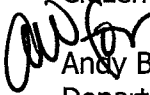




August 31, 2012

To: Citizen Participation Organizations and Interested Parties

From:  Andy Back, Interim Long Range Planning Manager
Department of Land Use & Transportation

Subject: **PROPOSED ORDINANCE NO. 758**

Enclosed for your information is a copy of proposed Ordinance No. 758. 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 Long Range Planning Division.

Ordinance Purpose and Summary

Ordinance No. 758 amends elements of Washington County's Comprehensive Plan relating to housekeeping, general update, and non-discretionary legislative changes.

Who Is Affected

Residents in the urban and rural unincorporated areas of Washington County will be affected.

What Land is Affected

Urban and rural unincorporated areas of Washington County will be affected.

Key Provisions

Ordinance No. 758:

- Amends Policy 1 (The Planning Process) of the Comprehensive Framework Plan for the Urban Area to reorganize the text in implementing strategy f. and remove multiple numbered sections for clarity.
- Corrects references to NC NB with NCC NB to appropriately label areas designated as Neighborhood Corner Commercial - North Bethany land. These changes are made to the North Bethany Subarea maps in Policy 43 (Community Design for New Urban Areas) of the Comprehensive Framework Plan for the Urban Area and in the Bethany Community Plan.
- Removes the Fixed Park designation in Policy 43 (Community Design for New Urban Areas) in the Comprehensive Framework Plan for the Urban Area erroneously applied to a number of North Bethany properties.
- Removes the North Bethany designation allowing for density bonus on land designated R-6 NB (Residential 6 units per acre) from two properties that were changed from R-6 NB to R-9 NB through a previous ordinance.
- Amends the Community Development Code (CDC) to note that a petition for review or appeal of an application must be delivered to the Department of Land Use & Transportation at the "end of the department's business day" in order to reflect office closure times that may change from time to time.
- Removes a CDC reference that development in the Future Development 20 Acre (FD-20) District land in North Bethany be consistent with the North Bethany Subarea Plan, as there is no longer any FD-20 land in North Bethany.

Key Provisions, cont.

- Removes CDC standards for handicapped parking, which are now handled outside the CDC through the application of the International Building Code. Also removed are standards for DEQ Indirect Source Construction Permits, which are no longer used in the county. Remaining standards in the Parking and Loading section of the CDC are renumbered as a result of these deletions and cross-references throughout the CDC are updated.
- Clarifies that lot consolidations inside and outside the urban growth boundary are considered property line adjustments (PLA) and are subject to the county's standards for PLAs.
- Corrects square footage reference in the CDC relating to size limitations on contractor's establishments in the Rural Commercial District.
- Makes conforming amendments in the CDC to the county's exclusive farm use districts to allow uses authorized by legislation passed in 2011 and 2012. These changes relate to dog training and testing, the creation, restoration or enhancement of wetlands, and modified farm income standards used to authorize dwellings.
- Corrects cross-references to new CDC Sections in the North Bethany land use districts related to attached dwelling units, density bonuses through Type III processes, and Work Force Housing.
- Removes placeholder CDC standards for Cluster Housing superceded by adoption of subsequent Cluster Housing standards elsewhere in the North Bethany Subarea Plan Overlay District standards.
- Renumbers CDC sections to conform to the numbering scheme utilized elsewhere in the CDC.
- Updates references in the CDC to applicable Oregon Revised Statutes and Oregon Administrative Rules.

Initial Public Hearings Time and Place

Planning Commission
1:30 pm
October 3, 2012

Board of County Commissioners
10:00 am
October 16, 2012

Hearings will be held in the Shirley Huffman Auditorium in the Charles D. Cameron Public Services Building, 155 North First Avenue, Hillsboro, Oregon.

On October 16, 2012, 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 November 23, 2012.

Urban Comprehensive Framework Plan Policies Amended

- Policy 1 – THE PLANNING PROCESS
- Policy 43 – COMMUNITY DESIGN FOR NEW URBAN AREAS

Community Development Code Standards Amended

- Section 201 – DEVELOPMENT PERMIT
- Section 204 – NOTICE OF TYPE I, II OR III DEVELOPMENT ACTIONS
- Section 209 – APPEALS
- Section 308 – FUTURE DEVELOPMENT 20 ACRE DISTRICT (FD-20)
- Section 340 – EFU DISTRICT (EXCLUSIVE FARM USE)
- Section 344 – AGRICULTURE AND FOREST DISTRICT (AF-20)

**Community
Development Code
Standards Amended,
cont.**

- Section 390 – NORTH BETHANY SUBAREA OVERLAY DISTRICT
- Section 403 – APPLICABILITY
- Section 404 – MASTER PLANNING
- Section 413 – PARKING AND LOADING
- Section 424 – CREATION OF PARCELS IN THE EFU, EFC, AND AF-20 DISTRICTS
- Section 429 – BICYCLE PARKING
- Section 430 – SPECIAL USE STANDARDS
- Section 605 – LAND DIVISIONS AND PROPERTY LINE ADJUSTMENTS INSIDE A UGB
- Section 610 – LAND DIVISIONS AND PROPERTY ADJUSTMENTS OUTSIDE A UGB

**Urban Community
Plans Amended**

- **Bethany Community Plan** – Chapter 2, North Bethany Subarea Plan
- **Raleigh Hills-Garden Home Community Plan** – Community Plan Overview

**How to Submit
Comments**

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

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

Staff Contact

Stephen Shane, Associate Planner
155 North First Ave., Suite 350-14, Hillsboro, OR 97124-3072
Telephone: 503-846-3717 Fax: 503-846-4412
e-mail: stephen_shane@co.washington.or.us

**Proposed Ordinance is
available at the
following locations:**

- Washington County Department of Land Use & Transportation
Long Range Planning Division, 155 North First Ave.
Hillsboro, OR 97124-3072 Telephone: 503-846-3519
- www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2012-land-use-ordinances.cfm
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations (CPOs); Call 503-821-1128 for a directory of CPOs.

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – First Reading and First Public Hearing
Land Use & Transportation; County Counsel (All CPOs)

Agenda Title: **PROPOSED ORDINANCE NO. 758 – AN ORDINANCE AMENDING ELEMENTS OF THE COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA AND THE COMMUNITY DEVELOPMENT CODE RELATING TO GENERAL UPDATE, HOUSEKEEPING, AND NON-DISCRETIONARY LEGISLATIVE CHANGES**

Presented by: Andrew Singelakis, Director of Land Use & Transportation;
Alan Rappleyea, County Counsel

SUMMARY:

Ordinance No. 758 proposes to amend the Comprehensive Framework Plan for the Urban Area and the Community Development Code relating to housekeeping, general updates and non-discretionary legislative changes. Ordinance No. 758 is posted on the county's land use ordinance web page at the following link:

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2012-land-use-ordinances.cfm>

On October 3, 2012, the Planning Commission conducted a public hearing for this ordinance. The Planning Commission's recommendation will be included in the staff report, which will be provided to the Board prior to the October 16, 2012 hearing. Copies of the report will also be available at the Clerk's desk prior to the hearing.

Consistent with Board policy about public testimony, testimony about the ordinance is limited to three minutes for individuals and twelve minutes for a representative of a group.

DEPARTMENT'S REQUESTED ACTION:

Read Ordinance No. 758 by title only and conduct the first public hearing. At the conclusion of the hearing, adopt Ordinance No. 758.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

ADOPTED

Agenda Item No.	<u>4.d.</u>
Date:	10/16/12

AUG 24 2012

BEFORE THE BOARD OF COUNTY COMMISSIONERS

**Washington County
County Clerk**

FOR WASHINGTON COUNTY, OREGON

ORDINANCE NO. 758

An Ordinance Amending the Comprehensive Framework Plan for the Urban Area, the Community Development Code, the Bethany Community Plan, and the Raleigh Hills-Garden Home Community Plan Relating to Housekeeping and Legislative Changes, and a General Update

The Board of County Commissioners of Washington County, Oregon ("Board") ordains as follows:

SECTION 1

A. The Board recognizes that the Comprehensive Framework Plan for the Urban Area element of the Comprehensive Plan (Volume II) was readopted with amendments on September 9, 1986, with portions subsequently amended by Ordinance Nos. 343, 382, 432, 459, 471, 480, 483, 516, 517, 526, 551, 555, 561, 571, 572, 588, 590, 598, 608-610, 612-615, 620, 624, 631, 632, 637, 643, 649, 662, 666, 669, 671, 683, 686, 694, 712, 726, 730, 732, 733, 739, 742, 744, and 745.

B. The Board of County Commissioners of Washington County, Oregon, recognizes that the Community Development Code Element of the Comprehensive Plan (Volume IV) was readopted with amendments on September 9, 1986, by way of Ordinance No. 308, with portions subsequently amended by Ordinance Nos. 321, 326, 336-341, 356-363, 372-378, 380, 381, 384-386, 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421-423, 428-434, 436, 437, 439, 441-443, 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-489, 504, 506-512, 517-523, 525, 526, 528, 529, 538, 540, 545, 551-555, 558-561, 573, 575-577, 581, 583, 588, 589, 591-

1 595, 603-605, 607-610, 612, 615, 617, 618, 623, 624, 628, 631, 634, 635, 638, 642, 644, 645,
2 648, 649, 654, 659-662, 667, 669, 670, 674, 676, 677, 682-686, 692, 694-698, 703, 704, 708,
3 709, 711, 712, 718-720, 722, 725, 730, 732, 735, 739, and 742-745.

4 C. The Board of County Commissioners of Washington County, Oregon, recognizes
5 that the Bethany Community Plan was adopted by Ordinance Nos. 263 and 265 and amended by
6 Ordinance Nos. 345, 420, 471, 480, 551, 588, 610, 615, 620, 649, 702, 712, 730, 739, 744, and
7 745.

8 D. The Board recognizes that the Raleigh Hills-Garden Home Community Plan was
9 adopted by Ordinance No. 215 and amended by Ordinance Nos. 278, 280, 292, 347, 365, 408,
10 420, 471, 480, 551, 588, 608, 610 and 683.

11 E. The Board recognizes that, as a result of ongoing planning efforts of the County,
12 there is a need for certain changes to elements of the Comprehensive Plan and Community Plans
13 to help maintain the Plan's consistency with federal, state, regional, and local requirements as a
14 result of legislative changes in addition to making other housekeeping and general update, and
15 that these are for the benefit, safety, and general welfare of the residents of Washington County,
16 Oregon.

17 F. Under the provisions of Washington County Charter Chapter X, the Department
18 of Land Use and Transportation has carried out its responsibilities, including preparation of
19 notices, and the County Planning Commission has conducted one or more public hearings on
20 the proposed amendments and has submitted its recommendations to the Board. The Board
21 finds that this Ordinance is based on those recommendations and any modifications made by the
22 Board are a result of the public hearings process.

