



March 7, 2003

To: Citizen Participation Organizations and Interested Parties

From: Brent Curtis, Planning Manager
Department of Land Use and Transportation

Subject: **PROPOSED ORDINANCE No. 608**

Enclosed for your information is a copy of proposed Ordinance No. 608. Listed below is a description of the ordinance, hearing dates, and other relevant information. If you have any questions about the ordinance, or if you would like additional information, please contact the Planning Division.

Ordinance Purpose and Summary

The purpose of Ordinance No. 608 is to make changes to the Comprehensive Framework Plan for the Urban Area, the Metzger-Progress and Raleigh Hills-Garden Home Community Plans and Land Use District Maps, and the Community Development Code to implement the Washington Square Regional Center Plan (WSRCP) as adopted by the City of Tigard in September 1999.

Who Is Affected

Owners of properties located within unincorporated Washington County whose land use designations are proposed to be changed in order to implement the Washington Square Regional Center Plan.

What Land is Affected

This ordinance would apply only to those properties located within unincorporated Washington County whose land use designations are proposed to be changed in order to implement the Washington Square Regional Center Plan.

Key Provisions

- Amend the Raleigh Hills-Garden Home Community Plan Land Use District Map by removing the R-5 land use designation from a portion of tax lot 1S123CC02900 and designating the parcel Institutional (Exhibit 2). (NOTE: The remaining portion of the tax lot is currently designated Institutional.)
- Amend the Metzger-Progress Community Plan Land Use District Map by removing the R-5 land use designation from a portion of tax lot 1S126DC05400 and designating the entire parcel Institutional (Exhibit 1). (NOTE: The remaining portion of the tax lot is currently designated Institutional.)
- Amend the Metzger-Progress Community Plan Land Use District Map by removing the land use designations for certain properties and replacing them with transit oriented designations (Exhibit 1). The parcels designated transit oriented would be subject to Sections 375 (permitted uses and dimensional standards) and 431 (design principles, standards and guidelines) of the Community Development Code.

- Amend the Metzger-Progress Community Plan by adding three new Areas of Special Concerns (A.S.C.). Future redevelopment in these areas, except for limited expansions of up to 20-percent, would be subject to master plan approval. The master plan process is designed to facilitate comprehensive planning of each A.S.C.

Initial Public Hearings Time and Place

Planning Commission
7:30 pm
April 16, 2003

Board of County Commissioners
10:00 am
May 6, 2003

Hearings will be held in the Shirley Huffman Auditorium in the Public Services Building, 155 N. 1st Avenue, Hillsboro, Oregon.

On May 6, 2003, the Board of County Commissioners (Board) may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If it is adopted, it would become effective on June 5, 2003.

Urban Comprehensive Plan Policies Amended

- Policy 18

Community Development Code Standards Amended

- Section 375, Transit Oriented Districts

How to Submit Comments

Submit oral or written testimony to the Board and/or the Planning Commission at one of the public hearings. Written testimony may be mailed or faxed to the Board or Planning Commission in advance of the public hearings in care of the Planning Division. **At this time, we are unable to accept e-mail as public testimony.**

Washington County, Planning Division
155 N. 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072
Fax: 503-846-4412

Failure to submit oral or written testimony before the Board or Planning Commission may preclude appeal of a decision by the Board to adopt an ordinance as filed or amended.

Staff Contact

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Telephone: 503-846-8817 Fax: 503-846-4412
e-mail: paul_schaefer@co.washington.or.us

Proposed Ordinance is available at the following locations:

- The Washington County Department of Land Use and Transportation, Planning Division, 155 N. 1st Ave., Hillsboro, OR 97124-3072 Telephone: 503-846-3519
- www.co.washington.or.us/deptmts/lut/planning/ordhome.htm
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations (CPOs); Call 503-725-2115 for a directory of CPOs.

1 IN THE BOARD OF COUNTY COMMISSIONERS

2 FOR WASHINGTON COUNTY, OREGON

3
4 ORDINANCE 608

(An Ordinance Amending the Comprehensive
(Framework Plan for the Urban Area, the
(Community Development Code, the Metzger-Progress
(Community Plan, the Raleigh Hills-Garden Home
(Community Plan, all elements of the
(Comprehensive Plan Relating to the Washington
(Square Regional Center

7 The Board of County Commissioners of Washington County, Oregon, ordains:

8 SECTION 1

9 A. The Board of County Commissioners of Washington County, Oregon, recognizes
10 that the Community Development Code element of the Comprehensive Plan (Volume IV) was
11 readopted with amendments on September 9, 1986, by way of Ordinance No. 308, with portions
12 subsequently amended by Ordinance Nos. 321, 326, 336-341, 356-363, 372-378, 380, 381, 384-386,
13 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421, 422, 423, 428-434, 436, 437, 439, 441-443,
14 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-489, 504, 506-512, 517-523, 525-526,
15 528-529, 538, 540, 545, 551-555, 558-561, 573, 575-577, 581, 583, 588, 591-594, and 595.

