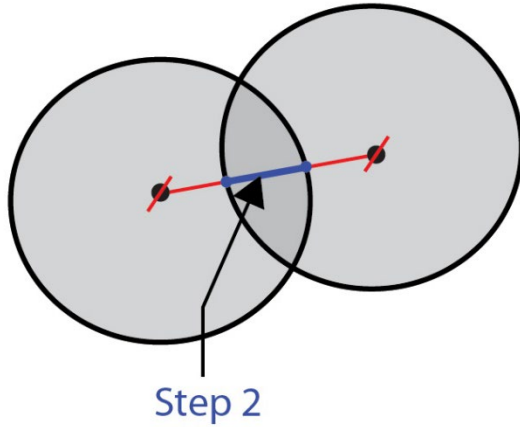
Step 1:

Establish a straight line between the two center points of trees of overlapping tree canopies.



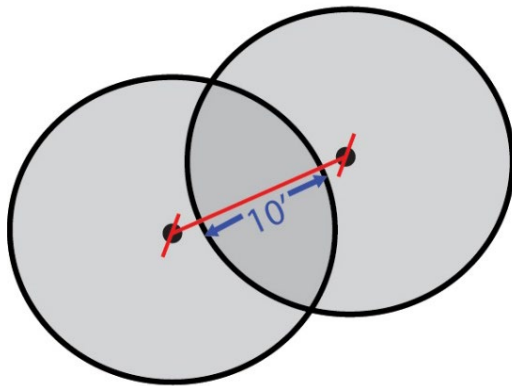
Step 2:

Measure the distance of the overlapped canopies along the previously established straight line to find the overlap length.



Step 3:

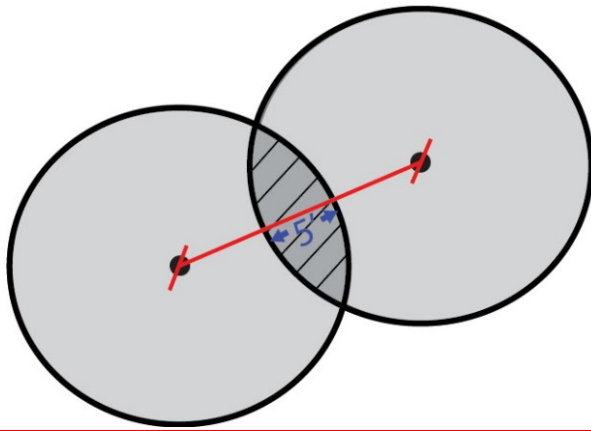
If the overlap length established in Step 2 is 5 feet or less, the Tree Canopy counted toward the canopy coverage requirement shall be the sum of the entire Tree Canopy of each individual tree. If the overlap length is longer than 5 feet, continue to Step 4.



The graphic above shows that the actual overlap length is more than 5 feet in length.

Step 4:

If the overlap length is greater than 5 feet for any two trees, applicants may count toward the Tree Canopy total the overlap that would exist if the two tree canopies for those two trees had an overlap length of exactly 5 feet. In no case, including if more than two trees are overlapping, can any part of overlapping Tree Canopy be counted three times when calculating the total Tree Canopy coverage area.



Applicants may calculate the overlap area that would exist if the tree canopy areas had a 5-foot overlap, as shown in the hatched area above. This calculation may be counted toward the Tree Canopy coverage total.

[ORD 3228, 12/10/1981; ORD 3494, 03/27/1986; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4224, 09/19/2002; ORD 4365, 10/20/2005; ORD 4498, 01/15/2009; ORD 4584, 06/01/2012; ORD 4697, 12/02/2016; ORD 4822, 06/30/2022; ORD 4844, 08/18/2023]

Effective on: 8/18/2023

60.30.20. Off-Street Parking Lot Construction.

Every parcel of land hereinafter developed for use as a parking area shall conform to the requirements of the *Engineering Design Manual and Standard Drawings*. [ORD 3293; November 1982] [ORD 4302; June 2004] [ORD 4332; January 2005]

[ORD 3241, 01/28/1982; ORD 3293, 11/25/1982; ORD 3358, 03/13/1984; ORD 3494, 03/27/1986; ORD 3700, 12/22/1989; ORD 3739, 09/08/1990; ORD 3965, 11/07/1996; ORD 4061, 10/15/1999; ORD 4071, 11/25/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4224, 09/19/2002; ORD 4302, 06/10/2004; ORD 4332, 01/01/2005; ORD 4418, 02/22/2007]

Effective on: 6/1/2012



60.30.25. Enforcement.

The Director is authorized to suspend any permit if the usage of parking by the original use or temporary use or both increases beyond the capacity of the on-site parking or that the use is causing a nuisance to the public or surrounding properties. The Director shall notify the applicant of the Director's intent to suspend the permit and shall provide an opportunity for a hearing prior to suspension. However, in any case where the Director, or any Code Enforcement Officer designated by the City Manager, finds a serious danger to the public health or safety, the Director or Code Enforcement Officer may suspend the permit without a hearing. Upon suspension of a permit, the Director or Code Enforcement Officer may require that the temporary use or structure vacate the site within five working days or can require the use to discontinue operation. The Director shall notify the applicant of the reasons for the action, and the Director shall afford the applicant the opportunity for a hearing within five days from the date of the suspension. The Director may reinstate a suspended permit upon a showing by the applicant that the cause of the suspension has been corrected. Appeal of any decision of the Director shall be pursuant to Section 50.75. of this Code. [ORD 4224; August 2002] [ORD 4809; September 2021]

[ORD 3293, 11/25/1982; ORD 3958, 06/11/1996; ORD 4036, 04/01/1999; ORD 4224, 09/19/2002; ORD 4809, 09/16/2021]

Effective on: 9/16/2021

Commentary:

The waiver of requirement in Section 60.33.15 is proposed for deletion because the park district provides park and recreation services to the entire city and the Cooper Mountain code was drafted with the intention that Community Parks and Neighborhood Parks in the parks overlay will become THPRD facilities. This will ensure Cooper Mountain residents and community members visiting the area will enjoy the same park and recreation services as the rest of the city.

60.33. Park and Recreation Facilities and Services Provision

[ORD 4388; May 2006]

[ORD 4388, 05/18/2006]

60.33.05. Purpose.

The City of Beaverton has declared Tualatin Hills Parks and Recreation District (THPRD) as the parks and recreation provider for the City (Policy 5.8.1.h. of the Comprehensive Plan). Since THPRD is the parks and recreation provider for the City, annexation to the District will generally be required by the City for all new development or redevelopment of properties that are outside THPRD boundaries. The provisions of this Section are designed to:

1. Ensure that all residents of the City of Beaverton have access to high quality recreational facilities and services; and



2. Require all new development to pay its fair share for the park and recreational system that serves Beaverton.

[ORD 4388, 05/18/2006]

Effective on: 5/18/2006

60.33.10. Annexation to THPRD.

~~Except as provided in Section 60.33.15, the~~The approval of a Conditional Use, Design Review or Land Division application for any property located in the City of Beaverton, and not within THPRD's boundaries, shall be conditional on the submittal of a legally sufficient petition to annex the property to THPRD; issuance of building permits shall be delayed until the annexation is effective. Delay of issuance of building permits until after the annexation is effective may be waived as a condition of approval by the review authority if the applicant agrees in writing to pay the appropriate THPRD Systems Development Charge for all building permits issued prior to the effective date of annexation. [ORD 4584; June 2012]

[ORD 4388, 05/18/2006; ORD 4584, 06/01/2012]

Effective on: 6/1/2012

~~60.33.15. Waiver of Requirement.~~

~~Any proposed development that can document to the City's satisfaction that it will provide park land, recreation facilities and services at a level similar to that provided by THPRD may have the requirements of Section 60.33.10 waived by the City. See Section 40.93.15.~~

~~[ORD 4388, 05/18/2006]~~

~~Effective on: 5/18/2006~~



Cooper Mountain Community Plan Project

Proposed Beaverton Code Amendments

- Commentary is for information only.
- Proposed new language is underlined.
- Proposed deleted language is ~~stricken~~.
- Language that has been skipped is indicated by “***”

Commentary:

The proposed changes to the Planned Unit Development section would exempt the Cooper Mountain Community Plan area from this PUD section because Cooper Mountain is proposed to have its own PUD section in Section 60.36.

CHAPTER 60 - SPECIAL REQUIREMENTS

60.35. Planned Unit Development

[ORD 4430; April 2007]

[ORD 4224, 09/19/2002]

60.35.05. Purpose.

It is the purpose of these provisions to allow a Planned Unit Development (PUD) in any City zoning district outside of the Cooper Mountain Community Plan area. Uses or combinations of uses may be developed as a single, integral, functional unit or entity. The PUD provisions are intended to encourage innovation and creative approaches for developing land while enhancing and preserving the value, character, and integrity of surrounding areas which have developed or are developing under conventional district regulations. This is to be accomplished by using the following development and design principles: [ORD 4584; June 2012]

1. Site design shall use the flexibility afforded by the planned unit development to:
 - A. Provide setbacks and buffering through landscape or building design abutting to existing development;
 - B. Cluster buildings to create open space and protect natural resources;
 - C. Provide for active recreation and passive open space;
 - D. Use resource efficient development and building practices that encourage innovative design techniques and construction practices that use energy saving technology.
2. Site design shall maximize the opportunities for diversified architecture and outdoor living environments that respond to the existing site context by exploring design flexibility for siting structures, open spaces, circulation facilities, off-street parking areas, streetscapes, resource conservation, and creation of other site improvements that facilitate efficient use of land and create a comprehensive development plan which is better than that resulting from traditional subdivision development;
3. Building architecture including detached residential, shall use innovative design that should consider the context of the existing built and natural environment. Buildings shall be architecturally detailed, and of a size and mass that contribute to a pedestrian-friendly streetscape, and respond to the natural features of the site. Cluster housing,



such as Courtyard, Patio, or Cottage development, that groups buildings in areas to maximize open space and preserve significant cultural and natural resources is highly encouraged as are the use of sustainable building materials and practices. The orientation of buildings should promote human scaled and pedestrian friendly environments and maximize solar exposure for passive solar gain;

4. Open space should provide opportunities for active and/or passive recreation that includes preservation of natural and cultural resources. Good site design shall retain and protect special topographic, natural, and environmentally sensitive features and existing Significant Groves and Historical and Individual trees should be retained and protected. Understory and the use of native plant material and sustainable landscape practices are encouraged.

[ORD 4224, 09/19/2002; ORD 4430, 04/19/2007; ORD 4584, 06/01/2012]

Effective on: 6/1/2012



Cooper Mountain Community Plan Project

Proposed Beaverton Code Amendments

- Commentary is for information only.

Section 60.36 is all proposed new additions to Chapter 60. It is not shown in red for readability purposes.

Commentary:

This Section provides new provisions for Planned Unit Development (PUD) applications in the Cooper Mountain Community Plan area. Due to Cooper Mountain’s unique constraints and policy goals, a new PUD approach was needed to provide appropriate opportunities for flexibility of Code requirements and allow for more holistic development.

DEVELOPMENT CODE OF THE CITY OF BEAVERTON

CHAPTER 60 - SPECIAL REQUIREMENTS

60.36. Planned Unit Development – Cooper Mountain

60.36.05. Purpose.

The purpose of these provisions is to allow a Planned Unit Development (PUD) in any zoning district within the Cooper Mountain Community Plan area. The Planned Unit Development – Cooper Mountain (Cooper PUD) provisions intend to provide flexibility, alternatives, and incentives when appropriate to encourage innovative, well-designed, and holistic development while considering the unique context and development goals of the Cooper Mountain Community Plan area. The City acknowledges that sites within the Cooper Mountain Community Plan area may face development challenges related to natural resource and tree preservation, topographical constraints, demands for new public and private infrastructure, and other factors. As such, these provisions recognize that flexible or creative development approaches may result in equally successful or more successful outcomes than standard Code requirements to accomplish the goals and policies of the Cooper Mountain Community Plan and integration with other City neighborhoods.

60.36.10. General Provisions.

1. If a site is comprised of areas both outside of and within the Cooper Mountain Community Plan area, the applicant shall address the provisions of Section 60.35 Planned Unit Development for areas outside of the Cooper Mountain Community Plan boundary and the provisions of this Section for areas within the Cooper Mountain Community Plan boundary. This situation shall be subject to one PUD application unless the applicant elects to do multiple PUD applications.

2. A Cooper PUD shall only include land uses that are Permitted or Conditional Uses in the underlying zoning district as identified in Section 20.22.20 and their accessory uses and structures. PUD approval does not constitute Conditional Use approval for uses which are conditional in the underlying zoning district, and such uses remain subject to the Conditional Use requirements of Section 40.15.
3. PUD approval does not constitute a Zoning Map Amendment, which may be requested concurrently with or prior to a PUD application consistent with the requirements of Section 40.97.
4. PUD approval is subject to any modifications, conditions, or restrictions deemed necessary by the decision-making authority to meet applicable approval criteria of Section 40.15.15.6.
5. Unless expressly stated otherwise, all provisions of this Section apply to all types of development in any Cooper Mountain Zoning District.
6. PUD approval only provides adjustments to the Development Code requirements that are specifically described in this Section. If a Development Code requirement is not addressed by this Section, it may not be adjusted through PUD approval. Each Subsection contained herein identifies which provision or combination of provisions must be met to deviate from a Development Code requirement through PUD approval. One PUD application shall be required to address any combination of provisions of this Section.
7. **Needed development outcomes.** This Section includes provisions that offer enhanced flexibility for specific types of housing development, identified as needed development outcomes throughout this Section, to incentivize or to increase the ease of developing such uses in the Cooper Mountain Community Plan area. Needed development outcomes directly contribute towards meeting one or more housing needs identified by the Equitable Housing Needs by Income and Priority Population section of the Housing Needs Analysis Report in Volume II of the Comprehensive Plan. Needed development outcomes also directly support the adopted goals and policies of the Cooper Mountain Community Plan related to age-friendly housing, affordable housing, and housing variety and integration. The following types of housing development are considered needed development outcomes for the purpose of this Section:
 - A. Visitable housing, when at least 30 percent of all proposed single-detached, duplex, detached triplex, detached quadplex, cottage cluster, or townhome dwellings are visitable consistent with Section 60.50.25.16 of this Code.
 - B. Regulated Affordable Housing at or below 60 percent area median income, when at least 10 percent of all proposed dwellings are regulated affordable units.
 - C. Regulated Affordable Housing at or below 80 percent area median income, when at least 20 percent of all proposed dwellings are regulated affordable units.
 - D. Multiple Use or Multi-Dwelling Buildings that integrate Regulated Affordable Housing units and non-Regulated Affordable units within a building consistent with one of the following:
 1. At least 5 percent of provided dwellings or a minimum of 4 dwellings, whichever is greater, are Regulated Affordable Units at or below 60 percent area median income; or
 2. At least 10 percent of provided dwellings or a minimum of 8 dwellings, whichever is greater, are Regulated Affordable Units at or below 80 percent area median income.
 - E. At least 25 percent of provided single-detached or Middle Housing units are restricted to buyers earning 120 percent or less of the area median income through an agreement with an administering permanent affordability provider. The permanent affordability provider shall use a land trust model to ensure affordability for a minimum

period of 60 years. A lien shall be recorded for each dwelling prior to or concurrent with recordation of a final plat until the first sale of the dwelling is completed to the permanent affordability provider.

- F. Five- or six-unit multi-dwelling structures in the CM-RM zoning district.

60.36.15. Modification of Site Development Standards

1. To deviate from a site development standard of Chapter 20.22.15 identified by this Subsection, a Cooper PUD shall meet one of the combinations of provisions of this Subsection as listed below. An applicant may choose to address any number of applicable combinations identified in A through F below to deviate from the corresponding site development standards of Chapter 20.22.15.
 - A. 60.36.15.2;
 - B. 60.36.15.3.A and B.1;
 - C. 60.36.15.3.A and B.2;
 - D. 60.36.15.4.A and B.1;
 - E. 60.36.15.4.A and B.2; or
 - F. 60.36.15.4.A and B.3;
2. **Lot Size Reduction in CM-RM.** To promote flexibility of residential dwelling configuration and architectural design; to encourage a mix of dwelling types and sizes within Cooper PUD developments; and to support the need for active open space in Cooper Mountain communities, minimum lot sizes of the CM-RM zoning district identified in Section 20.22.15 may be reduced pursuant to the following provisions:
 - A. Except for townhouses and cottage clusters, the minimum lot size for a proposed dwelling type may be reduced up to 30 percent.
 - B. No more than 30 percent of all proposed residential lots zoned CM-RM within any development or phase shall benefit from this reduction.
 - C. To qualify for the smaller lot sizes, applicants shall set aside a separate active open space area tract, within the subdivision, of a size that equals or exceeds 50 percent of the total square footage of requested lot size reductions. For example, if a Cooper PUD application includes a 100-lot subdivision within the CM-RM zoning district and proposes to reduce the lot size of 30 lots by 500 square feet each, the application would have a total requested lot size reduction equal to 15,000 square feet. The applicant would be required to set aside 50 percent of that square footage, or 7,500 square feet, as an active open space area tract within the subdivision.

The active open space area tract shall comply with the following standards:

 1. The active open space area may be public, or it may be private for the use of all residents of the PUD or of the subdivision that includes the lot reductions.
 2. The active open space area shall be placed in a separate tract.
 3. The active open space area shall be located outside of the protected portion of the Resource Overlay and the Cooper Mountain Parks Overlay.
 4. The active open space area shall meet the location, dimension, and design provisions of Section 60.36.25.6 and the maintenance and ownership requirements of Section 60.36.25.7.

3. **Setbacks.**

- A. Yard setback standards of the underlying zoning district as listed in Section 20.22.15 may be modified through PUD approval, except for the following situations:
1. The applicable front, side, and rear setbacks of any lot abutting the perimeter of the PUD parent parcel shall be met, except for Needed Development Outcomes that qualify for additional flexibility pursuant to Section 60.36.15.3.
 2. In no case shall setback reductions conflict with fire or building codes, existing or required public or private utility infrastructure or easements, or any other life and safety requirement of any governing authority, unless modified by the governing authority of the applicable standard.
- B. Internal to the Cooper PUD site, yard setback reductions are permitted pursuant to the provisions below:
1. **Front Setbacks in CM-MR.** The front setback requirement for residential development in the CM-MR zoning district of Section 20.22.15 may be reduced to 5 feet if the building and site include pedestrian-scaled architecture and design features that meet the following requirements:
 - a. The average finished ground floor elevation of the portion of any building wall closer than 10 feet to the front property line shall be a maximum of 5 feet above the average finished grade of the abutting sidewalk.
 - b. The ground floor shall have a minimum floor-to-floor height of 12 feet.
 - c. A direct pedestrian connection to the abutting sidewalk shall be provided from all Primary Entrances and from private dwelling unit entrances located within 10 feet of the front property line.
 - d. Any portion of a building taller than 40 feet shall be stepped back to meet the 10-foot front setback requirement of Section 20.22.15.
 - e. The area of the building and site closer than 10 feet to the front property line shall be designed with two or more pedestrian-scale features that encourage opportunities for interaction between the public and private realms. Examples of acceptable features include but are not limited to:
 - i. Over 50 percent of portion(s) of the ground floor building wall where views into the building are appropriate include transparent glazing.
 - ii. Over 50 percent of ground floor external primary entrances to individual dwellings include weather protection and a seating area. If a safety barrier, screening structure, or landscaping is provided around the seating area, the design allows at least a partial view into the seating area from the sidewalk.
 - iii. Enhanced articulation along the ground floor of the building at a scale that adds visual interest for pedestrians when viewed from the sidewalk such as changes in massing or incorporating vegetation, trellis structures, artwork, architectural detailing, reveals, or contrasting materials.
 - iv. Any other features approved by the Planning Commission to meet the intent of this requirement.
 2. **Side Setbacks in All Zoning Districts.** Except for non-residential and multiple use buildings abutting the CM-RM zoning district, the side setback requirement of the underlying zoning district pursuant to Section 20.22.15 internal to a Cooper PUD site may be reduced to a minimum of 3 feet with at least 6 feet between buildings for portions of buildings that are 40 feet in height or shorter.

4. **Additional Site Development Standard Modifications for Needed Development Outcomes.**

- A. Needed development outcomes qualify for the site development standard bonuses and reductions of this Subsection. These bonuses and reductions shall apply only to those buildings that contribute towards providing

the needed development outcome(s). For example, if a development provides 50 percent visitable housing and 50 percent non-visitable housing, all buildings containing a visitable dwelling qualify for the provisions of this Subsection.

B. Site Development Standard Bonuses and Reductions for Needed Development Outcomes.

1. Building Height Bonus for Multiple Use and Multi-Dwelling Buildings. Multiple Use and Multi-Dwelling buildings abutting a residential zoning district (as identified in Section 10.25) that incorporate a needed development outcome shall not be subject to Footnote 9 of Table 20.22.15 and shall instead comply with this building height and side setback provision: The 10-foot side setback is applicable only to any portion of a building taller than 45 feet. The side setback for any portion of a building 45 feet or shorter is 5 feet. This reduction applies to lots internal to the Cooper PUD and to the PUD parent parcel.
2. Rear Setback Reduction for Residential Buildings. The rear setback requirement of Section 20.22.15 for any residential-only building that incorporates a needed development outcome in any Cooper Mountain Zoning District shall be 5 feet provided that no portion of the building is greater than 45 feet tall within 10 feet of the rear property line. This reduction applies to lots internal to the Cooper PUD and to the PUD parent parcel.
3. Maximum Floor Area Ratio (FAR) Bonus.
 - a. Within the CM-RM zoning district, residential buildings that incorporate needed development outcome(s) may have a maximum FAR that is up to 10 percent higher than the standard identified in Section 20.22.15.
 - b. Within all other Cooper Mountain Zoning Districts, proposals that have reached the maximum FAR limitations of the site pursuant to Sections 20.22.15 and 20.25 of this Code shall be eligible for additional floor area for buildings that incorporate needed development outcome(s) consistent with the following provisions:
 - i. For lots with middle housing dwellings that provide a needed development outcome, the lot shall have a maximum FAR that is 10 percent higher than the standard identified in Section 20.22.15.
 - ii. For all Multi-Dwelling and Multiple Use buildings that incorporate a needed development outcome, the floor area of the building may be increased by up to 300 square feet per unit of provided needed development outcome within that building. For example, if a Multiple Use building includes 10 Regulated Affordable Housing units, the floor area of the building may be increased by 3,000 square feet.

Commentary:

Section 60.36.20 provides the discretionary approach to deviate from the housing variety and integration standards in Section 20.22.40 for residential developments three acres or larger in the CM-RM zoning district. While the standards in Chapter 20 include minimum percentages for different housing types, housing categories to choose from, and a numerical method to distribute housing types for integration, the Cooper PUD uses a more holistic approach.

The Cooper PUD requires the same number of housing types, but it eliminates minimum percentages and categories for flexibility. Furthermore, the Cooper PUD requires that the development provide some needed housing types such as ADUs, visitable dwellings, or affordable housing. The amount of the needed housing is not specified which allows the Planning Commission to exercise discretion when determining if the proposed development provides sufficient

housing variety. Similarly, the applicant must demonstrate to the satisfaction of the Planning Commission that the housing types are integrated in an equitable manner.

60.36.20. Housing Variety and Integration in CM-RM

1. To deviate from the housing variety and integration standards of Section 20.22.40, a Cooper PUD shall meet all the provisions of this Subsection.
2. The intent of this Subsection is to ensure the development and integration of a variety of housing types within PUD boundaries and across Cooper Mountain neighborhoods in a way that is consistent with the intent of the housing variety and integration standards of the Development Code, the housing and equity policies of the Cooper Mountain Community Plan, and the findings of the Housing Needs Analysis in Volume II of the Comprehensive Plan.
3. The Cooper PUD includes one or more of the following housing development types:
 - A. Residential Care Facility;
 - B. At least 20 percent of proposed dwelling units are either visitable, consistent with Section 60.50.25.16, or are an Accessory Dwelling Unit constructed with a Single-Detached dwelling, consistent with Section 60.50.03. If a visitable Accessory Dwelling Unit is proposed, it shall only count as one dwelling unit towards the 20 percent minimum.
 - C. Manufactured Home Park;
 - D. At least 10 percent of proposed dwellings are Regulated Affordable Housing; or
 - E. At least 15 percent of provided single-detached or Middle Housing units are restricted to buyers earning 120 percent or less of the area median income through an agreement with an administering permanent affordability provider. The permanent affordability provider shall use a land trust model to ensure affordability for a minimum period of 60 years. A lien shall be recorded for each dwelling prior to or concurrent with recordation of a final plat until the first sale of the dwelling is completed to the permanent affordability provider.
4. Cooper PUD developments providing Regulated Affordable Housing consistent with Section 60.36.20.3.D, above, are exempt from 60.36.20.5 and 6, below.
5. The development includes multiple dwelling types from the list below that provide a range of unit sizes, bedroom counts, or separate living areas to support all household sizes and compositions. Cooper PUD development sites totaling 15 net acres or less shall provide at least two dwelling types. Cooper PUD developments over 15 net acres shall provide at least three dwelling types. If phasing is proposed, the required number of dwelling types shall be based on the total net acreage of all Cooper PUD phases.
 - A. Accessory Dwelling Unit
 - B. Duplex
 - C. Triplex
 - D. Quadplex
 - E. Townhouse
 - F. Cottage Cluster
 - G. Multi-dwelling with 5 or 6 units
6. Within the development, housing types that contribute to meeting the requirements of Section 60.36.20.3 and 5 above are:
 - A. Generally integrated with, rather than separated from, single-detached dwellings; and

- B. Located throughout the development in a manner that provides equitable access to natural resources, parks, trails, and neighborhood amenities, such as commercial uses.
7. The proposed number of units, dwelling types, and location of housing types meets or exceeds the intent of the Cooper Mountain Community Plan Housing Goal 2, Policies d, e, and f, and provides a similar or enhanced benefit of housing variety and integration within the Cooper PUD compared to the standards of Section 20.22.40.

60.36.25. Open Space

1. Development in the Cooper Mountain Community Plan area shall provide common passive and active open spaces, indoor and outdoor shared gathering places, and tree canopy coverage in a way that ensures equitable visual and physical access to residents and users. This Subsection offers Cooper PUD developments flexible options for the provision and design of such areas while furthering the tree canopy, natural resource preservation, and equity goals of the Cooper Mountain Community Plan.
2. To deviate from an open space requirement of Section 60.05 identified by this Subsection, a Cooper PUD shall meet one of the combinations of provisions of this Subsection as listed below. An applicant may choose to address any number of applicable combinations identified in A through E below to deviate from the corresponding open space requirement of Section 60.05.
 - A. 60.36.25.3;
 - B. 60.36.25.4.A;
 - C. 60.36.25.4.B;
 - D. 60.36.25.5.A; or
 - E. 60.36.25.5.B.
3. **Required Public Plazas in the CM-CS Zoning District.** Cooper PUD sites that are required to provide a minimum amount of leasable commercial square footage pursuant to Section 20.22.30 and the associated public plaza required by Section 60.05.25.17.B may reduce the required public plaza area by providing enhanced design features consistent with the following provisions:
 - A. The minimum required public plaza area shall be reduced to 6 percent of the minimum required leasable commercial square footage, or a minimum area of 400 square feet, whichever is larger.
 - B. The public plaza shall be large enough to fit a 15-foot by 15-foot square inside of it. An alternative minimum dimension may be approved if the decision-making authority finds that it accommodates a safe and usable public space.
 - C. If bordered by a building, primary commercial or residential building entrance(s) shall be accessed from the public plaza, and windows shall be provided that allow views into buildings from the plaza.
 - D. The public plaza shall provide two or more enhanced design features or amenities that encourage social interaction among users and that create a welcoming public space for use and enjoyment by people of all ages and abilities. Examples of enhanced design features and amenities include:
 1. Ample and varied seating options that cater to different activities and accommodate a range of physical abilities.
 2. Weather protection for enhanced comfort and extended-season use of the public space.

3. An art, cultural, or educational installation that celebrates the diversity, cultural influences, history, geographic significance, natural surroundings, or another inclusive aspect of the community. Art installations shall be Public Art approved by the Beaverton Arts Commission. If signage is used as a component of the installation, it shall not be subject to the Sign Regulations of Section 60.40.
 4. A sustainability feature that incorporates net-zero water or energy use or that supports climate resilience.
 5. Tree planting or preservation such that at least 25 percent of the public plaza area shall have Mature Tree Canopy (15 years) coverage.
 6. Other features or amenities that the decision-making authority determines provide similar enhancement to the public plaza for all users.
4. **Open Space Alternatives for Residential Development in the CM-RM Zoning District.** These provisions provide open space alternatives for development proposals, or portions thereof, in the CM-RM zoning district that are subject to the one of the following standards: S8 of Section 60.05.60.2; S8 of Section 60.05.60.3; S21 of Section 60.05.60.4; or S6 of Section 60.05.65.2.
- A. In lieu of the applicable Cooper Mountain Community Plan Open Space standard on sites that do not have adequate area in either the Resource Overlay or Cooper Mountain Parks Overlay to meet the standard at the time of Initial Development, the minimum open space requirement may be reduced, but shall not be reduced below 10 percent of the applicable site area, provided that the development includes enhanced open space in one of the following ways:
 1. One or more open space tracts with at least 75 percent Mature Tree Canopy (15 years) coverage from preserved or planted trees. If multiple open space tracts are established, tracts shall be no smaller than 3 percent of the applicable site area, or 1,000 square feet, whichever is greater, unless the decision-making authority determines that a smaller tract size is warranted based on the Parent Parcel area or another site constraint.
 2. One or more active open space tracts that meet the requirements of Section 60.36.25.6.
 - B. Needed development outcomes. Developments that incorporate one or more needed development outcomes, except for five- and six-unit multi-dwelling structures, and do not have adequate site area in either the Resource Overlay or Cooper Mountain Parks Overlay to meet the applicable Cooper Mountain Community Plan open space standard at the time of Initial Development shall provide a minimum of 8 percent of the applicable site area as open space. The open space area may be public or private and may be established by tract(s) or easement(s) identified on a recorded plat. The open space shall be consistent with one of the following options:
 1. The open space area shall have at least 50 percent Mature Tree Canopy (15 years) coverage from preserved or planted trees. The open space area shall be sited for equitable visual or physical access of all users of the development.
 2. The open space area is designed as active open space for the safe enjoyment of all users of the development and includes a variety of amenities or facilities that accommodate individuals of varying ages and abilities. Tree Canopy is provided or preserved in a way that offers usable shaded green space or shaded seating areas for users. Physical improvements are provided that promote physical health, social interaction, community gathering, or tranquility. This active open space area shall be consistent with the location and dimensional requirements of Section 60.36.25.6.A and B.
 3. Any other open space area that the decision-making authority determines provides similar tree canopy coverage or active green space for the benefit of all future users of the development.