1 G. The Board finds and takes public notice that it is in receipt of all matters and
2 information necessary to consider this Ordinance in an adequate manner, and finds that this
3 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan
4 adoption as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington
5 County Charter, the Washington County Community Development Code, and the Washington
6 County Comprehensive Plan.

7 SECTION 2

8 The following Exhibits, attached and incorporated herein by reference, are hereby
9 adopted as amendments to the following documents:

10 A. Comprehensive Framework Plan for the Urban Area

- 11 1. Exhibit 1 (3 pages) – Policy 1: Text changes to Plan Amendment Criteria
12 2. Exhibit 2 (1 page) – Policy 43: North Bethany Concept Plan Design Elements
map changes:
13 a. Change ‘NC NB’ properties to ‘NCC NB’
14 b. Remove Fixed Park Designation on selected properties to correct mapping
error

15 B. Community Development Code

- 16 3. Exhibit 3 (38 pages) – Text changes to the following sections:
17 a. Section 201 – DEVELOPMENT PERMIT
18 b. Section 204 – NOTICE OF TYPE I, II OR III DEVELOPMENT ACTIONS
19 c. Section 209 – APPEALS
20 d. Section 308 – FUTURE DEVELOPMENT 20 ACRE DISTRICT (FD-20)
21 e. Section 340 – EFU DISTRICT (EXCLUSIVE FARM USE)
22 f. Section 344 – AF-20 (AGRICULTURE AND FORESTRY)
g. Section 390 – NORTH BETHANY SUBAREA OVERLAY DISTRICT
h. Section 403 – APPLICABILITY
i. Section 404 – MASTER PLANNING
j. Section 413 – PARKING AND LOADING
k. Section 424 – CREATION OF PARCELS IN THE EFU, EFC, AND AF-20
DISTRICTS
l. Section 429 – BICYCLE PARKING

- m. Section 430 – SPECIAL USE STANDARDS
- n. Section 605 – LAND DIVISIONS AND PROPERTY LINE
ADJUSTMENTS INSIDE A UGB
- o. Section 610 – LAND DIVISIONS AND PROPERTY ADJUSTMENTS
OUTSIDE A UGB

C. Bethany Community Plan

- 4. Exhibit 4 (2 pages) – Chapter 2 map changes:
 - a. Amend Land Use Designations map to change ‘NC NB’ properties to ‘NCC NB’
 - b. Amend Areas Eligible for a Density Bonus in the R-6 NB District map to correct mapping error

D. Raleigh Hills – Garden Home Community Plan

- 5. Exhibit 5 (1 page) – Text change to Community Plan Overview Section

SECTION 3

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

SECTION 4

All applications received prior to the effective date shall be processed in accordance with ORS 215.427.

SECTION 5

If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid or unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 6

The Office of County Counsel and Department of Land Use and Transportation are authorized to prepare planning documents to reflect the changes adopted under Section 2 of this

1 Ordinance, including deleting and adding textual material and maps, renumbering pages or
2 sections, and making any technical changes not affecting the substance of these amendments as
3 necessary to conform to the Washington County Comprehensive Plan format.

4 SECTION 7

5 This Ordinance shall take effect on November 23, 2012.

6 ENACTED this 16 day of October, 2012, being the 1st reading and
7 1st public hearing before the Board of County Commissioners of Washington County,
8 Oregon.

9 BOARD OF COUNTY COMMISSIONERS
10 FOR WASHINGTON COUNTY, OREGON

11 **ADOPTED**

12 Andy Ovd
CHAIRMAN

13 Barbara Hejtmanek
RECORDING SECRETARY

14 READING

PUBLIC HEARING

15 First October 16, 2012
16 Second _____
17 Third _____
18 Fourth _____
19 Fifth _____
20 Sixth _____

First October 16, 2012
Second _____
Third _____
Fourth _____
Fifth _____
Sixth _____

21 VOTE: Aye: Duyck, Rogers, Malinowski
22 Recording Secretary: Barbara Hejtmanek

Nay: _____
Date: October 16, 2012

Policy 1, THE PLANNING PROCESS, of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

GENERAL

POLICY 1, THE PLANNING PROCESS:

It is the policy of Washington County to establish an ongoing Planning Program which is a responsive legal framework for comprehensive planning and community development and accommodates changes and growth in the physical, economic and social environment, in response to the needs of the County's citizens.

It is the policy of Washington County to provide the opportunity for a landowner or his/her agent to initiate quasi-judicial amendments to the Comprehensive Plan on a semi-annual basis. In addition, the Board of Commissioners, the Planning Director or the Planning Commission may initiate the consideration of quasi-judicial map amendments at any time deemed necessary and a landowner or his/her agent may initiate a quasi-judicial map amendment in a New Urban Area at any time during the year.

Implementing Strategies

The County will:

- f. Approve a quasi-judicial plan amendment to the Primary Districts on the Community Plan Maps and/or the Future Development Areas Map, including the implementing tax maps, only if the Review Authority determines that the proponent has demonstrated that the proposed designation conforms to the locational criteria of the Comprehensive Framework Plan.

Where applicable, the proponent must also establish with the Review Authority compliance and conformance with the following:

- —1.—The provisions of Policies 40 and 41;
- —2.—The Community Plan Overview and sub-area description and design elements;
- —3.—The policies, strategies and systems maps of the Transportation Plan; and
- —4.—The regional functional planning requirements established by Metro.

The proponent may also be required to demonstrate to the Review Authority that the potential service impacts of the designation will not impact the built or planned service delivery system in the

community. This is a generalized analysis that in no way precludes full application of the Growth Management Policies to development permits as provided in the Code.

- ~~1. Section III (Background, Planning Process, and Community Design Goals);~~
- ~~2. Section IV (Descriptions of North Bethany Subarea Plan and Maps);~~
- ~~3. Section V (North Bethany Subarea Design Elements);~~
- ~~4. Section VI (Neighborhood Design Elements); and~~
- ~~5. Section VII (Maps, Drawings, Tables, and Guides).~~

Quasi-judicial and legislative plan amendments for property added to the Regional Urban Growth Boundary through an approved Locational or Minor Adjustment, to any plan designation other than the FD-10 or FD-20 Districts, shall include documentation that the land was annexed into the Urban Road Maintenance District, the Enhanced Sheriff Patrol District and, where applicable, the Tualatin Hills Park and Recreation District. Annexation into these districts shall be completed prior to the County's determination that a quasi-judicial plan amendment application is complete and prior to the County's adoption of a legislative plan amendment.

In addition, the proponent shall demonstrate one of the following:




1. A mistake in the current designation such that it probably would not have been placed on the property had the error been brought to the attention of the Board during the adoption process;
2. A lack of appropriately designated suitable alternative sites within the vicinity for a proposed use. Factors in determining the suitability of the alternative sites are limited to one of the following:
 - a) Size: suitability of the size of the alternative sites to accommodate the proposed use; or
 - b) Location: suitability of the location of the alternative sites to permit the proposed use.
3. The property was added to an Urban Growth Boundary.
4. A major change in circumstances affecting a significant number of properties in a community subarea or subareas. Events deemed to cause a major change in circumstances are limited to one of the following:
 - a) The construction of a major capital improvement (e.g., an arterial or collector, a sports arena or convention center, or a regional shopping center) which was unanticipated by the applicable community plan or other elements of the Comprehensive Plan.
 - b) Previously approved plan amendments for properties in an area that have changed the character of the area to the extent that the existing designations for other properties in the area are no longer appropriate.
5. If an Institutional designation is sought, compliance with the applicable locational standards of the Code and that the site is needed to adequately serve the users of the proposed institutional use.
6. If removal of an Institutional designation is sought, demonstration that the subject site conforms to the location criteria for the proposed designation and that the proposed designation conforms with all the applicable plan elements and considerations described above, exclusive of subparts (1) through (4).

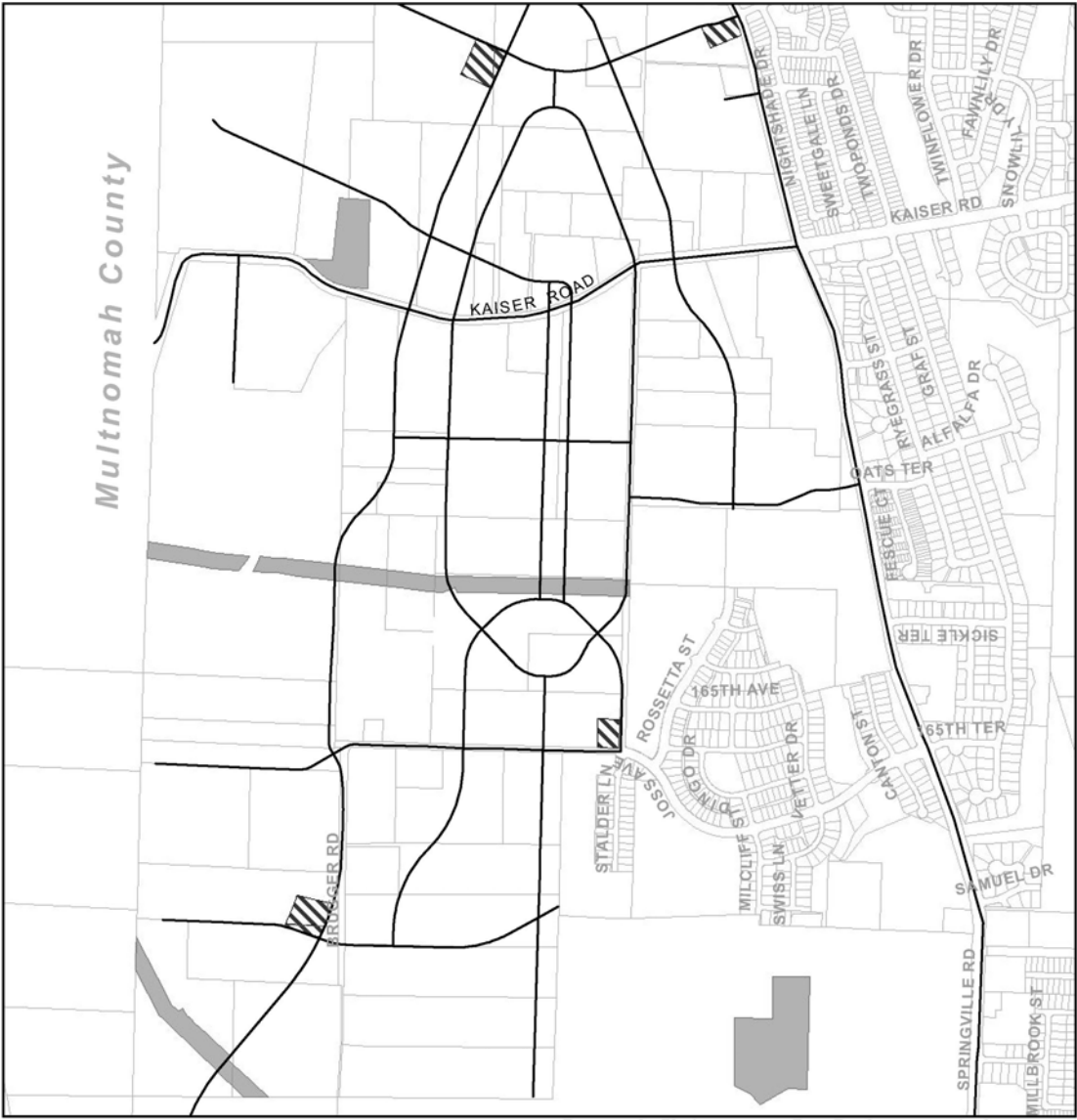
7. ~~In addition to these criteria, a~~An applicant for a quasi-judicial plan amendment for property in the North Bethany Subarea ~~Plan shall also demonstrate conformance with the provisions of Policy 43 and Sections III through VII the provisions of the North Bethany Subarea Plan (Chapter 2 of the Bethany Community Plan), including:~~

Plan amendment approvals may be conditioned by the Review Authority to protect the public from potential adverse impacts or ensure that public service demands, ~~which that~~ may result, will be met. This shall not preclude application of the Growth Management Policies to development permit requests as provided in the Code.