16 B. The Board of County Commissioners of Washington County, Oregon, recognizes that
17 the Comprehensive Framework Plan for the Urban Area element of the Comprehensive Plan (Volume
18 II) was readopted with amendments on September 9, 1986, with portions subsequently amended by
19 Ordinance Nos. 343, 382, 432 (remanded), 444 (remanded), 459, 471, 483, 503, 516, 517, 526, 561,
20 572 and 588.

21 C. The Board of County Commissioners of Washington County, Oregon, recognizes that
22 the Raleigh Hills-Garden Home Community Plan was adopted by Ordinance No. 215 and amended by

1 Ordinance Nos. 278, 280, 292, 294, 347, 365, 408, 420, 471, 480, 551 and 588 and that the Metzger-
2 Progress Community Plan was adopted by Ordinance No. 236 and amended by Ordinance Nos. 278,
3 280, 350, 364, 420, 471, 480, 551 and 588.

4 D. Subsequent ongoing planning efforts of the County indicate a need for changes to above
5 listed elements of the Comprehensive Plan in order to add provision concerning the Washington Square
6 Region Center Plan. The Board takes note that such changes are necessary for the benefit of the health,
7 safety, and general welfare of the residents of Washington County, Oregon.

8 E. Under the provisions of Washington County Charter Chapter X, the Land Use Ordinance
9 Advisory Commission has carried out its responsibilities, including preparation of notices, and the
10 County Planning Commission has conducted one or more public hearings on the proposed amendments
11 and has submitted its recommendations to the Board. The Board finds that this Ordinance is based on
12 that recommendation and any modifications made by the Board, as a result of the public hearings
13 process.

14 F. The Board finds and takes public notice that it is in receipt of all matters and information
15 necessary to consider this Ordinance in an adequate manner, and that this Ordinance complies with the
16 Statewide Planning Goals, the Metro Urban Growth Management Functional Plan, and the standards for
17 legislative plan adoption, as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the
18 Washington County Charter, and the Washington County Community Development Code.

19 SECTION 2

20 The following exhibits, attached and incorporated herein by reference, are hereby adopted as
21 amendments to the following:

22 ///

- 1 (A) Exhibit 1 (1 Page) amending the Metzger-Progress Community Plan Land Use
2 District map.
- 3 (B) Exhibit 2 (1 Page) amending the Raleigh Hills-Garden Home Community Plan Land
4 Use District Map.
- 5 (C) Exhibit 3 (4 Pages) amending the text of the Metzger-Progress Community Plan.
- 6 (D) Exhibit 4 (2 Pages) amending the text of the Raleigh Hills-Garden Home
7 Community Plan.
- 8 (E) Exhibit 5 (1 Page) amending the Comprehensive Framework Plan for the Urban
9 Area to include provision for regional centers.
- 10 (F) Exhibit 6 (3 Pages) amending Section 375, Transit Oriented Districts, and Tables B
11 and C of the Community Development Code

12 **SECTION 3**

13 All other Comprehensive Plan provisions that have been adopted by prior ordinance, which
14 are not expressly amended or repealed herein, shall remain in full force and effect.

15 **SECTION 4**

16 All applications completed and submitted under former land use ordinances shall continue to
17 be processed, pursuant to the provisions of the former ordinance, until a final decision is rendered by
18 the County or the application is withdrawn, unless specifically provided otherwise by law.

19 **SECTION 5**

20 If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid or
21 unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby and
22 shall remain in full force and effect, and any provision of a prior land use ordinance amended or

1 repealed by the stricken portion of this Ordinance shall be revived and again be considered in full
2 force and effect.

3 SECTION 6

4 The Office of County Counsel and Department of Land Use and Transportation are authorized
5 to prepare planning documents to reflect the changes adopted under Section 2 of this Ordinance,
6 including deleting and adding textual material and maps, renumbering pages or sections, and making
7 any technical changes not affecting the substance of these amendments as necessary to conform to the
8 Washington County Comprehensive Plan format.

9 SECTION 7

10 This Ordinance shall take effect thirty (30) days after adoption.

11 ENACTED this _____ day of _____, 2003, being the _____ reading and
12 _____ public hearing before the Board of County Commissioners of Washington County, Oregon.