5. **Open Space Alternatives for Other Development Scenarios.** These provisions provide open space alternatives for select development proposals, or portions thereof, that are subject to the standards of Section 60.05.25.17.A.
- A. **Developments of Multi-Dwellings or Multiple Use Sites with Residential Dwellings.** If Multi-Dwelling and Multiple Use with residential dwellings sites do not have adequate applicable site area within the Resource Overlay or Cooper Mountain Parks Overlay to meet the applicable Cooper Mountain Community Plan open space standard at the time of Initial Development, the development shall provide at least 8 percent of the applicable site area as active open space with enhanced tree canopy consistent with both of the following provisions:
1. The active open space area shall comply with the requirements of Section 60.36.25.6.
 2. In lieu of Section 60.36.25.6.C.1, the active open space area shall have at least 15 percent Mature Tree Canopy (15 years) coverage from preserved or planted trees. Tree Canopy shall provide shade for users of the active open space.
- B. **Needed development outcomes.** If a development that incorporates a needed development outcome, except for five- and six-unit multi-dwelling structures, does not have adequate site area in either the Resource Overlay or Cooper Mountain Parks Overlay to meet the applicable Cooper Mountain Community Plan Open Space standard at the time of Initial Development, the following provisions shall apply:
1. Within the Cooper PUD site, if a lot does not incorporate a needed development outcome, the lot shall either:
 - a. Provide at least 5 percent Mature Tree Canopy (15 years) coverage from preserved or planted trees. Planted trees and qualifying preserved trees shall count towards the minimum tree planting requirement of Section 60.05.25.1 through 5, as applicable to the proposed type of development; or
 - b. Provide active open space on the lot in compliance with Section 60.36.25.5.A above.
 2. Within the Cooper PUD site, on a lot that includes a needed development outcome, the lot shall provide either Mature Tree Canopy coverage, active open space area, or a combination of both in a way that supports the equitable visual or physical access and enjoyment of green spaces for all future users of the development by demonstrating that the proposal is consistent with both of the following:
 - a. If an active open space area is provided, it shall be designed for the safe enjoyment of all ages and abilities and shall comply with the location and dimensional requirements of Section 60.36.25.6.A and B. Tree canopy shall be planted or preserved in a way that offers shade for users. Physical improvements shall be provided that promote physical health, social interaction, community gathering, or tranquility.
 - b. The open space area provides the greatest amount of Mature Tree Canopy (15 years) coverage, physical improvements, or green space possible considering the unique needs and constraints of developing a needed development outcome on the site.
6. **Active Open Space.** All active open space within a Cooper PUD shall comply with the requirements of this Subsection, except as otherwise required by the provisions of Section 60.36.
- A. **Location Requirements.**
1. The active open space area shall be sited to provide convenient and equitable physical access for all users of the development via at least one non-automobile connection. The connection shall provide reasonably direct access to the active open space area and shall comply with Americans with Disabilities Act requirements, as applicable.
 2. The active open space area shall be located where it is at least partially visible from Public View in a way that promotes safety for users and increased patronage.

3. The active open space area shall be located outside the Resource Overlay and outside any tree canopy tract required by the Development Code.
 4. Existing Topography (Pre-Development):
 - a. No more than 50 percent of the active open space area shall have slopes greater than 5 percent.
 - b. No more than 10 percent of the active open space area shall have slopes greater than 15 percent.
 - c. No portion of the active open space shall have slopes equal to or greater than 25 percent.
 - d. Active open space areas that do not meet the topographic requirements of a. through c. may be approved by the decision-making authority provided that the applicant demonstrates that compliance is not possible based on the context of the proposed amenities and existing site conditions or that the active open space provides access to a View Corridor.
- B. Minimum Dimensions. Active open space areas that are subject to the requirements of this Subsection shall meet the following requirements:
1. Minimum area: 4,000 square feet
 2. Minimum dimensions:
 - a. The active open space shall be large enough to fit a 40-foot by 40-foot square inside of it; and
 - b. No dimension of the active open space area shall be less than 20 feet.
 3. Alternative dimensions may be approved by the decision-making authority provided that the applicant demonstrates that unique site conditions or constraints prevent compliance with 1. or 2. above.
- C. Design Requirements.
1. The active open space area shall have at least 10 percent Mature Tree Canopy (15 years) coverage from preserved or planted trees.
 2. Safety features such as fencing, lighting, traction surfaces, and other improvements shall be provided to support the prevention of crime and accident, separate users from vehicles, and create welcoming conditions for users of all ages and abilities.
 3. Multiple physical improvements shall be provided that promote physical health, social interaction, community gathering, or a tranquil atmosphere and that create a vibrant, multi-use space. Examples of such improvements include but are not limited to benches, shade structures, picnic areas, playground equipment, sport courts, swimming/wading pools, indoor Community Buildings or meeting facilities, play fields, meditation gardens, Community Gardens, and other improvements approved by the decision-making authority.
 4. Up to 50 percent of the active open space area may be provided as floor area of an indoor amenity consistent with the following requirements:
 - a. The indoor amenity is not required to satisfy another requirement of this Code.
 - b. The indoor amenity is accessible to all residents of the development.

- c. The indoor amenity is designed to serve as a gathering place for community residents and provides opportunities for shared experiences. Examples of such spaces include but are not limited to community rooms, lounges, fitness rooms, shared kitchens, dining areas, co-working spaces, game rooms, libraries, or art/craft rooms.
 - d. The indoor amenity provides direct access to the outdoor portion of the active open space area.
7. **Maintenance and Ownership.** Except for Resource Overlay tracts, all Cooper PUD open space areas and the preserved or planted Tree Canopy contained therein shall comply with the following maintenance and ownership requirements to ensure safe and attractive community amenities upon completion of the development and into the future:
- A. Open spaces and the structures, features, plantings, and amenities therein shall be permanently maintained by and conveyed, if applicable, to one of the following:
 - 1. The property owner(s) or their authorized agent(s);
 - 2. An association of owners or tenants, created as a non-profit corporation under the laws of the state (ORS 94.572) which shall adopt and impose articles of incorporation, bylaws, and a declaration of covenants and restrictions (CC&Rs) that comply with Section 10.18 and are acceptable to the City Attorney as providing for the continued care of the open space. Any subsequent changes to such CC&Rs regarding open space must be approved by the City Attorney. Such an association shall be formed and continued for the purpose of maintaining the open space and shall provide for City intervention and the imposition of a lien against the entire PUD in the event the association fails to perform as required; or
 - 3. A public agency which agrees to maintain the dedicated open space and any buildings, structures, or other improvements which have been placed on it.
 - B. Open spaces shall be protected and enforced for use as such by CC&Rs, deed restrictions, easements, or plat restrictions in compliance with Section 10.18. Such restrictions shall also prevent any future development not consistent with the approved purpose of the open space on the protected portion of the site.



Cooper Mountain Community Plan

Proposed Beaverton Code Amendments

- Commentary is for information only.
- Language that has been skipped is indicated by “***”

The entire Section 60.37 is proposed to be added to Chapter 60. To make it easier to read, it is not all shown in red and underlined.

DEVELOPMENT CODE OF THE CITY OF BEAVERTON

CHAPTER 60 - SPECIAL REQUIREMENTS

Chapter 60.37 – Resource Overlay

A new section 60.37 is proposed for the requirements related to the Resource Overlay. This section is written to be substantially compliant with the Metro Title 13 Model Code, which provides the framework for regulating natural resources in the urban growth boundary.

The Resource Overlay will only exist in parts of the Cooper Mountain Community Plan area.

60.37. Resource Overlay

60.37.05. Purpose.

1. The Resource Overlay regulations provide a framework for protection of Metro Title 13 lands and Statewide Planning Goal 5 natural resources within the City of Beaverton. The Resource Overlay is established for the following purposes:
 - A. Protect streams and riparian areas for their ecological function and as an amenity for the community.
 - B. Protect floodplains and wetlands to promote improved hydrology, flood protection, aquifer recharge, and habitat functions.
 - C. Protect upland habitats and enhance connections between the upland and riparian areas.
 - D. Maintain and enhance water quality and control erosion and sedimentation by placing limits on construction, impervious surfaces, and pollutant discharge in Resource Overlay areas, as defined in 60.37.10.
 - E. Conserve scenic, recreational, and educational values of significant natural resources.
 - F. Provide mitigation standards for the replacement of ecological functions and values lost through development of resource areas.

- G. Balance conservation and economic use by allowing reasonable economic use of property where adverse impacts to the resources can be mitigated.
- H. Provide clear and objective standards and a discretionary review process, applicable to development in Resource Overlay areas, consistent with Statewide Land Use Planning Goal 5.

Section 60.37.10 – Applicability

In Cooper Mountain, the Resource Overlay includes wetlands and water bodies, the approximated CWS vegetated corridor, Class I and Class II Riparian areas, and Upland Class A and B wildlife areas. These areas were identified through the *Cooper Mountain Community Plan Natural Resources Report and Wetlands Inventory*.

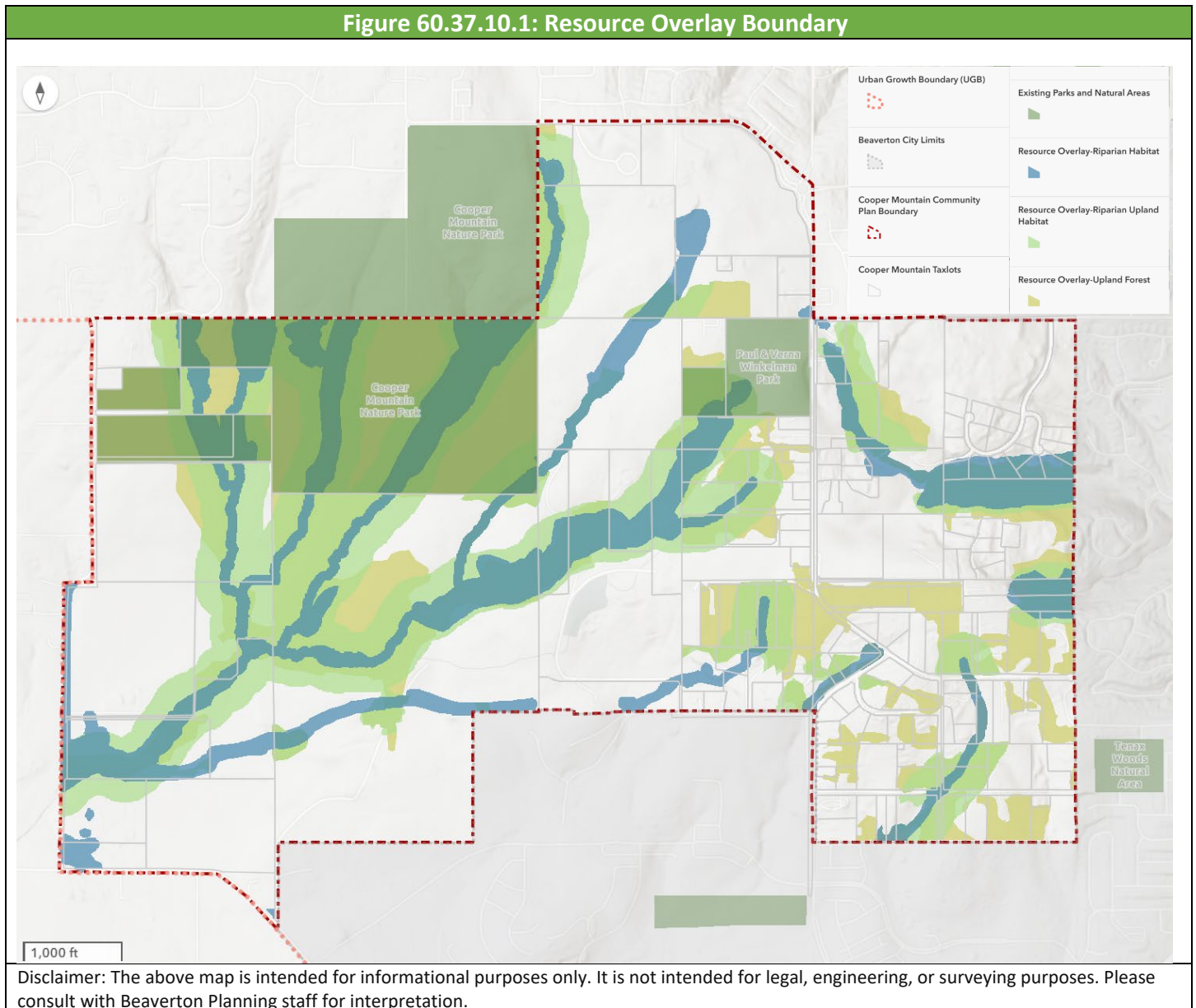
This section primarily regulates activities within the boundary of the Resource Overlay. However, the section is applicable to any property that contains the overlay because an important component of the natural resource protections are the standards for land divisions in Section 60.37.30.

The areas directly around Cooper Mountain Nature Park have additional buffer requirements that are outlined in the landscaping requirements (previous versions of this code described those buffering requirements as “Impact Areas” within the Resource Overlay section).

60.37.10. Applicability.

1. The requirements of this Section apply to properties within the Cooper Mountain Community Plan area that contain the Resource Overlay, as shown in Figure 60.37.10.1. The boundary of the Resource Overlay on each property shall be defined in Section 60.37.15.
2. The Resource Overlay includes wetlands and significant fish and wildlife habitat areas that the City of Beaverton has determined require a higher degree of regulation to protect and conserve natural resources in accordance with Metro Title 13 and Statewide Planning Goal 5.
3. The natural resources evaluation is based on the conditions of the property on the effective date of the ordinance adopted by the Metro Council to bring the subject property within the Metro Urban Growth Boundary (UGB). For the Cooper Mountain Community Plan area, the effective date is December 13, 2018.
4. For the purposes of this section, the term “land division” does not include Middle Housing Land Divisions, pursuant to Section 40.45.15.10, and the term “lot” does not include Middle Housing Child Lots.
5. The requirements of this section are in addition to the standards of the underlying base zone and to any other standards in the Development Code. Where conflicts may occur among standards, the more restrictive shall govern.
6. Development in or near wetlands, streams, and riparian areas may require a service provider letter from Clean Water Services (CWS) and permits from the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (the Corps). If a state or federal permit is required, a water quality certification from the Oregon Department of Environmental Quality may also be required. Because these agencies may have more restrictive regulations than the City, applicants are encouraged to coordinate with regional, state, and federal agencies before they prepare their development plans.
7. For the purposes of this section, the following are approved plant lists:
 - A. City of Beaverton Tree List

- B. Clean Water Services’ Design and Construction Standards, Appendix A (2019)
 - C. Metro Native Plants for Willamette Valley Yards Booklet (2020)
 - D. Portland Plant List (2016)
8. For the purpose of this section, “Forest Canopy” means areas that are part of a contiguous grove of trees of one acre or larger in an area with 60 percent or greater Tree Canopy. Forest canopy is evaluated at the date of the ordinance adopted by the Metro Council to bring the subject property within the Metro UGB. Forest canopy does not include planted timber or tree farms.



Section 60.37.15 – Boundary Verification and Correction

The boundary of the Resource Overlay is based on the requirements of Metro Title 13. The overlay contains riparian and upland habitat areas. The upland area classifications are based on the conditions at the time that the property was added to the UGB (December 13, 2018, for the Cooper Mountain Community Plan Area). Areas of significant trees (as of December 13, 2018) are included in the Resource Overlay. The regulations apply, regardless of the current vegetation status of the property.

The city will maintain a GIS map of the Resource Overlay in three layers:

- Resource Overlay, Riparian Habitat
- Resource Overlay, Riparian Upland Habitat
- Resource Overlay, Upland Forest Habitat

For applicants, the clear and objective path will be to accept the boundary of the Resource Overlay. No further natural resources evaluation would be required by this code section.

On many properties, the natural resources inventory was completed without direct access to each property in the planning area. As such, we anticipate that the locations of creeks and wetlands or the classification of streams (perennial vs. intermittent) may need to be corrected through on-site investigations. When those investigations are complete, applicants should get concurrence from DSL about the wetland or water delineation and the stream classification. With that concurrence from DSL, applicants may use the Type 1 process to submit for a boundary correction (see details in Table 60.37.15.2). This process is similar to the site assessment already required by Clean Water Services to define natural resource areas on developing properties.

Applicants who believe the natural resources report contain errors of other types must use the Type 3 process to explain the errors and seek changes to the boundary of the Resource Overlay. We anticipate that this process will be rare.

Land division or development activities may result in approved disturbance of the Resource Overlay, but those activities will not alter the boundary of the Resource Overlay.

60.37.15. Boundary Mapping and Correction.

1. The boundaries of the Resource Overlay are based on a GIS-supported application of the following mapping protocols.
 - A. The location of the Resource Overlay is based on analyses that have been carried out within specific areas of the City. The attributes and values for the different types of resource sites that are regulated by the Resource Overlay are described in the inventory section of each of the following natural resource reports adopted as part of the city's Comprehensive Plan:
 1. Cooper Mountain Community Plan Natural Resources Report
 2. Cooper Mountain Local Wetlands Inventory
 - B. In the Cooper Mountain Community Plan area, the Resource Overlay shall include the following areas consistent with the descriptions below and Table 60.37.15.1:
 1. Riparian Habitat: Areas of Class I and Class II riparian habitat, associated with wetlands, rivers, streams, springs, or other regulated waters. Riparian Habitat areas include regulated wetlands shown on National Wetland Inventory mapping, Local Wetland Inventory mapping, and protected wetlands identified in DSL-concurred, site-specific studies.

2. Riparian Upland Habitat: Areas of Class A and B upland habitat associated with wetlands, rivers, streams, springs, or other waters, defined based on the protected feature, consistent with Table 60.37.15.1.
3. Upland Forest Habitat: Areas of Class A and B upland wildlife habitat, mapped by Metro as part of the Title 13 adoption process. If the area contained forest canopy on the effective date of the ordinance adopted by the Metro Council to bring the subject property within the Metro UGB, the area is included in the Resource Overlay. Upland Forest Habitat includes the entire Cooper Mountain Nature Park.

| Table 60.37.15.1: RESOURCE OVERLAY AREAS | | | |
|--|---|---|--|
| Protected Feature | Riparian Habitat Areas | Riparian Upland Habitat Areas | Upland Forest Habitat Areas |
| Wetlands (existing or created) | Clean Water Services (CWS) Vegetated Corridor | Forest canopy ¹ within 300 feet of water feature | N/A |
| Natural lakes, ponds, and in-stream impoundments | CWS Vegetated Corridor | Forest canopy ¹ within 300 feet of water feature | N/A |
| Perennial Stream – Priority ² | CWS Vegetated Corridor | 300 feet from centerline, regardless of vegetation | N/A |
| Perennial Stream – All Others | CWS Vegetated Corridor | Forest canopy ¹ within 300 feet of stream centerline | N/A |
| Intermittent Streams and Springs | CWS Vegetated Corridor | None | N/A |
| Forest Canopy ¹ | None | N/A | Forest Canopy ¹ area, regardless of proximity to other protected features |
| Cooper Mountain Nature Park | CWS Vegetated Corridors | N/A | All area within the limits of the Cooper Mountain Nature Park |

¹ For the purpose of this section, “Forest Canopy” means areas that are part of a contiguous grove of trees of one acre or larger in an area with 60 percent or greater tree canopy. Forest canopy is evaluated at the date of the ordinance adopted by the Metro Council to bring the subject property within the Metro UGB. Forest canopy does not include planted timber or tree farms.

² Perennial Streams – Priority are identified in the applicable Natural Resources report, adopted as part of Volume III of the city’s Comprehensive Plan. The reports are also listed in 60.37.15.1.A.

2. Basic Boundary Correction. An applicant seeking a Resource Overlay map adjustment to address issues in Table 60.37.15.2 shall submit a Resource Overlay – Boundary Correction Type 1 application pursuant to Section 40.70.15. The applicant shall refer to the applicable natural resources report from 60.37.15.1.A to identify the types(s) of resources on the property and shall submit the applicable map correction materials described in Table 60.37.15.2 below.

Table 60.37.15.2: MAP CORRECTION ISSUES AND METHODOLOGIES

| Map Correction Issue | Basic Map Correction Documentation |
|---|--|
| <p>(a) Resource Overlay map is inaccurate based on a clear misalignment of the GIS layers</p> | <p>The applicant shall provide documentation demonstrating the misalignment between the GIS data depicting the Resource Overlay and the property’s surveyed lot lines.</p> <p>The applicant shall provide a map of the corrected boundary of the Resource Overlay, following the mapping protocols in Section 60.37.15.1.</p> |
| <p>(b) Location of wetland, stream, spring, or other water feature has been incorrectly identified or stream classification is inaccurate</p> | <p>The applicant shall provide an accurate delineation of the wetland or water feature boundary, which has concurrence from the Oregon Department of State Lands (DSL). Where applicable, the applicant shall provide documentation of the stream classification, with concurrence from DSL.</p> <p>The applicant shall provide documentation to correct the location of the Riparian Habitat and Riparian Upland Habitat areas associated with the corrected location of the wetland or water feature, in accordance with Table 60.37.15.1. Corrections to the location or classification of wetlands, streams, springs, or other waters shall not change the mapping of the Upland Forest Habitat areas.</p> <p>The applicant shall provide a map of the corrected boundary of the Resource Overlay, following the mapping protocols in Section 60.37.15.1.</p> |
| <p>(c) Forest Canopy mapping does not accurately reflect the site conditions that were present on the effective date of the ordinance adopted by the Metro Council to bring the subject property within the Metro UGB</p> | <p>The applicant shall provide evidence demonstrating that some or all of the forest canopy on the property was no longer in existence on the effective date of the ordinance adopted by the Metro Council to bring the subject property within the Metro UGB, such as:</p> <ul style="list-style-type: none"> • Approved building permits or other development plans and drawings; • For tree removal associated with forest practices, evidence that the Oregon Department of Forestry was notified of forest practices as required and trees were removed as proposed; and/or • Aerial photographs that clearly show that the site was developed and the extent of that development on or before the effective date of the ordinance adopted by the Metro Council to bring the subject property within the Metro UGB. <p>The applicant shall provide documentation to correct the location of the Riparian Upland Habitat area and Upland Forest Habitat area, in accordance with Table 60.37.15.1.</p> <p>The applicant shall provide a map of the corrected boundary of the Resource Overlay, following the mapping protocols in Section 60.37.15.1.</p> |

3. Detailed Boundary Correction.
 - A. An applicant seeking a Resource Overlay map adjustment for a reason not listed in Table 60.37.15.2 shall submit a Resource Overlay – Boundary Amendment Type 3 application pursuant to Section 40.70.15 to request a detailed boundary correction.
 - B. The applicant shall submit a report prepared and signed by either 1) a qualified professional, such as a professional wetland scientist, wildlife biologist, botanist, or hydrologist, or 2) a civil or environmental engineer registered in Oregon. The report shall include:
 1. The information described in Table 60.37.15.1, relevant to the verification of habitat location on the subject property;
 2. A map showing the topography of the property shown by 2-foot contours in areas of slopes less than 15 percent, and at 5-foot vertical contours of slopes 15 percent or greater; and
 3. Additional information necessary to demonstrate that the location and/or attributes of the inventoried natural resources on the site as described in the applicable Natural Resources Report is inaccurate and that natural resources meeting the criteria for inclusion in the Natural Resources Inventory were not present on the effective date of the ordinance adopted by the Metro Council to bring the subject property within the Metro UGB. If such information includes aerial photographs, the report shall include documentation of the date and process used to take the photographs and an expert’s interpretation of the additional information they provide.
4. Map Administration
 - A. The City shall incorporate Resource Overlay map updates associated with approved Resource Overlay – Boundary Correction Type 1 and Type 3 applications after the land use decision is final.
 - B. The City shall update the Resource Overlay map to add a newly identified wetland, stream, or water feature when the City receives a delineation that has concurrence from the Oregon Department of State Lands. The City shall correct the location of the Resource Overlay to reflect the Riparian Habitat and Riparian Upland Habitat areas associated with the newly identified wetland or water feature, in accordance with Table 60.37.15.1.
 - C. Corrections to the boundary of the Resource Overlay shall not be considered Comprehensive Plan map amendments.

60.37.20. Prohibitions.

1. The following uses and activities are prohibited in the Resource Overlay.
 - A. New or expanded outdoor storage of materials and equipment.
 - B. Dumping of yard debris or trash.
 - C. Uncontained areas of materials defined as hazardous by the Department of Environmental Quality.
 - D. Grading, placement of fill, or the removal of vegetation, other than those exempted under 60.37.25 or allowed as part of a regulated use that is approved with a Resource Overlay application.
 - E. Any new gardens, lawns, structures, or development, other than those exempted under 60.37.25 or allowed as part of a regulated use that is approved with a Resource Overlay application.
 - F. Planting any vegetation listed as a nuisance or prohibited species on the approved plant lists in Section 60.37.10.

Section 60.37.25 – Exemptions

The exemptions are intended to allow for existing activities to continue in the Cooper Mountain Community Plan area. The regulations for the Resource Overlay will apply when properties are divided or developed.

In addition, development applications that apply the Resource Overlay protections through the land division process (Section 60.37.30) will not need to meet specific overlay protections on individual lots. In other words, applicants will define an allowable disturbance area and complete mitigation for those disturbances during the land division process and then individual building permits can proceed without further Resource Overlay applications.

The standards for land development in Section 60.37.40 will apply to development activity on lots that are NOT going through a land division process (such as a large existing lot that proposes to add a new structure).

60.37.25. Exemptions.

1. The following uses and activities are exempt from the requirements of this section. Where an exemption specifies an allowance of area for disturbance or improvement, that area represents the total cumulative amount allowed on a site pursuant to that exemption. The amount of disturbance area or improvement permitted by each exemption shall be calculated independently.
 - A. Change of ownership.
 - B. New site improvements, disturbance, structures, or other development that are more than 25 feet from the Resource Overlay.
 - C. Previously approved development as follows:
 1. A building permit for a phased development project for which the current or previous applicant has already met the application requirements, provided that the disturbance area was identified on the original permit and no new portion of the Resource Overlay will be disturbed.
 2. On the individual lots where the location of the proposed improvements (disturbance area) was identified in the land division decision and mitigation was completed as part of the land division for the entirety of the proposed disturbance area, in accordance with Section 60.37.45.
 - D. Emergency procedures necessary for the immediate safety or protection of life or property, including removing hazardous trees, flood control, sanitary sewer overflow repair, and stream bank stabilization.
 - E. Agricultural/Farming practices such as grazing, plowing, planting, cultivating, and harvesting, that existed on the property prior to [effective date of this ordinance] and do not include new or expanded structures, roads, or other constructed facilities.
 - F. Removal of plants identified as nuisance on the approved plant lists in Section 60.37.10 by hand, using low impact methods which do not create a permanent ground disturbance.
 - G. Enhancement and natural resource restoration activities that do not include clearing or grading of more than 500 square feet or 50 cubic yards.
 - H. Temporary and minor clearing of shrubs and brush, not to exceed 200 square feet within the Resource Overlay, for the purpose of site investigations, provided that such areas are restored to their original condition or replanted with vegetation that meets the quantity and species variety standards in Section 60.37.45.1 when the investigation is complete.

- I. Residential development activities, such as construction of home additions, decks, driveways, patios, sheds, gardens, and landscaping, provided that the new disturbance of the Resource Overlay does not exceed 500 square feet.
- J. Maintenance, repair, and replacement of existing public and private structures, public and private roads, public trails, public rest points, public viewing areas, public interpretative facilities, and utilities, provided the activity does not expand the footprint of the existing structure or facility within the Resource Overlay.
- K. Continued maintenance of existing gardens, pastures, lawns, and other planted areas, including the installation of new irrigation and drainage facilities, new erosion control features, and the installation of plants except those identified as nuisance on the approved plant lists in Section 60.37.10.
- L. Pruning trees and shrubs within 10 feet of buildings.
- M. Low impact outdoor facilities for public or private use, including but not limited to accessways, trails, picnic areas, overlooks, interpretive and educational displays, benches, and outdoor furniture, provided that the facility does not exceed 500 square feet of disturbance area to the Resource Overlay or result in more than 50 cubic yards of grading.

Section 60.37.30 – Standards for Land Divisions and Property Line Adjustments

Most development activity in the Cooper Mountain Community Plan area is expected to follow land division, so the protection standards in Section 60.37.30 will define the allowable disturbance areas for most new neighborhoods.

Based on the significance of the existing natural resources and the proposed land use types, the protection requirements are developed to be consistent with the “Moderate HCA” protection level in the Metro Title 13 Model Code.

The protection standards in Section 60.37.30 generally require that an applicant puts 80 percent of the Resource Overlay portion of the property into a protected tract during the land division process. The remaining 20 percent of the Resource Overlay portion of the property may be disturbed if appropriate mitigation is provided (Section 60.37.45). Applicants will need to plan for the allowable disturbance area to include areas where roads must cross the Resource Overlay. Applicants will also need to consider overlapping standards from CWS, DSL, the Corps, and other agencies that have strict protections for wetlands, waters, and riparian areas. Those existing regulations will create stronger protections for the higher quality habitat areas within the larger Resource Overlay.

Applicants may locate trails, stormwater management facilities, and underground linear utilities within the protected portions of the Resource Overlay if the areas are revegetated. These types of uses are compatible with the goals and intent of upland habitat areas.

60.37.30. Standards for Land Divisions and Property Line Adjustments.

- 1. Land divisions. Applicants who propose a land division of a property that contains the Resource Overlay shall comply with the following requirements:
 - A. Verify the location of the Resource Overlay, in accordance with Section 60.37.15.
 - B. Except as allowed pursuant to Subsection 60.37.30.1.C, when a property containing any Resource Overlay is divided, the applicant must place at least 80 percent of the Resource Overlay in one or more protected tracts. Any area of the Resource Overlay that is proposed to be preserved shall be placed in a separate tract, which

shall not be part of any lot used for construction of a dwelling unit or any other development. The separate tract(s) shall be shown on the preliminary plat.

- C. If the parent parcel is less than 22,000 square feet, a separate tract is not required. However, the applicant shall place at least 80 percent of the Resource Overlay in protected easements.
 - D. Prior to final plat approval, ownership of the Resource Overlay tract(s) shall be identified to distinguish it from lots intended for sale. The tract(s) may be identified as any of the following:
 - 1. Private natural area held by the owner or homeowners' association by a restrictive covenant.
 - 2. A public natural area where the tract has been dedicated to the City, Tualatin Hills Park & Recreation District (THPRD), Metro, or other conservation group.
 - 3. Private tract for stormwater management, where an easement conveying inspection access has been granted to the City.
 - 4. A public tract for stormwater management, where the tract has been dedicated to the City, CWS, or other public agency for stormwater facility ownership, operation, and maintenance.
 - E. All documents in Section 60.37.30.1.D shall be submitted to the City for review with the Final Land Division application and recorded with Washington County.
 - F. When driveways of single-detached or middle housing dwellings are proposed within the Resource Overlay, the driveways shall be shared by at least two dwellings.
 - G. Mitigation
 - 1. Applicants may complete the mitigation requirements in accordance with Section 60.37.45 for all areas of the Resource Overlay that are not placed in a protected tract and thereby exempt all subsequent development on lots or parcels containing the Resource Overlay from the standards for specific development types in Section 60.37.40. Building permits may be issued once the mitigation plan has been approved and a Guarantee of Completion equal to 110 percent of the estimated cost of the mitigation implementation and maintenance is filed with the City. The Guarantee of Completion shall ensure site preparation and initial planting within one year of final plat approval.
 - 2. If mitigation is not completed in accordance with Section 60.37.45 for all areas of the Resource Overlay that are not placed in a protected tract, all subsequent land divisions shall be subject to further review under this section.
 - 3. If mitigation is not completed in accordance with Section 60.37.45 for all areas of the Resource Overlay that are not placed in a protected tract, development activity for the specific development types in Section 60.37.40 shall be subject to further review for compliance with the requirements of Section 60.37.40.
2. Property line adjustments. Applicants who propose a property line adjustment when either property contains the Resource Overlay shall comply with the following requirements:
- A. Except as specified below, a property line adjustment shall result in each lot having at least one building envelope outside the Resource Overlay that is at least 2,000 square feet and has minimum dimensions of 16 feet.
 - B. This standard does not apply in the following situations:
 - 1. Prior to the property line adjustment, both lots were entirely in the Resource Overlay.
 - 2. Prior to the property line adjustment, both lots did not have building envelopes outside the Resource Overlay of at least 2,000 square feet and with minimum dimensions of 16 feet, provided that the property line adjustment does not cause either lot to move further out of conformance.