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Amend the 'North Bethany Concept Plan Design Elements' maps of Policy 43 of the Comprehensive Framework Plan for the Urban Area as indicated.

-  Change 'NC NB' to 'NCC NB'
-  Remove Fixed Park Designation
-  Primary Streets



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abcdef Proposed additions
~~abcdef~~ Proposed deletions

Sections of the Community Development Code are amended to reflect the following:

1. SECTION 201 – DEVELOPMENT PERMIT

201-2 Exclusions from Permit Requirement

201-2.22 Shelter home, as defined in ~~ORS 408.610(5)~~, ORS 409.290(5), in the R-5, R-6, R-9, R-15 and R-24 Districts provided it is in an existing dwelling and on a lot that is at least fifteen-thousand (15,000) square feet in size.

2. SECTION 204 – NOTICE OF TYPE I, II OR III DEVELOPMENT ACTIONS

204-3 Type II Actions

204-3.4 Notice of the decision shall be provided to the applicant, all persons who submitted written comments, all persons that were entitled to be mailed a public notice of pending review of the Type II action pursuant to Section 204-3.1; and the Citizen Participation Organization in which the subject property is located. The notice shall contain:

D. A statement that the decision may be appealed and a public hearing held by filing a signed petition for review within ten (10) calendar days of the date the decision was provided. The statement shall note that the petition shall be filed with the Department of Land Use and Transportation by ~~5:00 p.m.~~ the end of the department's business day of the closing date of the appeal period. The elements of a petition for review set forth in Section 209-3, and the fee, shall be listed. The statement shall note that only those persons who responded in writing to the notice of pending review and all persons that were entitled to be mailed a public notice of pending review of the Type II action pursuant to Section 204-3.1, are entitled to appeal the decision; and

3. SECTION 209 – APPEALS

209-3 Petition for Review

209-3.5 Failure to file a petition for review with the Department of Land Use and Transportation by ~~5:00 p.m.~~ the end of the department's business day on the due date, with the fee specified in the Notice of Decision, shall be a jurisdictional defect.

Failure to amend a petition to correct any other identified deficiency within fourteen (14) calendar days of notice thereof shall be a jurisdictional defect.

4. SECTION 308 – FUTURE DEVELOPMENT 20 ACRE DISTRICT (FD-20)

308-7 Additional Standards

308-7.1 All new permitted uses shall be constructed in a manner which does not interfere with future conversion of the land to planned urban densities and/or uses. ~~In the North Bethany Subarea Plan, new or expanded permitted uses shall be consistent with the requirements of the North Bethany Subarea Plan (excluding land use designations).~~

5. SECTION 340 – EFU DISTRICT (EXCLUSIVE FARM USE)

340-4 Uses Permitted Through a Type II Procedure

340-4.1 Permitted Uses which are exempt from Section 340-4.3:

W. Creation, restoration or enhancement of wetlands.

340-5 Uses Which May be Permitted Through a Type III Procedure

340-5.1 Uses which may be allowed, but are not subject to Section 340-5.3:

C. ~~Kennels for breeding, kenneling and training of greyhounds for racing – Section 430-73. This use is not permitted on high-value farmland.~~ Dog training classes or testing trials, which may be conducted outdoors or in preexisting farm buildings, when:

(1) The number of dogs participating in training does not exceed 10 dogs per training class and the number of training classes to be held on-site does not exceed 6 per day; and

(2) The number of dogs participating in a testing trial does not exceed 60 and the number of testing trials to be conducted on-site is limited to four or fewer trials per calendar year.

340-5.2 Uses which may be allowed subject to Section 340-5.3:

H. Commercial dog boarding kennels or dog training classes or testing trials that cannot be established under Section 340-5.1(C). Kennels, except the breeding, kenneling and training of greyhounds for racing—Section 430-73. This use is not permitted on high-value farmland

6. Section 344 – AGRICULTURE AND FOREST DISTRICT (AF-20)

344-4 Uses Permitted Through a Type II Procedure

344-4.1 Permitted Uses which are exempt from Section 344-4.3:

W. Creation, restoration or enhancement of wetlands.

344-5 Uses Which May be Permitted Through a Type III Procedure

344-5.1 Uses which may be allowed, but are not subject to Section 344-5.3:

C. ~~Kennels for breeding, kenneling and training of greyhounds for racing—Section 430-73. This use is not permitted on high-value farmland.~~ Dog training classes or testing trials, which may be conducted outdoors or in preexisting farm buildings, when:

(1) The number of dogs participating in training does not exceed 10 dogs per training class and the number of training classes to be held on-site does not exceed 6 per day; and

(2) The number of dogs participating in a testing trial does not exceed 60 and the number of testing trials to be conducted on-site is limited to four or fewer trials per calendar year.

344-5.2 Uses which may be allowed subject to Section 340-5.3:

H. Commercial dog boarding kennels or dog training classes or testing trials that cannot be established under Section 344-5.1(C). ~~Kennels, except the breeding, kenneling and training of greyhounds for racing — Section 430-73. This use is not permitted on high-value farmland~~

7. SECTION 390 – NORTH BETHANY SUBAREA OVERLAY DISTRICT

390-8 R-6 North Bethany District (R-6 NB)

390-8.3 Uses Permitted Through a Type II Procedure

The following uses may be permitted subject to the specific standards set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

A. Attached Dwelling Unit - Section 390-16.2~~(NEW)~~.

390-8.5 Density

In the R-6 NB District:

- A. The permitted residential density shall be no more than six (6) units per acre and no less than five (5) units per acre, except as otherwise specified by Section 300-2 or by Section 390-8.5 B below.
- B. A density bonus is permitted when the following standards are met:
 - (1) The development shall be a Type III Planned Development subject to Section 390-17.7;
 - (2) The density bonus does not exceed three (3) units per acre, resulting in a maximum density of nine (9) units per acre; and
 - (3) The development site is designated by the North Bethany Subarea Area Plan as being eligible for a density bonus.

390-9 R-9 North Bethany District (R-9 NB)

390-9.3 Uses Permitted Through a Type II Procedure

The following uses may be permitted subject to the specific standards set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Attached Dwelling Units – Section 390-16.2~~(NEW)~~.

390-9.5 Density

In the R-9 NB District:

- A. The permitted residential density shall be no more than nine (9) units per acre and no less than seven (7) units per acre, except as otherwise specified by Section 300-2 or by Section 390-9.5 B below.
- B. A density bonus is permitted when the following standards are met:

- (1) The development shall be a Type III Planned Development subject to Section 390-17.7; and
- (2) The density bonus does not exceed three (3) units per acre, resulting in a maximum density of twelve (12) units per acre.

390-10 R-15 North Bethany District (R-15 NB)

390-10.3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Attached Dwelling Units - Section 390-16.2(~~NEW~~).

390-11 R-24 North Bethany District (R-24 NB)

390-11.3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390 and Section 430, as well as the general standards for the District, the Development Standards of Article VI and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Attached Dwelling Units - Section 390-16.2(~~NEW~~).

390-12 R-25+ North Bethany District (R-25+ NB)

390-12.5 Density

In the R-25+ NB District:

- A. The permitted residential density shall be no more than twenty-five (25) units per acre and no less than twenty (20) units per acre, except as otherwise specified by Section 300-2 or by Section 390-12.5 B below.
- B. A density bonus is permitted when the following standards are met:
- (1) The development shall be a Type III Planned Development subject to Section 390-17.7;
 - (2) The density bonus does not exceed twenty-five (25) units per acre, resulting in a maximum density of fifty (50) units per acre;
 - (3) The proposed development is limited to multi-family dwelling units; and
 - (4) The maximum height shall be seventy (70) feet except as provided in Section 419.

The Density standards of Section 307-6 are the required standards for the R-25+ NB District.

390-16 Special Use Standards

390-16.2 Cluster Housing

~~PLACEHOLDER: The proposal to develop standards for cluster housing would provide for a new residential development format in the county. The new format would allow generally smaller, more densely arranged residential product using any of a variety of attached or detached product types in a manner that incorporates shared designed open space. Examples include cottage and courtyard developments.~~

~~Staff prepared draft standards as part of the 2009 proposed Article VIII. This draft has not yet been perfected but represents a starting place for the collaborative development of standards that can be part of a future ordinance for North Bethany; these standards may also be applicable for West Bull Mountain. Staff will work with interested developer and CPO representatives to determine permitted districts, critique and test draft material, and consult other jurisdictions' standards for similar dwelling unit types.~~

~~The Cluster Housing standards are intended to be incorporated through a Planned Development process. In North Bethany, this may or may not be used in conjunction with a "density bonus" request. Because of the variety of unit types and sizes that can follow the cluster format, it could be applied to a relatively broad range of densities.~~

390-16.2(NEW) Attached Dwelling Units

Two or more dwelling units with a common building wall on individual lots or a single lot, commonly known as row houses, town houses, duplexes, or multiplexes; or two or more units which share a common wall or ceiling on a single lot, commonly known as apartments, condominiums, duplexes, or multiplexes. Sections 390-16.2 A and 390-16.2 B are applicable to new developments in the R-6 NB and the R-9 NB Districts as noted in these sections below. Section 390-16.2 C applies to applications to divide attached units onto separate lots.

- A. In the R-6 NB District, the perimeter setbacks of a development with attached units shall be no less than fifteen (15) feet.
- B. In the R-6 NB and R-9 NB Districts, no more than six (6) dwellings units may be provided in a building.
- C. Land Divisions of Attached Dwelling Units

Duplexes, multiplexes, or single family attached dwellings may be divided into separate lots upon demonstration of compliance with current building code requirements prior to final approval of the land division.