13 BOARD OF COUNTY COMMISSIONERS
14 FOR WASHINGTON COUNTY, OREGON

15 _____
16 *CHAIRMAN*

17 _____
18 *RECORDING SECRETARY*

19 READING

20 PUBLIC HEARING

21 First _____
22 Second _____
23 Third _____
24 Fourth _____
25 Fifth _____
26 Sixth _____

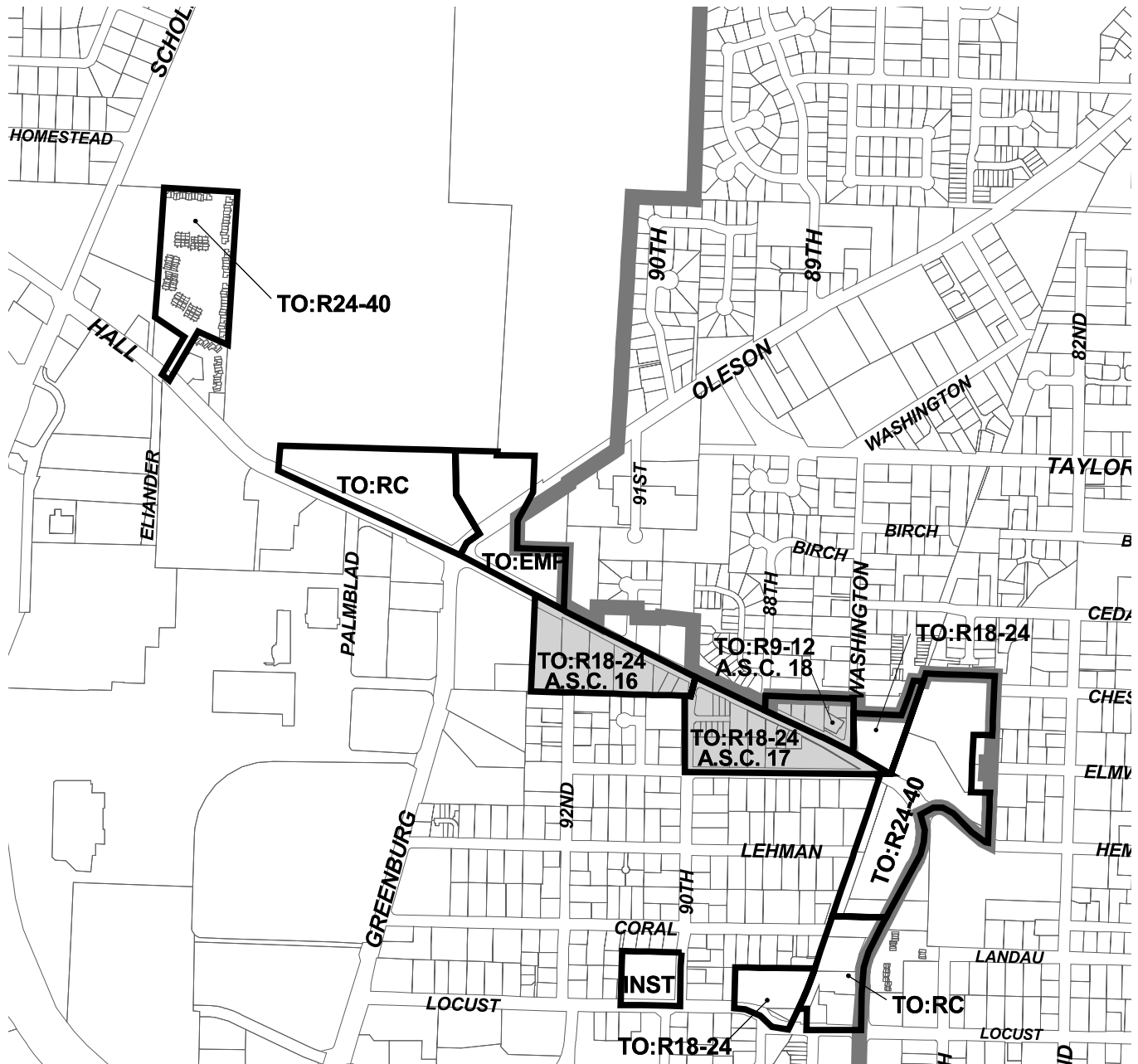
21 _____
22 _____
23 _____
24 _____
25 _____
26 _____

27 VOTE: Aye: _____

27 Nay: _____




28 Recording Secretary: _____ Date: _____

The Metzger-Progress Community Plan Land Use District map shall be amended to remove existing plan designations and apply new designations, as indicated on the map below. Additionally, the boundaries for new Areas of Special Concern 16, 17 and 18 shall be added as indicated below.