3. Following the property line adjustment, lots with less than the minimum building envelope will be dedicated or limited by deed restriction to the uses allowed in the overlay.

60.37.35. General Development Standards.

1. General Development Standards. The following standards apply to all regulated development on properties that contain the Resource Overlay.
 - A. Site development shall meet the requirements of Beaverton Code 9.05.
 - B. Site development shall meet the requirements of the City Engineering Design Manual and Standard Drawings.
 - C. Development activities within riparian areas shall meet the requirements of the Clean Water Services District Design and Construction Standards Manual. The City shall not issue a site development permit or building permit until the applicant has obtained a service provider letter from CWS.
 - D. All vegetation planted in the Resource Overlay shall be plants from the approved plant lists in Section 60.37.10.
 - E. Within the Resource Overlay, fences shall be allowed only within an approved disturbance area.
 - F. Lighting within 25 feet of the Resource Overlay and within 100 feet from the property line of Cooper Mountain Nature Park shall comply with the Special Design Standards within or abutting Natural Areas in the Technical Lighting Standards of Table 60.05-1.I.
 - G. Temporary disturbance areas shall be fully restored with vegetation that meets the quantity and species variety standards in Section 60.37.45.1.
 - H. During construction, the following standards apply:
 1. Trees in the Resource Overlay shall not be used as anchors for stabilizing construction equipment.
 2. Erosion control measures shall be in place prior to and maintained throughout the construction.
 3. No stockpiling of soil or debris shall be allowed within the Resource Overlay, except within an approved permanent or temporary disturbance area.
 4. Prior to construction, the Resource Overlay that is to remain undisturbed shall be flagged, fenced, or otherwise marked and shall remain undisturbed.
 5. Tree protection standards shall comply with Section 60.61.30.

Section 60.37.40 – Standards for Specific Development Types

Most development activity in the Cooper Mountain Community Plan area is expected to follow land division, so the protection standards in Section 60.37.30 will define the allowable disturbance areas for most new neighborhoods. The standards for land development in Section 60.37.40 will apply to development activity on lots that are not going through a land division process (such as an existing single-detached dwelling lot that proposes to add a new structure).

60.37.40. Standards for Specific Development Types.

1. Single-detached, middle housing, and five- and six-unit multi-dwellings. In addition to the general standards in Section 60.37.35, the following standards apply to the development of single-detached dwellings, middle housing, five- and six-unit multi-dwellings, small-scale commercial structures pursuant to 20.22.35, and related accessory structures and dwellings on existing legal lots of record.

- A. If there is not at least 6,000 square feet of contiguous land outside of the Resource Overlay, encroachment into the Resource Overlay shall be allowed but limited to the amount of area needed to make up for the deficit in square footage.
 - B. No more than 4,000 square feet within the Resource Overlay shall be permanent disturbance area. Any portion of the disturbance area that is replanted with vegetation that meets the quantity and species variety standards in Section 60.37.45.1 shall be considered as a temporary disturbance area.
 - C. When driveways for multiple properties with single-detached dwellings are proposed within the Resource Overlay, the driveways shall be shared by at least two properties.
 - D. Trees shall be removed within the permanent and temporary disturbance areas in accordance with Section 60.61.
 - E. If mitigation has not been provided during a land division per Section 60.37.30, then mitigation must be provided for the permanent disturbance area, in accordance with Section 60.37.45.
2. Commercial development and multi-dwellings of seven or more units. Unless the property has been reviewed and approved through the standards in Section 60.37.30, the following standards apply, in addition to the general standards in Section 60.37.35, to the development of commercial uses and multi-dwellings of seven units or more on existing legal lots of record.
- A. The maximum disturbance area (permanent and temporary) allowed within the Resource Overlay on a lot shall be limited to 50 percent of the total area of Resource Overlay on the lot.
 - B. Any portion of the disturbance area that is replanted with vegetation that meets the quantity and species variety standards in Section 60.37.45.1 shall be considered as a temporary disturbance area.
 - C. Trees shall be removed within the permanent and temporary disturbance areas in accordance with Section 60.61.
 - D. If mitigation has not been provided during a land division per Section 60.37.30, then mitigation must be provided for the permanent disturbance area, in accordance with Section 60.37.45.
3. Surface stormwater management facilities. In addition to the general standards in Section 60.37.35, the following standards apply to surface stormwater management facilities. These include publicly or privately owned and maintained facilities such as ponds, constructed wetlands, swales, vegetated basins, rain gardens, filter strips, and planters where stormwater runoff is collected or retained on the surface. Surface stormwater management facilities may be built, expanded, repaired, maintained, or replaced within the Resource Overlay provided that:
- A. The facility shall provide stormwater management from the public right of way or more than one lot of record.
 - B. The facility shall not contain an underground vault, tank, or structure for stormwater storage, retention, or treatment. Catch basin and manhole structures to collect, convey, and control the discharge of stormwater are allowed within the Resource Overlay.
 - C. The facility shall be planted with native vegetation from Clean Water Services' Design and Construction Standards, Appendix A.
 - D. Trees shall not be removed within the disturbance area for a surface stormwater management facility, except trees under 6-inch DBH, Hazardous Trees, Dead Trees, Dying Trees, and Nuisance Trees identified in the approved plant lists in Section 60.37.10.
 - E. Any portion of the facility that is planted with native shrubs and groundcover that meet the quantity and species variety standards in Section 60.37.45.1 shall be considered as a temporary disturbance area and mitigated in place.
 - F. Mitigation shall be provided for permanent disturbance areas that exceed 500 square feet in accordance with Section 60.37.45.

4. Linear Utility Facilities. In addition to the general standards in Section 60.37.35, the following standards apply to linear utility facilities (including private connections to existing or new utility lines, and new utilities or upgrades of existing utility lines) that are proposed as a standalone project. Linear utilities being proposed in conjunction with other development shall be subject to the Resource Overlay standards applicable to that development type rather than this section.
 - A. The permanent disturbance area of the utility corridor shall be no greater than 20 feet wide.
 - B. The temporary disturbance area of the construction/access corridor shall be no greater than 50 feet wide.
 - C. Native trees greater than 24-inch DBH shall not be removed.
 - D. A utility corridor shall be considered temporary if the disturbance area is mitigated and revegetated in accordance with Section 60.37.45.1.
 - E. Placement of manholes, or other minor permanent disturbance areas associated with the utility construction, shall be allowed without replacement mitigation.
 - F. Individual permanent disturbance areas greater than 500 square feet shall be mitigated in accordance with Section 60.37.45.
5. Non-Linear Utility Facilities. The following standards apply to non-linear municipal facilities associated with potable water, non-potable water, wastewater, and stormwater utilities. These facilities include, but are not limited to, diversion structures, lift stations, pump stations, wells, small water treatment facilities, and outfall devices. In addition to the general standards in Section 60.37.35, non-linear municipal utility facilities may be built, expanded, repaired, maintained, or replaced within the Resource Overlay, provided that:
 - A. A disturbance area shall be considered temporary if the disturbance area is mitigated and revegetated in accordance with Section 60.37.45.1.
 - B. If the permanent disturbance area exceeds 6,000 square feet in the Resource Overlay, the portion of the disturbance area that exceeds 6,000 square feet shall be mitigated in accordance with Section 60.37.40.
 - C. Trees shall be removed within the permanent and temporary disturbance area in accordance with Section 60.61.
6. Public Accessways. In addition to the general standards in Section 60.37.35, public accessways may be built, expanded, repaired, maintained, or replaced within the Resource Overlay, provided that:
 - A. The proposed accessway shall be associated with previously developed park infrastructure or identified on the Transportation System Plan, Active Transportation Plan, or an accessway associated with a park or public trail network to be owned by a public agency and associated with a park or public trail network.
 - B. The accessway shall be on public property or within a public easement.
 - C. No trees greater than 24-inch DBH shall be removed within the disturbance area.
 - D. Stream crossings shall comply with Clean Water Services requirements and the Engineering Design Manual.
 - E. The temporary disturbance area of the construction/access corridor shall be no greater than 50 feet wide.
 - F. A disturbance area shall be considered temporary if the disturbance area is mitigated and revegetated in accordance with Section 60.37.45.1.
 - G. Any permanent disturbance area that exceeds 15 feet wide shall be mitigated in accordance with Section 60.37.45.
 - H. Low impact public viewing areas, such as picnic areas, overlooks, interpretive and educational displays, benches, or outdoor furniture shall be allowed adjacent to public accessways. If the permanent disturbance area of the public viewing area exceeds 500 square feet in the Resource Overlay, the area shall be mitigated in accordance with Section 60.37.45.

7. Rights of way and public access easements. In addition to the general standards in Section 60.37.35, the following standards apply to public rights of way (ROW) and Public Access Easements, including roads and bridges (stream crossings).
 - A. Within the Resource Overlay, standard ROW cross-section-width dedication shall be required, although the width of the street section improvements shall be reduced by eliminating medians, planter strips, and parking lanes.
 - B. Stream crossings shall be designed by an Engineer to comply with the Engineering Design Manual and Clean Water Services District Design and Construction Standards.
 - C. Stream crossing structures shall be designed to provide passage for large mammals, including deer. The minimum dimensions for stream crossing structures shall be 8-foot rise and 20-foot span or 10-foot rise and 10-foot span.
 - D. Trees shall be removed within the right-of-way in accordance with the removal standards in Section 60.61.40
 - E. A disturbance area shall be considered temporary if the disturbance area is mitigated and revegetated in accordance with Section 60.37.45.1.
 - F. Mitigation shall be provided for the permanent disturbance area in accordance with Section 60.37.45.
8. Parks. In addition to the general standards in Section 60.37.35, the following standards apply to the development of public and private parks.
 - A. The maximum disturbance area (permanent and temporary) allowed within the Resource Overlay on a lot shall be limited to 50 percent of the total area of Resource Overlay on the lot.
 - B. Trees shall be removed within the permanent and temporary disturbance areas in accordance with Section 60.61.
 - C. A disturbance area shall be considered temporary if the disturbance area is mitigated and revegetated in accordance with Section 60.37.45.1.
 - D. Mitigation shall be provided for the permanent disturbance area in accordance with Section 60.37.45.

Section 60.37.45 – Mitigation

The Metro Title 13 Model Code requires mitigation planting for most areas of disturbance of the Resource Overlay. Most disturbance is expected to occur during the land division process. Applicants are required to put at least 80 percent of the Resource Overlay area into a protected tract. The remaining area of the Resource Overlay may be disturbed if mitigation is provided. The amount of mitigation is based on the area of the overlay that will be disturbed, regardless of the presence or quality of vegetation.

The mitigation planting may occur within the Resource Overlay. The intent is to enhance and improve the habitat quality in the portions of the Resource Overlay that are being protected, which should also help to meet the tree canopy goals for the Cooper Mountain Community Plan area.

A straight-forward mitigation formula is proposed. Planting is based on minimum numbers of trees and shrubs per 1,000 square feet of disturbed area. This gives applicants the flexibility to plant trees and shrubs throughout the upland and riparian areas, in locations with a stronger chance of survival. Trees planted to meet minimum canopy goals or CWS requirements for vegetated corridor enhancement can count toward the mitigation requirements if the planting is in a protected tract. The applicant will be required to monitor plant survival for 2 years and replant if the survival rate drops below 80 percent.

60.37.45. Mitigation.

1. Mitigation shall be provided for disturbances within the Resource Overlay according to the following standards:
 - A. All mitigation shall occur within the same stream basin as the disturbance area.
 - B. The mitigation area(s) may be located within the Resource Overlay or in an adjacent area outside the Resource Overlay. If the mitigation area is located outside the Resource Overlay, then the applicant shall preserve the mitigation area by placing it in a protected tract or easement in accordance with Section 60.37.30 or executing a deed restriction, such as a restrictive covenant.
 - C. All vegetation planted within a revegetation or mitigation area shall be native plants from the approved plant lists in Section 60.37.10.
 - D. Nuisance Plants shall not be planted in the mitigation area.
 - E. Invasive non-native plants growing in the revegetation area shall be removed prior to planting. Vegetation removal shall be conducted by hand or mechanically with small equipment that minimizes damage to existing native vegetation.
 - F. Plant Quantity. Plants shall be planted according to the following quantities:
 1. Trees at least 1.5-inch DBH shall be planted at a quantity of at least 10 per 1,000 square feet of disturbed area.
 2. Shrubs shall be planted at a quantity of at least 50 per 1,000 square feet of disturbed area.
 3. Live ground cover consisting of low-height plants, shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or shrubs. Bare gravel, rock, bark, or other similar materials may be used but are not a substitute for ground-cover plantings and shall be limited to no more than 25 percent of the required landscape area.
 4. Trees and shrubs planted to satisfy tree canopy requirements, vegetated corridor enhancement requirements from Clean Water Services, or other natural resource mitigation actions required by another government agency may be counted toward the total number of plantings required.
 - G. Plant Diversity.

1. If there are 17 or fewer required trees, they may all be the same species. If there are at least 18 but fewer than 54 required trees, no more than 33 percent shall be of one species. If there are more than 54 required trees, no more than 25 percent shall be of one species. This standard applies only to the trees being planted, not to existing trees that are preserved.
2. If there are more than 24 required shrubs, no more than 75 percent of shall be of one species.
2. Mitigation Plan. A mitigation plan shall be prepared and signed by professional wetland scientist, wildlife biologist, botanist, or hydrologist, or by a civil or environmental engineer registered in Oregon. The Mitigation plan shall include the following elements:
 - A. A map showing the location and size of the proposed disturbance area in the Resource Overlay;
 - B. A map showing the location of the proposed mitigation area(s);
 - C. Existing conditions and existing vegetation in the proposed mitigation area(s);
 - D. A detailed planting plan of the proposed mitigation area(s) with species and plant quantities in accordance with Section 60.37.45.1; and
 - E. A proposed monitoring plan in accordance with Section 60.37.45.5.
3. Requirements From Other Agencies. When mitigation is also required by DSL, the Corps, and/or CWS, a copy of the mitigation plan prepared for those agencies shall be submitted to the City. The City shall not issue a site development permit or building permit until all applicable local, Regional, State, and Federal permit approvals have been granted.
4. Irrigation. Irrigation shall be provided to ensure all site plantings will survive their establishment period. Establishment period irrigation shall be provided through one of the following options or a combination of options:
 - A. A permanent, in-ground irrigation system with an automatic controller.
 - B. An irrigation system designed and certified by a licensed landscape architect as part of a landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if a licensed landscape architect certifies that the plants chosen can be adequately served by the proposed irrigation system.
 - C. Irrigation by hand. New plantings shall be manually watered regularly during the first growing season. During later seasons, watering shall be done as needed to ensure survival of the plants. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering.
5. Monitoring. The applicant is responsible for monitoring and maintaining vegetation in the mitigation site for two years following planting. The applicant shall submit an annual monitoring report to the City during the monitoring period, demonstrating that the minimum thresholds for plant survival and invasive species eradication on the site are being met.
 - A. On mitigation sites less than or equal to 0.25 acres in size, the monitoring report shall include:
 1. Photographs from fixed locations.
 2. Monitoring plan showing the location of plantings and photograph points.
 3. A complete census of installed tree and shrub plantings.
 4. An estimate of the cover and species diversity of herbaceous plants.
 5. A visual estimate of invasive plant coverage.
 6. Areas of invasive species removed and proposed trees and shrubs to be replanted to meet the plant survival thresholds.
 - B. On mitigation sites greater than 0.25 acres in size, the monitoring report shall include:

1. Photographs from fixed locations.
 2. Monitoring plan showing the location of plantings and photograph points and monitoring plots.
 3. Sampling data from permanent plots to estimate tree, shrub, herbaceous, and invasive plant species coverage. A minimum of 5 sample plots shall be used for mitigation areas of two acres or less. An additional two sample plots shall be used for each additional acre of mitigation. Each sample plot shall cover at least 700 square feet.
 4. Areas of invasive species removed and proposed trees and shrubs to be replanted to meet the plant survival thresholds.
- C. Plant Survival. During the monitoring period, if survival of trees or shrubs drops below 80 percent of the initial required planting quantities, replacement plants shall be added to maintain 80 percent or greater survival of plantings. Prior to re-planting, the cause of plant mortality shall be determined and documented with a description of how the problem will be corrected.
- D. Invasive Species. Invasive plant coverage shall not exceed 20 percent of the mitigation area or cover 25 square feet of contiguous area within the mitigation area. Invasive species that exceed these thresholds shall be removed prior to the submittal of the annual monitoring report.
6. Financial guarantee, in the form of an instrument approved by the City, shall be submitted to the City before building permits are issued or, when no building permit is required, before development within the Resource Overlay commences. The guarantee shall be in an amount adequate to cover 110 percent of the cost of performing the mitigation. The City will release the guarantee at the end of the two-year monitoring period or earlier if the City determines that the trees and shrubs have been successfully established.

Section 60.37.50 – Alternative Review

The alternative review process is the discretionary path for applicants that would like to propose an alternative approach to the land division process, the allowable disturbance areas, or the mitigation requirements. The Alternative Review process may be needed when a proposed development is planned in an area that can only be accessed by constructing infrastructure (roads) across the Resource Overlay and those roads would require disturbance of more than 20 percent of the overlay area on a particular property. The applicant would need to demonstrate that the impacts to the resource overlay cannot reasonably be avoided, that the design has taken measures to minimize impacts to high quality habitat areas and ecological functions, and that the resulting impacts will be mitigated.

Alternative Review is a Type 3 procedure.

Discretionary review for changes to the boundary of the Resource Overlay are addressed separately (through a Type 3 process) in Section 60.37.15 and Section 40.70.15.

60.37.50. Alternative Review

1. Applicants who cannot or choose not to comply with the standards of Sections 60.37.30, 60.37.35, 60.37.40, or 60.37.45 may submit a Resource Overlay – Alternative Review application pursuant to Section 40.70.15.4. The Alternative Review application shall include the information described in Sections 60.37.50.1.A through C and any additional information needed to demonstrate compliance with the approval criteria.
 - A. Alternatives Analysis and Impact Evaluation. An alternatives analysis and impact evaluation shall be required to determine compliance with the approval criteria and to evaluate development alternatives for a particular

property. For utility projects undertaken by public utilities on property that is not owned by the utility, the utility is not required to map or provide any information about the property except for the area within 100 feet of the location of the proposed disturbance area of the utility's project. The alternatives analysis and impact evaluation shall include all of the following items:

1. Identification and assessment of the ecological functions provided by the habitat areas within the Resource Overlay on the project site, including:
 - a. Hydrologic Function (water storage and delay)
 - b. Water Quality Function (sediment stabilization and retention, phosphorous retention, and nitrate removal and retention)
 - c. Aquatic Habitat Support Function (for anadromous and/or resident species)
 - d. Terrestrial Habitat (for invertebrates, native plant diversity, pollinators, birds, reptiles, amphibians, and mammals)
 - e. Stream Temperature Moderation
 2. Documentation of the site conditions or circumstances that make it physically difficult or impossible to develop an otherwise acceptable proposal without disturbing an area of the Resource Overlay that exceeds the disturbance limits in Sections 60.37.30 and 60.37.40.
 3. Evaluation of at least three practicable alternative designs or methods of development, with an analysis of the total disturbance area of each alternative and the resulting impacts on the ecological functions provided by the habitat areas within the Resource Overlay. The evaluation shall include an explanation of the rationale behind choosing the preferred alternative and list measures that will be taken to avoid, minimize, and mitigate for adverse impacts to ecological functions.
 4. With the exception of the standard(s) subject to the alternative review, documentation that all other applicable Resource Overlay standards are met.
 5. The Alternatives Analysis and Impact Evaluation shall be prepared and signed by a knowledgeable and qualified professional, such as a professional wetland scientist, wildlife biologist, botanist, or other appropriate and knowledgeable discipline.
- B. Mitigation Plan for Alternative Review. The purpose of a mitigation plan is to compensate for impacts that result from the chosen development alternative as identified in the impact evaluation. The mitigation plan shall either demonstrate compliance with the requirements of Section 60.37.45 or present an alternative mitigation plan that includes the following:
1. An explanation of how the proposed mitigation will compensate for the impacts to ecological functions described in the impact evaluation. The mitigation that would be required under Section 60.37.45 is assumed to be the baseline mitigation required to compensate for an average level of ecological functions resulting from impacts to the Resource Overlay.
 2. Documentation of permits or concurrence from Army Corps, DSL, and DEQ, if applicable.
 3. A list of all parties responsible for implementing and monitoring the mitigation plan and, if mitigation will occur off-site, the names of the owners of property where mitigation plantings will occur and documentation of a deed restriction.
 4. The mitigation site monitoring, success criteria, and reporting plan.
 5. A complete list of proposed mitigation plantings and locations.
 6. If mitigation is proposed outside the Cooper Mountain Plan area, a narrative description of why mitigation cannot be completed within the plan area.

7. The Alternative Mitigation Plan shall be prepared and signed by a knowledgeable and qualified natural resource professional, such as a professional wetland scientist, wildlife biologist, botanist, or other appropriate and knowledgeable discipline.
- C. Development Guidelines for Alternative Review.
1. Avoid intrusion. The Alternatives Analysis shall document the site conditions or circumstances that make it physically difficult or impossible to develop an otherwise acceptable proposal without disturbing an area of the Resource Overlay that exceeds the disturbance limits in Sections 60.37.30 and 60.37.40.
 2. Minimize impacts. If there is no practicable alternative that will avoid disturbance of the Resource Overlay beyond the allowable limits of this section, the proposal shall minimize the total disturbance area and minimize impacts to ecological functions of the disturbed habitat areas within the Resource Overlay to the extent practicable. The proposed development shall be located, designed, and constructed to minimize grading, removal of native vegetation, disturbance and removal of native soils, adverse hydrological impacts on water resources, and impacts on wildlife corridors and fish passage.
 3. Mitigate impacts. The development shall mitigate for impacts in accordance with Section 60.37.45 or in an alternative mitigation plan that provides the equivalent quantity and of plantings and compensates for the impacts to ecological functions of disturbed habitat areas.
2. Financial guarantee, in the form of an instrument approved by the City, shall be submitted to the City before building permits are issued, or when no building permit is required, before development within the Resource Overlay commences. It shall be in an amount adequate to cover 110 percent of the cost of performing the mitigation. The City will release the guarantee at the end of the two-year monitoring period, or before, if it determines that the trees and shrubs have been successfully established.

Cooper Mountain Community Plan

Proposed Beaverton Code Amendments

- Commentary is for information only.
- Proposed new language is underlined.
- Proposed deleted language is ~~stricken~~.
- Language that has been skipped is indicated by “***”

Commentary:

Edits to Section 60.40 for sign regulations propose minor updates to reflect the proposed Cooper Mountain Land Use Districts and an exemption for signs that are required to be installed on tree protection fencing and soil protection fencing during construction in Cooper Mountain. Sign regulations related to small-scale commercial uses in the CM-RM zoning district also are proposed.

60.40. Sign Regulations

[ORD 3227, 12/10/1981; ORD 4224, 09/19/2002]

60.40.05. Purpose.

The general purpose of this Chapter is to implement the Beaverton Comprehensive Plan, to protect the health, safety, property, and welfare of the public, and to ensure compliance with State and Federal constitutional protections to freedom of speech. To achieve these purposes, the text of this Chapter is to establish a regulatory framework for signs which will:

1. Provide a neat, clean, orderly, and attractive appearance to the community.
2. Provide for safe construction, location, erection, and maintenance of signs.
3. Prevent proliferation of signs and sign clutter and minimize adverse visual safety factors to travelers on public rights-of-way.
4. Provide for readily identifiable locations and addresses to persons travelling on public right-of-way.
5. Provide clear standards for regulating signs based on location, size, type, time, place, manner, aesthetics and number.

[ORD 4708; June 2017]

[ORD 3227, 12/10/1981; ORD 4224, 09/19/2002; ORD 4708, 06/08/2017]

Effective on: 6/8/2017

60.40.07 Compliance.

[ORD 4708; June 2017]

1. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any sign, or cause or permit the same to be done, contrary to or in violation of any of the provisions of Section 60.40 of this Code.

2. Except as provided in Section 60.40.10, no person shall erect, construct or alter a sign, or permit the same to be done, unless a sign permit has been issued by the city. A sign permit for the construction and continued use of a sign is subject to the terms and conditions stated in the permit and this Code.
3. An application for sign permit approval is subject to the procedures set forth in Section 40.60 (Signs) of this Code. The city may require as a condition of a sign permit that any and all unlawful sign(s) on the applicant's property be removed by a stated time.
4. The provisions of this Code shall not be construed to permit the erection or maintenance of any sign at any place or in any manner unlawful under any other federal, state, or local law. Where a part of the provisions of Section 60.40 conflict with a provision of any zoning, development, building, fire, safety, or health ordinance or code, the more restrictive provision shall prevail.
5. If any section, subsection, paragraph, sentence, clause or phrase of this Code is declared invalid for any reason by a court having jurisdiction under State or Federal law, the remaining portions of this Code shall remain in full force and effect.

[ORD 4708, 06/08/2017]

Effective on: 6/8/2017

60.40.10. Signs Exempt from Permits and Regulation.

The following signs are exempt from regulation and do not require permits:

1. Signs constructed or placed in a public right-of-way by or with the approval of a governmental agency having legal control of that right-of-way for the purpose of traffic control, transit, public safety and wayfinding.
2. Signs constructed or placed by public utility companies for the general purpose of providing information concerning a pole, line, pipe or other facility belonging to the public utility as an aid to public safety.
3. Signs that are placed outside and are not visible from public rights-of-way. [ORD 3374; July 1984] [ORD 4822; June 2022]
4. Public Art as defined in Section 2.03.245.A of the Beaverton City Code. [ORD 4482; May 2008] [ORD 4584; June 2012]
5. Street address identifiers (numbers or letters) of buildings.
6. Plaques, markers or banners placed by the city or city recognized agency or organization for the general purpose of recognizing historic significance or military service.
7. Signs allowed as part of a Special Event Permit, subject to separate regulation under Chapter 7, Section 7.05 of the Beaverton City Code.
8. No sign is exempt from the provisions of Section 60.40.25 (Prohibited Signs) and Section 60.40.55. (Nonconforming and Illegal Signs).
9. Signs approved pursuant to the Open Air Beaverton program. [ORD 4819; January 2022]
10. Signs required by Section 60.61 (Trees and Vegetation - Cooper Mountain) to be installed on tree protection fencing and soil protection fencing during construction.

[ORD 4708; June 2017]

[ORD 3227, 12/10/1981; ORD 3374, 07/12/1984; ORD 4224, 09/19/2002; ORD 4584, 06/01/2012; ORD 4708, 06/08/2017; ORD 4819, 01/14/2022; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

60.40.15. Signs not Subject to Permit but Subject to Regulation for Size, Dimensions, Location, Duration and Aesthetics.

No permit is necessary before placing, constructing or erecting the following signs so long as any such signs conform to the following regulations:

1. Window Sign. As defined in [CHAPTER 90](#) of Development Code, such signs shall not exceed twenty percent (20%) of interior window area per window, excepting sites within the Downtown District, which may have window signs covering up to forty percent (40%) of interior window area per window. [ORD 4708; May 2017] [ORD 4799; January 2021]
2. Face Changes to Existing Cabinet Style Signs. Changes to existing approved cabinet style signs that only replace the material on which the sign text is located do not require a permit, provided that the replacement material is similar in opaqueness to the existing material.
3. Flags on Poles. In residential zones, flags on poles extending from the ground are limited to twenty-five (25) feet in height except for non-residential uses where the pole height is limited to sixty (60) feet. In all other zones, poles extending from the ground are limited to forty-five (45) feet in height. No flag shall be located within the public right-of-way. Flag area shall not exceed the dimensions of six feet by ten feet.
4. Signs Located in Parking Lots for Traffic Safety, Parking Restrictions and Compliance with State and Federal Standards. For the purpose of this section, signs for controlling traffic and parking, including but not limited to ADA posting and towing notification, are allowed in any zone. Signs for this purpose shall be placed outside the required sight clearance areas specified in Chapter 2 Section 210 of the City Engineering Design Manual and shall be limited to six (6) square feet in area and eight (8) feet in height as measured from the nearest parking lot surface where placed. [ORD 4782; April 2020]
5. Temporary Signs. Temporary signs as provided in Section [60.40.45.](#) of this Code and subject to regulations as stated therein.
6. Maintenance of Existing Signs that Conform to Standards. Maintenance and repair of existing signs that conform to current sign regulations and standards are not subject to permit, provided that the signs are not altered and retain the same size, shape, location and height. Preexisting nonconforming sign (s) are subject to restriction and regulation under Section [60.40.55.](#)
7. Sign(s) Associated with Temporary Use Permit. Temporary uses as allowed by Section [40.80](#) of the Development Code, shall be allowed one (1) wall sign thirty-two (32) square feet in area. A-frame style signs are not allowed in the public right-of-way for this purpose. Wall signs must be affixed to a structure. All signs shall be removed from the site when the use ceases operation. [ORD 3494; March 1986]
8. Signs Placed on Public Property for Internal Users. Signs placed on public property for general purpose of internal way-finding, circulation or posting of rules for use of property shall be placed outside required vision clearance areas and shall be limited to twenty-four (24) square feet in area and eight (8) feet in height as measured from the nearest ground or surface area where placed.
9. Name Plate. One (1) name plate associated with an approved Home Occupation, not to exceed two (2) square feet in size.

[ORD 4708; June 2017]

[ORD 3227, 12/10/1981; ORD 3374, 07/12/1984; ORD 3464, 10/10/1985; ORD 3494, 03/27/1986; ORD 3726, 05/27/1990; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4139, 02/08/2001; ORD 4224, 09/19/2002; ORD 4332, 01/01/2005; ORD 4708, 06/08/2017; ORD 4782, 04/17/2020; ORD 4799, 01/08/2021]

Effective on: 1/8/2021

60.40.20. Signs for which a Sign Permit is Required.

The following new signs or proposals which alter the area, size, or dimensions of existing signs or sign structures are subject to all ordinance regulations, and permits are required prior to on-site construction, installation or placement of such signs or sign structures.

1. Fence Sign. Fence signs shall be subject to the same requirements as a freestanding sign and shall not exceed the height of the fence.
2. Freestanding Sign.
3. Wall Sign. [ORD 4139; February 2001]
4. Projecting Sign.
5. Athletic Field Signage (permanent oriented to face the field). Any number of signs, including but not limited to scoreboards, may be placed within existing athletic fields maintained by a public or private school or public park agency, provided that such signs are oriented to face the field of play and not to public rights-of-ways or abutting properties. Athletic field signage may be indirectly visible from a public right-of-way or abutting private property so long as the message is not readable from the public right-of-way because of the placement or angle of the sign and may be subject to other restrictions under past Conditional Use approval, if applicable. Athletic field signage shall be limited to 85 square feet in size and shall be no higher than 15 feet above grade on which the sign is located. [ORD 4389; May 2006]
6. Awning Sign.
7. Canopy Sign.
8. Blade Sign.
9. Electronic Message Center. Subject to the regulations as provided in Section 60.40.50. of this Code.
10. Signs Associated with Drive-up Window Facility. One or more signs are allowed, in addition to other signs allowed by permit. Any one sign for this purpose shall not exceed 25 square feet in size and the total cumulative area of all signs shall not exceed 50 square feet.