390-17 North Bethany Planned Development Standards

390-17.4 Type III Planned Development

The following types of development shall be reviewed as a Type III Planned Development:

- A. Moving the boundary of a land use designation in conjunction with moving the centerline of a Primary Street as described in General Design Element 10 of the North Bethany Subarea Plan; or
- B. Providing a density bonus in the following land use districts as described in each applicable district: R-6 NB, R-9 NB, R-15 NB, and R-25+ NB Districts.
- C. Selecting the superior building and site design and construction option for a Planned Development to adjust development standards, relocate land use districts, move the centerline of a Primary Street, or to provide increased densities.
- D. Detached dwelling units in the R-15 NB District.

390-17.7 Planned Development Standards for a Density Bonus

When an applicant proposes to provide a density bonus in a residential Planned Development, as provided for under Section 390-17.4 ~~BD~~, the Planned Development shall meet the following requirement:

The applicant must provide Work Force Housing consistent with Section 390-17.11.

390-17.11 Standards for the Work Force Housing Options

A. When an applicant requests a density bonus to exceed the maximum density prescribed in the Primary District under Section 390-17.5 B, the Planned Development shall meet the following requirements:

- (1) The provision of a minimum of twenty (20) percent of the total number of dwelling units shall be provided as Work Force Housing ownership units. Ownership units under this option are not subject to the minimum affordability period specified in Section 390-17.11 A (5); or
- (2) The provision of a minimum of ten (10) percent of the total number of dwelling units shall be provided as Work Force Housing ownership units. Ownership units under this option shall comply with the minimum affordability period specified in Section 390-17.11 A (5); or
- (3) The provision of a minimum of ten (10) percent of the total number of dwelling units shall be provided as Work Force Housing rental units. Rental units under this option shall comply with the minimum affordability period specified in Section 390-17.11 A (5); or
- (4) A Planned Development with rental and ownership units may provide a minimum of ten (10) percent of the total number of dwelling units as Work Force Housing through a combination of rental and ownership units that comply with the minimum affordability period specified in Section 390-17.11 A (5).
- (5) Affordability at the levels in Sections 390-17.11 A. (2), ~~and (3)~~ and (4) above shall be assured for a minimum period of thirty (30) years through a legal instrument as specified in Section 390-17.11 B (5) below.

B. Requirements

- (5) When required by Section 390-17.11 A, a restrictive covenant or other legally binding document approved by County Counsel shall be recorded for the affected parcel(s) or lot(s) describing the requirements of Section 390-17.11 A ~~(5)~~(4) above. The recorded restriction shall run with the land for a minimum of thirty (30) years and shall commence from the date of

issuance of the building's certificate of occupancy or final building inspection. When the recording of a restrictive covenant or other legally binding document is required, the document shall be recorded prior to final land use approval;

390-28 Alternative Partition Standards for the Conveyance of Land in the North Bethany Subarea for Fixed Parks, Neighborhood Parks, and Regional Stormwater Facilities

390-28.2 Applicability

- A. Only property that has land designated as a fixed or neighborhood park as shown on the North Bethany Subarea Plan or land designated as a regional stormwater facility as shown on the North Bethany Subarea Drainage Master Plan is subject to this Section.

390-28.3 Submittal Requirements

~~A.390-28-3.1~~ Applications shall include the following:

~~(1)A.~~ Documentation verifying THPRD or CWS ownership of the land or evidence that the land will be conveyed to THPRD or CWS by way of the partition approved pursuant to this Section:

~~(a)(1)~~A letter of intent to purchase or a signed purchase agreement from CWS or THPRD for the proposed parcel(s); and

~~(b)(2)~~Application by all the owners of the subject property, and CWS or THPRD (identify which parcel(s) is proposed to be purchased by CWS or THPRD, or any person authorized in writing to act as agent of the owners or applicable service provider(s).

~~(2)B.~~ Service provider letters for the following services that state the proposed application is consistent with the service provider's requirements or describe any conditions of approval needed to ensure compliance with the applicable service provider's standards:

~~(a)(1)~~THPRD: Parks and trails; and

~~(b)(2)~~CWS: Sewer and surface water management.

~~(3)C.~~ A site plan, drawn to scale, showing:

- ~~(a)~~(1) Existing rights-of-way;
- ~~(b)~~(2) Existing and future Primary Street right(s)-of-way as shown on the Primary Streets map;
- ~~(c)~~(3) Flood areas – the location of any flood plain, drainage hazard area and other areas subject to ponding;
- ~~(d)~~(4) Significant Natural Resources -- the location of Significant Natural Resources as shown on the Community Plan;
- ~~(e)~~(5) The location of any water quality sensitive areas and vegetated corridors;
- ~~(f)~~(6) Easements – locations, widths and purpose of all recorded and proposed easements;
- ~~(g)~~(7) Lot dimensions – all existing property lines and their lengths and the location and dimension of all proposed parcels;
- ~~(h)~~(8) Existing structures -- location and present use of all structures on the site; and,
- ~~(i)~~(9) Identification of the parcel to be conveyed to THPRD or CWS.

~~(4)~~D. An accurate aerial photograph showing the subject parcel and surrounding properties.

390-28_-4 General Requirements

~~A. 390-28-4.1~~ A. 390-28-4.1 The property lines of the proposed parcels shall be established as described below:

- ~~(1)~~A. For fixed parks, the centerline of a Primary Street(s) as shown on the Primary Street map and the Parks, Trails and Pedestrian Connections map of the North Bethany Subarea Plan;
- ~~(2)~~B. For neighborhood parks, the proposed configuration shall be consistent with the applicable requirements of the North Bethany Subarea Plan, including but not limited to the neighborhood park designations on the Park, Trails Pedestrian Connection map, and applicable General Design Elements, Areas of Special Concern, and Neighborhood Design Elements; or
- ~~(3)~~C. For regional stormwater facilities, the proposed configuration shall be consistent with the North Bethany Subarea Drainage Master Plan and applicable requirements of the North Bethany Subarea Plan, including but not limited to Areas of Special Concern 7 and 8 and applicable Neighborhood Design Elements.

B.390-28-4.2 A parcel without frontage on a public road may be approved when:

- ~~(1)A.~~ There is no dwelling on the property;
- ~~(2)B.~~ The property line locations are consistent with the applicable requirements of the North Bethany Subarea Plan (e.g. provisions applicable to the subject site, a park, or regional stormwater facility proposed for the site);
- ~~(3)C.~~ The applicant demonstrates that access to the parcels, consistent with the requirements of the Primary District and applicable standards of this Code and the North Bethany Subarea Plan, will be provided when the parcels created by the partition are developed; and
- ~~(4)D.~~ Necessary access easements or access rights are recorded to provide access to a new parcel(s) that will not have frontage on a public street. Access easements shall be a minimum of thirty (30) feet in width, or as approved by the Fire Marshal. Alternative access agreements (such as temporary access) may be allowed as approved by County Counsel.

C.390-28-4.3 Prior to final approval, the following documentation shall be submitted to the Director:

- ~~(1)A.~~ A copy of the restrictive covenant or other legally binding document approved by County Counsel which addresses the items described below. The document shall be recorded in the Washington County Deed Records and shall be binding upon all heirs, successors and assigns.
 - ~~(a)(1)~~ Identify the parcel or parcels that will be owned by THPRD or CWS and state that the use of the parcel(s) is limited for use as a park and/or regional stormwater facility;
 - ~~(b)(2)~~ That existing and all future owners agree to the requirement that no development shall be permitted on any parcel created by the partition unless approved by a subsequent land use application or permitted by Section 390-28.2 B;
 - ~~(c)(3)~~ The subsequent land use application for each parcel shall be conditioned to satisfy all deferred County standards as permitted by Section 390-28.2;
 - ~~(d)(4)~~ That existing and all future owners agree to execute one or more property line adjustments in order to facilitate the development of each parcel consistent with the applicable standards of this Code and the North Bethany Subarea Plan, including but not limited to roads, parks and regional stormwater facilities;

~~(e)(5)~~ The conditions of approval of the partition application shall be included in the restrictive covenant or other legally binding document; and

~~(f)(6)~~ The restrictive covenant or other legally binding document required by this Section shall not be released unless approved by the Director and County Counsel.

~~(2)B-~~ A copy of any recorded use, ownership and maintenance rights of any easements or tracts that are subject to any of the created parcels.

~~(3)C-~~ Documentation from CWS that all applicable CWS standards have been satisfied.

8. SECTION 403 – APPLICABILITY

403-4 Additional Standards Outside the UGB

403-4.7 Section 413 Parking and Loading as applicable to Commercial, Institutional and Industrial Uses and as necessary for Special Use Permits as determined by the Review Authority. Surfacing requirements do not apply to single detached dwellings. Maximum parking requirements in Section 413-135.2 do not apply to development outside of an urban growth boundary.

9. SECTION 404 – MASTER PLANNING

404-4.5 Allowed Modifications

Upon a finding that the applicant's plan achieves all of the preceding criteria, the Review Authority may modify the identified standards within the following prescribed limits:

A. Front, side and rear yards may be reduced to zero provided the:

- (1) Building code standards are met;
- (2) Primary District's driveway setback standard is not reduced and other applicable standards of the Primary District are met; and
- (3) Standards of Sections 411 and 430-147 are met;

- B. The reduction of private roadway pavement width may be made if provisions are made to provide off-street parking in addition to that required in the Off-Street Parking Section of this Code. In no event can the reduction exceed that approved by the appropriate fire district;
- C. Height limitations may be increased up to one hundred (100) feet;
- D. Parking requirements may be reduced up to thirty (30) percent as provided in Section 413-124;

10. SECTION 413 – PARKING AND LOADING

413 PARKING AND LOADING

The following off-street parking and loading and on-street parking standards shall apply in all Districts. Requirements include minimum on-street parking (Section 413-6), minimum off-street parking (Section 413-97), minimum vanpool/carpool parking (Section 413-449), maximum off-street parking (Section 413-4513), and minimum off-street loading (Section 413-4614).

413-1 Development Permit for Parking Areas

A development permit shall be required for any area used for off-street parking except the parking allowed for a detached dwelling on an existing lot or parcel.

413-2 General Off-Street Parking and Loading Criteria

413-2.1 Off-street parking spaced within all districts, except non-residential Transit Oriented Districts, shall be provided on or within one hundred (100) feet of the site of the primary use. For non-residential uses within Transit Oriented Districts, off-street parking spaces shall be provided on or within four hundred (400) feet of the site of the primary use. Distance shall be measured in a straight line from the property line to the nearest space. Street and alleys shall be included in the measurement.

413-2.2 Off-street parking and loading requirements shall be provided in amounts specified for the particular use.

413-2.3 Development shall provide at least the minimum number of off-street parking spaces listed in Section 413-97, unless reduced by Sections 413-408, 413-4210, 413-4311 or 413-4412. The minimum off-street parking requirements for a use not listed in Section 413-97 shall be the same as the most similar listed use, as determined by the Review Authority.