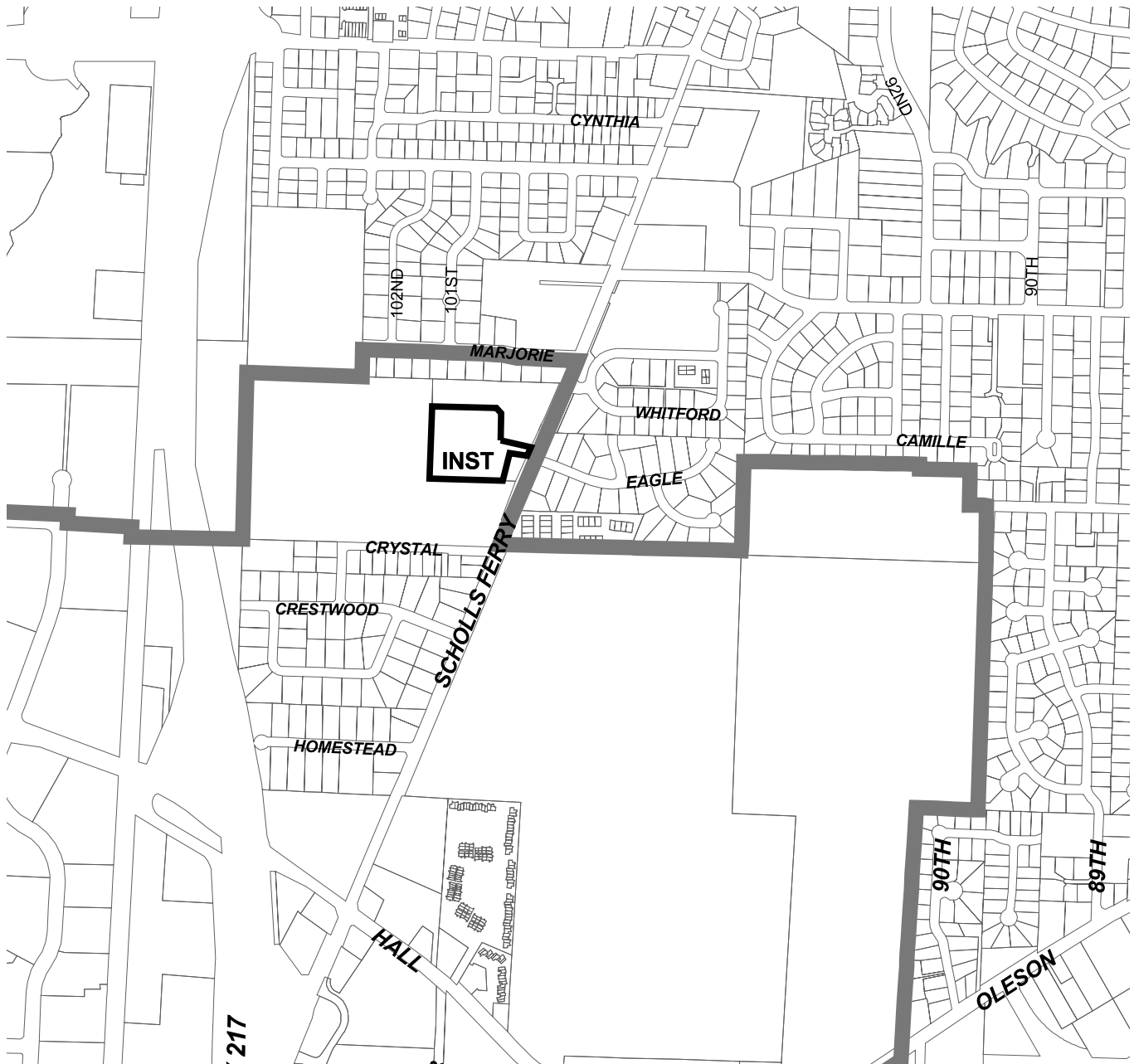
Land Use Designation Map

Legend

-  Site Boundary
-  Area of Special Concern (A.S.C.)
-  Washington Square Regional Center Boundary





The Raleigh Hills-Garden Home Community Plan Land Use District map shall be amended to remove the existing R-5 plan designation and apply the Institutional designation as indicated on the map below.



Land Use Designation Map

Legend

-  Site Boundary
-  Washington Square Regional Center Boundary



Amend the Metzger-Progress Community Plan as follows:

COMMUNITY PLAN OVERVIEW *(Seventh paragraph, plus a new paragraph)*

Proposed R-15, R-24, ~~and~~ R-25+, TO:R24-40, TO:R18-24, and TO:R9-12 residential uses are located to capitalize on large parcels of vacant and easy access to employment, shopping, schools, and recreation via pedestrian paths, major transit routes and arterial roads. Thus, such uses are designated adjacent to commercial and institutional activity along Scholls Ferry, Greenburg and Oleson Roads, Hall Boulevard and one segment of Pacific Highway.

In 2000, a portion of the Metzger-Progress planning area was included within the boundary of the Washington Square Regional Center, a Metro designated regional center. Subsequently, the county and the City of Tigard entered into an agreement that authorized the city to develop the Washington Square Regional Center Plan. The plan calls for higher density and transit-friendly development along SW Hall Boulevard, while retaining the low-density residential character of the remaining Metzger area.