[ORD 4708; June 2017]

[ORD 3227, 12/10/1981; ORD 3464, 10/10/1985; ORD 3494, 03/27/1986; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4139, 02/08/2001; ORD 4224, 09/19/2002; ORD 4389, 05/18/2006; ORD 4708, 06/08/2017]

Effective on: 6/8/2017

60.40.25. Signs Expressly Prohibited.

The following signs are prohibited by this ordinance within City limits.

1. Bench Sign.
2. Billboard.

3. Feather Sign.
4. Flashing Sign.
5. Obstructing Sign.
6. Portable Sign except where allowed as a temporary sign in Section 60.40.45. of this Code.
7. Portable Electronic Message Center Sign.
8. Roof Sign except on single story buildings where a sloped roof is a predominant architectural feature of the building and the Planning Director determines that signs placed on wall(s) of the same building cannot be seen from the nearest abutting street. In these cases, the top of the sign shall not be placed higher than one foot below the roof parapet wall.
9. Rotating or Revolving Sign.
10. Trailer Sign including any sign attached to or placed on a trailer that is parked on public or private property.
11. Video Sign.
12. Other Prohibitions. In addition to 1 through 11 above, the following are prohibited:
 - A. Signs in vision clearance areas as established in Chapter 2 of the City Engineering and Design Manual. [ORD 4697; December 2016]
 - B. Pennants, streamers, festoon lights and other similar devices with parts that are moved by the wind.
 - C. Signs attached to any tree or public utility pole, other than signs identified as exempt in Section 60.40.10.
 - D. Signs using bare-bulb illumination or lighted so that the immediate source of illumination is visible. This is not intended to prohibit the use of neon as a source of illumination.
 - E. Signs using flame as a source of light.
 - F. Any sign which purports to be or is an imitation of or resembles an official traffic sign or signal.
 - G. Any sign which by reason of its size, location, movement, content, coloring or manner of illumination may be confused with or construed as a traffic control device, or which blocks visibility of any traffic sign or signal.
 - H. Signs designed or used for the purpose of emitting sound or dispersing smells.
 - I. Inflatable signs, balloons greater than eight cubic feet, or similar devices.

[ORD 4708; June 2017]

[ORD 3227, 12/10/1981; ORD 3726, 05/27/1990; ORD 4224, 09/19/2002; ORD 4697, 12/02/2016; ORD 4708, 06/08/2017]

Effective on: 6/8/2017

60.40.30. General Size and Location Provisions.

1. Size. The size of a sign shall be the entire area within any type of perimeter or border which encloses the outer limits of any writing, representation, emblem, figure, or character. The area of the sign having no such perimeter or border shall be computed by enclosing the entire area with a parallelogram or a triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram or a triangle. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign. Conforming and/or nonconforming

signs in existence at the time of the enactment of this ordinance shall be counted in establishing the permitted area or size of all new signs to be allowed on the property.

2. Height of Sign. The height of a sign shall be measured from the finished ground level, excluding mounds, berms, etc., to the top of the sign or the highest portion of the sign structure or frame, whichever is greater.
3. Finish Ground Level (Grade). The average elevation of the ground adjoining the structure of building upon which the sign is erected.
4. Location. Sign location shall comply with Section 60.55.35.3. (Intersection Standards) of this Code and shall be accurately represented on sign permit applications. [ORD 3374; July 1984] [ORD 4139; February 2001] [ORD 4697; December 2016] [ORD 4708; June 2017]
5. Unless otherwise allowed by a specific Code provision, signs shall not be located within the public right-of-way. [ORD 4708; June 2017]

[ORD 3227, 12/10/1981; ORD 3374, 07/12/1984; ORD 3494, 03/27/1986; ORD 4139, 02/08/2001; ORD 4224, 09/19/2002; ORD 4697, 12/02/2016; ORD 4708, 06/08/2017]

Effective on: 6/8/2017

60.40.35. Signs in Commercial, Industrial, and Multiple Use Zones.

In all commercial, industrial zones, and multiple use zones, as defined in Sections 20.10, 20.15, and 20.20, the following regulations apply: [ORD 4111; July 2000] [ORD 4708; June 2017]

1. Wall Sign. [ORD 4139; February 2001] Wall signs, as defined in CHAPTER 90, shall be allowed for each business and shall be subject to the following regulations:
 - A. Wall Sign Area Calculation Method. The total signage area allowed for exterior building walls shall be determined by measuring the exterior wall length and the exterior wall height of the Primary Building Wall. Wall length is then multiplied by wall height, where for calculation purposes height may not exceed 25 feet, and the product is then multiplied by twenty percent (20%). The resulting product represents the cumulative maximum face area allowed for all signs on the subject building. The maximum face area of any one wall sign is 120 square feet. [ORD 4708; June 2017]
 - B. Wall Sign Area Allocation to Primary and Other Building Walls. The total amount of face area allowed for wall signs under section 1.A., above, may be allocated to building walls other than the Primary Building Wall at any percentage amount, provided the sum total for allocation purposes is equal or less than the total maximum face area as determined for the Primary Building Wall. For example, sign area may be allocated to an amount of ten percent (10%) of two building faces or five percent (5%) of four building faces. For buildings that have multiple tenants, the general allowance of 20% may be divided among the lessees in proportion to their lease frontages, or in another manner approved by the building owner in the case of a master sign program. [ORD 3374; July 1984] [ORD 3494; March 1986] [ORD 4584; June 2012] [ORD 4708; June 2017]
 - C. Wall Sign Location. One hundred percent (100%) of the allowed wall sign area may be located on any portion of the exterior wall that is up to twenty-five (25) feet above finished grade and in no case may any portion of a wall sign be higher than one (1) foot below the top of the exterior wall to which it is attached. For exterior walls that are in excess of twenty-five (25) feet in height, twenty-five percent (25%) of the total allowed wall sign area may be located

above the twenty-five (25) foot height and in no case may any portion of a wall sign be higher than one (1) foot below the top of the exterior wall to which it is attached. [ORD 4708; June 2017]

- D. Maximum Wall Sign Projection. The exposed face of the sign shall be in a plane approximately parallel to the face of said exterior wall and not projecting more than sixteen (16) inches from the wall. This distance is inclusive of the electrical raceway component if proposed. This provision does not apply to Projecting Signs, Blade Signs, Awning Signs and Canopy Signs. [ORD 4708; June 2017]
 - E. Master Sign Program. For developments containing one or more businesses, a master sign program may be proposed by the property owner. Master sign programs shall contain the proposed colors, lettering styles, sizes and the location of wall and freestanding signs for tenants in the development. The general allowance of twenty percent (20%) of exterior wall area for wall signs will be used with the allowable square footage divided among lessees. It shall be the responsibility of the property owner to administer and control any aspect of a master sign program that is more restrictive than the City's sign regulations. Individual business signs which are part of a master sign program are subject to the permit application process.
2. Awning Sign. Signs may be placed on or incorporated into awnings and canopies that are part of the building architecture. Signs placed on awnings and canopies are inclusive of the total wall sign area calculation and limited to 25 feet in height as measured from the ground. All signs attached to awnings and canopies must conform to the latest edition of the International Building Code in meeting wind and deadload requirements and must be adequately maintained to prevent deterioration which could be a hazard to pedestrian traffic beneath the sign. Awning signs shall have an underneath clearance of eight (8) feet. [ORD 3374; July 1984] [ORD 4058, September 1999] [ORD 4107; May 2000] [ORD 4365; October 2005] [ORD 4708; June 2017]
3. Projecting Sign (Perpendicular to Building Wall). Buildings within the Commercial, Industrial, and Multiple Use zoning districts may have one projecting sign in-lieu of a freestanding sign. Projecting signs may project over private property, a public right-of-way, or both and shall be subject to the following:
- A. Projecting signs may project no more than eight (8) feet or two-thirds (2/3) of the width of the sidewalk or to within two (2) feet of the curb, whichever is less.
 - B. Projecting signs shall have a minimum clearance of eight (8) feet above the ground or sidewalk.
 - C. The maximum size of a projecting sign is 32 square feet per sign face. The total amount of projecting sign area shall not exceed 64 square feet.
 - D. Projecting signs shall not utilize guy wires for structural support. Bracket or arm supports shall be utilized so that the sign is positioned at least two inches away from the nearest wall.
- [ORD 4708; June 2017]
4. Blade Sign - Projecting. Buildings within the Commercial, Industrial, and Multiple Use zoning districts may attach blade signs perpendicular to building walls or to awnings. Blade signs are inclusive of the total wall sign area calculation and may project over private property, a public right-of-way, or both and shall be subject to the following:
- A. Blade signs may project from the building elevation no more than five (5) feet or to within two (2) feet of a street curb, whichever is less.
 - B. Blade signs shall have a minimum clearance of eight (8) feet and a maximum clearance of twenty-five (25) feet above the ground or sidewalk.

- C. The maximum size of a blade sign is nine (9) square feet.
- D. Multiple blade signs per building are allowed and shall be limited to one (1) blade sign per tenant owned or leased space within the building and shall be separated by a minimum distance of ten (10) feet.
- E. Blade signs shall not be internally illuminated.
- F. Blade signs shall not utilize guy wires or cable lines for structural support. Bracket or arm supports shall be utilized so that the sign is positioned at least two inches away from the nearest wall.

[ORD 4708; June 2017]

- 5. Freestanding Sign. Except as provided in Section 60.40.35(5)(l), one Freestanding sign shall be allowed per legal lot of record. Contiguous legal lots of record under one ownership shall be considered one lot for the purposes of calculating the number of freestanding signs allowed. [ORD 3494; March 1986] [ORD 4058, September 1999] [ORD 4584; June 2012] [ORD 4708; June 2017]

| Table 60.40.35.A Commercial and Industrial Zoning Districts [ORD 4584; June 2012] [ORD 4697; December 2016] [ORD 4708; June 2017] | | | | | | | |
|--|----|-----------------|----|-----|-----|-------|----|
| | NS | CS and CM-CS | CC | GC | IND | OI-NC | OI |
| A. Number* | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| B. Size (Maximum sq. ft. for all faces combined) | 64 | 64 | 64 | 64 | 64 | 64 | 64 |
| C. Size (Maximum for any one face) | 32 | 32 | 32 | 32 | 32 | 32 | 32 |
| D. Height Maximum | 8' | 15' | 8' | 15' | 8' | 8' | 8' |
| * Additional freestanding signs are possible based on lineal street frontage length. | | | | | | | |

| Table 60.40.35.B Multiple Use Zoning Districts [ORD 4058, September 1999] [ORD 4107; May 2000] [ORD 4265; October 2003] [ORD 4584; June 2012] [ORD 4708; June 2017] [ORD 4799; January 2021] | |
|---|---|
| | RC-BC, RC-MU, RC- DT, RC-OT, RC-E, OI-WS, C-WS, TC-MU, TC-HDR, CM-HDR , SC-MU, SC-HDR, SC-S, SC-E1,2,3 |
| E. Number* | 1 |
| F. Size (Maximum sq. ft. for all faces combined) | 64 |
| G. Size (Maximum for any one face) | 32 |
| H. Height Maximum | 15' |
| * Additional freestanding signs are possible based on lineal street frontage length. | |

- I. Number of Allowed Freestanding Signs based on Street Frontage Length.
 - 1. When the lineal frontage exceeds 300 feet, an additional freestanding sign shall be permitted for each 300 feet of lineal property frontage. In applying this standard, each freestanding sign must be at least 200 feet from any other freestanding sign on the same site along the lineal property frontage.

- a. Where lineal property frontage distance would allow four (4) or more signs (1200 lineal feet of property frontage), two (2) of the freestanding signs may be replaced with one (1) double face sign sixty-four (64) square feet per face and not more than twenty (20) feet in height. [ORD 3494; March 1986]
 - b. In the instance where multiple freestanding signs are allowed, projecting signs may be substituted for freestanding signs. If a freestanding sign and projecting sign are located on the same site, the separation standard of 300 feet only applies to freestanding signs.
2. In the case of a through lot which has a distance of 200 feet or greater at its shortest measurement point between the streets, and the frontages are on streets which have a collector or higher status, a freestanding sign may be placed on each street frontage, so long as all freestanding signs on the lot are a minimum of 200 feet apart. [ORD 3494; March 1986]
 3. Signs associated with drive-through window operation are not subject to location and spacing standards applied to freestanding signs.

[ORD 4708; June 2017]

- J. **Combined Freestanding Signs for Separate Properties.** Two or more owners of adjacent separate properties zoned commercial or multiple use may combine their respective street or highway frontages and erect one (1) freestanding sign with combined square footage per face, but not to exceed the height limitation for the zone, or twenty (20) feet and not to exceed 64 square feet for a double-faced sign if the combined frontage exceeds 1200 feet. In applying this option, no other freestanding signs shall be permitted on the premises and agreement between property owners for this purpose shall be recorded for posterity.

[ORD 4708; June 2017]

6. **Downtown Regional Center Design and Material Standards** In addition to the standards for sign number, size, height and placement identified in this section, signs located in Regional Center - Beaverton Central (RC-BC), Regional Center - Mixed Use (RC-MU), Regional Center - Downtown Transition (RC-DT), and Regional Center - Old Town (RC-OT) zones are subject to the following design and materials standards: [ORD 4799; January 2021]
 - A. **Freestanding Signs Utilizing a Pole.** All freestanding signs that are supported by pole(s) shall employ use of durable materials, including but not limited to, rock, brick, stone, tiles or combination thereof at the base of the pole for a minimum height of three feet and a minimum diameter of two feet. Similarly, all monument style freestanding signs with a single base for support shall apply the same material elements. If concrete is used as a base material, the exterior shall be architecturally treated to include scoring or texture.
 - B. **Projecting Signs, including Blade Signs.** Projecting signs shall employ use of durable materials, including but not limited to, wrought iron and steel for support where attached to the wall of a building. Use of guy wires for sign support is prohibited.

[ORD 4708; June 2017]

7. **Signs at Entrances to Industrial Parks in Industrial Zones.** Platted industrial land divisions may have a maximum of four (4) double-faced freestanding signs, at a maximum height of eight (8) feet, placed at primary vehicle entrances, at one per entrance, for the purpose of identifying the subdivision industrial parks. The sign face shall not exceed thirty-two (32) square feet. A sign shall be located at least 100 feet from any other permitted freestanding sign on the same lot. No sign may be located

in a public right-of-way or in a vision clearance area specified in Chapter 2 of the City Engineering Design Manual. [ORD 3494; March 1986] [ORD 4708; June 2017]

[ORD 3227, 12/10/1981; ORD 3374, 07/12/1984; ORD 3494, 03/27/1986; ORD 4058, 09/16/1999; ORD 4075, 12/09/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4139, 02/08/2001; ORD 4224, 09/19/2002; ORD 4332, 01/01/2005; ORD 4365, 10/20/2005; ORD 4584, 06/01/2012; ORD 4697, 12/02/2016; ORD 4708, 06/08/2017; ORD 4799, 01/08/2021]

Effective on: 1/8/2021

60.40.40. Residential Zones (MR, RMA, RMB, RMC, CM-MR, CM-RM).

In residential zones as identified in 20.05, the following signs are allowed:

1. General Provisions.

- A. Authorized Non-residential uses. One (1) indirectly lighted sign not to exceed thirty-two (32) square feet in area per face shall be permitted for an authorized or conditional non-residential use not in conjunction with a home occupation. The one (1) sign may be a freestanding sign or a wall sign. If the sign is to be freestanding, the maximum height of the sign shall not exceed eight (8) feet. [ORD 3374; July 1984] [ORD 3494; March 1986] [ORD 4708; June 2017]
- B. Signs at Entrances to Land Divisions and Multi-Dwelling Uses. One (1) single or double faced indirectly lighted sign not to exceed thirty-two (32) square feet per face shall be allowed at primary vehicle entrances of land division or multi-dwelling development. If the sign is to be freestanding, the maximum height of the sign shall not exceed eight (8) feet. [ORD 3374; July 1984] [ORD 3494; March 1986] [ORD 4708; June 2017] [ORD 4822; June 2022]
- C. On sites in CM-RM with a small-scale commercial use approved consistent with Section 20.22.35:
 1. Each site that contains a small-scale commercial use shall have a maximum of 200 square feet of signage per site. Allowed sign types shall be awning, blade, free-standing, name-plate, projecting, wall, and window.
 2. Sites that are required to provide directional signage to the small-scale commercial use because the small-scale commercial use is not directly visible from the public right of way shall have an additional 100 square feet of signage per site.
 3. Wall signs: No individual wall sign shall exceed 120 square feet. The exposed face of the sign shall be in a plane approximately parallel to the face of said exterior wall and not projecting more than 16 inches from the wall. This distance is inclusive of the electrical raceway component if proposed.
 4. Awning signs: Awning signs shall comply with the requirements of Section 60.40.35.2.
 5. Projecting signs: Projecting signs shall comply with the size, clearance, and structural support standards of Section 60.40.35.3.
 6. Blade signs: Buildings with small-scale commercial uses may attach blade signs perpendicular to building walls or to awnings.
 - a. Blade signs may project from the building elevation no more than 5 feet or to within 2 feet of a street curb, whichever is less.
 - b. Blade signs shall have a minimum clearance of 8 feet and a maximum clearance of 25 feet above the ground or sidewalk.
 - c. The maximum size of a blade sign is 9 square feet.

- d. Multiple blade signs per building are allowed and shall be limited to 1 blade sign per small-scale commercial use.
 - e. Blade signs shall not be internally illuminated.
 - f. Blade signs shall not utilize guy wires or cable lines for structural support. Bracket or arm supports shall be utilized so that the sign is positioned at least two inches away from the nearest wall.
7. Free-standing signs: Each site, regardless of the length of street frontage, shall be limited to one free-standing sign with a maximum of 48 square feet for all sign faces combined and a maximum of 24 square feet for any one individual face. The maximum height of a free-standing sign is 8 feet. Free-standing sign square footage shall count toward the maximum signage square footage allowed on the site.
 8. Signs on the site may only be indirectly illuminated and shall not be illuminated outside business hours and in no case between 10 p.m. and 7 a.m., unless different hours are approved by a decision-making body considering an application related to hours of operation.

[ORD 4708; June 2017]

[ORD 3227, 12/10/1981; ORD 3374, 07/12/1984; ORD 3494, 03/27/1986; ORD 3726, 05/27/1990; ORD 4071, 11/25/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4224, 09/19/2002; ORD 4708, 06/08/2017; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

60.40.45. Temporary Signs.

[ORD 4708; June 2017]

Temporary signs may be erected and maintained in the City only in compliance with the regulations in this Code, and with the following specific provisions:

1. The following provisions apply to all temporary signs in all zones:
 - A. Temporary signs shall not be illuminated.
 - B. Temporary signs shall be constructed in a manner that prevents the sign from being blown from its location and allows for the easy removal of the sign.
 - C. Temporary signs shall not be attached to trees, shrubbery, utility poles or traffic control signs or devices.
 - D. Temporary signs shall not be erected or maintained in a way which, by reason of their size, location or construction constitutes a hazard to the public.
 - E. Temporary signs shall be located outside of the vision clearance area specified in Chapter 2 of the City Engineering Design Manual.
 - F. Conditions of Temporary Use or Special Event approval shall govern the placement, type and duration of all temporary signs consistent with the approved signage plan.
 - G. During a period not to exceed sixty (60) days prior to any special, primary or general election, any number of lawful, indirectly lighted temporary signs not exceeding six (6) feet in height may be erected in all zones; provided, however, that,
 1. No signs shall be erected on public property or in the public right-of-way, and
 2. All signs erected pursuant to this subsection shall be removed no later than five (5) days following the election.

2. **Temporary Signs in Residential zones (Private Property).** In all Residential zoning districts, temporary signs are allowed under the following circumstances:
- A. If Property is for Sale or Rent. When properties or dwellings are for sale or rent, the owner or the owner's authorized representative may erect the following signs:
 - 1. Two (2) double-faced signs on the lot, not to exceed four (4) square feet per face.
 - 2. Four (4) off-premise portable signs no greater than four (4) square feet per face that comply with placement standards of Section 60.40.45.4 if placed in public right-of-way and with property owner consent if placed on private property. These signs must be removed within 24 hours of placement.
 - B. If Property has received Land Use approval for New Residential Subdivision. While property is under construction and has been approved for a land division that creates more than three (3) contiguous lots, the owner or the owner's authorized representative may erect the following signs:
 - 1. One (1) double-faced sign of thirty-two (32) square feet per face, or two (2) thirty-two (32) square foot single-faced signs placed at the primary vehicle entrance to the new residential subdivision. The sign(s) shall be removed at the end of the two (2) years or when ninety percent (90%) of the subdivision lots contain a completed structure, whichever occurs first. These signs may be externally illuminated.
 - C. If Property has received Land Use approval for New Multi-Dwelling Development or Non-Residential Use. While property is pending site development or under construction for a new multi-dwelling residential building or a non-residential use, the owner or the owner's authorized representative may erect the following signs: [ORD 4822; June 2022]
 - 1. One (1) double faced wall or freestanding sign of thirty-two (32) square feet per face, or two (2) thirty-two (32) square foot single-faced signs. Such signs may not be placed earlier than the first issuance of a certificate of occupancy for a residential structure. The sign(s) shall be removed no later than thirty (30) days after the issuance of the final certificate of occupancy for a residential structure, or one (1) year from the first issuance, whichever comes first. These signs may be externally illuminated.
 - 2. One (1) banner per building no more than thirty-two (32) square feet per face, from the date of issuing building permits to four (4) weeks after issuing a Certificate of Occupancy. Banners shall be affixed to exterior wall(s) of the building(s) so as to lie flat.
 - D. If Property Contains Athletic Field Maintained by a Public or Private School or Public Park Agency. Temporary banners or temporary rigid signs located on a fence and oriented to face athletic fields and not adjoining streets are allowed in any zone. Each sign shall be no more than thirty-two (32) square feet in area. There shall be no more than thirty-two (32) square feet of area for any eight (8) linear feet of fence. The maximum height shall not exceed eight (8) feet above grade.
 - E. If an approved small-scale commercial use exists on a site in CM-RM. A maximum of two Temporary Portable Signs in Public Right-of-Way, but not more than one per small-scale commercial use on the site. Each Portable Sign shall meet the standards of Section 60.40.45.4.
3. **Temporary Signs in Commercial, Industrial or Multiple Use zones (Private Property).** In any Commercial, Industrial or Multiple Use zoning district, the following temporary signs are allowed under the following circumstances:
- A. If Property Is for Sale or Rent. When properties or buildings are for sale or rent, the owner or the owner's authorized representative may erect the following signs:

1. One (1) double-faced wall or freestanding sign of thirty-two (32) square feet per face, or two (2) thirty-two (32) square foot single-faced signs. The sign(s) shall be removed no later than thirty (30) days after sale, lease or occupancy of the property, or one (1) year from the first occupancy, whichever comes first. These signs shall not exceed eight (8) feet in height. For properties that have more than 300 feet of frontage along a street, an additional sign, subject to the same size and height limits, may be placed on site for the same period.
- B. If a New Business occupies a Building or when a Building Permit has been issued by the City for Tenant Improvements. While improvements to a building are under construction, the building owner or authorized representative may erect:
 1. One (1) banner per business, either from the date of issuing building permits to four (4) weeks after issuing a Certificate of Occupancy; or, if no building permit is issued, four (4) weeks from occupancy of the new business. Banners shall not exceed thirty-two (32) square feet in size and shall be affixed to exterior wall(s) of the building(s) so as to lie flat.
- C. If Property has received Land Use approval for New Development or Redevelopment. While property is pending site development or under construction, the owner or the owner's authorized representative may erect the following signs:
 1. One (1) double-faced wall or freestanding sign of thirty-two (32) square feet per face, or two (2) thirty-two (32) square foot, single-faced signs. The sign(s) shall be removed no later than thirty (30) days after the issuance of the final certificate of occupancy. These signs may be externally illuminated.
 2. In addition to the above, the Planning Director may authorize additional temporary signs as determined necessary for traffic control and safety when approved through a Temporary Use permit.
4. **Temporary Portable Signs in Public Right-of-Way.** Signs on the ground within the public right-of-way, shall be permitted in accordance with the following standards:
 - A. Placement Standards:
 1. Temporary signs shall be placed in accordance with the Portable Sign in Right-of-Way Graphic. For signs placed within the right-of-way with an adjacent sidewalk, the sign shall not be placed within six (6) inches of the face of the curb and shall provide a clearance width of at least four (4) feet on the sidewalk to ensure safe pedestrian passage. For signs placed in the right-of-way without an adjacent sidewalk, the sign shall be located outside of any street pavement and shall not be located closer than four (4) feet from the travel lane, turning lane, shoulder, parking lane or bicycle lane.
 2. Temporary signs shall not be placed in parking spaces, pedestrian pathways, bicycle paths, street corners, transit stop areas, ADA accessible curb ramps, ADA accessible parking spaces, at building exits or fire escapes, or any portion of the street (automobile and bicycle travel lanes, shoulder, medians, traffic islands, and parking areas). Temporary signs also shall not be placed in a way that impedes or hinders the vision of drivers or bicyclists. Any temporary sign shall be located entirely outside of the area of a right-of-way corner that is between the curb and the lines created by extending the property line to the curb face. Signs placed within the right-of-way shall not obstruct traffic control signs or devices.

3. In addition to the above, temporary portable signs shall be placed within twenty (20) feet of an overhead existing light source that provides at least one foot-candle of illumination at the location where sign(s) are placed.
- B. Number of Portable Signs allowed in Public Right of-way:
1. In all Residential zones, temporary signs require a Special Event or Temporary Use approval, except for Portable Signs in CM-RM allowed on a site in association with a small-scale commercial use. Portable off-site signs placed when properties are for sale are limited to the number and duration stated in Section 60.40.45. of this Code.
 2. In all Commercial, Industrial and Multiple Use zones except for RC-OT, RC-BC, RC-MU, RC-DT, and RC-E, only one (1) temporary portable sign is allowed for every one hundred (100) linear feet of property frontage along a street. [ORD 4799; January 2021]
 3. In all Downtown Regional Center zones, including RC-OT, RC-BC, RC-MU, RC-DT, and RC-E, the number of signs on the ground within the right-of-way is limited to the number of operating and accessible public entrances that face the right-of-way where the sign is located. Multiple doors at one (1) entrance are allowed one (1) sign. Multiple individuals or entities which share the same public entrance are allowed one (1) sign. [ORD 4799; January 2021]
- C. Material, Design and Size Standards:
1. The sign shall be a T-frame or A-frame structure that is composed of wood, plastic or metal.
 2. The sign width shall not exceed twenty-eight (28) inches.
 3. The sign depth shall not exceed two (2) feet.
 4. The sign height shall not exceed three (3) feet.
 5. The display area shall not exceed twelve (12) square feet, and the sign face shall not exceed six (6) square feet.
- D. Duration of Placement in Public Right-of-way.
1. Except for Portable Signs in CM-RM allowed on a site in association with a small-scale commercial use, Portable signs in residential zones may be displayed on Saturday and Sundays, between the hours of 8:00 a.m. and 5:00 p.m. and from 6:00 a.m. to 1:00 p.m. on Tuesdays. Portable signs shall be removed at the end of each day. Portable Signs in CM-RM allowed on a site in association with a small-scale commercial use may be displayed during the hours of operation of the small-scale commercial use but in no case between the hours of 10 p.m. and 7 a.m.
 2. Portable signs in non-residential zones may be displayed all days of the week within the right-of-way between the hours of six 6:00 a.m. and 12:00 a.m., and shall be removed at the end of each day.
- E. Temporary banners which extend over a roadway or are attached to utility or streetlight poles shall be permitted in the right-of-way upon issuance of a Special Event permit under the Municipal Code.

[ORD 4708, 06/08/2017; ORD 4799, 01/08/2021; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

60.40.50. Electronic Message Centers (EMCs).

[ORD 4708; June 2017]

Electronic Message Centers may be erected and maintained only in compliance with the regulations in this Code.

1. The following provisions shall apply to all Electronic Message Centers where allowed:
 - A. EMCs shall only be placed along streets that are classified as Arterials according to the Functional Classification Plan of the Beaverton Comprehensive Plan (Figure 6.4, Chapter 6).
 - B. EMCs are allowed only as a component to freestanding signs and shall not exceed fifty percent (50%) of the maximum sign face area for any one (1) sign as identified by the numeric standard of the zone.
 - C. EMCs shall remain in a static display where the frame effect does not appear to flash, dissolve, fade, scroll, travel, contain animation, portray blinking or chasing lights, or otherwise create continuously changing images. The rate of change from one (1) frame to another, shall be no more frequent than every eight (8) seconds and the actual frame change shall be accomplished in a transition period of two (2) seconds or less. Terms applied in this regulation are further defined in Electronic Message Center Technical Definitions, [CHAPTER 90](#).
 - D. EMCs shall not operate at illumination levels of more than 0.3-foot candles above ambient light, as measured using a foot-candle meter at a pre-set distance. The pre-set distances to measure the foot-candles are calculated using the following table:

| Table 60.40.50 Sign Area Versus Measurement Distance | |
|--|----------|
| Area of Sign | Distance |
| Less than or equal to 10 square feet | 32 feet |
| 11 to 15 square feet | 39 feet |
| 16 to 20 square feet | 45 feet |
| 21 to 25 square feet | 50 feet |
| 26 to 30 square feet | 55 feet |
| Greater than 30 square feet | 60 feet |

All measurements shall be taken facing the sign structure with the light meter pointed at the sign. The measurement distance can be rounded to the nearest whole number.

- E. All permitted EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and shall be either programmed to automatically dim according to ambient light conditions, or manually adjusted to comply with subsection (D) above.
 - F. Applications for EMCs shall include a statement by a licensed engineer certifying that the lighting will comply with the lighting standards of this Code. Along any property line where the abutting use is residential, the maximum permitted illumination from EMC is 0.5 foot-candles, or 0.3 foot-candles above ambient light as measured pursuant to the table in (D) of this section, whichever is less.
2. Allowed Locations for EMCs. EMCs are allowed in all Commercial, Industrial, Residential and Multiple Use zones under the following circumstances and standards:

- A. In residential zones (MR, RMA, RMB, RMC, CM-RM, CM-MR) EMCs must comply with the following standards: [ORD 4822; June 2022]
1. The property where the EMC is located must be at least ten (10) acres in size and developed for a non-residential use. This standard applies to the combined area of multiple abutting properties under the same ownership and for the same use if the combined area is at least ten (10) acres in size.
 2. No more than one EMC is allowed per property as a component of a freestanding sign, subject to the sign height and size standards of the zone for freestanding signs.
 3. The EMC sign shall be located at a minimum distance of sixty (60) feet from any abutting property line where the abutting use is residential.
 4. EMC signs are prohibited on sites with small-scale commercial uses in CM-RM.
- B. In commercial and industrial zones (NS, CS, CM-CS, GC, CC, OI, OI-NC and IND) EMCs must comply with the following standards:
1. The property where the EMC is located must be at least three (3) acres in size and developed for a non-residential use. This standard applies to the combined area of multiple abutting or adjacent properties under the same ownership.
 2. No more than one (1) EMC is allowed as a component of a freestanding sign, subject to the sign height and size standards of the zone.
 3. EMCs shall not be allowed as a component of a nonconforming sign unless the sign is brought into compliance with the standards of this Code.
- C. In multiple use zones (SC-S, SC-HDR, SC-E, SC-MU, TC-HDR, TC-MU, CM-HDR, RC-OT, RC-E, RC-BC, RC-MU, RC-DT, C-WS and OI-WS) EMCs must comply with the following standards: [ORD 4799; January 2021]
1. The property where the EMC is located must be at least three (3) acres in size and developed for a non-residential use. This standard applies to the combined area of multiple abutting or adjacent properties under the same ownership.
 2. No more than one EMC is allowed as a component of a freestanding sign, subject to the sign height and size standards of the zone.
 3. EMCs shall not be allowed as a component of a nonconforming sign unless the sign is brought into compliance with the standards of this Code.