413-2.4 The maximum number of off-street parking spaces permitted within a new development shall be based upon a development's proximity to frequent transit service and location in either Zone A or Zone B as shown on the applicable Community Plan's Parking Maximum Designations. New development shall provide no more than the maximum number of off-street parking spaces listed in Section 413-153.2, unless adjusted by Section 413-153.3 or 153.4, or exempted by Section 413-153.5.

The maximum number of off-street parking spaces permitted for a use not listed in Section 413-4513 shall be determined by the Review Authority based upon the following:

- A. Within Zone A, the maximum number of off-street parking spaces shall not exceed the minimum number of off-street parking spaces established for the same use under Section 413-~~9-7~~ or 413-2.3 by more than thirty-five (35) percent.
 - B. Within Zone B, the maximum number of off-street parking spaces shall not exceed the minimum number of off-street parking spaces established for the same use under Section 413-~~9-7~~ or 413-2.3 by more than sixty (60) percent.
- 413-2.5 Development outside of an urban growth boundary is exempt from the maximum parking standards in Section 413-~~153.2~~.
- 413-2.6 Off-street parking for a residential use shall be used solely for:
- A. The storage of passenger vehicles owned by occupants of the dwelling structure or their guests;
 - B. One (1) unoccupied travel or utility trailer, or recreation vehicle;
 - C. One (1) boat; and
 - D. Farm equipment used in conjunction with farming on the premises.
- 413-2.7 Required residential parking and garage facilities shall not be used for the storage of commercial vehicles (other than a commuter vehicle), tractor-trailer, semi-truck, heavy equipment or for the parking of automobiles belonging to employees, owners, tenants, visitors or customers of business or manufacturing establishments.
- 413-2.8 Required parking spaces shall be available for the parking of operable automobiles of residents, guests, customers, patrons and employees only and shall not be rented, leased or assigned to any other person or organization, except as may be permitted under Section 413-2.7. No parking of vehicles, trucks or other equipment on wheels or tracks that are not associated with the legal use of the premises shall be permitted on the required parking areas.
- 413-2.9 Owners of two (2) or more adjoining uses, structures or parcels of land may use the same parking or loading area when the peak hours of such operation do not overlap. Full access to such parking or loading areas shall be exhibited in the deed, lease or contract.

413-3 General Requirements

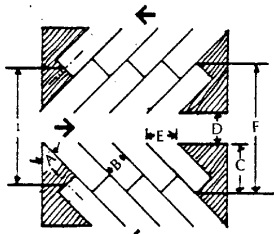
- 413-3.1 Development permits for parking shall be reviewed through a Type I procedure except as otherwise specified in this Code.
- 413-3.2 Proper maintenance of off-street parking and loading facilities shall be a continuing obligation of the property owner.
- 413-3.3 In case of enlargement of a building or use of land existing on the effective date of this Code, the number of parking and loading spaces required shall be based on floor area or capacity of the entire use.

- 413-3.4 In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the several uses computed separately. In the rural area, development with two or more uses may use the same parking or loading area when the peak hours of operation of each use do not overlap.
- 413-3.5 All applications for a development permit for parking and loading shall include a plot plan drawn to scale, showing the parking or loading facilities to be provided. The required plot plan shall include but not be limited to:
- A. Delineation of individual parking spaces;
 - B. Circulation area necessary to serve spaces;
 - C. Vehicular and pedestrian access to streets, alleys and properties to be served;
 - D. Curb cuts;
 - E. Dimensions, continuity and substance of screening;
 - F. Grading, drainage, surfacing and subgrading details;
 - G. Delineation of all structures or other obstacles to parking and circulation on the site;
 - H. Specifications for signs and bumper guards; and
 - I. Specifications of proposed landscaping (see Section 407-8).
- 413-3.6 Private driveways providing access to urban attached unit residential development from a County or public street shall not be gated unless approved by the governing Fire Marshal and the Washington County Traffic Engineering Division.

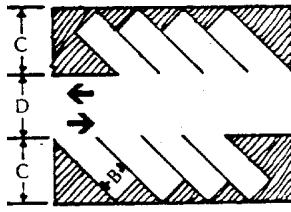
413-4 Off-Street Parking Lot Design

All off-street parking lots including up to fifty (50) percent of the spaces for compact cars, shall be designed in accordance with County standards for stalls and aisles as set forth in the following drawings and tables:

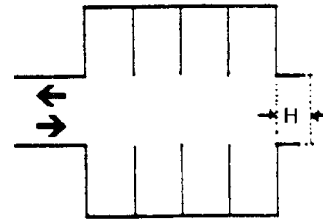
	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
45°		8.5'	18.7'	12'	12'	49.4'	2'	5'	43.4'
60°		8.5'	19.8'	14.5'	9.8'	54.1'	2.5'	5'	49.9'
75°		8.5'	19.6'	23'	8.8'	62.2'	2.5'	5'	60.0'
90°		8.5'	18'	24'	8.5'	59.5'	3'	5'	59.5'
"Compact Car"		7.5'	15'	24'	7.5'	58.0'	2'	5'	58.0'



ANGLE INTERMESH ONE-WAY



ANGLE TWO-WAY



90° DEAD END TWO-WAY

- | | |
|---|--|
| <p>A Parking Angle
 B Stall Width
 C Stall Depth
 (no bumper overhang)
 D Aisle Width
 E Stall Width (parallel to aisle)</p> | <p>F Module Width
 (no bumper overhang)
 G Bumper Overhang
 H Backing Area
 I Module Intermesh</p> |
|---|--|

- 413-4.1 For one (1) row of stalls use "C" plus "D" as minimum bay width.
- 413-4.2 The minimum aisle width for two-way traffic and for emergency vehicle operations area is twenty-four (24) feet. The minimum aisle width for emergency vehicle (one-way traffic) is fifteen (15) feet.
- 413-4.3 Where appropriate bumper overhang area is provided (extruded curbs), "G" can be subtracted from "C" to determine stall depth.
- 413-4.4 Parallel Parking:

 Space dimensions are to be nine (9) by twenty-two (22) feet. Aisle dimensions for parallel parking are to be twelve (12) feet for one-way aisles and twenty-four (24) feet for two-way aisles.
- 413-4.5 Pedestrian Access:

In parking lots of one hundred (100) or more spaces and two or more rows of parking stalls, separate pedestrian walkways shall be encouraged to minimize vehicular-pedestrian conflicts, and allow safe pedestrian movement within the lot.

413-5 Off-Street Parking Standards

- 413-5.1 All required off-street parking and loading areas inside the Urban Growth Boundary shall be surfaced with concrete or asphaltic material to conform with either of the following standards:
- A. A minimum of four (4) inches of concrete for vehicles and six (6) inches for commercial vehicles or trucks; or
 - B. Two (2) inches of asphalt overlaying a six (6) inch base (compacted) of crushed stone.
 - C. In lieu of being constructed as described under A. or B. above, off-street parking and loading areas may be constructed of pervious paving materials when the applicant's engineer provides written certification with the application that appropriate site conditions exist for the use of pervious materials and that the proposed design and construction will be equal to or superior to the structural standards specified in A. or B. above.
- 413-5.2 Off-street parking and loading areas outside the UGB may be required by the Review Authority to be surfaced to the standards of 413-5.1 where:
- A. The site is adjacent to a paved limited access highway or arterial; or
 - B. Located adjacent to a developed RR-5 Rural Community; or
 - C. Where the Review Authority finds there is an adverse impact on adjacent properties.
- 413-5.3 Minimum standards for all required parking and loading areas outside the UGB shall consist of a gravel surface with four (4) inches of base rock with two (2) inches of three-quarter (3/4) inch minus leveling course.
- 413-5.4 Based upon approval of a grading plan pursuant to Section 410, for the purpose of temporary or overflow parking, or storage of heavy equipment or vehicles in the Industrial District, a gravel surface may be approved with a minimum four (4) inches of base rock with two (2) inches of three-quarter (3/4) inch minus leveling course.
- 413-5.5 All required off-street parking areas, except for detached or two unit attached dwellings on a single lot and areas outside the UGB not required to be surfaced to the standards of Section 413-5.1, shall be constructed with curbs of concrete or asphalt. Driveways for detached dwelling units that are less than one hundred (100) feet in length shall be paved. All driveways for single family attached dwelling units shall be paved. Those areas constructed with a gravel surface may use curbs of wood or other materials as may be approved by the Review Authority.

- 413-5.6 Parking spaces in paved parking areas having more than three (3) stalls are to be marked with paint striping, a minimum of two (2) inches in width. Parking spaces in gravel surfaced lots may be identified by wheel stop barriers.
- 413-5.7 Covered parking spaces are to have a vertical clearance of at least seven (7) feet, six (6) inches above the parking lot surface for all uses except residential.
- 413-5.8 The finished grade of a parking lot is not to exceed five (5) percent slope.
- 413-5.9 Parking and loading areas that are not associated with a structure shall have no less than a ten (10) foot front and rear yard setback and shall conform to the street side yard requirements of the primary district.
- 413-5.10 All parking lots shall be landscaped as required by Section 407-6.
- 413-5.11 The minimum driveway width for one single family detached dwelling unit shall be twelve (12) feet. The minimum driveway width for each single family attached dwelling unit with individual vehicular access to a street shall be twelve (12) feet. The minimum driveway depth for single family detached and single family attached units shall be twenty (20) feet (measured from the back of sidewalk or the property line as specified by the primary district). A twelve (12) foot wide and twenty (20) foot deep driveway shall be counted as one (1) off-street parking space. A twenty (20) foot wide and twenty (20) foot deep driveway shall be counted as two (2) off-street parking spaces.
- 413-5.12 Driveways for detached or single family attached lots with single car garages may be combined when the following standards are met as illustrated by Figure 1 below:

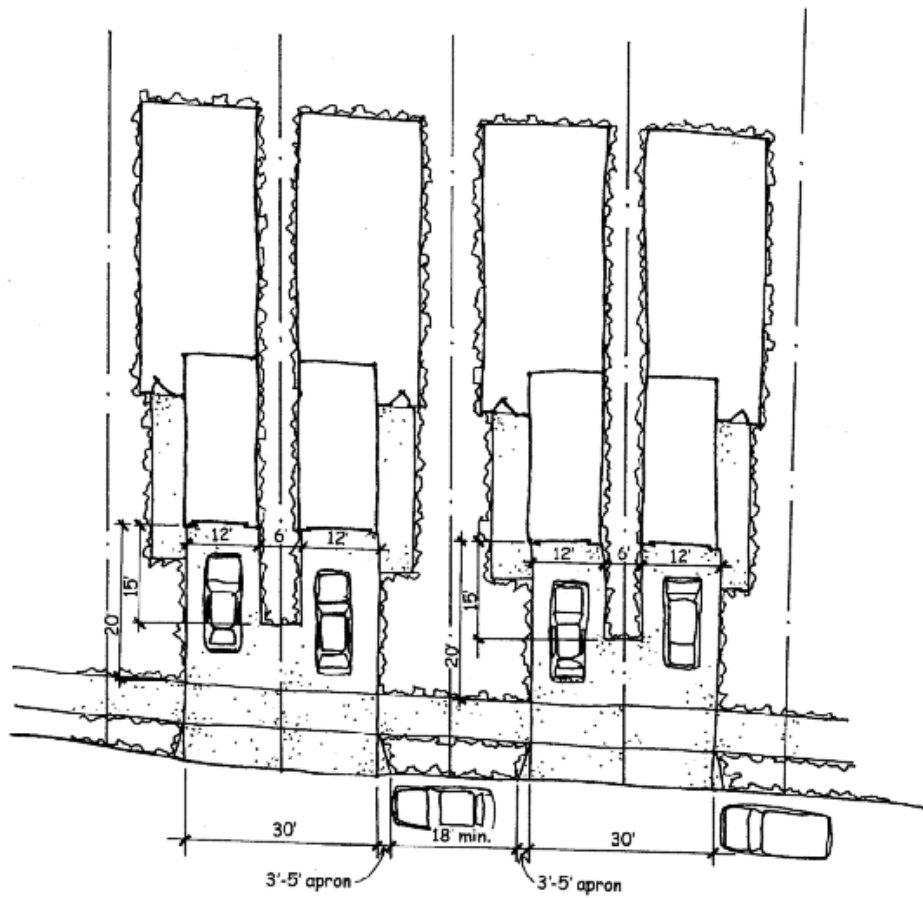


Figure 1

- A. A minimum six (6) foot wide planting area shall be provided between each driveway for a minimum length of fifteen (15) feet;
- B. The minimum driveway width for each unit shall be twelve (12) feet;
- C. The width of the driveway curb cut shall be the total width of the combined driveways and the common planting strip;
- D. There shall be at least eighteen (18) feet of curb face between combined and/or single driveways in order to provide one (1) on-street parking space between driveways;

413-6 On-Street Parking Requirements for Urban Residential Districts

The following on-street parking standards shall apply to all urban residential districts, including Transit Oriented Districts:

- 413-6.1. For single family detached dwelling units and single family attached dwelling units with individual on-site parking and individual vehicular access to a local or Neighborhood Route public or private street, the following on-street parking shall be provided:
- A. For a dwelling with one (1) off-street parking space, a minimum of two (2) on-street parking spaces shall be provided along the dwelling's street frontage, except as provided in Sections 413-6.1 D. or 413-6.3.
 - B. For a dwelling with two (2) off-street parking spaces, a minimum of one (1) on-street parking space shall be provided along the dwelling's street frontage, except as provided in Sections 413-6.1 D. or 413-6.3; and
 - C. For dwellings with more than two (2) off-street parking spaces, a minimum of one (1) on-street parking space for every two (2) lots with more than two (2) off-street parking spaces shall be provided along the frontage of those lots, except as provided in Sections 413-6.1 D. or 413-6.3.
 - D. The requirements for on-street parking are not applicable to flag lots or lots that are provided access from the terminus of a non-through street (e.g., cul-de-sac bulb or hammerhead).
- 413-6.2 Required on-street parking shall be provided along the affected lot's street frontage by parallel or angled parking (perpendicular parking is not allowed) in accordance with the standards of the Washington County Road Design and Construction Standards. Parallel parking spaces shall be at least eighteen (18) feet long for one (1) or two (2) adjoining spaces. When three (3) or more adjoining spaces are provided, the minimum length of each space shall be twenty (20) feet. Angled parking shall be provided on a street corner and not along the front of dwelling units. Driveway aprons and cross walk area shall not be used for on-street parking. Curb frontage with a fire hydrant or congregate mail boxes shall not be used to satisfy the required on-street parking standards.
- 413-6.3 Portions of the on-street parking required by Section 413-6.1 may be provided in parking courts that are interspersed throughout a development when the following standards are met:
- A. No more than eight (8) parking spaces shall be provided in a parking court;
 - B. A parking court shall be located within one hundred (100) feet of the affected lot as in accordance with the requirements of Section 413-2.2.;
 - C. No more than two (2) parking courts shall be provided within a block, with only one (1) parking court provided along a block side;
 - D. A parking court shall be paved and shall comply with the standards of this Section and the grading and drainage standards of this Code;

- E. A parking court shall be landscaped in accordance with the standards of Section 407-6 and Sections 431-6.2 B. (3)(a and b);
- F. A parking court shall be illuminated;
- G. A parking court shall be privately owned and maintained. For each parking court there shall be a legal recorded document which includes:
 - (1) A legal description of the parking court;
 - (2) Ownership of the parking court;
 - (3) Use rights; and
 - (4) A maintenance agreement and the allocation and/or method of determining liability for maintenance of the parking court;
- H. No portion of a parking court, including landscape areas, shall be used to satisfy any requirement for open space, recreational facilities or areas, or be used as a development's water quality or quantity facility; and
- I. A parking court shall be used solely for the parking of operable passenger vehicles.

413-7 — Parking for Handicapped

~~All parking lots in conjunction with government and public buildings, as defined by Chapter 31 of the Uniform Building Code, are to include parking for the handicapped as set forth below. These spaces may be included within the total spaces required.~~

~~413-7.1 — One space for the first fifty (50) spaces or fraction thereof; and one additional space for each additional fifty (50) spaces or fraction thereof.~~

~~413-7.2 — Spaces shall conform to the requirements of Chapter 31 of the Uniform Building Code currently in effect.~~

~~413-7.3 — Spaces are to be located nearest to the main pedestrian access point from the parking area to the building or use served by the parking, and are to be designed so persons using wheelchairs or assisted walking are not compelled to pass behind parked cars.~~

~~413-7.4 — Parking for the handicapped shall be identified in accordance with the International Symbol of Accessibility for the Handicapped.~~

~~413-7.5 — Parking lot design shall comply with all applicable requirements of Chapter 31 (Handicap Access) of the Uniform Building Code, edition currently in effect.~~

~~413-8~~ **D.E.Q. Indirect Source Construction Permit**

~~All parking areas which are designed to contain two hundred fifty (250) or more parking spaces, or to contain two (2) or more levels, shall obtain an Indirect Source Construction Permit and shall install oil and grease separators.~~

413-97 Minimum Off-Street Parking Requirements

The minimum number of off-street parking spaces by type of use shall be determined in accordance with the following:

USE	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
413-97.1 Residential:	
A. Detached	One (1) per each dwelling unit
B. Attached including duplex	
(1) 1 Bedroom or Studio	One (1) per each dwelling unit
(2) 2 Bedroom	One and five-tenths (1.5) per each dwelling unit
(3) 3 or more Bedroom	One and seventy-five hundredths (1.75) each per dwelling unit
C. Boarding House	One (1) space for each sleeping room
D. Manufactured Dwelling	Two (2) per each dwelling unit
413-97.2 Institutional:	
A. Churches, temples, or buildings of similar use with fixed seats	One (1) space for each two (2) seats.
B. Golf Course, Recreational Facilities, Sports Club, and Tennis or Racquetball Club	
(1) Golf course open to the public, except miniature "par-3" course	Four (4) for each one (1) golf hole and one (1) for each employee
(2) Private golf clubs	Parking will be based on a parking study submitted at the time of application for the use. Parking shall be reviewed through the same procedure as required for the use.

USE	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
(3) Recreational facilities and sports clubs	Four and three-tenths (4.3) spaces for each thousand (1000) square feet of gross floor area.
(4) Tennis or racquetball clubs	One (1) space for each thousand (1000) square of gross floor area.
C. Homes for the aged and convalescent homes	One (1) space for each four (4) beds, plus one (1) space for each employee, including nurses, on maximum working shift.
D. Hospitals	One (1) for each two (2) patient beds, plus one (1) space for each staff or visiting doctor and each employee, including nurses, on maximum working shift.
E. Libraries, museums, and post office buildings.	One (1) for each five hundred (500) square feet of gross floor area, plus one (1) space for each employee employed therein.
F. Lodge halls, meeting halls and community centers or buildings of similar use without fixed seats.	One (1) for each four (4) persons allowed by the maximum seating capacity as established by fire, building or health codes.
G. Passenger Terminal (bus, air or rail)	One (1) space for each one thousand (1,000) square feet of gross floor area plus one space for each two (2) employees.
H. Public office building not specified elsewhere	Two and seven-tenths (2.7) for each thousand (1000) square feet of gross floor area.
I. Schools	
(1) Preschool child care (day nurseries)	Two spaces plus one (1) for each employee.
(2) Elementary and junior high school	One (1) for each one (1) teacher and administrator, in addition to the requirements of the auditorium.
(3) Senior high schools and colleges	One (1) for each five (5) students and staff.

USE	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
J. Stadium, sports arena or similar place of assembly	One (1) for each three (3) seats or six (6) feet of benches, and one (1) for each employee on a maximum working shift.
K. Theaters and auditoriums	One (1) for each three (3) seats.
L. Telecommunication Facilities (unmanned) subject to Section 430-109	One (1) space per tower. The Review Authority may waive this requirement if the applicant can demonstrate that there is available on-site parking, on-street parking, leased or shared parking with adjacent or nearby uses authorized for use by a written agreement.
M. Telecommunication Facilities (manned) subject to Section 430-109	Two (2) spaces plus one space for each two (2) employees.
413-9Z.3 Business and Commercial	
A. Assembly halls, without fixed seats for commercial recreation including pools or billiard parlors, dance halls, skating rinks and exhibition halls or buildings for similar assembly uses.	One (1) space for each hundred (100) square feet of gross floor area used for permitted use.
B. Auto wash	One (1) for each employee. In addition, adequate waiting space for autos provided on the premises to accommodate fifty (50) percent of the hourly rate of capacity.
C. Automobile service station	Two (2) for each lubrication, stall rack or pit; and one (1) for each gasoline pump.
D. Beauty parlor or barber shop	Three (3) spaces for each of the first two (2) beauty or barber chairs, and one and one-half (1 1/2) spaces for each additional chair.
E. Bowling alleys	Four (4) for each one (1) bowling lane, plus one (1) for each employee on a maximum working shift.
F. Commercial schools	To be determined through Development Review.
G. Drive-in restaurant or similar drive-in	Nine and nine-tenths (9.9) per thousand

USE	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
used for the sale of beverages, food or refreshments for consumption off the premises.	(1000) square feet of gross floor area.
H. Establishments for sale and consumption on the premises of beverages, food or refreshments	Fifteen and three-tenths (15.3) per thousand (1000) square feet of gross floor area.
I. Furniture and appliances, household equipment, repair shops, showroom of plumber, decorator, electrician or similar trade, shoe repair and other similar uses.	One (1) for each eight hundred (800) square feet of usable floor each used in processing, plus one (1) for each employee on maximum working shift.
J. Laundromats and coin-operated dry cleaners.	One (1) for each two (2) washing machines.
K. Miniature or "par 3" golf courses	Three (3) for each one (1) hole plus one (1) for each employee.
L. Mortuary	One (1) for each fifty (50) square feet of usable floor space, plus one (1) for each employee on maximum working shift.
M. Motel, hotel or other commercial lodging establishment	One (1) for each one (1) unit for occupancy, plus extra spaces for dining rooms, ballrooms or meeting rooms as required by Section 434 <u>413-97.3</u> A and H above, where the capacity of such areas exceeds the number of beds in the building.
N. Motor vehicle and service establishments	One (1) for each two hundred (200) square feet of usable floor space sales room and one (1) for each one (1) auto service stall in the service room.
O. Retail stores, except as otherwise specified herein	Four and one-tenth (4.1) for each thousand (1000) square feet of gross area.
413-97.4	Offices
A. Banks	Four and three-tenths (4.3) for each thousand (1000) square feet of gross floor area.