COMMUNITY DESIGN

General Design Elements

~~14. A height limitation of 35 feet shall apply to all developments abutting Hall Boulevard south and east of Greenburg and Oleson Roads.~~

(Note: General Design Elements 15-22 will be renumbered accordingly.)

SUBAREAS

WASHINGTON SQUARE

The subarea bounded by Highway 217, Greenburg Road and Hall Boulevard is primarily designated Community Business District. Crescent Grove Cemetery is designated Institutional. Near the corner of Hall Boulevard and Scholls Ferry Road is an area planned Office Commercial. To the south of it are parcels designated R-25+. The entire subarea is located within the Washington Square Regional Center boundary.

PROGRESS DOWNS

This subarea is bounded by Hall Boulevard on the southwest, Oleson Road on the southeast, and the Raleigh Hills-Garden Home Community Planning area to the north. The central portion, consisting of the ~~Progress Downs~~Red Tail Golf Course, is designated Institutional. The area bound by the Red Tail Golf Course, including the golf course, Hall

Boulevard and the Raleigh Hills-Garden Home Community Planning area to the north are located within the Washington Square Regional Center boundary.

The area east of the golf course is planned residential, R-5. Adjacent to the golf course on the west ~~are is a~~ parcels designated ~~R-24~~TO:R24-40. ~~Office Commercial is the designation south of the golf course further west on Hall Boulevard. Parcels on both sides of Scholls Ferry Road are planned Community Business District. The parcels south of the golf course and north of Hall Boulevard are designated Transit Oriented Retail Commercial (TO:RC) and Transit Oriented Employment (TO:EMP).~~

WASHINGTON DRIVE

Oleson Road, Hall Boulevard, and Washington Drive are the streets surrounding this subarea. Most of the land south of Taylors Ferry Road and in the northeast corner between Washington Drive and Oleson Road are designated residential, R-5. Parcels immediately to the west are designated residential, R-9.

~~Office Commercial~~TO:EMP is the designation of parcels at the corner of Oleson Road and Hall Boulevard. These parcels, along with several parcels designated R-9 and TO:R9-12, situated along the north side of Hall Boulevard are located within the Washington Square Regional Center boundary. To the east are pParcels ~~planned designated R-24~~for residential, R-24 are located east of the lands designated TO:EMP but are not within the regional center boundary. The parcels designated TO:R9-12 are located in Area of Special Concern 18.

Design Elements

Area of Special Concern No. 18:

There are multiple property owners in this area. In order for these properties to redevelop in a cohesive and complementary manner, they will either have to be consolidated under fewer ownerships, or the owners of the properties will have to cooperatively plan for the area's overall redevelopment. To assure that cooperative planning of the area's overall redevelopment will occur, no development application for a property in the area, other than for a limited expansion (no more than 20 percent of existing floor area), shall be approved prior to approval of an overall Master Plan for all properties that are within Area of Special Concern 18. This overall Master Plan shall be agreed to by 50 percent of the property owners in the area and property owners in the area representing at least 50 percent of the acreage.

METZGER SCHOOL

This subarea is bounded by Greenburg Road on the west, Hall Boulevard on the north and east, and Highway 217 and the City of Tigard to the south. The central portion of this subarea is planned for residential, R-5. Institutional is the designation on Metzger School property and a church to the north, as well as on a church parcel on Greenburg Road. The entire subarea is located within the Washington Square Regional Center boundary.

~~Residential, R-9 is planned along Hall Boulevard near Spruce and Pine Streets in the south and near SW 90th Avenue in the north. TO:R18-24 is planned along SW Hall Boulevard west of its intersection with SW 90th Avenue. This area comprises Area of Special Concern 16. TO:R18-24 is also planned along SW Hall Boulevard to the east of its intersection with SW 90th Avenue. This area comprises Area of Special Concern 17. The same designation R-9 is also found east of Greenburg Road along Locust and Coral Streets, west of SW 87th Avenue and south of the Ash Creek flood plain adjacent Highway 217. TO:R24-40 Residential, R-24 is designated on parcels in the bend of Hall Boulevard. R-24 is designated and~~ north of the Institutional designation on Greenburg Road.

~~Office Commercial is planned in the corner of Greenburg Road and Hall Boulevard, along most of Greenburg Road as far east as Lincoln Street, and on Hall Boulevard in the vicinity of Oak and Maple Streets. The properties located at the northwest corner of Locust Street and Hall Boulevard are designated TO:RC, while lands west of these properties located on the north side of Locust Street are designated TO:R18-24 Residential. Neighborhood Commercial is located north and south of Locust Street on Hall Boulevard.~~ All of these commercial uses are to be buffered from residential uses in the subarea.