[ORD 4708, 06/08/2017; ORD 4799, 01/08/2021; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

60.40.55. Nonconforming and Illegal Signs.

[ORD 4708; June 2017]

1. The City may require, as a condition of a sign permit or as a condition of any development approval on property that is the site of a preexisting nonconforming sign, that the nonconforming sign(s) be removed, reconstructed, or replaced.
2. Any sign installed or placed in the public right-of-way or on City-owned real property, except in conformance with the requirements of this Code, is hereby declared to be a public nuisance and may be removed by the Director as follows:
 - A. Immediate confiscation without prior notice to the owner of the sign.

- B. The city shall store any sign that has been confiscated for a period of thirty (30) calendar days from the time the person responsible for the sign is notified as provided in subsection C below.
- C. If a sign includes the telephone number or address of the sign owner of the sign or of the person or business that is the subject of the sign text, the City shall contact the person or business by telephone or by mail and advise that the City believes that:
 - 1. The sign was found in the public right-of-way or City-owned property;
 - 2. No permit was issued for the placement of the sign, and the sign is not lawfully permitted to be in such location;
 - 3. The communication shall advise the person or business that the City has confiscated the sign and will destroy the sign after thirty (30) calendar days from the date of notification, unless the sign is claimed and any citation fees are paid in full.

If the telephone number and mailing address of the sign owner or other appropriate party for notification are unknown, the City shall retain the sign for a period of fourteen (14) calendar days to permit the sign owner or appropriate party to notice that the sign has been removed and attempt to recover the sign from the City.

[ORD 3227, 12/10/1981; ORD 3374, 07/12/1984; ORD 3494, 03/27/1986; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4332, 01/01/2005; ORD 4708, 06/08/2017]

Effective on: 6/8/2017

60.45. [REPEALED]

[ORD 3619, 09/01/1988; ORD 4224, 09/19/2002; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

60.50. Special Use Regulations

[ORD 4224, 09/19/2002]

Commentary:

Proposed revisions to the Accessory Dwelling Unit section would add a reference to floor area ratio requirements in Section 20.22, which has the Cooper Mountain zoning district and site development rules.

60.50.03. Accessory Dwelling Unit.

[ORD 4048; July 1999]

1. **Purpose.** Accessory dwelling units are intended to increase the City's housing stock while minimizing neighborhood impacts, respecting the scale and design of detached dwelling residential neighborhoods, and maintaining their character. At the same time, accessory dwelling units are not intended to apply toward any minimum density requirements in other sections of this Code. [ORD 4224; August 2002]
2. **Requirements.** The following requirements are specific to the construction of an accessory dwelling unit and are intended to ensure that the accessory dwelling units are subordinate to the primary residence. Development standards of the underlying zone and the requirements in Section 40.05

Accessory Dwelling Unit apply, except as provided below. [ORD 4782; April 2020] [ORD 4822; June 2022]

- A. An accessory dwelling unit is permitted only in conjunction with a single-detached dwelling. [ORD 4822; June 2022]
- B. An accessory dwelling unit may be created in the following manner:
 - 1. Conversion of existing living area, attic, basement or garage; [ORD 4782; April 2020]
 - 2. Adding floor area to the primary structure or to an accessory structure, subject to the limitations of the zoning district in which it is located; [ORD 4822; June 2022]
 - 3. Constructing a new detached dwelling or placing a manufactured home on the lot (in either case, the accessory dwelling unit can be internal or detached). [ORD 4822; June 2022]
- C. Size [ORD 4782; April 2020]
 - 1. Accessory dwelling units shall not exceed 800 square feet in floor area, except as provided in subsection 2. [ORD 4822; June 2022]
 - 2. Accessory dwelling units that result from the conversion of a level or floor (e.g. basement, attic, or second story) of the primary dwelling are not subject to the size limitations in Section 60.50.03.2.C.1 and may occupy the entire level or floor, provided no new square footage is added through a contemporaneous home renovation. [ORD 4822; June 2022]
 - 3. The floor area measurements are based on what the square footage of the primary dwelling and accessory dwelling unit will be after the accessory dwelling unit is created from the primary dwelling.
 - 4. Accessory dwelling units added to an existing single-detached dwelling as of June 30, 2022, are excluded from the maximum FAR limitations of Section [20.05.15.H](#) and [20.22.15.J](#). [ORD 4822; June 2022]
- D. Entrance. [ORD 4822; June 2022]
 - 1. An accessory dwelling unit created by adding floor area to an accessory structure shall have a separate exterior entrance.
- E. Location.
 - 1. Accessory dwelling units shall be attached by the floor, ceiling, wall, or portion thereof to the primary unit or shall be separated by 6 feet from the primary unit and other structures on-site. [ORD 4822; June 2022]
 - 2. Notwithstanding the setback standards of the underlying zone, if an accessory dwelling unit is limited to one story, with a maximum height of 15 feet measured from the finished grade, it may be located 5 feet from the rear property line. [ORD 4822; June 2022]
 - 3. Accessory dwelling units shall not be located over any easement. [ORD 4782; April 2020] [ORD 4822; June 2022]
 - 4. Accessory dwelling units shall be built in accordance with state and local codes.
[ORD 4224; August 2002]

[ORD 4048, 07/08/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4224, 09/19/2002; ORD 4782, 04/17/2020; ORD 4822, 06/30/2022; ORD 4844, 08/18/2023]

Effective on: 8/18/2023

60.50.05. Residential Accessory Structures. (Other than Accessory Dwelling Units)

[ORD 4048; July 1999]

1. Structures incidental and subordinate to the uses Permitted in RMA, RMB, ~~and-RMC,~~ and CM-RM zones as well as single-detached dwellings Permitted in all other zones, are allowed as accessory structures subject to the provisions of this section. [ORD 4462; January 2008] [ORD 4474; March 2008] [ORD 4498; January 2009]
2. All accessory structures must comply with the following provisions:
 - A. Size. For lots ten thousand (10,000) square feet or less, the combined footprint of all accessory structures may not exceed five hundred (500) square feet. For lots greater than ten thousand (10,000) square feet, the combined footprint may not exceed seven hundred (700) square feet. Community buildings associated with cottage cluster developments, trellises, and structures less than 30 inches in height are exempt from these size limitations; [ORD 4474; March 2008] [ORD 4822; June 2022]
 - B. Height. Accessory structures shall not exceed one story and shall be no greater than fifteen (15) feet in height. Community buildings associated with cottage cluster developments are exempt from this height limitation, and are instead subject to height limits in Section 20.05.15.G.; [ORD 4474; March 2008] [ORD 4822; June 2022]
 - C. Location. Accessory structures- shall not be allowed in a required front yard, except a Book Sharing Box and Trellis, which may be placed in the required front yard; [ORD 4822; June 2022]
 - D. Proximity to other structure(s) on the site shall be applicable Building Code standards; [ORD 4224; August 2002] [ORD 4474; March 2008]
 - E. Setbacks. A structure with a height of eight feet or less shall be located no closer than three (3) feet to any lot line, except for trellises which may be located at the lot line. For structures more than eight (8) feet in height and up to fifteen (15) feet in height, the Accessory Structure shall be setback a minimum of five (5) feet from side and rear lot lines. Accessory structures proposed for Permitted single-detached dwellings outside of the RMA, RMB, ~~and-RMC,~~ and CM-RM zones may apply the underlying zone's setback standards if less restrictive. In any case, the accessory structure shall comply with applicable Building Code standards and shall not be built over an easement-; [ORD 4224; August 2002] [ORD 4474; March 2008]
 - F. They shall cause no encroachment upon or interference with the use of any adjoining property or public right-of-way;
 - G. Attached accessory structures. When an accessory structure, other than a Trellis, is attached to the main structure, such accessory structure shall be considered as part of the main structure and no longer an Accessory Structure. Attached means wall-to-wall or any permanent attachment, as determined by the Director; ~~and~~ [ORD 4474; March 2008]
 - H. They shall be built in accordance with the applicable building codes and as determined by the Building Official. [ORD 3293; November 1982] [ORD 4474; March 2008]
- ~~[ORD 4474; March 2008]-~~
3. A conflict of interpretation concerning whether a use or structure is an accessory use or structure shall be resolved in accordance with the provisions of Section 10.20.
 4. A. The City Council may, by resolution, establish a list of uses found not to be accessory to specific Permitted Uses.

- B. Prior to including a use on such list, the City Council shall hold a public hearing and allow interested persons an opportunity to testify on the matter.
- C. The City Council may delegate to the Planning Commission the authority to perform the functions authorized and required by this subsection.

[ORD 4474; March 2008]

[ORD 3162, 04/03/1980; ORD 3293, 11/25/1982; ORD 4048, 07/08/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4111, 07/14/2000; ORD 4224, 09/19/2002; ORD 4462, 01/10/2008; ORD 4474, 03/27/2008; ORD 4498, 01/15/2009; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

Proposed revisions to the Projections into Required Yards and Public Right-of-Way section would add references to Cooper Mountain zone CM-RM.

60.50.15. Projections into Required Yards and Public Right-of-Way.

[ORD 3162; April 1980]

1. The following structures may project into required yards, but may not project into a utility easement without an encroachment permit, as issued by the City Attorney per the consent and approval of the City Engineer. [ORD 4584; June 2012]
 - A. Paved terraces may project into required front, side or rear yards provided that no structures placed thereon shall violate other requirements of this ordinance.
 - B. Unroofed landings and stairs may project into required front and rear yards only.
 - C. Window sills, belt courses, cornices, eaves and similar incidental architectural features may project not more than 2 feet into any required yard if the side setback is 5 feet. If the side setback is less than 5 feet, then architectural features allowed in the side setback shall be determined by the applicable Building Code. [ORD 4822; June 2022]
 - D. Open fire escapes shall not project more than 4 feet, 6 inches into any required yard.
 - E. Chimneys shall not project more than 24" into any required yard.
 - F. Bay windows without a foundation may project into the front and rear yard setback by not more than 2 feet and may not occupy more than 50 percent of any one wall plane of a structure. In no case shall such bay windows be located less than 3 feet from a property line. [ORD 3739; September 1990] [ORD 4397; August 2006] [ORD 4822; June 2022]
 - G. Decks may project into a required rear yard in the RMB, ~~RMC~~, or CM-RM zoning district, provided the deck is no less than 5 feet from the rear property line, and provided the height of the deck is limited to 10 feet, as measured at the top of the railing. [ORD 4822; June 2022]
2. Buildings within the RC-E zone may have the following projections into the public right-of-way; [ORD 3352; January 1984] [ORD 4058, September 1999] [ORD 4584; June 2012] [ORD 4799; January 2021]
 - A. Planters;
 - B. Awnings and Canopies; [ORD 4107; May 2000]

C. Ornamental and architectural features.

The type, size and other features of the projections may be approved by the appropriate decision making authority after receiving a recommendation from the Facilities Review Committee. The decision making authority may also impose reasonable conditions. [ORD 3162; April 1980] [ORD 4224; August 2002]

3. Except as Otherwise Permitted: [ORD 3293]

- A. No person shall obstruct any public right-of-way or any portion thereof or place or cause to be placed therein or thereon anything whatsoever tending to obstruct or interfere with the full and free use of such public right-of-way or in any degree interfere with the normal flow of pedestrian or vehicular traffic.
- B. No person shall erect, construct, build, raise, place or maintain any post, pole, sign, wall, fence, tree, building structure or any other object in or upon any public right-of-way, except trees planted in planter strips.
- C. No person in charge of property shall allow anything prohibited by this section or which otherwise restricts the public use of a sidewalk or parking strip abutting such property to remain there.

[ORD 3162, 04/03/1980; ORD 3293, 11/25/1982; ORD 3352, 01/19/1984; ORD 3739, 09/08/1990; ORD 4058, 09/16/1999; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4224, 09/19/2002; ORD 4397, 08/10/2006; ORD 4584, 06/01/2012; ORD 4799, 01/08/2021; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

This Subsection includes edits that establish requirements for Neighborhood Parks and Community Parks based on THPRD’s 2019 Parks Functional Plan.

This Subsection also establishes the minimum standards for dwellings to be considered visitable in order to qualify for the housing variety visitability option of Section 20.22.40.2.C and Cooper PUD provisions of Section 60.36 for enhanced development flexibility.

60.50.25. Uses Requiring Special Regulation.

In addition to other standards and requirements by this ordinance, all uses included in this section shall comply with the provisions stated herein. Should a conflict arise between the requirements of this section and other requirements of this ordinance, the more restrictive provision shall control. [ORD 4782; April 2020]

- 1. Kennels, Riding Academies and Stables. Kennels, riding academies and stables shall be located not less than 200 feet from any lot line. Applications for such use when required by this ordinance shall include information which describes the applicant's intended actions to ensure that odors, dust, noise, and drainage from the use will not create a nuisance, hazard or health problem to adjoining property uses. [ORD 4584; June 2012]

2. Animal Hospitals. An animal hospital shall not be located within 100 feet of a lot in any Residential district. The applicant shall provide information which describes the measures and controls to be taken that are intended to prevent offensive noise and odor. No incineration of refuse shall be permitted on the premises. [ORD 4332; January 2005]
3. Cemetery, Crematory, Mausoleum, Columbarium. A cemetery, crematory, mausoleum, or columbarium shall be located to have a principal access to site by way of a street with a Collector or higher designation as established by the Comprehensive Plan.
4. Hospitals. In any residentially zoned property such uses shall be located on a street with a Collector or higher designation as established by the Comprehensive Plan. All buildings shall be set back a minimum of 30 feet from a side or rear property line abutting a Residential district. [ORD 3162; April 1980] [ORD 3739; September 1990]
5. Aircraft Landing Facilities. All aircraft landing facilities shall be so designed and so oriented, that the incidence of aircraft passing directly over dwellings during landing or take off is minimized. They shall be located so that traffic, both land and air, shall not severely impact neighboring uses. Applications shall describe the measures taken to prevent noise, vibrations, dust and glare. New aircraft landing facilities shall require a Conditional Use. Prior to obtaining approval for a landing facility, the applicant shall furnish proof of compliance with applicable State and Federal laws and regulations.
6. Natural Resource Extraction.
 - A. Any natural resource extraction operation shall require a Conditional Use. In addition to the information normally required for a Conditional Use application, the following shall also be supplied:
 1. Graphic (and legal) description of the area.
 2. Existing topographic contours (not more than 10 feet contour intervals).
 3. Finished topographic contours when extraction is completed (not more than 10 feet contour intervals).
 4. Existing and proposed buildings and structures on the site.
 5. Principal access points which will be used by truck and equipment, ingress and egress points, internal circulation, and anticipated traffic volume.
 6. Indication of the existing landscape features.
 7. Location and nature of other operations, if any, which are proposed to take place on the site.
 - B. A narrative statement shall also be submitted with the application for a Conditional Use which shall set forth in detail the following information:
 1. Method of drainage.
 2. Method of fencing or barricading the petition area to prevent casual access.
 3. Estimated amount of material to be removed from the site.
 4. Estimated length of time necessary to complete the operation.
 5. Description of operations or processing which will take place on the site during and after the time and material is extracted.
 6. Plan or program of regarding and reshaping the land for future use.
 7. Proposed hours of operation.
 8. Other pertinent information that may pertain to the particular site.
 9. Method to abate overloading of trucks and consequent spillage upon highways.

C. General requirements.

1. Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free; further, where access roads intersect Arterials, suitable traffic controls shall be established.
2. A strip of land at the existing topographic level, and not less than 15 feet in width, shall be retained at the periphery of the site wherever the site abuts a public right-of-way. This periphery strip shall not be altered except for access points.
3. All banks shall be graded to a slope no steeper than two (2) units horizontal to one (1) unit vertical unless a soils report provides sufficient information to satisfy the City Engineer that a steeper slope would have long term stability. No concentrated drainage shall be directed onto any slope greater than 15 percent. Slope banks created at the working surface of the excavation shall be kept safe, but shall only need to conform to the above after work has ceased on that surface for a period of one year.
4.
 - a. No alteration to drainage flow onto, or out of property shall be made except as in accordance with a grading and drainage plan approved by the City Engineer. No water shall be retained on site by a dam rising above the natural contour of the site without a plan approved by the City Engineer.
 - b. No pit shall be excavated to a depth which will intersect an imaginary line, extending from the property line, at an angle of 45 degrees from the horizontal downward into the earth. This condition may be waived by the owner of property abutting said property line or by submittal of a soils report demonstrating, to the satisfaction of the City Engineer, that the surcharge which could be generated by a structure on said adjacent property is fully supported by a lesser requirement.

[ORD 4584; June 2012]

7. Utilities. The erection, construction, alteration, or maintenance by public utility or municipal or other governmental agencies of any electrical, gas, steam or water transmission or distribution systems, collection, communication, supply or disposal system, including poles, towers, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith, but not including buildings, shall be Permitted in any district. [ORD 3293; November 1982] [ORD 4118; September 2000] [ORD 4584; June 2012]
8. Drop Boxes. Recycling receptacles or charity drop boxes shall not be located in any Residential district or in any public right-of-way. Recycling receptacles or charity drop boxes are Permitted in any commercial or industrial zone.
9. Park and Ride Facilities. Approved off-street parking lots connected with a non-residential use may be used jointly as park and ride lots as long as there are no specific conditions placed on the site by the Director, the Planning Commission, or the City Council which would preclude such use. Park and ride lots as principal uses are Permitted in those zones allowing parking structures and surface parking lots. [ORD 3204; February 1981] [ORD 4224; August 2002] [ORD 4844; August 2023]
10. Noise Levels. Noise levels shall meet the standards established by the State of Oregon Department of Environmental Quality. [ORD 3293; November 1982]
11. Air Quality. Air quality shall meet the standards established by the State of Oregon Department of Environmental Quality. [ORD 3293; November 1982]

12. Public Art. Public Art as defined in [CHAPTER 90](#) of the Development Code is permitted in all zoning districts when the following requirements are met, unless separately authorized through an adjustment or variance application, or Engineering Design Exception:
 - A. Does not exceed the maximum building height of the underlying zoning district.
 - B. In the public right-of-way, ADA requirements, and sight clearance requirements are met. [ORD 4782; April 2020]
13. Vehicle Camping. Vehicle camping, including parking spaces, storage and sanitary facilities, shall be located no less than 10 feet from any lot line. Where vehicle camping abuts a residential use, storage and sanitary facilities shall have a minimum setback of 20 feet from the property line that abuts the residential use. Vehicle camping shall not occupy pedestrian walkways, fire lanes or other emergency vehicle access areas, or the Vision Clearance Area, as described in the *Engineering Design Manual*. [ORD 4779; March 2020]
14. Domestic Violence Shelters, Emergency Shelters, or Mass Shelters. If smoking or vaping is allowed outdoors on the property, there shall be a designated smoking or vaping area. If a Domestic Violence Shelter, Emergency Shelter, or Mass Shelter site includes a designated outdoor smoking or vaping area, the smoking or vaping area shall be located at least 20 feet from any lot line that abuts a residential use and any on-site or off-site building air intakes including entrances, exits, windows that open, or ventilation intakes that serve an enclosed area. [ORD 4838; March 2023]
15. Public Parks and Parks Overlay open space in the Cooper Mountain Community Plan area. To ensure that Tualatin Hills Park & Recreation District’s (THPRD) expected level of service is met, Public Parks and open space tracts within the Cooper Mountain Parks Overlay shall meet the following requirements:
 - A. Neighborhood Parks. Public Parks and open space tracts located within a mapped Neighborhood Park shall include at a minimum:
 1. Five park components from at least four of the six categories listed in Section 60.50.25.16.C.
 2. Two types of comfort and convenience amenities, such as drinking fountains, restrooms, seating, and trash receptacles
 - B. Community Parks. Public Parks and open space tracts located within a mapped Community Park shall include at a minimum:
 1. Eight park components from at least five of the six categories listed in Section 60.50.25.16.C.
 2. Three types of comfort and convenience amenities, such as drinking fountains, restrooms, seating, and trash receptacles
 - C. Park components include, but are not limited to:
 1. Games and activities: archery range, bocce court, community garden, dog parks and runs, game court, horseshoe court, pool, skate feature, skate park, water play
 2. Gathering places: amphitheater, educational experience, event space, picnic ground, public art, shelter, water feature
 3. Nature: display garden, natural area, open turf, open water, passive node, water access
 4. Paths and trails: bike course, fitness course, loop walk, multi-use trail, soft surface trail
 5. Playgrounds: destination playgrounds, local playgrounds, nature play and exploration
 6. Sports: basketball court, diamond field, futsal court, multi-use court, multi-use field, multi-use pad, pickleball court, rectangular field, tennis complex, tennis court, tennis wall, track, volleyball court

16. Visitable Dwellings. A visitable dwelling provides a baseline of physical accessibility features which allow people of all ages and abilities to enter and visit a dwelling. To be considered visitable, the dwelling shall be consistent with one of the following:
- A. Section 1105 of the current edition (2017) of ICC A117.1 for Type C (Visitable) Units; or
 - B. All of the following standards:
 - 1. Visitable Entrance. At least one entrance to the dwelling shall be accessible via a hard-surfaced pathway between either an on-site parking space or the public or private Pedestrian Way abutting the lot.
 - a. The pathway to the visitable entrance may be designed to also meet the pedestrian circulation requirements of Section 60.55.25.10. If the pathway to the visitable entrance is provided in addition to the connection(s) required by Section 60.55.25.10, the pathway shall have a minimum unobstructed width of 42 inches.
 - b. The slope of the pathway shall not exceed 1:12, and the pathway shall not have any stairs.
 - c. The visitable entrance to the dwelling may be an interior door accessed from a garage door.
 - 2. Visitable Bathroom. At least one bathroom with a sink and toilet shall be located on the same floor as the visitable entrance or shall be accessible from the visitable entrance via a ramp, elevator, or lift. The size and layout of the bathroom shall accommodate a wheelchair turnaround area in one of the ways below. The turnaround area shall be unobstructed in the vertical space between the finished floor and a minimum of 27 inches above the finished floor.
 - a. An unobstructed circle that is at least 60-inches in diameter, or
 - b. An unobstructed area comprised of two rectangles that are at least 36-inches by 60-inches and oriented at right angles to each other.
 - 3. Visitable Living Area. At least 200 square feet of living area, not including the area of the visitable bathroom, shall be provided on the same floor as the visitable entrance or shall be accessible from the visitable entrance via a ramp, elevator, or lift. If hallways, vestibules, or similar spaces connect the visitable living area to the visitable bathroom or the visitable entrance, the minimum width of such spaces shall be 36 inches.
 - 4. Visitable Doors. All doors between and including the visitable entrance, visitable living area, and the visitable bathroom shall have a minimum clear opening of 32 inches. All visitable door thresholds over a ¼-inch tall shall be beveled with a maximum slope of 1:2 or ramped.

[ORD 3135, 08/28/1979; ORD 3162, 04/03/1980; ORD 3181, 07/16/1980; ORD 3204, 02/26/1981; ORD 3218, 08/13/1981; ORD 3242, 01/28/1982; ORD 3293, 11/25/1982; ORD 3345, 12/08/1983; ORD 3352, 01/19/1984; ORD 3494, 03/27/1986; ORD 3739, 09/08/1990; ORD 3998, 01/01/1998; ORD 4079, 12/09/1999; ORD 4107, 05/02/2000; ORD 4118, 09/14/2000; ORD 4224, 09/19/2002; ORD 4312, 07/22/2004; ORD 4332, 01/01/2005; ORD 4532, 04/01/2010; ORD 4584, 06/01/2012; ORD 4779, 03/06/2020; ORD 4782, 04/17/2020; ORD 4838, 03/09/2023; ORD 4844, 08/18/2023]

Effective on: 8/18/2023

Commentary:

Proposed edits to the Traffic Management Plan would add a reference to the Cooper Mountain zone CM-RM.

60.55.15. Traffic Management Plan.

[ORD 4302; June 2004]

Where development will add 20 or more trips in any hour on a residential street, a Traffic Management Plan acceptable to the City Engineer shall be submitted in order to complete the application. A residential street is any portion of a street classified as a Local Street or Neighborhood Route and having abutting property zoned RMA, RMB, ~~or RMC~~, or CM-RM. [ORD 4584; June 2012] [ORD 4822; June 2022]

1. For each development application that requires a Traffic Management Plan, the Plan shall identify:
 - A. The hours when the added trips from the development will be 20 or more vehicles per hour.
 - B. The existing volume of trips on the residential street during each of those same hours.
 - C. The volume of trips that the development will add on the residential street during each of those same hours.
 - D. Recommended traffic management strategies designed to City standards to mitigate the impacts of the increased trips attributed to the development. Potential traffic management strategies include, but are not limited to, any combination of speed humps, curb extensions, intersection treatments, and traffic control devices.
2. The Traffic Management Plan shall discuss whether the recommended improvements both on-site and off-site are justified, reasonably related to, and roughly proportional to the impacts of the proposed development and shall include information sufficient for the City to assess whether the proposed mitigation strategies are reasonably related and roughly proportional to the level of impact. [ORD 4103; May 2000]

[ORD 3238, 01/28/1982; ORD 3494, 03/27/1986; ORD 4061, 10/15/1999; ORD 4103, 05/04/2000; ORD 4224, 09/19/2002; ORD 4302, 06/10/2004; ORD 4584, 06/01/2012; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

The proposed amendments to Street and Bicycle and Pedestrian Connection Requirements add references to Cooper Mountain and include five-plexes and six-plexes in a standard because they are allowed in the Cooper Mountain – Residential Mixed zone.

The proposed amendments also fix a problem with lighting and on-site walkway. Currently, parks projects that do not light on-site walkways are subject to a Variance application for deviating from the 0.5 foot-candle minimum luminance in this section. The proposed amendments would reference the public parks exemption to the technical lighting standards to ensure that a Variance application is not required. This exemption is citywide, not just in Cooper Mountain.

60.55.25. Street and Bicycle and Pedestrian Connection Requirements.

[ORD 4302; June 2004]

1. All streets shall provide for safe and efficient circulation and access for motor vehicles, bicycles, pedestrians, and transit. Bicycle and pedestrian connections shall provide for safe and efficient circulation and access for bicycles and pedestrians.
2. The *Comprehensive Plan Transportation Element* Figures 6.1 through 6.23 and Tables 6.1 through 6.6 shall be used to identify ultimate right-of-way width and future potential street, bicycle, and pedestrian connections in order to provide adequate multi-modal access to land uses, improve area circulation, and reduce out-of-direction travel. For properties within the South Cooper Mountain Community Plan area, Figure 10: Community Plan Street Framework and Figure 11: Community Plan Bicycle & Pedestrian Framework of the South Cooper Mountain Community Plan shall be used to identify functional classifications of streets, future streets, bicycle, and pedestrian connections. Streets and bicycle and pedestrian connections shall extend to the boundary of the parcel under development and shall be designed to connect the proposed development's streets, bicycle connections, and pedestrian connections to existing and future streets, bicycle connections, and pedestrian connections. Trails identified in Figure 11: Community Plan Bicycle & Pedestrian Framework shall be designed to meet applicable Tualatin Hills Parks & Recreation (THPRD) District trail design standards, unless otherwise approved by THPRD. Deviations from Figure 10: Community Street Framework or Figure 11: Community Plan Bicycle & Pedestrian Framework shall be reviewed through the Planned Unit Development application. [ORD 4822; June 2022]
3. Where a future street or bicycle and pedestrian connection location is not identified in the *Comprehensive Plan Transportation Element*, where abutting properties are undeveloped or can be expected to be redeveloped in the near term, and where a street or bicycle and pedestrian connection is necessary to enable reasonably direct access between and among neighboring properties, the applicant shall submit as part of a complete application, a future connections plan showing the potential arrangement of streets and bicycle and pedestrian connections that shall provide for the continuation or appropriate projection of these connections into surrounding areas.
4. Streets and bicycle and pedestrian connections shall extend to the boundary of the parcel(s) under development and shall be designed to connect the proposed development's streets, bicycle connections, and pedestrian connections to existing and future streets, bicycle connections, and pedestrian connections. A closed-end street, bicycle connection, or pedestrian connection may be approved with a temporary design.
5. Whenever existing streets and bicycle and pedestrian connections adjacent to or within a parcel of land are of inadequate width, additional right-of-way may be required by the decision-making authority.
6. Where possible, bicycle and pedestrian connections shall converge with streets at traffic-controlled intersections for safe crossing.
7. Bicycle and pedestrian connections shall connect the on-site circulation system to existing or proposed streets, to adjacent bicycle and pedestrian connections, and to driveways open to the public that abut the property. Connections may approach parking lots on adjoining properties if the adjoining property used for such connection is open to public pedestrian and bicycle use, is paved, and is unobstructed.

8. To preserve the ability to provide transportation capacity, safety, and improvements, a special setback line may be established by the City for existing and future streets, street widths, and bicycle and pedestrian connections for which an alignment, improvement, or standard has been defined by the City. The special setback area shall be recorded on the plat.
9. Accessways are one or more connections that provide bicycle and pedestrian passage between streets or a street and a destination. Accessways shall be provided as required by this code and where full street connections are not possible due to the conditions described in Section 60.55.25.14. [ORD 4397; August 2006] [ORD 4697, December 2016]

An accessway will not be required where the impacts from development, redevelopment, or both are low and do not provide reasonable justification for the estimated costs of such accessway.

A. Accessways shall be provided as follows:

1. In any block that is longer than 600 feet as measured from the near side right-of-way line of the subject street to the near side right-of-way line of the adjacent street, an accessway shall be required through and near the middle of the block.
2. If any of the conditions described in Section 60.55.25.14. result in block lengths longer than 1200 feet as measured from the near side right-of-way line of the subject street to the near side right-of-way line of the adjacent street, then two or more accessways may be required through the block. [ORD 4397; August 2006] [ORD 4697; December 2016]
3. Where a street connection is not feasible due to conditions described in Section 60.55.25.14. one or more new accessways to any or all of the following shall be provided as a component of the development if the accessway is reasonably direct: an existing transit stop, a planned transit route as identified by TriMet and the City, a school, a shopping center, or a neighborhood park. [ORD 4397; August 2006] [ORD 4697; December 2016]
4. The City may require an accessway to connect from one cul-de-sac to an adjacent cul-de-sac or street.
5. In a proposed development or where redevelopment potential exists and a street connection is not proposed, one or more accessways may be required to connect a cul-de-sac to public streets, to other accessways, or to the project boundary to allow for future connections.
6. Within the South Cooper Mountain Community Plan area, the City may require an accessway to connect from multi-use paths or trails to streets, multi-use paths, or trails. [ORD 4652; March 2015]

B. Accessway Design Standards.

1. Accessways shall be as short as possible and wherever practical, straight enough to allow one end of the path to be visible from the other.
2. Accessways shall be located to provide a reasonably direct connection between likely pedestrian and bicycle destinations. [ORD 4332; January 2005]

10. Pedestrian Circulation. [ORD 4487; August 2008]

A. Standards for Single-Detached Dwellings and Middle Housing and Multi-Dwelling Structures with Five or Six Units on One Lot in CM-RM.

1. A pedestrian way is required to connect at least one main entrance of each residential structure to at least one adjacent public street.

2. The pedestrian way required in subsection 1 shall be hard-surfaced and a minimum of ~~five (5)~~ feet wide. Any hard-surface path connecting entrances to the street (including a driveway) could meet this standard.
3. In lieu of meeting the standards above, cottage clusters are subject to the pedestrian access standards in Section 60.05.60.3.