USE	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
B. Business offices or professional offices except as indicated pursuant to Section 413-97.4 C.	Two and seven-tenths (2.7) for each thousand (1000) square feet of gross floor area.
C. Professional offices of doctors, dentists, or similar professions.	Three and nine-tenths (3.9) for each thousand (1000) feet of gross floor area.
413-97.5 Industrial	
A. Industrial or research establishments, wholesale establishments, and industrial park	One and six-tenths (1.6) for each thousand (1000) square feet of gross floor area.
B. Wholesale less than one hundred fifty thousand (150,000) gross square feet in size.	Five-tenths (0.5) for each thousand (1000) square feet of gross floor area.
C. Warehouses greater or equal to one hundred fifty thousand (150,000) gross square feet in size.	Three-tenths (0.3) for each thousand (1000) gross square feet of floor area.

413-408 Reduction of Minimum Off-Street Parking Based on Transit

The following conditions must be met in order to reduce minimum off-street parking requirements based upon the availability of transit.

413-408.1 Through a Type II procedure, minimum off-street parking requirements may be reduced up to twenty (20) percent based upon the availability of transit. The following conditions (items A. and B., below) must be met in order to reduce minimum parking requirements based upon the availability of transit:

- A. The property must be located within one-quarter (1/4) mile of a transit route which provides at least twenty (20) minute or more frequent service between 10:00 a.m. and 2:00 p.m. each weekday; and
- B. The use of the property must be office, retail or institutional.

413-408.2 When a development provides a transit amenity associated with a bus stop (including space for a landscaped buffer, enhanced pedestrian linkages, building awnings, covered walkways, pullout, or bus shelter or other amenity the transit district determines improves the convenience or safety of transit customers), parking spaces may be reduced at a ratio of 1 parking space for each fifty (50) square feet of

transit amenity space provided above and beyond the minimum required by this ordinance.

413-449 Vanpool/Carpool Parking

Preferential parking for vanpool/carpool shall be provided for all institutional, office, and industrial uses having fifty (50) or more parking spaces as set forth below.

413-449.1 After any reductions based upon availability of transit in Section 413-408, at least ten (10) percent of the minimum employee or student spaces required in Sections 413-97.2, 413-97.4, and 413-97.5 shall be designated for exclusive use by vanpools/carpools.

413-449.2 Spaces reserved for exclusive use by vanpools/carpools shall have a minimum width of nine and one-half (9 1/2-5) feet and be clearly marked for vanpool/carpool use.

413-449.3 Vanpool/carpool spaces shall be generally located closest to the primary entrance for employees or students utilizing such spaces but not closer than spaces for handicapped parking or visitor parking. For developments with more than twenty (20) required vanpool/carpool spaces and more than one primary entrance, fifty (50) percent of all of the required vanpool/carpool parking may be clustered in one or more centralized, convenient locations.

413-449.4 In case of enlargement of a building or a change in the use of a building, the number of parking spaces required shall be based on floor area or capacity of the entire use of the building. If the building is part of a larger existing use with multiple buildings, only the subject building shall meet the parking requirements.

413-4210 Reduction of Minimum Off-Street Parking Based on Vanpool/Carpool

Sites having fifty (50) or more parking spaces may reduce total minimum parking space requirements by two (2) standard or compact size spaces for every one (1) vanpool/carpool space provided. Vanpool/carpool spaces are exempt from the maximum parking requirements of Section 413-139.

413-4311 Reduction of Minimum Off-Street Parking Based on Bicycle Parking

Sites having fifty (50) or more parking spaces may reduce total minimum automobile parking space requirements by one (1) standard or compact size space for every one (1) bicycle space provided.

413-4412 Total Reductions to Minimum Off-Street Parking Requirements

The minimum number of off-street parking spaces required by Section 413-97 may be reduced through the application of Sections 413-408, 413-42-10 and 413-43-11 shall not exceed forty (40) percent of the required minimum spaces.

413-4513 Maximum Off-Street Parking Requirements

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413-4513.1 In accordance with the Community Plans' Parking Maximum Designations, urban unincorporated properties shall be identified as being located in either Zone A or Zone B. Properties brought into the Urban Growth Boundary after adoption of the Parking Maximum Designations shall be considered to be located within Zone B for the purposes of Section 413 unless the property meets the following Zone A criteria. Zone A properties are located within one-quarter (1/4) mile of a bus route that provides twenty (20) minute peak hour service or within one-half (1/2) mile of a light rail station. Zone B properties are the remaining urban unincorporated areas.

413-4513.2 The maximum number of allowable off-street parking spaces by type of use shall be determined by the following or Section 413-2.4:

MAXIMUM OFF-STREET PARKING RATIOS IN ZONE A AND ZONE B		
(parking ratios are based on spaces per 1000 gross square feet unless otherwise stated)		
USE	Maximum Parking Zone A (Transit Accessible Areas)	Maximum Parking Zone B (Remaining Urban Areas)
Residential	None	None
Bank with drive-in	5.4	6.5
Business offices, office park, "flex space", or professional offices (except those for doctors, dentists or similar professions)	3.4	4.1
Professional offices of doctors, dentists, or similar professions	4.9	5.9
Public office building	3.4	4.1
Warehouse (greater than or equal to 150,000 gsf)	0.4	0.5
Senior high schools, colleges and universities (spaces per # of students and staff)	0.3	0.3
Tennis or racquetball clubs	1.3	1.5
Recreational facilities and sports clubs	5.4	6.5
Retail stores and shopping centers (except as otherwise specified in Section 413-9_7 or 413-4513)	5.1	6.2

MAXIMUM OFF-STREET PARKING RATIOS IN ZONE A AND ZONE B		
(parking ratios are based on spaces per 1000 gross square feet unless otherwise stated)		
USE	Maximum Parking Zone A (Transit Accessible Areas)	Maximum Parking Zone B (Remaining Urban Areas)
Theaters and auditoriums (spaces per # of seats)	0.4	0.5
Drive-in restaurant or similar drive-in used for the sale of beverages, food or refreshments for consumption off the premises	12.4	14.9
Establishments for sale and consumption on the premises of beverages, food or refreshments	19.1	23
Churches, temples, or buildings of similar use with fixed seats (spaces per # of seats)	0.6	0.8

413-4513.3 Parking spaces in parking structures, fleet parking, parking for vehicles that are for sale, lease, or rent, and employee vanpool/carpool parking spaces are exempt from the maximum off-street parking standards in Section 413-4513.2.

413-4513.4 In Zone A, the Review Authority may approve through a Type II procedure off-street parking in excess of the maximum parking standards if a development is located more than a one-quarter (1/4) mile walk via easements for public travel to the closest bus stop with twenty (20) minute peak hour service, or if twenty (20) minute peak hour service is no longer provided within one-quarter (1/4) mile of a property. In either case, the maximum number of off-street parking spaces shall not exceed the Zone B maximum standard for the same use.

413-4513.5 In either Zone A or B, the Review Authority may approve through a Type II procedure off-street parking in excess of the maximum parking standards based on findings that:

- A. The nature of the development will result in a higher off-street parking demand relative to similar uses in the same parking zone; and
- B. To the greatest degree practicable, the development includes the implementation of opportunities for shared parking, parking structures, utilization of public parking spaces and other appropriate demand management programs. Demand management programs may include, but are not limited to, subsidized transit passes, shuttle service, and carpool programs.

413-~~46~~14 Minimum Off-Street Loading Requirements

In all primary districts, loading areas shall be provided according to the following schedule:

413-~~46~~14.1 Residential:

None required, except for high rise (above three (3) stories) attached dwelling units which shall be provided with one (1) loading space as a minimum and shall provide one (1) additional loading space for each fifty (50) dwelling units over one hundred (100) dwelling units.

USE		MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
413- 46 14.2	Institutions	
	A. Convalescent home; institution for children; welfare; correction institute; institutions for the aged.	One (1) space where the number of beds exceed twenty-five (25)
	B. Hospital - Floor Area	
	5,000 to 40,000 square feet	One (1) space
	40,000 to 100,000 square feet	Two (2) spaces
	100,000 to 150,000 square feet	Three (3) spaces
413- 46 14.3	Public Safety	
	A. Amusement park; bowling alley, dance hall or skating rink; indoor arena or theater; sports and commercial amusement; stadium or racetrack.	Minimum of one (1) space
	B. Auditorium	Minimum of one (1) space.
	C. Schools	Minimum of two (2) off-street loading spaces for school buses plus one (1) additional space for each two hundred fifty (250) bussed pupils.
413- 46 14.4	Commercial	
	<u>Floor Area</u>	<u>Loading Space Required</u>
	Under 5000 square feet	0
	5000 to 25,000 square feet	1

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	USE	MINIMUM NUMBER OF STANDARD OFF-STREET PARKING SPACES PER UNIT OF MEASURE
	25,000 to 50,000 square feet	2
	50,000 to 100,000 square feet	3
413- 4614.5	Industrial	
	<u>Floor Area</u>	<u>Loading Space Required</u>
	Under 25,000 square feet	1
	25,000 to 50,000 square feet	2
	50,000 to 100,000 square feet	3

413-4715 General Loading Requirements

413-4715.1 It shall be unlawful to store or accumulate goods in a loading space if it renders it useless for loading and unloading operations.

413-4715.2 Loading spaces shall be located on the site and directly accessible to main structures. The location of the loading spaces shall comply with the requirements of Sections 403-2.3 E. (2) and 406-2.5 B.

413-4715.3 The minimum length and width of loading spaces shall be according to the requirements in the following table:

	<u>Use</u>	<u>Length Linear Ft.</u>	<u>Width Linear Ft.</u>
A.	All except wholesale and industrial	35	12
B.	Wholesale storage and industrial	65	12

11. Section 424 – CREATION OF PARCELS IN THE EFU, EFC, AND AF-20 DISTRICTS

424-8 Creation of a Parcel With an Existing Dwelling in the EFC District

424-8.5 Prior to final approval for a dwelling, the applicant records a restrictive covenant that precludes construction of a dwelling on the remaining parcel (80 acre or larger). The restrictive covenant shall be irrevocable, unless the Director finds that the remaining parcel is no longer subject to Statewide Goal ~~3-4~~ (Agricultural Forest Lands).