Design Elements

Area of Special Concern No. 16:

There are multiple property owners in this area. In order for these properties to redevelop in a cohesive and complementary manner, they will either have to be consolidated under fewer ownerships, or the owners of the properties will have to cooperatively plan for the area's overall redevelopment. To assure that cooperative planning of the area's overall redevelopment will occur, no development application for a property in the area, other than for a limited expansion (no more than 20 percent of existing floor area), shall be approved prior to approval of an overall Master Plan for all properties that are within Area of Special Concern 16. This overall Master Plan shall be agreed to by 50 percent of the property owners in the area and property owners in the area representing at least 50 percent of the acreage.

Area of Special Concern No. 17:

There are multiple property owners in this area. In order for these properties to redevelop in a cohesive and complementary manner, they will either have to be consolidated under fewer ownerships, or the owners of the properties will have to cooperatively plan for the area's overall redevelopment. To assure that cooperative planning of the area's overall redevelopment will occur, no development application for a property in the area, other than for a limited expansion (no more than 20 percent of existing floor area), shall be approved prior to approval of an overall Master Plan for all properties that are within Area of Special Concern 17. This overall Master Plan shall be agreed to by 50 percent of the property owners in the area and property owners in the area representing at least 50 percent of the acreage.

EAST METZGER

This subarea is bordered by the City of Tigard and Spruce Street on the south, Hall Boulevard and Washington Drive on the west, the Raleigh Hills-Garden Home Community

Planning Area on the north, and the County line and City of Portland on the east. Most of this subarea is designated low-density residential, R-5. A small portion of the area near the bend in Hall Boulevard is located within the Washington Square Regional Center boundary.

Residential, R-9 is planned along Hall Boulevard at Spruce and Pine Streets, on the southwest corner of Locust Street and SW 85th Avenue, and on both sides of SW 80th Avenue south of Cedarcrest Street. The largest Areas of R-15 TO:R18-24 and TO:R24-40 are north of Hemlock Street and Hall Boulevard. ~~Other p~~Parcels designated R-15 are located off Hall Boulevard and north of Locust Street, the northwest corner of SW 85th Avenue and Maple Leaf Street, and SW 69th Avenue near Pacific Highway.

Office Commercial is planned along Pacific Highway, west of SW 71st Avenue along Spruce Street, off Hall Boulevard south of Maple Leaf Street and west of Metzger Park on Hall Boulevard. Neighborhood Commercial uses are planned at Hall Boulevard and Locust Street and north of Chestnut Street on either side of SW 80th Avenue. In the southeast corner of the subarea are two parcels designated Community Business District.

Land designated Institutional includes Metzger ~~p~~Park, an isolated County-owned parcel between Pine and Spruce and 75th and 77th Avenues, a National Guard Armory, and church property in the north adjacent to Oleson Road.

Amend the Services section of the Background Summary element of the Metzger-Progress Community Plan as follows:

SERVICES

Sewer service to the community is provided by the ~~Unified Sewerage Agency~~Clean Water Services (CWSUSA). Most properties are currently sewered. Unsewered sites can be easily connected with existing sewer lines.

Amend the Raleigh Hills-Garden Home Community Plan as follows:

COMMUNITY PLAN OVERVIEW *(First and Eighth Paragraphs)*

Raleigh Hills-Garden Home Planning Area encompasses one of the most substantially developed urban communities in unincorporated Washington County. It includes several neighborhoods, and for planning purposes only is divided into 13 subareas. Predominately residential, this community provides a living environment for people who generally work and shop in Portland, Beaverton and other developing activity centers in the metropolitan area. Crossed by several major thoroughfares, this community faces several major pressures, including redevelopment to commercial uses along arterials and annexation to surrounding cities. In 2000, a small portion of the Raleigh Hills-Garden Home planning area was included within the boundary of the Washington Square Regional Center, a Metro designated regional center. Subsequently, the county and the City of Tigard entered into an agreement that authorized the city to develop the Washington Square Regional Center Plan. The plan calls for higher density and transit-friendly development along SW Hall Boulevard, while retaining the low-density residential character of the remaining Metzger-Progress Community Plan. Red Tail Golf Course and a parcel located west of Scholls Ferry Road, along with lands in the City of Beaverton, are in the regional center boundary.

Natural resources within the Planning Area are incorporated into the land use plan map and design elements. It is the intention of this Plan to retain as much of this dwindling resource as is feasible. A number of public and quasi-public uses which present or incorporate significant natural resources are designated institutional in the Raleigh Hills-Garden Home Plan. Three of the largest are the Portland Golf Club, Progress Downs Red Tail Golf Course and Raleigh Hills Park.