[ORD 4822; June 2022]

B. Standards for Other Development. [ORD 4822; June 2022]

1. Walkways are required between parts of a development where the public is invited or allowed to walk.
2. A walkway into the development shall be provided for every 300 feet of street frontage. A walkway shall also be provided to any accessway abutting the development.
3. Walkways shall connect building entrances to one another and from building entrances to adjacent public streets and existing or planned transit stops. Walkways shall connect the development to walkways, sidewalks, bicycle facilities, alleyways and other bicycle or pedestrian connections on adjacent properties used or planned for commercial, multi-dwelling, institution or park use. The City may require connections to be constructed and extended to the property line at the time of development. [ORD 4822; June 2022]
4. Walkways shall be reasonably direct between pedestrian destinations and minimize crossings where vehicles operate.
5. Walkways shall be ~~paved~~ hard surfaced, except for Nature Trails, and shall maintain at least ~~five (5)~~ feet of unobstructed width. Walkways bordering parking spaces shall be at least seven feet wide unless concrete wheel stops, bollards, curbing, landscaping, or other similar improvements are provided which prevent parked vehicles from obstructing the walkway. Stairs or ramps shall be provided where necessary to provide a reasonably direct route. The slope of walkways without stairs shall conform to City standards. Nature Trails may be soft surfaced. [ORD 4782; April 2020]
6. The Americans with Disabilities Act (ADA) contains different and stricter standards for some walkways. The ADA applies to the walkway that is the principal building entrance and walkways that connect transit stops and parking areas to building entrances. Where the ADA applies to a walkway, the stricter standards of ADA shall apply.

11. Pedestrian Connections at Major Transit Stops. Commercial and institution buildings at or near major transit stops shall provide for pedestrian access to transit through the following measures:

A. For development within 200 feet of a Major Transit Stop:

1. Either locate buildings within 20 feet of the property line closest to the transit stop, a transit route or an intersecting street, or provide a pedestrian plaza at the transit stop or a street intersection;
2. Provide a transit passenger landing pad accessible to persons with disabilities if required by TriMet and the City;
3. Provide a reasonably direct pedestrian connection between the transit stop and building entrances on the site;
4. Where substantial evidence of projected transit ridership or other transit impacts is presented to conclude both that a nexus exists between the proposed development and public transit and that the degree of impact provides reasonable justification, the City may require the developer to grant a public easement or dedicate a portion of the parcel for

transit passenger bench(es), shelter, or both, and, if appropriate, the construction of a transit passenger bench, shelter, or both; and,

5. Provide lighting at the transit stop to City standards.
 - B. Except as otherwise provided in subsection A. of this section, for development within 300 feet of a Major Transit Stop, provide walkways connecting building entrances and streets adjoining the site, and pedestrian connections to adjoining properties, except where such a connection is impracticable pursuant to subsection 14. of this section.
12. Assessment, review, and mitigation measures (including best management practices adopted by local agencies) shall be completed for bicycle and pedestrian connections located within the following areas: wetlands, streams, areas noted as Significant Natural Resources Overlay Zones, Significant Wetlands and Wetlands of Special Protection, and Significant Riparian Corridors within Volume III of the Comprehensive Plan Statewide Planning Goal 5 Resource Inventory Documents and Significant Natural Resources Map, and areas identified in regional and/or intergovernmental resource protection programs.

"Assessment" for the purposes of this section means to assess the site-specific development compatibility issues. Site-specific compatibility issues include but are not limited to lighting, construction methods, design elements, rare plants, and human/pet impacts on the resource. "Review" for the purposes of this section includes but is not limited to obtaining appropriate permits from appropriate resource agencies. Mitigation measures, including appropriate use restrictions, required by local, state, and federal agencies shall be completed as part of the construction project. If the project will irreparably destroy the resource, then the resource will take precedence over the proposed bicycle and pedestrian connection.

13. New construction of bicycle and pedestrian connections along residential rear lot lines is discouraged unless no comparable substitute alignment is possible in the effort to connect common trip origins and destinations or existing segment links.
14. Street and Bicycle and Pedestrian Connection Hindrances. Street, bicycle, and/or pedestrian connections are not required where one or more of the following conditions exist:
 - A. Physical or topographic conditions make a general street, bicycle, or pedestrian connection impracticable. Such conditions include but are not limited to the alignments of existing connecting streets, freeways, railroads, slopes in excess of City standards for maximum slopes, wetlands or other bodies of water where a connection could not reasonably be provided;
 - B. Existing buildings or other development on adjacent lands physically preclude a connection now and in the future, considering the potential for redevelopment; or,
 - C. Where streets, bicycle, or pedestrian connections would violate provisions of leases, easements, covenants, or restrictions written and recorded as of May 1, 1995, which preclude a required street, bicycle, or pedestrian connection.

[ORD 4061, 10/15/1999; ORD 4224, 09/19/2002; ORD 4302, 06/10/2004; ORD 4332, 01/01/2005; ORD 4397, 08/10/2006; ORD 4487, 08/21/2008; ORD 4652, 03/06/2015; ORD 4697, 12/02/2016; ORD 4782, 04/17/2020; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

Commentary:

The proposed amendments to Section 60.55.35 Access Standards add requirements for private alleys citywide and update language for consistency with the rest of the Development Code.

60.55.35. Access Standards.

[ORD 4302; June 2004]

1. The development plan shall include street plans that demonstrate how safe access to and from the proposed development and the street system will be provided. The applicant shall also show how public and private access to, from, and within the proposed development will be preserved.
- ~~2-1.~~ No more than 25 dwelling units may have access onto a closed-end street or private alley system unless the decision-making authority finds that identified physical constraints preclude compliance with the standard and the proposed development is still found to be in compliance with the Facilities Review criteria of Section 40.03. [ORD 4584; June 2012]
- ~~3-2.~~ Intersection Standards.
 - A. Visibility at Intersections. All work adjacent to public streets and accessways shall comply with the standards of the Engineering Design Manual except in Regional and Town Centers. [ORD 4462; January 2008]
 1. The sight clearance area requirements for Town Centers and Regional Centers shall be determined on a case-by-case basis by the decision-making authority. In making its determination, the decision-making authority shall consider the safety of the users of the intersection (including pedestrians, bicyclists, and motorists), design speeds, the intersection sight distance standards of the *Engineering Design Manual and Standard Drawings*, and other applicable criteria. [ORD 4111; July 2000]
 2. The requirements specified in 60.55.35.3.A. may be lessened or waived by the decision-making authority if the project will not result in an unsafe traffic situation. In making its determination, the decision-making authority shall consider the safety of the users of the intersection (including pedestrians, bicyclists and motorists), design speeds, the intersection sight distance standards of the *Engineering Design Manual*, and other applicable criteria.
 - B. Intersection angles and alignment and intersection spacing along streets shall meet the standards of the *Engineering Design Manual and Standard Drawings*.
 1. When a highway interchange within the City is constructed or reconstructed, a park and ride lot shall be considered. [ORD 4782; April 2020]
 - C. Driveways.
 1. ~~Corner Clearance Sight Distance~~ Sight Distance for Driveways. ~~Corner clearance Sight distance~~ at signalized intersections and stop-controlled intersections, and spacing between driveways shall meet the standards of the *Engineering Design Manual and Standard Drawings*.
 2. Shared Driveway Access. Whenever practical, access to Arterials and Collectors shall serve more than one site through the use of driveways common to more than one development or to an on-site private circulation design that furthers this requirement.

Consideration of shared access shall take into account at a minimum property ownership, surrounding land uses, and physical characteristics of the area. Where two or more lots share a common driveway, reciprocal access easements between adjacent lots may be required.

3. No new driveways for single-detached dwellings shall be permitted to have direct access onto an Arterial or Collector street except in unusual circumstances where emergency access or an alternative access does not exist. Where single-detached dwelling access to a local residential street or Neighborhood Route is not practicable, the decision-making authority may approve access from a single-detached dwelling to an Arterial or Collector.

D. Alleys.

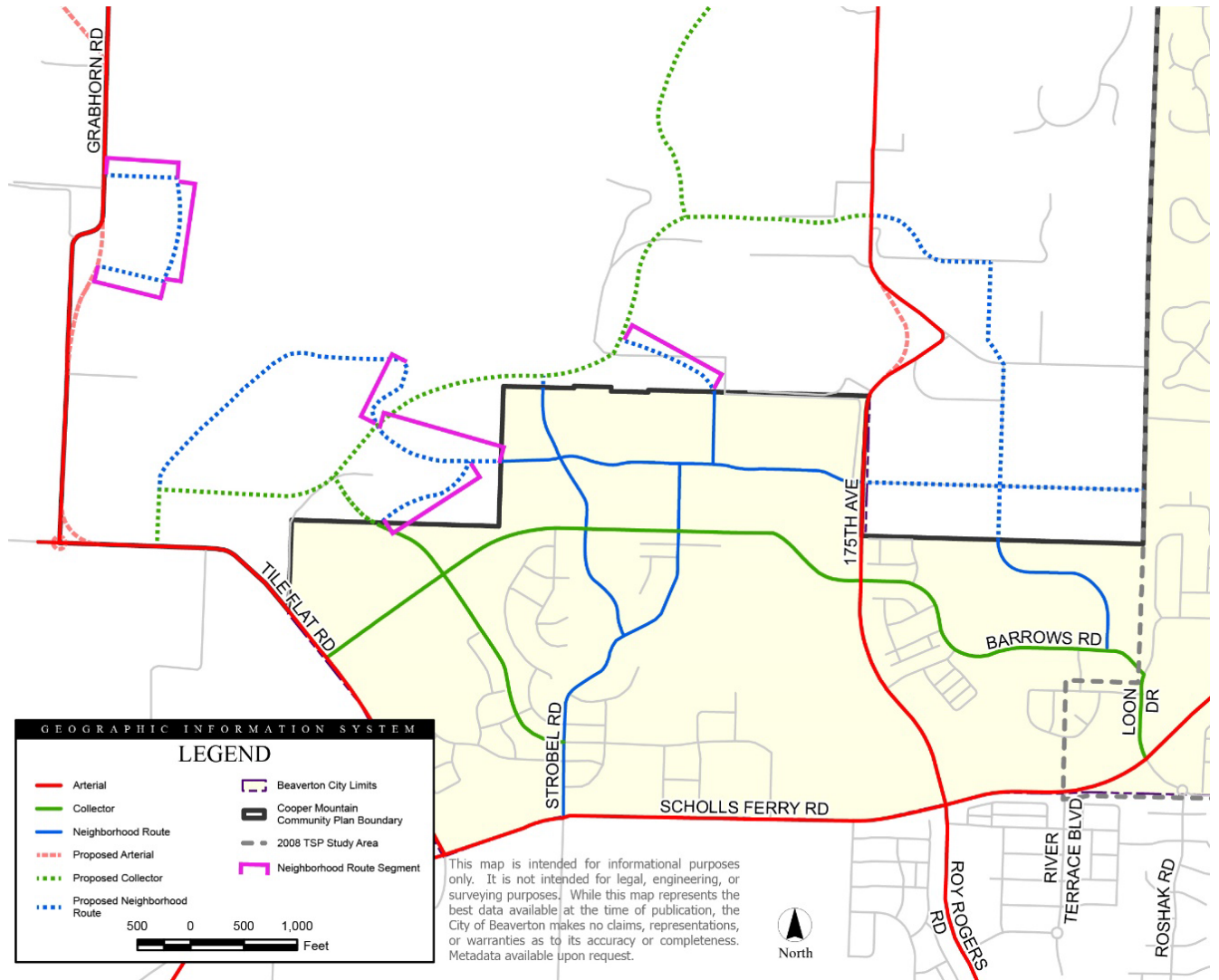
1. When vehicle access for dwelling(s) on a lot is not provided via a direct vehicular access to a public street, a private alley may serve the lot as the primary vehicle access.
2. Private alleys shall provide a minimum of 24 feet between buildings at the ground floor, a paved area at least 16 feet wide, and vertical clearance above the 24-foot-wide alley of at least 16 feet.
3. A private alley may be up to 330 feet long, measured from the terminus of the alley to the near side of the intersecting street or driveway, although this standard does not supersede other Development Code standards that directly or indirectly limit alley length.
4. Alleys exceeding 150 feet, with only one driveway or street connection, shall provide a turnaround.

E. In the Cooper Mountain Community Plan area, vehicular access to Neighborhood Routes west of SW 175th Avenue shall be limited consistent with the following. For the purposes of this Subsection, the distance between intersections along a Neighborhood Route is the distance along a side of a Neighborhood Route between the rights of way of intersecting streets. The distance between intersections for each side of the Neighborhood Route shall be determined independently.

1. Vehicular access is not allowed between intersections if the distance between intersections is 350 feet or less.
2. For situations where the distance between intersection is more than 350 feet, one vehicular access shall be allowed per 350 feet in distance between intersections.
3. If an applicant receives approval of an Engineering Design Manual Design Exception that removes bicycle lanes from the abutting Neighborhood Route cross-section, the limitations in Subsection D.1 and D.2, above, are not applicable. If dedicated bicycle lanes consistent with the Engineering Design Manual cross-sections are not provided on the street, the development shall include a facility or facilities that accommodate bicycle travel (and may accommodate other non-vehicular modes), make the same connections, and clearly and safely connect with other bicycle facilities. If a facility that accommodates bicycle travel is within one of the segments indicated by brackets in Figure 60.55.35.3.E.3, it shall be provided consistently for the entire length of that segment. The facility or facilities that accommodates bicycle travel (and may accommodate other non-vehicular modes) shall:
 - a. Be within 150 feet of the Neighborhood Route.
 - b. Provide a paved area at least 14 feet wide consistent with Engineering Design Manual Typical Shared-Use Path.

c. Provide the same or higher level of safety and comfort as the bicycle facilities specified in the standard Engineering Design Manual cross-section for Neighborhood Routes.

Figure 60.55.3.E3: Neighborhood Route Segments



Cooper Mountain Community Plan

EXHIBIT 10.5

Proposed Beaverton Code Amendments

- Commentary is for information only.
- Proposed new language is underlined.
- Proposed deleted language is ~~stricken~~.
- Language that has been skipped is indicated by “***”

Commentary:

The proposed changes to 60.60 Trees and Vegetation exempt the Cooper Mountain Community Plan because a new section is proposed related to trees and vegetation that is specific for Cooper Mountain.

DEVELOPMENT CODE OF THE CITY OF BEAVERTON

CHAPTER 60 - SPECIAL REQUIREMENTS

60.60. Trees and Vegetation

[ORD 4224; August 2002] [ORD 4348; May 2005]

[ORD 4224, 09/19/2002]

60.60.05. Purpose.

Healthy trees and urban forests provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. In conjunction with processes set forth in Section 40.90. of this Code, this section is intended to help manage changes to the City's urban forest outside the Cooper Mountain Community Plan Area by establishing regulations and standards for the protection, pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, Mitigation Trees and trees within a Significant Natural Resource Area (SNRA) or Significant Grove), Landscape Trees, and Community Trees. [ORD 4584; June 2012]

[ORD 3740, 08/21/1990; ORD 4224, 09/19/2002; ORD 4348, 05/19/2005; ORD 4584, 06/01/2012]

Effective on: 6/1/2012

CHAPTER 60 – SPECIAL REQUIREMENTS

Cooper Mountain Community Plan

Proposed Beaverton Code Amendments

- Commentary is for information only.
- Language that has been skipped is indicated by “***”

The entire Section 60.61 is proposed to be added to Chapter 60. To make it easier to read, it is not all shown in red and underlined.

Commentary: Section 60.61. Trees and Vegetation - Cooper Mountain

This is a new code section that regulates trees within the Cooper Mountain Community Plan area in both development and non-development situations. Different tree rules are being proposed for Cooper Mountain to meet Council goals and desired outcomes regarding natural resource and Tree Canopy. The intent is to apply development-related tree code standards for larger development projects and not for smaller projects such as building additions, plumbing permits, or landscape projects. These code sections are also not intended to regulate projects limited to right-of-way construction.

60.61. Trees and Vegetation - Cooper Mountain

60.61.05. Purpose.

The purpose of this Section is to provide regulations for preserving, planting, and maintaining trees inside the Cooper Mountain Community Plan area to preserve and enhance the benefits that trees provide for all people.

Trees provide many benefits for community members including:

- Providing shade, which helps reduce the urban heat island effect by blocking the sun’s rays from heating homes, sidewalks, and driveways, which decreases the energy required to cool and heat buildings and reduces watering needs for lawns;
- Supporting a cooler environment, which makes it more comfortable to walk and bike;
- Providing wildlife habitat, even in urban settings;
- Absorbing stormwater, which improves water quality by reducing runoff that flows to streams and wetlands;
- Reducing erosion by helping stabilize soil;
- Contributing to the local food supply;
- Sequestering carbon, a heat trapping gas that raises the Earth’s temperature;
- Absorbing pollutants and releasing oxygen, which improves air quality;
- Helping reduce driving speeds in urban neighborhoods;
- Providing aesthetic benefits; and
- Contributing to health benefits.

Section 60.61 promotes these outcomes by establishing standards for tree preservation and Tree Canopy that can advance the environmental, economic, and social benefits that trees provide. This Section also sets forth alternative, discretionary approaches that provide flexibility for meeting tree preservation and Tree Canopy minimums.

Commentary: Section 60.61.10. Applicability for Tree Preservation and Tree Canopy Standards and Guidelines

This Section specifies that the development related tree code standards and/or guidelines apply concurrently when other site development review standards apply inside the Cooper Mountain Community Plan area.

The term “preservation” refers to saving existing trees on a site at the time of development application. The term “canopy” refers to the ground area under a tree or trees, either the actual area for existing trees or the eventual area when the tree is 15 years old for newly planted trees – or in some cases a combination of both. To find definitions for canopy, reference “Tree Canopy” and “Tree Canopy, Mature” in Chapter 90.

Here are some example scenarios to illustrate how preservation and canopy work:

1. An applicant could preserve all the trees on a site. If the canopy preserved is large enough to satisfy the minimum Tree Canopy standard, the Tree Canopy standard is met without planting additional trees.
2. An applicant could preserve all the trees on a site. If the canopy coverage provided by those preserved trees is not large enough to satisfy the minimum Tree Canopy standard, the applicant would need to plant enough new trees to meet the standard.
3. An applicant preserves some trees on a site and removes some trees. If the Tree Canopy standard is not met, the applicant would need to plant enough trees to meet the standard.

Preservation standards apply inside and outside the Resource Overlay. Canopy standards generally apply inside the Resource Overlay with a few exceptions (some are described in this section, and others are described in other sections in Chapter 60).

Tree planting standards in other code sections. In addition to minimum tree preservation and minimum Tree Canopy rules in this section, other code sections also have tree planting standards. Unless otherwise noted, tree planting standards are in addition to preservation and canopy rules. For example:

1. **Development in all Cooper Mountain zones.** All proposed developments in all Cooper Mountain zones shall comply with Street Tree requirements in Section 60.55.30.
2. **Development in the CM-RM zone.** Generally, single-detached dwellings, middle housing, five- and six-unit multi-dwelling structures, and small-scale commercial uses that add a detached building or increase the existing square footage of an attached building shall meet the tree planting and tree preservation requirements in Section 60.05.60 or 60.05.65.
3. **Development in the CM-CS, CM-HDR or CM-MR zones.** Residential developments consisting of at least four units of attached housing or compact detached housing, non-residential development and mixed-use development shall comply with tree planting standards in Section 60.05.25 or the associated guidelines in Section 60.05.45. Proposed Planned Unit Development (PUD) applications within Cooper Mountain have the opportunity to address different standards in Section 60.36.

60.61.10. Applicability.

In the Cooper Mountain Community Plan area:

1. The applicability of tree preservation and tree canopy standards and guidelines of Sections 60.61.15 through 60.61.35 is as follows:
 - A. All Initial Development shall comply with tree preservation standards in Section 60.61.15 and tree canopy standards in Section 60.61.20. Applicants may instead choose to comply with tree preservation guidelines in Section 60.61.25 and/or Tree Canopy guidelines in Section 60.51.30. Applicants may choose to comply with standards in both sections, comply with guidelines in both sections, or comply with standards in one section and guidelines in another.
 - B. All Initial Development shall comply with technical specifications for tree protection and planting in Section 60.61.35 until the end of the monitoring period.
 - C. These standards do not apply to existing dwellings as of (effective date of this ordinance) that are adding floor area to the primary structure, subject to the limitations of the zoning district in which the dwelling is located or are being rebuilt after being unintentionally destroyed.
 - D. These standards do not apply to Middle Housing created through conversion of, or addition to, an existing single-detached dwelling.
 - E. If a duplex, triplex, quadplex, or cottage cluster has been divided by a Middle Housing Land Division, the standards that are applicable to the lot or applicable on a per-lot basis shall apply to the middle housing parent lot, not to the middle housing child lots.
2. The Tree Replacement and Maintenance standards of Section 60.61.40 apply to tree removal that is not associated with Initial Development and is not exempt per Section 40.91.10.

Commentary: Section 60.61.12 General Tree Provisions

The General Tree Provisions Section includes detailed information about tree locations and classifications, Tree Canopy calculations and tree conditions that apply to all of Section 60.61, unless otherwise noted.

Tree Conditions. In the January draft code, the draft included the following tree conditions definitions: Good (no significant health issues); Fair (moderate health issues but likely viable for the foreseeable future); Poor (significant health issues and likely in decline); Very Poor (in severe decline), and Dead.

In the April draft code, tree definitions have been simplified, allowing more trees to count toward preservation requirements. Instead of regulating trees by whether they are in good, fair, poor or very poor conditions, staff has defined Dying Trees, Dead Trees and Hazardous Trees. If a tree is not dying, dead or hazardous, then it counts towards preservation and canopy standards and guidelines. This update simplifies the inventory process by avoiding a more striated approach where there might be subtle distinctions between a good tree and fair tree, or a fair tree and poor tree. Also, a fair tree can become a good tree, and a poor tree can become a fair tree or good tree with proper abatement.

Additional benefits to this approach include maintaining the ecological functions of the existing forest. By allowing what used to be called trees in fair condition to count towards preservation, the forest holds on to higher DBH trees. If we don't allow trees in fair condition to count towards preservation, and we expect applicants to meet the Tree Canopy standard, then the applicant would likely have to remove the trees in fair condition (potentially large trees) and replace them with 1.5-inch caliper broadleaf trees or 5-foot-tall conifers, which could take decades to grow and replace the ecological functions of the original trees.

60.61.12. General Tree Provisions.

1. Tree Locations and Classifications.

- A. Native Trees and Nuisance Trees are identified on the City of Beaverton Tree List.
- B. If any part of a tree's trunk is on a property line, then that tree is considered an on-site tree for both lots for the purpose of meeting minimum tree preservation and Tree Canopy standards and guidelines.
- C. If any part of a tree's trunk is inside the Resource Overlay, then that tree is considered a tree within the Resource Overlay.
- D. If a tree trunk is completely within a right of way at ground level abutting the site, then that tree is considered a Street Tree.

2. Tree Canopy Calculations.

- A. If any part of a tree's trunk is on a property line, then each lot shall count 50 percent of the Tree Canopy towards minimum tree preservation or minimum Tree Canopy standards and guidelines.
- B. When calculating Tree Canopy to meet tree preservation and Tree Canopy standards and guidelines, no Tree Canopy area shall be counted more than once, including when preserved Tree Canopy and/or anticipated Mature Tree Canopy overlap.

3. Tree Conditions.

- A. Tree conditions for all Initial Development shall be assessed and documented in a report by an arborist certified in International Society of Arboriculture (ISA) Tree Risk Assessment Qualification (TRAQ) techniques.
 - 1. Dying. Dying Trees include evidence of disease, pests, deterioration, or rot. Signs of declining tree health include but are not limited to:
 - a. Crown and branches:
 - i. Crown damage, crown breakage or crown dieback more than 50 percent of canopy for deciduous trees and more than 30 percent of canopy for conifer trees.
 - ii. Greater than 50 percent of leaves have damage (ragged leaves with holes; black or brown leaves; or spots or bumps that indicate insects or mites).
 - iii. Tree is missing more than 50 percent of its leaves in leaf-on conditions between June 1 and September 30.
 - iv. Dead crown limbs or cracks in branches or stems greater than 4 inches in diameter.
 - v. Dead crown limbs with no fine twigs and bark peeling away, and in some cases, saprophytic fungal evidence.
 - b. Trunk:
 - i. Tree is leaning 15 degrees or more, as calculated by using a plumb line, or similar device, and measuring the angle between the vertical line and the tree's trunk.
 - ii. Cavity opening or other stem damage greater than 30 percent of the circumference measured at any height of the tree trunk.
 - c. Roots and root collar:
 - i. Stem girdling root affects 40 percent or more of trunk circumference.

- ii. More than 33 percent of roots are damaged within the root protection zone, as defined in Figure 60.61.35.1.A.1.c.
 - iii. Recent root breakage, soil mounding, cracks, or extensive decay evident.
2. Dead. Dead Trees may be removed without an arborist's report if they comply with Section 40.91.
 3. Hazardous. Hazardous trees are defined in Chapter 90.

Commentary: Section 60.61.15 Minimum Tree Preservation Standards

This Section provides a clear and objective way to meet minimum tree preservation percentages by following the standards. A discretionary option to meet minimum tree preservation percentages by following guidelines is in Section 60.61.25.

Tree Inventory. A tree inventory will be required in the submittal requirements for Initial Development applications. More detailed information regarding what content is required in the inventory will be included in updated applications published outside of the Development Code. For each tree on site, the inventory will require information such as the tree number and location, the common name and scientific name, DBH, and Tree Canopy area.

Tree Multipliers Provide Extra Preservation Credit for Certain Trees. When calculating how much Tree Canopy counts toward Tree Canopy preservation, the draft code includes rules for multipliers. Multipliers mean Tree Canopy preserved from high-value count more toward the standard than other trees. Multipliers are proposed as an incentive for preservation. For example, using a multiplier for Oregon white oaks also has the benefit of allowing the lower density of oak canopy consistent with lower oak woodland habitat canopy levels.

Tree Classifications. A table is included which indicates which trees are eligible to count towards the minimum Tree Canopy preservation standard. Since the January 2024 draft code was released for public review, staff has been reviewing public comments about how to improve the tree classifications table. In response, a notable change is that non-native trees in the Resource Overlay shall now count towards the preservation and canopy requirements. By allowing them to count, applicants may be incentivized to keep older, non-native trees that provide important ecological services for the plan area. If we don't allow non-native trees to count towards preservation and canopy requirements, and we expect applicants to meet the Tree Canopy standard, then the applicant would likely have to remove non-native trees (potentially large trees) and replace them with 1.5-inch caliper broadleaf trees or 5-foot-tall conifers, which could take decades to grow and replace the ecological functions of the original trees.

Regarding Agricultural Trees, the definition of Agricultural Trees was written to cover a range of agriculturally managed trees in the Cooper Mountain Community Plan area. The definition does not include naturally occurring forested areas with a range of tree species, even if these areas are in forest deferral per Oregon Revised Statutes 527.722(2).

Tree Preservation Fee-in-Lieu. If trees are removed from inside the Resource Overlay, Section 60.37.45 will generally require replanting to mitigate for that removal. If trees are removed from outside the Resource Overlay in an amount that exceeds the standards, an in-lieu fee will be required, as described in Section 60.61.15.3. The in-lieu fee is intended to provide funding for the City to plant and maintain trees in places that are easy to access and maintain, such as the right of way and public spaces, further contributing to the tree canopy goals for this planning area.

60.61.15. Minimum Tree Preservation Standards.

1. **Standards for Minimum Tree Preservation Percentages.**
 - A. For eligible, on-site trees, the minimum amount of tree preservation shall be:
 1. 65 percent of existing, on-site Tree Canopy within the Resource Overlay.
 - a. If a Parent Parcel containing any Resource Overlay meets the preservation requirement of 60.61.15.1.A at the time of Initial Development, Section 60.61.15.1.A shall be considered met for future development applications not involving tree removal of trees preserved in Section 60.61.15.1.A.
 2. 40 percent of existing, on-site Tree Canopy outside the Resource Overlay.
 3. Within a proposed development, minimum tree preservation standards shall be based on the eligible Tree Canopy within the boundaries of the development prior to right of way dedication.
 - B. The following Tree Canopy multipliers shall be used when calculating how much certain tree species count toward the minimum tree preservation standards of Section 60.61.15.1.A above when they are preserved:
 1. 2 times existing Tree Canopy for the following trees: Madrone (*Arbutus menziesii*), Ponderosa pine (*Pinus ponderosa* var. *benthamiana*), Oregon white oak (*Quercus garryana*), and Pacific yew (*Taxus brevifolia*), and any native tree with a DBH that is 36 inches or greater; and
 2. 1.5 times existing Tree Canopy for the following trees: Grand fir (*Abies grandis*), Douglas-fir (*Pseudotsuga menziesii*), or any native tree with a DBH that is 20 inches or greater and less than 36 inches.
 3. Tree Canopy multipliers shall not be applied when calculating the total Tree Canopy on the site. The multipliers shall be applied when calculating the Tree Canopy of preserved trees.
 4. Only one Tree Canopy multiplier shall be applied to an individual tree.
2. **Tree Classifications.** Table 60.61.15.1 indicates which trees are exempt from the tree preservation standards in this Subsection and which are eligible for meeting minimum tree preservation requirements.

Table 60.61.15.1. Tree Classifications for Minimum Tree Preservation Standards

| Tree Category | Exempt | Eligible |
|--|--------|--|
| Species | | |
| A. Native and non-native ¹ | No | Yes |
| Size | | |
| C. Low stature ² | Yes | No |
| D. Less than 6 inches DBH ³ | Yes | No |
| Type | | |
| E. Nuisance | Yes | No |
| F. Agricultural | Yes | No |
| Condition | | |
| G. Dying or Dead | Yes | Yes (Within Overlay) ⁴ , No (Outside Overlay) |
| H. Hazardous | Yes | No |
| Location | | |
| I. Within rights of way, right-of-way dedication areas, and public easements ⁵ | Yes | No |
| Notes | | |
| <ol style="list-style-type: none"> 1. A native or non-native tree that also qualifies as a Nuisance Tree, Agricultural Tree, Hazardous Tree, Dying Tree, Dead Tree, tree less than 6 inches DBH, or low stature tree is exempt from the minimum tree preservation standards in Section 60.61.15. 2. For the purposes of complying with Section 60.61.15, plant species that cannot attain a mature height of at least 16 feet or are not classified as trees. 3. Refers to existing trees on a site plan when a land use application is submitted for development review. 4. Applies to eligible trees. Although a tree that is dying or dead is exempt from preservation requirements, applicants shall receive 100 square feet of preserved Tree Canopy area towards minimum preservation requirements if they retain a dying or dead tree on site because it provides valuable wildlife habitat. 5. Public easements include pedestrian easements. | | |

3. Tree Preservation In-Lieu Fee. When development activity reduces existing on-site Tree Canopy below the standards set in 60.61.15.1, the preservation standard may be met through an in-lieu fee, provided for every square foot of removal below the standard. The amount of the in-lieu fee shall be established by City Council by resolution.

Commentary: Section 60.61.20 Minimum Tree Canopy Standards

Standards. This Section provides a clear and objective way to provide minimum Tree Canopy coverage by following the standards. Here are some example scenarios to illustrate how meeting Tree Canopy standards can work:

1. An applicant can meet canopy targets by preserving all eligible trees on a site (according to Section 60.61.20.2), as outlined in the preservation section, if the site has existing Tree Canopy of a sufficient size to meet the standard.

2. An applicant could preserve all native trees in good or fair condition on a site, but if there aren't enough existing trees then the applicant will still need to plant new trees to meet the canopy target in Section 60.61.20.1.
3. An applicant could preserve some native trees in good or fair condition on a site and remove some trees, and then plant new native trees to make up for the tree removal and meet the canopy target in Section 60.61.20.1.

Eligible Trees. Trees that are eligible to count towards the Tree Canopy standard are listed. If a tree type is not listed below, then it shall not count toward the minimum Tree Canopy percentage.

Tree Inventory. A tree inventory will be required as part of the submittal for development applications. More detailed information regarding what content is required in the inventory will be included in updated applications published outside of the Development Code. For meeting minimum Tree Canopy standards, the expectation is that the inventory will require information such as the number and location of trees, the common name and scientific name of each tree, the DBH of each tree, and the Tree Canopy area.

Tree Canopy In-Lieu Fee. If applicants cannot meet minimum Tree Canopy standards for areas inside the Resource Overlay, then the applicant shall pay an in-lieu fee based on the difference between the overall Tree Canopy of eligible trees and 65 percent. Proposed Tree Canopy coverage shall not be less than 50 percent. This value is based on the fact that existing canopy coverage inside the Resource Overlay, excluding Cooper Mountain Nature Park is approximately 55 percent. If the proposed Tree Canopy coverage is above 50 percent, then the site may be able to provide similar ecological functions to predevelopment conditions.

60.61.20. Minimum Tree Canopy Standards.

1. Standards for Minimum Tree Canopy Percentages.

- A. Within the Resource Overlay on the site, the development shall provide Tree Canopy coverage over at least 65 percent of the site area from eligible trees identified in Section 60.61.20.2, unless applicants pay the in-lieu fee consistent with Section 60.61.20.3.
- B. For the purpose of the minimum Tree Canopy standards, Tree Canopy shall be calculated consistent with the following:
 1. For all native trees planted to satisfy the requirements of Section 60.37.45 or Section 60.61.20.1.A, Tree Canopy coverage shall be based on Mature Tree Canopy coverage.
 2. For all existing native trees that are less than 6-inch DBH, Tree Canopy coverage shall be based on Mature Tree Canopy coverage.
 3. For each preserved or planted Street Tree, 50 percent of the Mature Tree Canopy for each Street Tree within 12 feet of the site area within the Resource Overlay shall count towards minimum Tree Canopy coverage for the site.
 4. The site area subject to the 65 percent Tree Canopy coverage standard includes the gross site area within the boundaries of the Resource Overlay minus existing rights of way and right-of-way dedication areas.

2. Eligible Trees. The following trees shall count toward meeting minimum Tree Canopy percentages:

- A. On-site trees that are preserved to count toward Section 60.61.15 Minimum Tree Preservation Standards;

- B. Trees planted to meet the mitigation requirements in Section 60.37.45 for disturbances to the Resource Overlay shall count toward meeting the requirements of Section 60.61.20.1;
 - C. All native trees planted to satisfy the requirements of Section 60.61.20.1 that are identified on the City of Beaverton Tree List, excluding trees in the ash (*Fraxinus*) genus; native trees planted to satisfy tree planting requirements in Section 60.05; and trees planted to satisfy parking area landscaping requirements in Section 60.30.15.10.
 - D. Preserved or planted Street Trees;
 - E. Existing native trees that are less than 6-inch DBH provided they would otherwise be eligible trees according to this Subsection; and
 - F. Trees planted to satisfy vegetated corridor enhancement requirements from Clean Water Services or other natural resource mitigation actions required by another government agency.
3. **Tree Canopy In-Lieu Fee.** If a development proposes less than 65 percent Tree Canopy coverage of the site area, the applicant shall pay an in-lieu fee based on the difference between the overall proposed Tree Canopy coverage of eligible trees and 65 percent. Proposed Tree Canopy coverage shall not be less than 50 percent of the site area, except as allowed by the exceptions below. The amount of the in-lieu fee shall be established by the City Council by resolution.
- A. For any portion of the Resource Overlay where a 10-foot by 10-foot square cannot entirely fit inside the overlay, an applicant may pay an in-lieu fee for that portion of the overlay.
 - B. If a site only includes site area within the Resource Overlay coverage that meets the criterion in Subsection 3.A, an applicant may pay an in-lieu fee for the entirety of the area within the overlay.

Commentary: Section 60.61.25 Minimum Tree Preservation Guidelines

This Section provides a discretionary way to meet minimum tree preservation percentages by following the guideline(s) while Section 60.61.15 provides a clear and objective approach that relies on standards. Applicants may choose which option is most compatible with their proposed development.

Tree Inventory. A tree inventory will be required as part of the submittal for development applications. More detailed information regarding what content is required in the inventory will be included in updated applications published outside of the Development Code. The inventory will require information such as the number and location of trees, the common name and scientific name of each tree, the DBH of each tree, and the Tree Canopy area. See the commentary box for Section 60.61.15 Minimum Tree Preservation Standards to read more about considerations of alternative ways to measure Tree Canopy, as well as the cost and timing of arborist's reports.

Tree Multipliers Provide Extra Preservation Credit for Certain Trees. When calculating how much Tree Canopy counts toward Tree Canopy preservation, the draft code includes rules for multipliers. Multipliers mean Tree Canopy preserved from high-value, native trees that are in good condition counts more toward the standard than other trees. Multipliers are proposed as an incentive for preservation. For example, using a multiplier for Oregon white oaks also has the benefit of allowing the lower density of oak canopy consistent with lower oak woodland habitat canopy levels.

Trees Vulnerable to Windthrow. Both Planning Commission and the community asked staff to consider how the draft code could address risks associated with trees vulnerable to windthrow. As a result, staff added new content to Sections 60.61.25.1.B.1.e and 60.61.25.1.B.2 that provide additional guidance when it comes to tree preservation inside and outside the Resource Overlay.

60.61.25. Minimum Tree Preservation Guidelines.

1. Guidelines for Minimum Tree Preservation Percentages.

- A. For eligible, on-site trees, the minimum tree preservation percentage shall be 50 percent of existing Tree Canopy for the overall site provided that each Initial Development:
 - 1. Preserves at least 65 percent of existing, on-site Tree Canopy within the Resource Overlay.
 - 2. Provides the balance of required preserved Tree Canopy inside or outside the Resource Overlay; and
- B. Each development shall meet the following requirements.
 - 1. Inside the Resource Overlay, each development shall prioritize preserving trees in the situations below if the site includes the habitat or tree species described:
 - a. To promote healthy and resilient forests and tree groves, the development shall:
 - i. Prioritize preservation of a mix of native tree species and ages; and
 - ii. Prioritize preservation of a mix of native tree sizes; and
 - iii. Prioritize preservation of native trees that have a low overall tree risk rating according to the ISA Basic Tree Risk Assessment Form (2017); and
 - iv. Preserve understory trees that support natural succession; and
 - v. Preserve understory shrubs, forbs/wildflowers, grasses, sedges, and ferns that provide food for wildlife, flowers for native pollinators, organic material to build healthier soil, and resiliency against invasion by foreign weeds; and
 - vi. Reasonably maintain the ecological functions of the existing forest.
 - b. Prioritize protection of Interior Habitat over Edge Habitat to enhance habitat connectivity by preserving more trees inside the Resource Overlay and adjacent to Clean Water Services vegetated corridor(s), unless tree removal is necessary to:
 - i. Provide access, through a road or bridge, to developable land; or
 - ii. Provide infrastructure to support development; or
 - iii. Result in a reasonable amount of land to accommodate new housing that meets the minimum required density when that land is not available outside the Resource Overlay; or
 - iv. Result in a reasonable amount of space to provide a public trail.
 - c. Prioritize preservation of all Oregon white oak (*Quercus garryana*) trees unless tree removal is necessary for the same reasons described in 60.61.25.1.B.1.b.
 - d. Preserve a special habitat of concern, such as oak woodland habitat, madrone woodland habitat, or prairie habitat.
 - i. The scientific justification for preserved Tree Canopy within the boundary of a special habitat of concern shall be determined by a knowledgeable and Qualified Professional, such as an arborist, wildlife biologist or habitat expert, and included in a report.
 - ii. If applicants choose to meet the requirement in Subsection 60.61.25.1.B.1.d, they may also choose to meet the requirements in Subsection 60.61.25.1.B.2.c.
 - e. Avoid or minimize the preservation of:

overall site. Replacement shall be provided as an in-lieu fee. To determine replacement value, applicants shall subtract the percentage of preserved, on-site Tree Canopy inside the Resource Overlay from 50 percent. The amount of the in-lieu fee shall be established by the City Council by resolution.

Commentary: Section 60.61.30 Minimum Tree Canopy Guidelines

This Section provides two discretionary options to provide minimum Tree Canopy coverage by following the guideline(s) while Section 60.61.20 provides a clear and objective approach that relies on standards. Applicants may choose which option is most compatible with their proposed development.

During public engagement, some community members asked staff to consider the relationship between higher tree canopy requirements and potential wildfire risk. Staff met with Tualatin Valley Fire & Rescue (TVF&R) to review the draft code and discuss this issue. Since there is no wildland-urban interface in or near the Cooper Mountain Community Plan area, the overall wildfire risk is low. What matters to TVF&R is transportation access and water supply, which are well planned for in this area. Therefore, no additional code updates have been made with wildfire risk in mind, such as lower tree canopy requirements, requirements for fire-resistant plantings, or requirements for defensible space around homes.

60.61.30. Minimum Tree Canopy Guidelines.

1. Guidelines for Minimum Tree Canopy Percentages (Type 2)

- A. Through any combination of on-site tree planting and eligible tree preservation, each Initial Development shall provide at least 50 percent Tree Canopy for the overall site provided that:
 - 1. On-site tree plantings required to meet Section 60.61.30.1.A shall comply with the following:
 - a. If there are 17 or fewer required on-site tree plantings, then each development shall provide no more than 30 percent of any one species.
 - b. If there are at least 18 and less than 54 required on-site tree plantings, then each development shall provide no more than 25 percent of any one species.
 - c. If there are more than 54 on-site required on-site tree plantings, then each development shall provide no more than 20 percent of any one species.
 - 2. Trees planted to satisfy the requirements of Section 60.61.30.1 are sited in locations where the slope, aspect and soil type are suitable for the long-term growth of the tree.
 - 3. Street Trees shall not count toward the minimum Tree Canopy requirements of Section 60.61.30.1.
 - 4. The development satisfies the mitigation requirements in Section 60.37.45, if applicable.
 - 5. The development is a single-phase development. Multi-phase developments shall comply with minimum Tree Canopy standards of Section 60.61.20.
- B. In addition, each development shall meet one of the following requirements or a combination of the following requirements to achieve minimum 50 percent Tree Canopy for the overall site.
 - 1. Plant on-site trees adjacent to the Resource Overlay. Prioritize tree plantings in locations where Tree Canopy outside the Resource Overlay will be contiguous with Tree Canopy inside the Resource Overlay at 15 years maturity. Trees planted to satisfy this requirement shall be preserved by placing them in a separate tract and executing a deed restriction, such as a restrictive covenant.

2. Enhance Tree Canopy within a special habitat of concern, such as oak woodland habitat or madrone woodland habitat.
 - a. The scientific justification for optimal Tree Canopy within the boundary of a special habitat of concern, inside and outside the Resource Overlay, shall be determined by a knowledgeable and qualified natural resources professional, such as an arborist, wildlife biologist or habitat expert, and included in a report.
 - b. If applicants choose to meet this requirement, they shall also meet the requirements in Section 60.61.25.1.B.1.d, and if applicable, Section 60.61.25.1.B.2.c.
 - c. If the boundary of a special habitat of concern extends outside the Resource Overlay, then the applicant shall preserve the special habitat of concern area located outside the Resource Overlay by executing a deed restriction, such as a restrictive covenant.
3. Enhance vegetation within a special habitat of concern that, even when a healthy ecosystem, has few trees, such as prairie habitat.
 - a. The scientific justification for the amount and type of native plants within the boundary of a special habitat of concern, inside and outside the Resource Overlay, shall be determined by a knowledgeable and qualified natural resources professional, such as a landscape architect, ecologist, or horticulturist, and included in a report.
 - b. For the purposes of requirement B.3, the area inside the special habitat of concern shall be assumed to have 50 percent Tree Canopy when calculating Tree Canopy for the overall site.
 - c. If the boundary of a special habitat of concern extends outside the Resource Overlay, then the applicant shall preserve the special habitat of concern area located outside the Resource Overlay by executing a deed restriction, such as a restrictive covenant.
4. Complete a wildlife corridor for birds, small mammals, or large mammals outside the Resource Overlay.
 - a. The wildlife corridor shall connect at least two noncontiguous portions of the Resource Overlay on or abutting the site and shall extend across the site in a way that connects two different sides of the Parent Parcel boundary.
 - b. The design of the wildlife corridor shall be based on the species that is primarily intended to benefit from the corridor and illustrate features, including but not limited to, width, shape and distance, that are critical for safe passage within the corridor, in a report by a knowledgeable and qualified natural resources professional, such as a wildlife biologist or habitat expert.
 - c. The scientific justification for minimum Tree Canopy inside the boundary of the wildlife corridor (outside the Resource Overlay) at 15 years maturity shall be determined by a knowledgeable and qualified natural resources professional and included in a report.
 - d. All lighting inside of a wildlife corridor shall be wildlife friendly. This could include dark sky techniques that minimize glare, reduce light trespass and reduce light pollution, which collectively reduce disruptions to migratory pattern and breeding behaviors. If the photometric distribution of lighting outside of a wildlife corridor includes light that falls into a wildlife corridor, then this lighting shall also employ wildlife-friendly techniques as determined by a knowledgeable and qualified natural resources professional and included in a report.
 - e. All fencing inside of a wildlife corridor shall incorporate wildlife friendly design features. Fencing design shall be based on the species that is primarily intended to benefit and may include features such as a low height which allows wildlife to jump over the fence, large openings which make it easier

for wildlife to move through the fence, removable gates that support seasonal migration and durable markers that enhance visibility.

- f. The boundary of the wildlife corridor outside the Resource Overlay shall remain outside the Resource Overlay after implementation. However, the applicant shall preserve the wildlife corridor by executing a deed restriction(s), such as a restrictive covenant.

2. Guidelines for Minimum Tree Canopy Percentages (Type 3)

- A. Through any combination of on-site tree planting and eligible tree preservation, each Initial Development shall provide as much canopy as reasonably possible, but the minimum Tree Canopy percentage shall not be lower than 40 percent for the overall site, unless otherwise noted, provided that:
 1. On-site tree plantings include a variety of tree species to promote diverse forests that are more resilient to pests, disease, extreme weather events and other disturbances.
 2. Trees planted to satisfy tree planting requirements in Section 60.05 and trees planted to satisfy parking area landscaping requirements in Section 60.30.15.10 shall not count towards the minimum Tree Canopy requirements of Section 60.61.30.2.
 3. Street Trees shall not count toward the minimum Tree Canopy requirements of Section 60.61.30.2.
 4. The development satisfies the mitigation requirements in Section 60.37.45, as applicable.
 5. The development is a single-phase development. Multi-phase developments shall comply with minimum Tree Canopy standards in 60.61.20.
- B. In addition, each Initial Development shall meet at least one of the requirements of Subsection B.1 through 3 below.
 1. Demonstrate that a site with more than 40 percent Tree Canopy presents a significant hazard or risk to a utility or infrastructure, either on site or adjacent to the overall site.
 2. Demonstrate that a site with more than 40 percent Tree Canopy presents a significant hazard or risk because the topography or hydrology, either on site or adjacent to the overall site.
 3. Provide a large open space or series of smaller open spaces that preserve land for sustainable landscapes that clean the air and water, add to the local food supply, restore habitats or provide similar environmental or ecological benefits. To meet this requirement, the applicant shall provide approximately 4,000 square feet of landscape, open space or natural area for every two acres of net acreage of the site; and dedicate this space(s) by executing a deed restriction(s), such as a restrictive covenant.

3. Eligible Trees

- A. Preserved trees that satisfy the requirements in Section 60.61.15 (Minimum Tree Preservation Standards) or Section 60.61.25 (Minimum Tree Preservation Guidelines);
- B. The listed Mature Tree Canopy area of planted, on-site trees inside the Resource Overlay that are identified as native trees in the City of Beaverton Tree List, excluding trees in the ash (*Fraxinus*) genus.
- C. The listed Mature Tree Canopy area of planted on-site trees outside the Resource Overlay that are identified on the City of Beaverton Tree List, except for Nuisance Trees.
- D. Native trees planted to satisfy tree planting requirements in Section 60.05, and trees planted to satisfy parking area landscaping requirements in Section 60.30.15.10.
- E. 50 percent the canopy of planted or preserved Street Trees within 20 feet of the site;
- F. Preserved trees that are less than 6-inch DBH are eligible to count as Mature Tree Canopy provided they are not dead, dying or hazardous and would otherwise be eligible trees according to this Subsection.

60.61.35. Technical Specifications for Tree Protection and Planting.

All proposed Initial Development that includes trees contributing towards the preservation or canopy requirements of Sections 60.61.15 through 60.61.30 shall be protected or planted in accordance with the following requirements, with the exception of Street Trees which are subject to the City of Beaverton Tree Planting & Maintenance Policy, Beaverton City Code and Beaverton Engineering Design Manual.

Commentary: Section 60.61.35.1 Tree Protection Standards

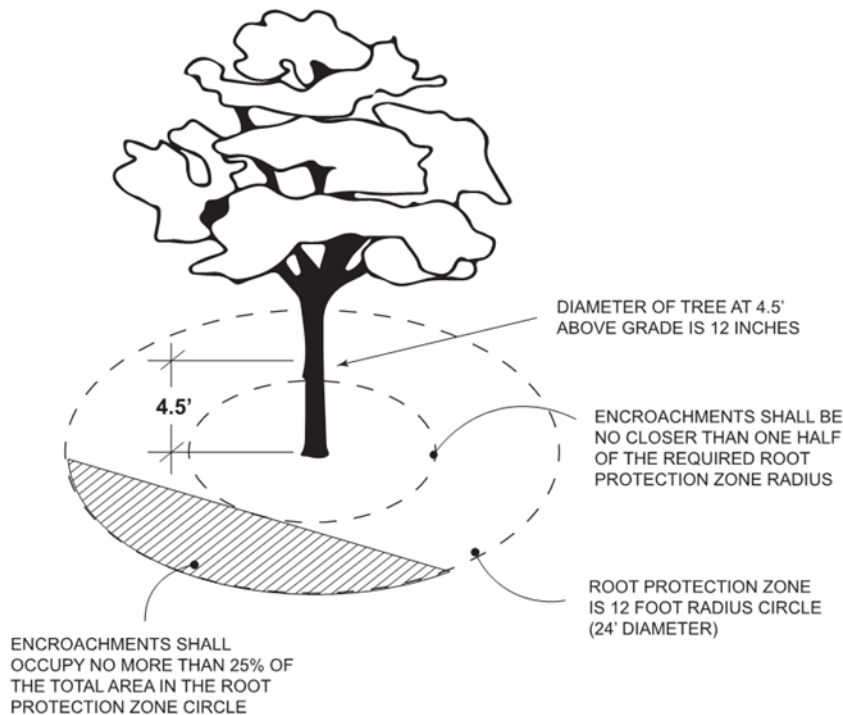
The Tree Protection Standards section of the draft Development Code includes information on how to protect trees from construction impacts during site development. For the ease of review, all associated standards are included in this draft code. In the future, some of this content may be moved to a technical document that would be referenced in the Development Code.

1. **Tree Protection Standards.** A tree protection plan by a Certified Arborist or Oregon Registered Landscape Architect shall demonstrate that it meets the requirements of Section 60.61.35, unless otherwise approved by the City Arborist. Tree protection methods and specifications shall be consistent with the American National Standards Institute (ANSI) A300 Tree Care Standards (2023).

A. Standards for Tree Protection from Construction Impacts

1. Establish a root protection zone:
 - a. For on-site trees and off-site trees with root protection zones that extend into the site – a minimum of 1 foot radius (measured horizontally away from the center of the tree trunk) for each inch of DBH. Root protection zones for off-site trees may be estimated if no access is available to measure the DBH.
 - b. Existing encroachments into the root protection zone, including structures, paved surfaces and utilities, may remain.
 - c. New encroachments into the root protection zone are allowed provided:
 - i. The area of all new encroachments is less than 25 percent of the remaining root protection zone area when existing encroachments are subtracted; and
 - ii. No new encroachment is closer than one-half the required radius distance (see Figure 60.61.35.1.A.1.c).

Figure 60.61.35.1.A.1.c: Root Protection Zone



- d. The following is prohibited within the area of the root protection zone that is within one-half of the required radius distance from the tree:
- i. Ground disturbance or construction activity, including machinery, equipment or vehicles, but excluding access on existing streets or driveways,
 - ii. Storage of equipment or materials, including soil,
 - iii. Temporary or permanent stockpiling,
 - iv. Proposed buildings,
 - v. Impervious surfaces,
 - vi. Underground utility transmission lines,
 - vii. Excavation or fill,
 - viii. Soil compaction and vegetation removal, unless approved by a Certified Arborist,
 - ix. Trees used as rigs or anchors for stabilizing construction equipment,
 - x. Construction or grading, unless there is a plan approved by a Certified Arborist and the area is inspected before, during, and after work by a Certified Arborist, and
 - xi. Trenching or other work activities.
- e. Installation of landscaping is not an encroachment if proposed work is approved by a Certified Arborist and entirely installed with hand tools. Any in-ground irrigation systems are considered encroachments.

2. Tree protection fence:

- a. The tree protection fence is required to be installed before any ground disturbing activities, including clearing and grading, or construction starts, and shall remain in place until acceptance of final inspection.
- b. Tree protection fencing consisting of a minimum 4-foot-high metal chain link or no-climb horse fence, secured with 6-foot metal posts shall be established at the edge of the root protection zone and permissible encroachment area on the site. Existing structures and/or existing secured fencing at least 3.5 feet tall can serve as the required tree protection fencing.
- c. When a root protection zone extends beyond the site, tree protection fencing is not required to extend beyond the development site.
- d. Signs designating the tree protection zone and describing penalties for violations shall be secured in a prominent location on each tree protection fence.

Commentary: Section 60.61.35.2 Tree Planting Standards

The Tree Planting Standards section of the draft Development Code includes technical specifications that shall guide tree planting associated with development activity. For the ease of review, all associated standards are included in this draft code. In the future, some of this content may be moved to a technical document that would be referenced in the Development Code.

Species diversity requirements are loosely based on City of Portland diversity standards. Some are included to further increase species diversity. Other are to help protect against complete losses of trees due to pests, diseases, or other tree stressors.

- 2. **Tree Planting Standards.** A tree planting plan by a Certified Arborist or Oregon Registered Landscape Architect is required for trees on individual lots. Tree planting methods, specifications, and procedures shall be consistent with the ANSI A300 Tree Care Standards (2023) and applicable provisions of the City of Beaverton Tree Planting & Maintenance Policy, unless otherwise approved by the City Arborist.
 - A. The minimum size of planted trees is 1.5-inch caliper for broadleaf trees and 5-foot tall for conifers unless otherwise approved by the City Arborist or required by Clean Water Services, the Department of State Lands, or Army Corps of Engineers. Nursery stock shall be in good health with the size and quality consistent with ISA standards and the most current version of the ANSI Z-60.1 standards adopted by City Council.
 - B. The minimum spacing and setback requirements in Table 60.61.35.2.B shall be met based on Mature Tree Canopy coverage identified on the City of Beaverton Tree List unless otherwise specified in the City of Beaverton Tree Planting & Maintenance Policy, approved by the City Arborist, or required by Clean Water Services, the Department of State Lands, or Army Corps of Engineers:

Table 60.61.35.2.B. Minimum Spacing and Setback Requirements for Tree Plantings

| Spacing/Setback | Small Stature | Medium Stature | Large Stature |
|--------------------------------|---------------|----------------|---------------|
| Between existing and new trees | 15 feet | 25 feet | 35 feet |
| From habitable buildings | 10 feet | 15 feet | 20 feet |
| From pavement | 2 feet | 3 feet | 4.5 feet |

* The City of Beaverton Tree Planting & Maintenance Policy supersedes any conflicting standards and specifications in Section 60.61.

- C. Unless otherwise regulated in Section 60.61, the following plant diversity requirements apply to on-site tree plantings required to comply with applicable provisions of Section 60.61.15 through 60.61.30:
1. If there are 17 or fewer required on-site tree plantings, then they may all be the same species.
 2. If there are at least 18 and less than 54 required on-site tree plantings, then no more than 33 percent can be of one species.
 3. If there are 54 or more required trees, then no more than 25 percent can be of one species.
 4. This standard applies only to the trees being planted, not to existing trees that are preserved.
- D. At least 25 percent of required on-site tree plantings shall be conifers.
- E. Root barriers shall be installed according to the manufacturer's specifications when a tree is planted within 10 feet of pavement or an underground utility box, unless otherwise approved by the City Arborist. The City of Beaverton Engineering Design Manual supersedes any conflicting standards in this requirement.
- F. Irrigation shall be provided to ensure planted trees will survive their establishment period. Establishment period irrigation shall be provided through one of the following options or a combination of options:
1. A permanent, in-ground irrigation system with an automatic controller.
 2. An irrigation system designed and certified by a licensed landscape architect as part of a landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if a licensed landscape architect certifies that the plants chosen can be adequately served by the proposed irrigation system.
 3. Irrigation by hand.
- G. **Monitoring.** The applicant is responsible for monitoring and maintaining tree plantings required to comply with applicable requirements of Section 60.61.20 or 60.61.30 for three years following planting. The applicant shall submit an annual monitoring report to the city during the monitoring period, demonstrating that the minimum thresholds for plant survival and invasive species eradication on the site are being met.
1. For tree planting areas on a site totaling less than or equal to 0.25 acres in size, the monitoring report shall include:
 - a. Photos from fixed locations
 - b. Monitoring plan showing the location of plantings and photo points,
 - c. A complete census of installed tree plantings, and
 - d. A visual estimate of invasive plant coverage.
 - e. Areas of invasive species removed and proposed trees to be replanted to meet the plant survival thresholds.
 2. For tree planting areas on a site totaling greater than 0.25 acres in size, the monitoring report shall include:
 - a. Photos from fixed locations
 - b. Monitoring plan showing the location of plantings and photo points and monitoring plots,
 - c. Sampling data from permanent plots to estimate tree and invasive plant species coverage. A minimum of 5 sample plots shall be used for tree planting areas of two acres or less. An additional two sample plots shall be used for each additional acre of tree planting. Each sample plot shall cover at least 700 square feet.
 - d. Areas of invasive species removed and proposed trees to be replanted to meet the plant survival thresholds.

- H. **Plant Survival.** During the monitoring period, if survival of trees drops below 80 percent of the initial required planting quantities, replacement trees shall be added to the site to maintain 80 percent or greater survival of plantings. Prior to re-planting, the cause of plant mortality shall be determined and documented with a description of how the problem will be corrected.
- I. **Invasive Species.** Invasive plant coverage shall not exceed 20 percent of any tree planting area or cover 25 square feet of contiguous area within the tree planting area. Invasive species that exceed these thresholds shall be removed prior to the submittal of the annual monitoring report.

Commentary: Section 60.61.35.3 Soil Volume Standards

For the ease of review, all standards for soil volume are included below. In the future, this content may be moved to a technical document that would be referenced in the Development Code.

Section 60.61.35.3 creates a clear and objective path for providing a minimum soil volume standard of 1,000 cubic feet of soil volume per tree.

- The City of Tigard has required 1,000 cubic feet of soil volume per parking lot tree and from 400 to 1,000 cubic feet of soil volume per Street Tree since 2012.
- The City of Milwaukie requires 1,000 cubic feet of soil volume for all trees in their recently adopted code.
- James Urban, FASLA and creator of the Landscape Architectural Graphic Standard for tree/soil volume relationships, recommends cities create soil volume targets of 1,000 cubic feet per tree.

The city considered the option of creating soil volume minimums based on mature tree size of 300 cubic feet for small trees, 600 cubic feet for medium trees, and 1,000 cubic feet for large trees which is generally accepted in urban forestry. However, these small and medium tree standards could eliminate future opportunities to plant large trees, which are shown in peer-reviewed scientific studies to provide the most public benefits. Therefore, the staff recommendation is to require 1,000 cubic feet of soil volume for all trees to increase current and future opportunities for large stature trees.

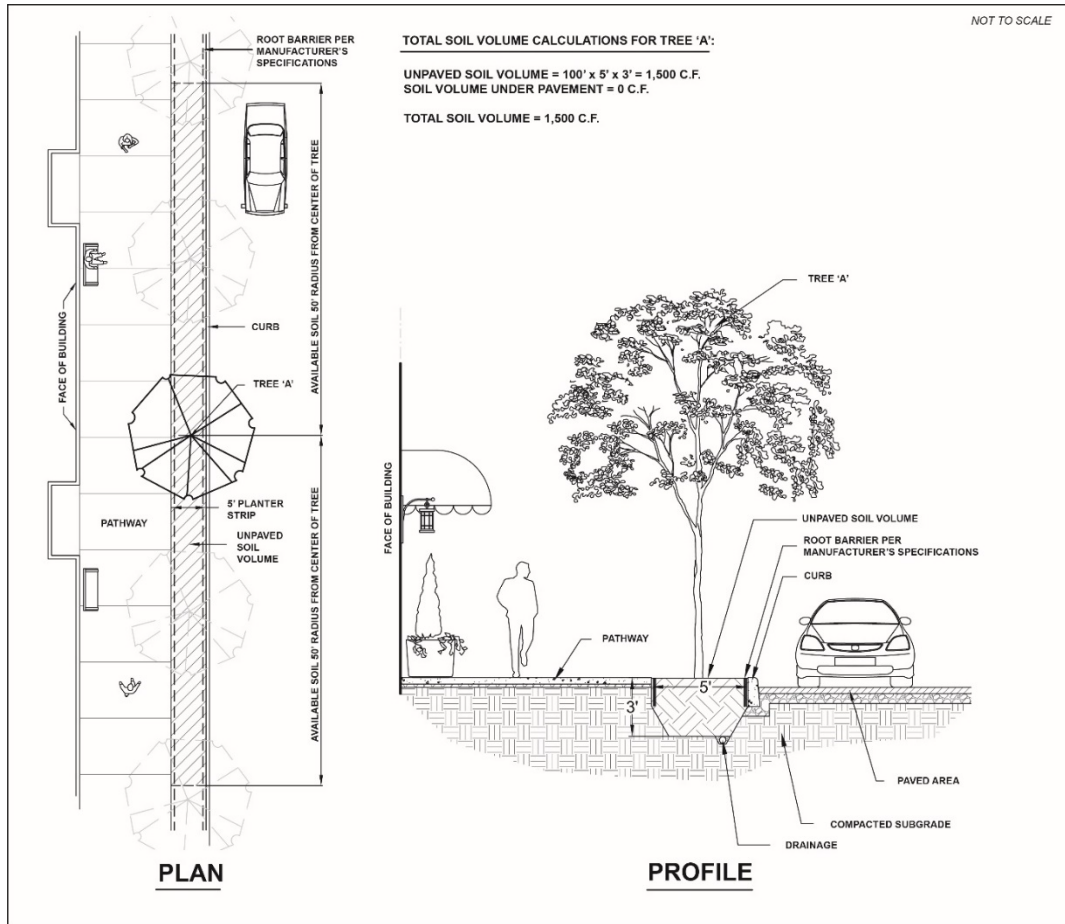
3. **Soil Volume Standards.** A soil volume plan by a Certified Arborist or Oregon Registered Landscape Architect is required that demonstrates at least 1,000 cubic feet of soil volume is available per planted tree. A Certified Arborist shall verify the soil volume plan was successfully implemented prior to tree planting.