SUBAREAS

SUBAREA 11

This subarea occupies the portion of the plan area west of Scholls Ferry Road, with the City of Beaverton to the north and west and the Metzger Community Planning Area to the south. Most of this subarea is planned residential, R-5. The southern portion of this subarea and nearby properties within the City of Beaverton are located in the Washington Square Regional Center boundary.

Residential, R-9, is planned for an area in the north near Denney Road. Several parcels south of Heather Lane along Scholls Ferry Road are designated R-15. Whitford Intermediate School, McKay Elementary School, and Camille Park are designated Institutional.

SUBAREA 13

Most of this subarea is planned residential, R-5. Sites designated residential, R-9, R-15

or R-24 are located off of Scholls Ferry Road, SW 92nd Avenue, and Oleson Road near Alden Road. Office Commercial is found only on a few lots on the east end of Garden Home Road. Institutional is the designation on the ~~Progress Downs~~ Red Tail Golf Course, church sites, and parks. The golf course is located in the Washington Square Regional Center boundary.

Amend the Services section of the Background Summary element of the Metzger-Progress Community Plan as follows:

Services

Sewer service to the community is provided by the ~~Unified Sewerage Agency~~ Clean Water Services (U.S.A.CWS). Most properties are currently sewered. Unsewered sites can be easily connected with existing sewer lines.

Amend Policy 18 of the *Comprehensive Framework Plan For the Urban Area* to include regional centers and to read as follows:

Transit Oriented Residential District, 9-12 units per acre (TO:R9-12)

The TO:R9-12 District is a transitional district between existing low density subdivisions and higher density residential districts closer to LRT stations, [regional](#) and town centers, and primary bus routes.

Transit Oriented Residential District, 12-18 units per acre (TO:R12-18)

The TO:R12-18 District is generally applied to property beyond one-quarter mile of LRT stations, in [regional](#) and town centers, and along designated main streets and corridors.

Transit Oriented Residential District, 18-24 units per acre (TO:R18-24)

The TO:R18-24 District is generally applied to property beyond one-quarter mile of LRT stations, in [regional](#) and town centers, and along designated main streets and corridors.

Transit Oriented Residential District, 24-40 units per acre (TO:R24-40)

The TO:R24-40 District would be applied generally to properties within one-quarter mile of an LRT station, as well as along designated main streets and corridors, and in [regional](#) and town centers.

Transit Oriented Residential District, 40-80 units per acre (TO:R40-80)

The TO:R40-80 District is intended for application to sites located within one-quarter mile of a transit center and possibly within designated [regional and](#) town centers.

Transit Oriented Residential District, 80-120 units per acre (TO:R80-120)

The TO:R40-80 District is intended for application to sites located within one-quarter mile of a transit center [and a regional center](#).

Transit Oriented – Retail Commercial District (TO:RC)

The TO:RC District is primarily intended to provide the good and services needed by people living and working in or near LRT station communities, [regional and](#) town centers, main streets and corridors.

Transit Oriented – Employment District (TO:EMP)

The TO:EMP District may be applied to properties in station communities, [regional and](#) town centers, and along main streets and corridors.

Transit Oriented – Business District (TO:BUS)

The TO:BUS District may be applied to properties in station communities, [regional](#) and town centers, and along main streets and corridors.

Amend Community Development Code Section 375-1, Intent and Purpose, as follows:

375 TRANSIT ORIENTED DISTRICTS

375-1 Intent and Purpose

The intent of the transit oriented districts is to direct and encourage development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of light rail transit stations, within one-quarter mile of existing and planned primary bus routes and in town centers and regional centers.

The purpose of the transit oriented districts is to limit development to that which (1) has a sufficient density of employees, residents or users to be supportive of the type of transit provided to the area; (2) generates a relatively high percentage of trips serviceable by transit; (3) contains a complementary mix of land uses; (4) is designed to encourage people to walk; ride a bicycle or use transit for a significant percentage of their trips.

Table B. Dimensional Requirements for Transit Oriented Districts

DEVELOPMENT DIMENSION	DISTRICT								
	TO:RC	TO:BUS	TO:EMP	TO:R9-12	TO:R12-18	TO:R18-24	TO:R24-40	TO:R40-80	TO:R80-120
Minimum Lot Area	None	None	None	2000 sq. ft.	2000 sq. ft.	None	None	None	None
Minimum Average Lot Width	None	None	None	24 feet	20 feet	None	None	None	None
Minimum Average Lot Depth	None	None	None	60 feet	60 feet	None	None	None	None
Minimum Building Height: - within 1300' of a station platform <u>or</u> <u>within a Regional Center</u>	20 feet	20 feet	None	None	None	None	None	None	None
- beyond 1300' from a station platform	None	None	None	None	None	None	None	None	None
- within a designated Town Center Core, as defined by an adopted Community Plan	20 feet at street corners	20 feet	None	None	None	None	None	None	None
- within a designated Town Center but outside a Town Center Core, as defined by an adopted Community Plan	None	None	None	None	None	None	None	None	None
Maximum Building Height (B)	60 feet	80 feet (A)	80 feet	40 feet	40 feet	50 feet	60 feet (F)	80 feet	80 feet
Yard Depth									
- frontage minimum (C)	None	None	None	10 feet	10 feet	10 feet	None	None	None
- frontage maximum (D)	10 feet	10 feet	None	15 feet	15 feet	15 feet	10 feet (G)	10 feet	10 feet
- interior minimum (E)	None	None	None	None	None	None	None	None	None
- interior maximum	None	None	None	None	None	None	None	None	None