A. Standards for Soil Volume

1. If a Certified Arborist provides a narrative and site plan that demarcates the surface area of existing soils at the site and abutting sites that are adequate to support healthy tree growth to maturity based on factors including but not limited to compaction levels, drainage, fertility, pH, and potential contaminants, the existing soils may be used to meet the soil volume requirements. The Certified Arborist shall estimate soils at abutting sites if access is not available.
2. For the purposes of calculating soil volume, the soil depth shall be assumed to be 3 feet unless a Certified Arborist confirms the soil depth is not 3 feet or provides a determination that the assumption should be different in the planting location (see Figure 60.61.35.3.A). When the assumed depth of the soil volume is 3 feet, the surface area at ground level for the soil volume shall be at least 333 square feet per tree.
3. The surface area of the soil volume at ground level shall be contiguous and within a 50-foot radius of the tree to be planted. Contiguous surface areas shall be at least 5 feet wide for the entire area.

4. Trees may share an area with the same soil volume provided that all spacing requirements are met.
5. Soil volumes shall be protected from construction impacts using the following methods:
 - a. Soil protection fencing:
 - i. Fencing consisting of a minimum 4-foot-high metal chain link or no-climb horse fence, secured with 6-foot metal posts established at the edge of the soil volume area on the site. Existing secured fencing at least 3.5 feet tall can serve as the required soil protection fencing.
 - ii. When a soil volume extends beyond the site, soil protection fencing is not required to extend beyond the development site.
 - iii. Signage designating the soil protection zone and penalties for violations shall be secured in a prominent location on each soil protection fence.
 - b. Compaction prevention options for encroachment into soil volumes:
 - i. Steel plates placed over the soil volume area;
 - ii. A 12-inch layer of course wood chips over geotextile fabric continuously maintained over the soil volume;
or
 - iii. A 6-inch layer of crushed gravel over geotextile fabric continuously maintained over the soil volume.
6. Soil contaminants with the potential to damage trees or their root systems are prohibited from the soil volume. Soil contaminants include, but are not limited to, petroleum products, concrete, stucco mix, concrete tank-rinse, solvents and paint. The disposal of soil contaminants shall not be permitted in the root protection zone consistent with ANSI A300 Tree Care Standards (2023).

Figure 60.61.35.3.A: Soil Volume Calculation for a Tree in a Planter Strip



Commentary: Section 60.61.40 Tree Replacement and Maintenance Standards

The tree removal and tree maintenance section applies to situations where rules pertaining to the Resource Overlay, minimum tree preservation and minimum Tree Canopy do not apply. Tree removal allowed by this Section is covered by the tree and vegetation applications in Section 40.91.

60.61.40. Tree Replacement and Maintenance Standards.

1. The requirements of this Subsection apply when tree removal requires a Cooper Mountain Tree Removal application consistent with Section 40.91.
2. **Tree Replacement Standards**
 - A. For every 6-inches of DBH removed, one replacement tree shall be planted. If the resulting number of required replacement trees 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. If the decimal is less than 0.5, then the number is rounded down.
 - B. If a report prepared by a Certified Arborist or the City Arborist determines that it is not possible to plant replacement trees consistent with the ratio in Section 60.61.40.2.A, tree replacement may be provided in part

or in full as a fee-in-lieu payment. The amount of the in-lieu fee shall be specified in the Community Development In-Lieu Fee schedule.

- C. The minimum size of replacement trees shall be 1.5-inch caliper for broadleaf trees and 5-foot tall for conifers unless otherwise approved by the City Arborist or required by Clean Water Services, the Department of State Lands, or Army Corps of Engineers.
 - D. Nursery stock shall be in good health with the size and quality consistent with ISA standards and the most current version of the ANSI Z60.1 standards adopted by City Council.
 - E. Replacement trees shall be planted in a manner consistent with (ANSI) A300 Tree Care Standards (2023).
 - F. For every tree removed, the replacement tree shall be capable of achieving the same or greater Mature Tree Canopy area as the removed tree.
 - G. Replacement tree(s) shall be planted on the subject property or site.
2. **Ongoing Maintenance.** The required replacement tree(s) shall be maintained according to (ANSI) A300 Tree Care Standards (2023). Maintenance requirements include:
- A. Proper pruning of branches and roots;
 - B. Protection from damage from construction, vehicle parking, storage, waste, and contaminants. The City may condition tree protection measures when the City Arborist determines construction or development projects may impact trees;
 - C. Watering for early tree establishment;
 - D. Removal of vines and other vegetation growth that could result in tree death, smothering, or structural damage; and
 - E. Replacement of trees that die.

Commentary: Section 60.61.45 Enforcement

The enforcement Subsection mirrors the enforcement Subsection in Section 60.60 so that civil violation procedures are consistent with the rest of the Beaverton Development Code.

60.61.45. Enforcement.

A person found responsible for causing damage to a non-exempt, regulated tree in a manner inconsistent with ISA standards or for the removal of a non-exempt regulated tree in violation of the requirements set forth in Section 60.61. shall be subject to monetary penalties. In cases of unlawful removal, the person shall also replace the removed or damaged tree pursuant to the requirements of Section 60.61.35 and Section 60.61.40.

1. Monetary penalties imposed by a court of competent jurisdiction upon conviction for violating any provision of CHAPTER 60 Section 61 of this Ordinance shall be deposited into the City’s Tree Mitigation Fund.

Cooper Mountain Community Plan

Proposed Beaverton Code Amendments

- Commentary is for information only.
- Proposed new language is underlined.
- Proposed deleted language is ~~stricken~~.
- Language that has been skipped is indicated by “***”

Commentary: Section 60.70 Wireless Communications Facilities

Proposed amendments to this Subsection update references to other parts of the Development Code for consistency.

60.70. Wireless Communications Facilities

[ORD 4248; May 2003]

[ORD 4248, 05/08/2003]

60.70.05. Purpose.

1. The purpose of these regulations is to ensure that Wireless Communications Facilities (WCF) are regulated in a manner that:
 - A. Conforms to the current federal, state, local laws and with FCC Declaratory Rulings to date. [ORD 4596; February 2013]
 - B. Promotes universal communication service to all City residents, businesses and visitors.
 - C. Establishes clear and objective standards for the placement, design and continuing maintenance of WCF.
 - D. Minimizes the adverse visual, aesthetic and structural safety impacts of WCF on residential neighborhoods and on the community as a whole.
 - E. Encourages the design of WCF to be as aesthetically and architecturally compatible as possible with the surrounding natural and built environments.
 - F. Encourages collocation of WCF on existing support structures to minimize the number of new facilities required.
 - G. Ensures that regulations do not constitute a barrier to entry and apply to providers on a competitively neutral basis.

[ORD 4248, 05/08/2003; ORD 4596, 02/08/2013]

Effective on: 2/8/2013

60.70.10. Applicability.

1. The regulations contained within this section shall apply to the construction or installation or modification of Wireless Communication Facilities (WCF) within the municipal limits of the City of Beaverton.

2. Regulations contained in this section shall apply to ~~w~~Wireless ~~e~~Communication ~~f~~Facilities used for essential public communication services conducted by police, fire, and other public safety or emergency networks.
3. Compliance with the regulations contained within this section shall be required in addition to any other applicable standards and regulations contained within the Code.

[ORD 4248, 05/08/2003]

Effective on: 6/1/2012

60.70.15. Federal and State Compliance.

1. In addition to compliance with the regulations in this section, the applicant shall be responsible for the identification of and compliance with all applicable federal and state regulations pertaining to WCF.
2. Permanent alterations to previously City reviewed and approved WCF resulting from the adoption of new or updated federal and/or state regulations shall be reviewed through the City's development review process prior to the making of such alterations, unless local review and approval is exempted by federal or state statute.

[ORD 4248, 05/08/2003]

Effective on: 6/1/2012

60.70.20. Exemptions.

1. All of the following are exempt from the regulations contained in this section of the Code:
 - A. Emergency or routine repairs, or maintenance of existing facilities and of transmitters, antennas or other components of existing facilities that do not increase the size, footprint, or bulk of such facilities, and which otherwise comply with City, state and federal regulations.
 - B. Federally-authorized industrial, scientific and medical equipment operating at frequencies designated for that purpose by the Federal Communications Commission (FCC) in Part 18 of Title 47 of the Code of Federal Regulations (CFR).
 - C. Amateur radio facility antennas, or a combination of antennas and support structures seventy (70) feet or less in height as measured from the base of the support structure consistent with ORS 221.295. This includes antennas attached to towers capable of telescoping or otherwise being extended by mechanical device to a height greater than 70 feet so long as the amateur radio facility is capable of being lowered to 70 feet or less. This exemption applies only to the Beaverton Development Code and does not apply to other applicable city, state, and federal regulations. Amateur radio facilities not meeting the requirements of this exemption are considered non-exempt, and must comply with Section 60.70.45.
 - D. Military and civilian radar equipment, operating within the regulated frequency ranges, for the purpose of national, state or local defense or aircraft safety.
 - E. Antennas and associated equipment completely located within the interior of an existing or proposed structure with no associated exterior equipment, the purpose of which is to enhance or facilitate communication functions within the structure or other structures on the site.
 - F. Satellite antennas up to and including two (2) meters in diameter in Commercial, Industrial, and Multiple Use zoning districts. [ORD 4584; June 2012]
 - G. Direct-to-home satellite service and satellite antennas up to and including one (1) meter in diameter located in Residential zoning districts. [ORD 4584; June 2012]
 - H. AM or FM radio broadcast towers and equipment, or television broadcast towers and equipment, as regulated by the Federal Communications Commission (FCC).

- I. Antennas installed by a public agency for the purpose of emergency communications that are less the 30-inches in diameter affixed to existing structures with associated equipment completely located within the interior of an existing or proposed structure. [ORD 4397; August 2006]
- J. All small wireless facilities reviewed under the City's Small Wireless Facility Policy. [ORD 4804; August 2021]

[ORD 4248, 05/08/2003; ORD 4397, 08/10/2006; ORD 4584, 06/01/2012; ORD 4804, 08/13/2021]

Effective on: 8/13/2021

60.70.25. Nonconforming Use Status for Existing Wireless Communication Facilities.

1. WCF and associated equipment and site improvements in existence as of May 8, 2003, that are nonconforming as to the use or development standards contained in this Code section shall be subject to the provisions of CHAPTER 30 (Nonconforming Uses) except:
 - A. A proposal to collocate new antennas on existing nonconforming structures shall comply with the standards of this Section.
 - B. Abandoned facilities shall not be considered nonconforming uses and shall comply with Section 60.70.65.
 - C. If the owner, operator or both propose a permanent alteration of an existing nonconforming WCF, the use, structure, or both shall lose its nonconforming status and shall comply with the provisions of this section. For the purposes of this Code, a permanent alteration shall consist of the removal of an existing tower support structure, except as modified by Section 60.70.25.1.D.-E.
 - D. The expansion of a previously approved wireless communication facility, that is considered a “substantial change,” as defined by federal law, shall result in the loss of nonconforming status and shall require compliance with the provisions of Section 60.70. [ORD 4596; February 2013] [ORD 4804; August 2021]
 - E. For satellite antennas not exempted by this Code, the removal and replacement of these stations shall not be considered a permanent alteration, provided that the diameter of the replacement satellite antennas shall be no more than fifty (50) percent greater or four (4) meters greater, whichever is less, of the existing diameter of the satellite antenna. The installation of replacement satellite antennas greater than fifty (50) percent or more than four (4) meters of the existing station diameter shall result in the loss of nonconforming status and shall require compliance with the provisions of this Section.
 - F. The addition of new WCF antennas, or equipment shelters, or on-site improvements shall not be considered permanent alterations to an existing nonconforming WCF, but shall be reviewed under applicable provisions of this Section.

[ORD 4248, 05/08/2003; ORD 4596, 02/08/2013; ORD 4804, 08/13/2021]

Effective on: 8/13/2021

60.70.30. Permit Process.

Applicants shall refer to CHAPTER 20 (~~Land Uses~~Zoning Districts) or CHAPTER 70 (Downtown Design District) of this Code to determine whether a proposed WCF is a Permitted Use, a Conditional Use or a Prohibited Use within a specific underlying zoning district. The different permit types and associated thresholds are specified in CHAPTER 40 (Applications). The procedures for the review and approval of applications are contained in CHAPTER 50 (Procedures) of this Code. [ORD 4799; January 2021]

[ORD 4248, 05/08/2003; ORD 4596, 02/08/2013; ORD 4799, 01/08/2021]

Effective on: 1/8/2021

60.70.35. Development Standards for WCF.

Development standards are applicable to all zoning districts. Except as noted in Section 60.70.35.18., the following development standards shall apply to all wireless communication facilities (WCF), excluding satellite antennas in all zoning districts. Refer to Section 60.70.40 for development standards for satellite antennas: [ORD 4584; June 2012] [ORD 4596; February 2013]

1. General.

- A. Lattice tower support structures are prohibited.
- B. Guyed tower support structures are prohibited.
- C. "Top hat" antenna arrays are prohibited.
- D. Collocation of new WCF antennas on existing lattice tower support structures, or guyed tower support structures is allowed.
- E. The attachment of WCF and associated equipment on single-detached dwellings, [Middle Housing dwellings](#), or to any tree is prohibited. [ORD 4804; August 2021] [ORD 4822; June 2022]
- F. WCF attachments to historic, decorative, or ornamental streetlight poles are prohibited. [ORD 4804; August 2021]
- G. WCF attachments to traffic signal poles are prohibited. [ORD 4804; August 2021]
- H. WCF, with exception to small wireless facilities, are prohibited in the public right of way. [ORD 4804; August 2021]
- I. Small wireless facilities within the public right-of-way, evaluated through a separate process and standards are exempt from the requirements of Section 60.70. [ORD 4804; August 2021]

2. Height.

- A. The maximum height of any new WCF tower, WCF antenna collocation, or both shall conform to the maximum height standards specified in the site development requirements in [CHAPTER 20 \(Land Uses Zoning Districts\)](#) for Residential, Commercial, Industrial, and Multiple Use zoning districts [and in Chapter 70 \(Downtown Design District\)](#). Adjustments and Variances to the height standards for any new WCF tower shall be authorized through the Adjustment and Variance provisions specified in [CHAPTER 40 \(Applications\)](#). [ORD 4804; August 2021]
- B. The height of any type of WCF shall include the support structure and any attached antennas. A lightning rod that is up to and including ten (10) feet tall and any required lighting by the Federal Aviation Administration (FAA) shall not be included within the calculation of the maximum height.
- C. For collocation proposals that are eligible facilities requests without substantial change, the height of the WCF may exceed the maximum height allowed in the zoning district. The maximum height permitted is determined by the regulations in Title 47 of the Code of Federal Regulations (47 CFR 1.6100). [ORD 4804; August 2021]

3. **Lighting.** The installation of light fixtures to a WCF tower is prohibited except for lighting required by the Federal Aviation Administration (FAA) or the Oregon Department of Aviation (ODA). A maximum of one (1) motion-sensitive or permanently shielded light fixture attached at or near the entrance door to the at-grade equipment shelter shall be allowed.

4. Signage.

- A. For new WCF towers and/or proposed collocation of WCF on existing towers one (1) non-illuminated sign having a maximum sign face of three (3) square feet and comprised of a white background with black lettering shall be provided and shall be permanently affixed to the entrance gate of the required fence. The sign shall identify the name of the WCF provider(s) and shall specify an emergency contact telephone number. For proposed collocation actions, the applicant for collocation shall be responsible for the production and installation of a required sign for the existing WCF service provider(s) if not already present at the site.

- B. No additional signage including logos and advertisements shall be allowed on any new or existing WCF towers, at grade equipment shelters or required fencing.
5. **At-Grade Equipment Screening.** All at-grade equipment shall be fully screened from the public view. Screening shall be accomplished by the following methods:
- A. **Sight Obscuring Fencing.** A sight-obscuring fence that is a minimum of six (6) feet high shall prohibit public access to WCF towers, or shall screen all at grade equipment shelters, or both. Sigh-obscuring fencing shall consist of chain link with slats, vinyl, wood, masonry, or brick.
 - B. **Equipment Shelters.** All at-grade equipment shall be enclosed within equipment shelters constructed of wood, metal, or masonry. Building materials shall be stained or painted in a color that is consistent and compatible with surrounding development and then sealed for weather protection. Roofing and other architectural treatments proposed for the material shall also be consistent compatible with surrounding development.
 - C. **Screening Landscaping.** At-grade equipment shelters shall be screened with evergreen shrubs installed immediately outside of the required fencing on all sides. The portion of the fenced enclosure used as an access gate shall feature wooden slats or other sight-obscuring material in lieu of landscaping. Evergreen shrubs shall:
 - i. Be planted with a minimum height of four (4) feet.
 - ii. Be spaced evenly apart to create adequate screening density, provided that the maximum spacing shall be thirty-six (36) inches on center.
 - iii. Be of a species that attains a minimum mature height of ten (10) feet.
 - iv. Be comprised of a minimum of three (3) varieties of evergreen shrub species.

[ORD 4596; February 2013]

6. **Evergreen Trees.** In addition to the at-grade equipment screening landscaping requirements specified in Section 60.70.35.5.C, the decision-making authority may require the planting of evergreen trees when a new WCF tower is located on property within or immediately abutting Residential or Multiple Use zoning districts. When required, evergreen trees shall: [ORD 4584; June 2012]
- A. Be placed immediately outside of a required fenced enclosure on all sides within or abutting the same planting area for the required evergreen shrubs.
 - B. Be planted with a minimum height of ten (10) feet. [ORD 4804; August 2021]
 - C. Be planted a maximum of thirty (30) feet on center.

[ORD 4596; February 2013]

7. **Required Plantings.** Required landscaping shall be planted and maintained in a manner to achieve 100 percent% survival rate within the first year of planting. All landscaped areas shall be:
- A. Irrigated by a sprinkler, drip irrigation system or hand watered throughout the landscape establishment period.
 - B. Demonstrate a regular scheduled watering and maintenance program which will be provided throughout the landscape establishment period after the first year of planting through a signed maintenance agreement by the property owner or authorized individual.
 - C. Maintained by regular weeding and pruning.
 - D. Replaced if dead or dying.

[ORD 4596; February 2013]

8. **Visual Impacts.** The decision-making authority shall identify whether new WCF towers shall either be left in a non-reflective metal finish or shall be painted based on the characteristics of the surrounding terrain in which the parent parcel is located, unless required by the FAA to be painted in an alternating red-and-white striped pattern.

9. **Noise.** Noise-generating equipment shall be sound-buffered by means of baffling or structural barriers to reduce the sound level measured at the property line abutting Residential or Multiple Use zoning districts. [ORD 4584; June 2012]
10. **Stealth Design.** Specific WCF threshold in [CHAPTER 40](#) of this Code provide for stealth design to be utilized. [ORD 4596; February 2013] [CHAPTER 90](#) of this Code defines stealth design. The purpose of stealth design is to minimize the visibility of wireless communications facilities by disguising, concealing, or camouflaging these facilities. Acceptable methods of stealth design include, but are not limited to: [ORD 4804; August 2021]
 - A. Disguised as Other Structures or Elements of Physical Environment. WCF support structures, antennas and associated equipment that are disguised to look like another structure including but not limited to a flagpole or church cross or are made to appear part of the natural environment such as an evergreen tree. Disguised WCF facilities shall not contain any visible exterior attributes of a WCF support structure, antenna and associated equipment.
 - B. Concealed Roof-Mounted Antennas. WCF antenna array installed on a building roof shall be concealed from the ground level of abutting public streets and adjacent properties. Acceptable types of screening are placement behind the roof parapet, within or on the mechanical penthouse or on a roof-mounted building element such as a chimney, exhaust pipe, cupola, bell tower or flagpole.
 - C. Camouflaged Roof-Mounted Equipment Shelters. Roof-mounted equipment shelters shall be camouflaged from the ground level of abutting public streets and adjacent properties. Acceptable types of screening are placement within the interior of the building or the structure, behind the roof parapet, within a mechanical penthouse or completely within a roof-mounted element such as a chimney, exhaust pipe, cupola or bell tower.
11. **Allowable Height for Building-Roof-Mounted Antennas.** Antennas mounted on building roofs shall not extend beyond the maximum height for buildings of the underlying zoning district or in the case of existing buildings which are non-conforming in height, shall not extend beyond the existing height of the building. The antenna height shall be measured from the existing height of the building roofline. All roof-mounted antennas shall comply with the stealth design requirements of Section 60.70.35.10. [ORD 4596; February 2013]
12. **Building-Wall-Mounted Antennas.** Any WCF antennas mounted to the roof edge or sidewall elevation of a building shall be completely covered with the same exterior finish and painted the same color as the exterior of the building or structure.
13. **Structure-Mounted Antennas.** Any WCF antennas mounted to a structure that is not a building shall comply with the following standards:
 - A. Antennas shall not extend beyond the maximum height for structures of the underlying zoning district.
 - B. Antennas on existing tower structures or pole structures, other than those used for cellular phone service shall extend a maximum of ten (10) feet above the existing structure height as measured from its tallest point.
 - C. Antennas on water reservoir tanks shall extend a maximum of five (5) feet above the existing structure height as measured from its tallest point.
 - D. Antennas on structures shall be painted the same color as the structure. [ORD 4596; February 2013]
14. **Setbacks.**

All new WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters shall comply with the setbacks established in the underlying zoning district. These standards shall also apply to WCF collocation proposals:

 - A. In all underlying zoning districts, building wall-mounted antennas and at-grade equipment shelters shall comply with all setbacks contained in the underlying zoning district. For the purposes of this Code, the setback shall be measured from the portion of the at-grade equipment shelter or building wall-mounted antennas that extend outward towards the property line to the greatest extent.

- B. New WCF towers shall be set back from all property lines by a distance equal to the height of the tower plus five (5) additional lineal feet. Adjustments and Variances shall be authorized through the Adjustment and Variance provisions specified in **CHAPTER 40** (Applications). [ORD 4659; July 2015] [ORD 4804; August 2021]
 - C. New WCF towers located on commercially or industrially zoned property shall meet the setback of the underlying zone where the new WCF tower is more than the height of the tower plus five (5) feet from a Residential or Multiple Use zoning district. Adjustments and Variances shall be authorized through the Adjustment and Variance provisions specified in **CHAPTER 40** (Applications). [ORD 4584; June 2012] [ORD 4659; July 2015] [ORD 4804; August 2021]
 - D. For collocation proposals that are eligible facilities requests without substantial change, the setback of the WCF may be less than the minimum required and are determined by the original approval. [ORD 4804; August 2021]
15. **Clustering of Towers.** Clustering of towers shall be prohibited in all Residential and Multiple Use zoning districts. Proposals for the clustering of towers in Commercial and Industrial zoning districts shall comply with all development standards of this Section, and other applicable sections of the Development Code. [ORD 4584; June 2012]
16. **Collocation Capacity.** New WCF towers and associated site area shall be designed to accommodate a minimum of one (1) additional future service. Collocation capacity shall be reserved through all of the following methods:
- A. Construction of a tower of sufficient height to accommodate a minimum of two (2) antenna arrays; and,
 - B. Installation of a foundation of adequate size and structural bearing capacity to accommodate a tower with a minimum of two (2) antenna arrays; and,
 - C. Provision of a fenced enclosure of sufficient size to accommodate the equipment shelters for a minimum of two (2) antenna arrays.
17. **Specific Development Standards in Multiple Use Zoning Districts.** The following standards are specific to WCF on lots in Multiple Use zoning districts and are in addition to the other development standards specified in this section of the Code:
- A. Equipment for new WCF towers or new attached WCF or incorporated WCF shall either be placed underground, entirely within an existing building, on a screened rooftop, or entirely within a new above ground structure constructed solely for the purpose of housing this equipment. This enclosed building shall be architecturally treated to blend in with the surrounding built environment. Acceptable types of architectural treatments include but are not limited to painted metal roofs, faux windows, awnings, canopies, brick, or colored or textured masonry.
 - B. Cables and other connection devices between equipment shelters and new WCF towers or new attached WCF or incorporated WCF shall be placed entirely underground, or shall be placed above-ground in a completely enclosed structure. If placed above-ground, the completely enclosed structure shall be compatible in scale, design, and materials to the above-ground equipment shelter, and the surrounding built environment.
 - C. For new WCF towers located on a lot that because of physical site constraints, tower related site design, or lease or ownership restrictions cannot be developed for any other Permitted Use while the tower is in operation, property perimeter structural bearing walls having a minimum height of ten (10) feet and composed of brick or colored and textured masonry or a combination of brick and colored and textured masonry shall be installed along all property lines for the portion of the lot being developed for WCF, abutting public streets. Required perimeter walls shall have architectural treatments including but not limited to faux windows, or awnings, covering a minimum of fifty (50) percent of each wall elevation; provided, the Director may determine a different type of perimeter treatment along property lines not abutting public streets for compatibility with the current uses of abutting properties.
 - D. For new WCF towers located on property that could be developed for another use concurrent with the tower operation, the tower and, if applicable, above-ground equipment building shall be placed on the lot so as to not preclude future development of the remaining portion of the site and to allow for conformance to site design, parking and other applicable standards. Any lot area not proposed for WCF development that is

disturbed by site development activity shall be landscaped. The decision-making authority shall determine the type of landscaping based on the existing landscaped nature of the lot and abutting lots.

- E. For WCF towers located on property occupied by an existing use, the tower and, if applicable, above grade equipment building, shall be located on the site so as to not preclude future redevelopment of the remaining portion of the site or future compliance with code requirements for a different use of the site. [ORD 4462; January 2008]

[ORD 4248, 05/08/2003; ORD 4365, 10/20/2005; ORD 4397, 08/10/2006; ORD 4462, 01/10/2008; ORD 4584, 06/01/2012; ORD 4596, 02/08/2013; ORD 4659, 07/10/2015; ORD 4702, 01/04/2017; ORD 4799, 01/08/2021; ORD 4804, 08/13/2021; ORD 4822, 06/30/2022; ORD 4844, 08/18/2023]

Effective on: 8/18/2023

60.70.40. Development Standards for Satellite Antennas.

The following development standards shall apply to all satellite antennas in all zoning districts, except for satellite antennas and direct-to-home satellite services exempted by Section 60.70.20.1.F.-G.:

1. New satellite antennas shall be mounted on the ground or on building roofs only.
2. New satellite antennas shall not be mounted on lattice towers or guyed tower support structures.
3. New ground-mounted satellite antennas shall be screened from view from abutting properties, or public right-of-way, or both in a manner that does not detract from the function of the antennas. Screening shall be done through one of more methods listed in Sections 60.70.35.5-7 on all directions, except for the direction that the antenna is oriented for sending, receiving, or both. The decision-making authority shall determine the appropriate type and height of screening based on the area proposed for development, the nature of the surrounding development, and the proximity of the development area to this surrounding development. [ORD 4596; February 2013]
4. New building roof-mounted satellite antennas shall be screened from view from abutting properties, or public right-of-way, or both in a manner that does not detract from the function of the antennas. Screening shall be done through the placement of the antennas behind parapet walls or other permanent architectural features.
5. Satellite antennas mounted on building roofs shall not extend beyond the maximum height for buildings of the underlying zoning district or, in the case of existing buildings which are non-conforming in height, shall not extend beyond the existing height of the building. The satellite antenna height shall be measured from the height of the building roofline. [ORD 4596; February 2013]

[ORD 4248, 05/08/2003; ORD 4596, 02/08/2013]

Effective on: 2/8/2013

60.70.45. Requirements for Non-Exempt Amateur Radio Facilities.

1. Non-exempt amateur radio facilities may not be erected until a valid building permit has been obtained from the City of Beaverton.
2. Notwithstanding CHAPTER 30 of the Development Code, the following rules apply to non-exempt amateur radio facilities in existence on or before May 8, 2003:
 - a. Facilities constructed before May 8, 2003 under building permits validly issued on the date of construction are not subject to these regulations.
 - b. Exempt facilities that are proposed to be modified to become a non-exempt facility, shall acquire a new building permit from the City.
 - c. Facilities without permits from the City of Beaverton, Washington County, or Multnomah County shall acquire a building permit from the City.

60.70.50. Required Studies and Information.

The following requirements for studies and information shall be provided in addition to the submittal requirements specified in the application checklist to be provided by the Director:

1. For new WCF towers or poles, the following information is required to be submitted at time of application: [ORD 4702; January 2017]
 - A. A visual impact report prepared by an Oregon licensed engineer or Oregon licensed architect shall be submitted. For purposes of this section of the Code, the extent of the adjacent area to be analyzed in this report shall be determined by the Director at the time of pre-application based on the type of tower proposed and the nature of the surrounding development. The visual impact report shall be comprised of: [ORD 4804; August 2021]
 1. A written summary of the findings of the visual impact analysis.
 2. A to-scale (engineer scale measurement) vicinity map identifying in plan-view the location of the proposed WCF tower.
 3. A to-scale (engineer scale measurement) aerial plan showing in plan view the location of the proposed WCF tower and the location and type of adjacent development.
 4. A to-scale (engineer scale measurement) elevation drawing indicating the height, dimensions, type, design, materials and color of the tower and any on-ground associated equipment.
 5. A visual graphic (photo) simulation of the proposed WCF tower from northern, southern, western and eastern orientations inclusive of adjacent buildings, structures, natural features and public or private streets. [ORD 4702; January 2017]
 6. Recommended methods to mitigate the visual impacts of the proposed WCF tower on adjacent properties.
 - B. For a new WCF tower, a coverage analysis report prepared by an Oregon licensed professional engineer with demonstrated experience in the preparation of coverage analysis reports specifying the search ring within which service is proposed inclusive of the location, height and frequency of existing and approved WCF, and addressing the quality of existing wireless service and new wireless service within the search ring. [ORD 4702; January 2017]
 - C. All WCF applications abutting or within Residential, or Multiple Use zoning districts proposing exterior at-grade equipment shelters shall be accompanied by the equipment manufacturer's written noise specifications if these specifications are proposed to be followed. [ORD 4397; August 2006]
 - D. Copy of the license application or received license from the Federal Communications Commission (FCC) or documentation that a license is not required. A copy of an approved license, or evidence of exemption shall be provided to the Planning Division prior to the issuance of a building permit. [ORD 4702; January 2017]
 - E. Copy of the permit application or received permit from the Federal Aeronautics Administration (FAA), if applicable. A copy of an approved permit shall be provided to the Planning Division prior to the issuance of a building permit. [ORD 4702; January 2017]
 - F. Copy of written authorization from the Oregon Department of Aviation, if applicable. A copy of the written authorization, if applicable, shall be provided to the Community Development Department prior to the issuance of a building permit.
 - G. Copies of all environmental reports and assessments required to be submitted to the FCC or FAA for proposed WCF shall be provided to the City at their time of filing with these agencies. It is the applicant's responsibility

to conform to all requirements of these agencies resulting from the submittal of the environmental assessments.

- H. Noise Study: If applicable, provide a noise study prepared by a licensed Oregon acoustical engineer in accordance with Section ~~60.50.25.101~~ [ORD 4702; January 2017]
- I. New poles located within 10-feet of a roadway without a curb and gutter shall include a vehicle impact study and protective devices such as bollards. [ORD 4702; January 2017]

[ORD 4248, 05/08/2003; ORD 4397, 08/10/2006; ORD 4702, 01/04/2017; ORD 4804, 08/13/2021]

Effective on: 8/13/2021