- (A) Except where a community plan specifies a higher maximum height.
- (B) Where a building fronts on a pedestrian street, a ten (10) foot setback from the front façade is required for all floors above the third. Normal building appurtenances and projection such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other roof-mounted structures may extend above the height limit. Building height may be limited pursuant to Section 431-8.
- (C) Except as necessary to comply with Section 418, accommodate utility lines and easements.
- (D) Required maximum frontage yard dimensions: (1) shall apply to at least 50% of the first floor of a building facing a pedestrian street, as defined in Section 431-3.8; and (2) may be exceeded where the applicant demonstrates and the Review Authority finds that larger yards are needed to mitigate noise and vibration impacts of transportation operations.
- (E) No minimum interior yard setback is required for transit oriented district except as necessary to comply with the screening and buffering standards of Sections 411 and 431 and the standards of the Uniform Building Code or the Conference of American Building Officials (CABO) Code, whichever is applicable.
- (F) A modification to the maximum building height may be approved subject to Section 375-7.32.b. Such modification may exceed the required sixty (60) foot building height maximum by no more than fifty (5) feet for a total of one hundred-ten (110) feet.
- (G) A modification to the maximum front yard depth may be approved subject to Section 375-7.32.c.

Table C. Density Requirements for Transit Oriented Districts

Required minimum and maximum development density for transit oriented districts are shown below. Densities are in terms of dwelling units per acre (d.u./ac.) for residential development, except group care uses (see Section 430-53), or floor area ratio (FAR) for mixed use or nonresidential development. Required densities are applicable to a development site after subtracting any unbuildable portion of a lot that is within one of the areas identified in Section 300-3.1 H. A transfer of density from an unbuildable portion of a lot to another area shall be permitted pursuant to Section 300-3.

Minimum density requirements may be satisfied through build-out of an approved phased Master Plan.

DENSITY REQUIREMENTS	DISTRICT								
	TO:RC (3)	TO:BUS (3)	TO:EMP	TO:R9-12	TO:R12-18	TO:R18-24	TO:R24-40	TO:R40-80	TO:R80-120
Minimum: - Within 1,300' of station platform <u>or</u> <u>within a Regional Center</u>	.5 FAR	.5 FAR (1)	.5 FAR	9 d.u./ac. or .35 FAR (2)	12 d.u./ac. or .5 FAR (2)	18 d.u./ac. or .5 FAR (2)	24 d.u./ac. or .65 FAR (2)	40 d.u./ac. or .8 FAR (2)	80 d.u./ac. or 1.0 FAR (2)
- Between 1,300' and 2600' from station platform	.35 FAR	.5 FAR	.35 FAR	same	same	same	same	same	same
- Beyond 2,600' from station platform	.25 FAR	.35 FAR	.35 FAR	same	same	same	same	same	same
- Within a designated Town Center Core, as defined by an adopted Community Plan	.35 FAR	.5 FAR	same	same	same	same	same	same	same
- Within a designated Town Center but outside a Town Center Core, as defined by an adopted Community Plan	.25 FAR	.35 FAR	same	same	same	same	same	same	same
Maximum: - Within 1,300' of station platform <u>or</u> <u>within a Regional Center</u>	None (2)	None (2)	None (2)	12 d.u./ac. (No FAR)	12 1824 d.u./ac (No FAR)	24 d.u./ac. (No FAR)	40 d.u./ac. (No FAR)	40 580 d.u./ac (No FAR)	120 d.u./ac. (No FAR)
- Beyond 1,300' from station platform	None (2)	None (2)	None (2)	same	same	same	same	same	same

- (1) Within 1,300' of a transit center, the minimum density for development shall be 1.0 FAR.
- (2) If non-residential or mixed-use development is proposed in excess of the minimum FAR standard, the applicant shall demonstrate that the transportation system serving the development site has adequate planned capacity to accommodate additional site-generated traffic, consistent with the County's adopted level of service standard.
- (3) The total square footage (FAR) of the residential component of a mixed-use development may be counted towards the minimum required FAR provisions of this section for mixed-use developments, provided that the total square footage of the residential component does not exceed 50-percent of the non-residential floor area requirement.