12. Section 429 – BICYCLE PARKING

429-6 Number of Bicycle Parking Spaces Required

The minimum number of bicycle parking spaces required for long-term use is specified by land use category and shall be in accordance with Table A. The minimum number of bicycle parking spaces required for short-term use is specified by land use category and shall be in accordance with Table B.

TABLE A

	<u>USE</u>	<u>MINIMUM NUMBER OF BICYCLE PARKING SPACES PER UNIT OF MEASURE (WHICHEVER IS GREATER)</u>
429-6.1	Residential	
	A. Multi-family residential ¹ without private garages.	One (1) space for each dwelling unit
	B. Retirement Center Apartments	Two (2) spaces or one (1) space for each fifty (50) employees
429-6.2	Institutional	
	A. Churches, temples, or buildings of similar use with fixed seats	Two (2) spaces
	B. Golf Course	
	(1) Open to the public, except miniature “par-3” courses	Two (2) spaces

¹ Long-term parking for residential shall be enclosed and lockable so as to provide security, weather protection, and convenience to bicyclists. This may be an enclosed facility for the whole complex, individual units, or any combination thereof.

USE	MINIMUM NUMBER OF BICYCLE PARKING SPACES PER UNIT OF MEASURE (WHICHEVER IS GREATER)
(2) Private golf clubs, swimming pool clubs, tennis clubs or similar use	Two (2) spaces
C. Homes for the aged and convalescent homes	Two (2) spaces or one (1) space for each fifty (50) employees
D. Hospitals	Two (2) spaces, or one (1) space for each fifty (50) staff or visiting doctor and each employee, including nurses, on maximum working shift
E. Libraries, museums, and post office buildings	Two (2) spaces
F. Passenger Terminals (bus, air or rail)	Two (2) spaces or one (1) space for each one hundred (100) employees
G. Public office building not specified elsewhere	Two (2) spaces, or one (1) space for each one hundred (100) employees
H. Schools	
(1) Pre-school child care (day nurseries)	Two (2) spaces
(2) Elementary	Four (4) spaces per classroom
(3) Junior high or middle school	Eight (8) spaces per classroom
(4) Senior high schools	Eight (8) spaces per classroom
(5) Colleges	Four (4) spaces per classroom
I. Stadium, sports arena or similar place of assembly	Two (2) spaces, or one (1) space for each fifty (50) employees on a maximum working shift
J. Theaters and auditoriums	Two (2) spaces

	<u>USE</u>	<u>MINIMUM NUMBER OF BICYCLE PARKING SPACES PER UNIT OF MEASURE (WHICHEVER IS GREATER)</u>
	K. Transit Centers/P&R Lots (2) ²	Two (2) spaces or five (5) percent of auto spaces
429-6.3	Business and Commercial	
	A. All business and commercial uses specified in Section 413-79.3 A. - F. and J. - N.	Two (2) spaces
	B. Establishments for sale and consumption of beverages, food or refreshments on and off the premises	Two (2) spaces or one (1) space for each fifty (50) employees on maximum working shift
	C. Furniture and appliances, household equipment, repair shops, showroom of plumber, decorator, electrician or similar trade, shoe repair and other similar uses	Two (2) spaces or one (1) space for each fifty (50) employees
	D. Retail stores, except as otherwise specified herein	Two (2) spaces, or one (1) space for each fifty (50) employees on maximum working shift
429-6.4	Offices	Two (2) spaces or one (1) space for each fifty (50) employees
429-6.5	Industrial	
	A. Industrial Park	Two (2) spaces, or one (1) space for each one hundred (100) employees on maximum working shift
	B. Wholesale establishments	Two (2) spaces, or one (1) space for each fifty (50) employees in the largest working shift, or one (1) space for each eighty thousand (80,000) square feet of usable floor space
	C. Manufacturing	Two (2) spaces, or one (1) space for every

² Long-term parking at Transit Centers and Park & Ride Lots shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or in an area where parking would be monitored by a concessionaire or parking lot attendant.

<u>USE</u>	<u>MINIMUM NUMBER OF BICYCLE PARKING SPACES PER UNIT OF MEASURE (WHICHEVER IS GREATER)</u>
	fifty (50) employees on maximum working shift

13. Section 430 – SPECIAL USE STANDARDS

430-34 Contractor’s Establishment

430-34.2 In the R-COM District the total square footage of a building (s) or outside storage shall not exceed a combined total of ~~7,000~~3000 square feet for each contractor’s establishment;

430-37 Detached Dwelling Unit

430-37.2 Rural

A. In the EFU and AF-20 Districts, a primary dwelling unit customarily provided in conjunction with farm use may be approved when the following standards are met:

- (1) The subject tract is currently employed for farm use, as defined in ORS 215.203, that produced:
 - (a) In the EFU and AF-20 Districts on land identified as high-value farmland at least \$80,000 in gross annual income from the sale of farm products in the last two years ~~or~~ three of the last five years; or based on the average farm income earned on the tract in the best three of the last five years.
 - (b) In the AF-20 District on land not identified as high-value farmland at least \$20,000 in gross annual income from the sale of farm products in the last two years ~~or~~ three of the last five years, or based on the average farm income earned on the tract in the best three of the last five years.

430-91 Parking (Not in Conjunction with an Allowed Use) in the Neighborhood Commercial (NC), Community Business (CBD), and General Commercial (GC) Districts.

A parking area is an off-street area containing one or more parking spaces, with passageways and driveways appurtenant thereto. In an NC, CBD, or GC District, a lot or parcel may be used for the parking or storage of cars in conjunction with a permitted use in a different district, provided:

- 430-91.1 The subject lot or parcel is located within one hundred (100) feet of the permitted use;
- 430-91.2 No buildings or structures shall be allowed in conjunction with the parking;
- 430-91.3 The area used for parking shall be developed to the standards of Section 413 (Parking and Loading);
- 430-91.4 Only directional signs shall be allowed; and
- 430-91.5 Except for uses listed in Section 413-79.5 A., the spaces in a parking area on a lot or parcel shall not be used to meet the minimum off-street parking requirements of Section 413-79.

14. Section 605 – LAND DIVISIONS AND PROPERTY LINE ADJUSTMENTS INSIDE A UGB

605-1 Property Line Adjustment (Property Line Relocation)

A property line adjustment is the relocation or consolidation of a common boundary line between two or more abutting properties where an additional lot or parcel is not created, and when the existing lot or parcel reduced in size by the adjustment is not reduced below the minimum lot size established by the applicable land use district. Notwithstanding the above, equal area land exchanges among existing lots below the minimum lot size of the district are allowed.

15. Section 610 – LAND DIVISIONS AND PROPERTY ADJUSTMENTS OUTSIDE A UGB

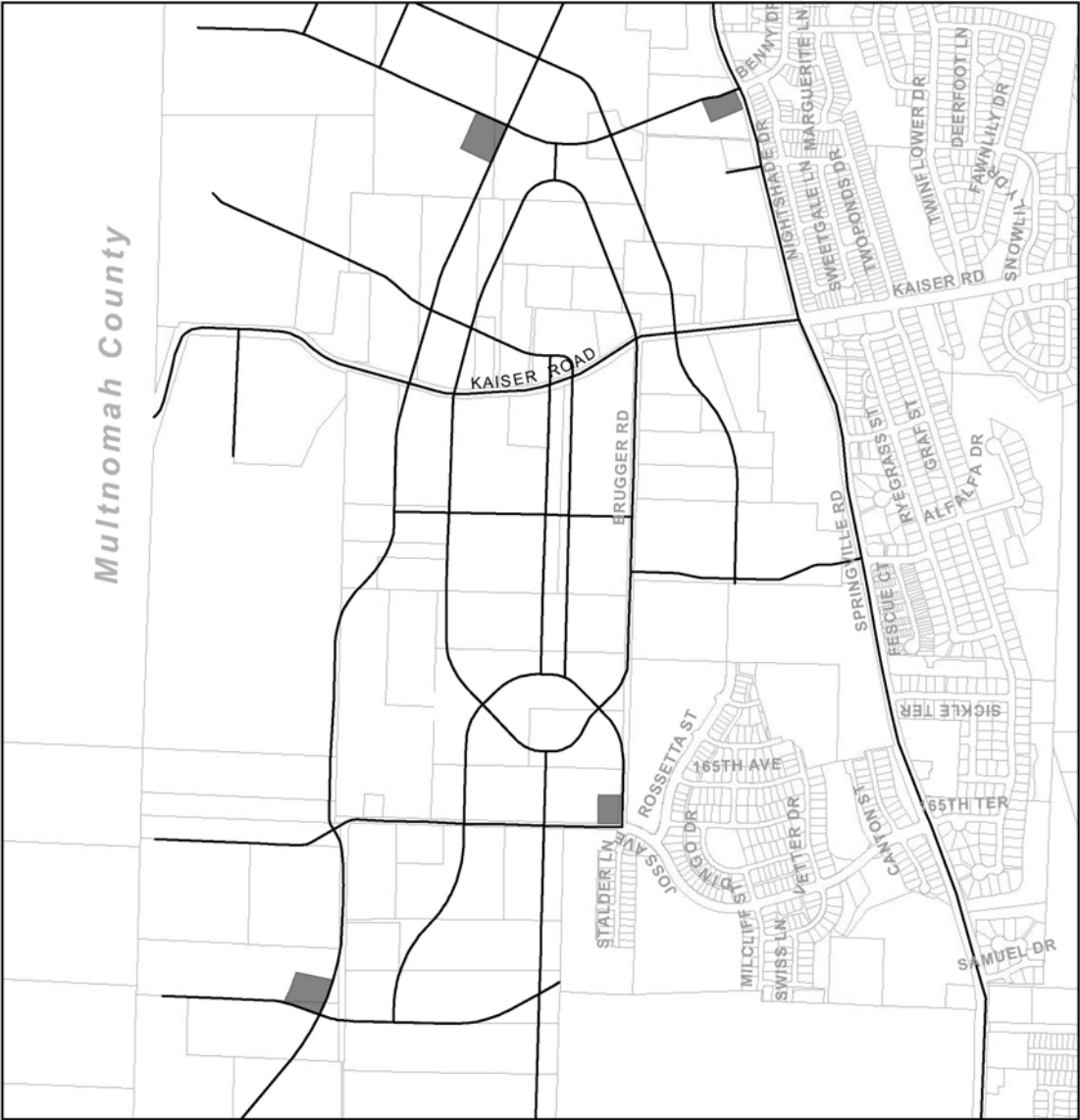
610-1 Property Line Adjustments (Property Line Relocation)

A property line adjustment is the relocation or consolidation of a common boundary line between two or more abutting properties where an additional lot or parcel is not created.

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Amend the 'Land Use Designations' maps of Chapter 2, North Bethany Subarea of the Bethany Community Plan as indicated.

- Change 'NC NB' to 'NCC NB'
- Primary Streets







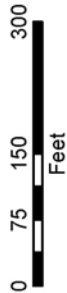
Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

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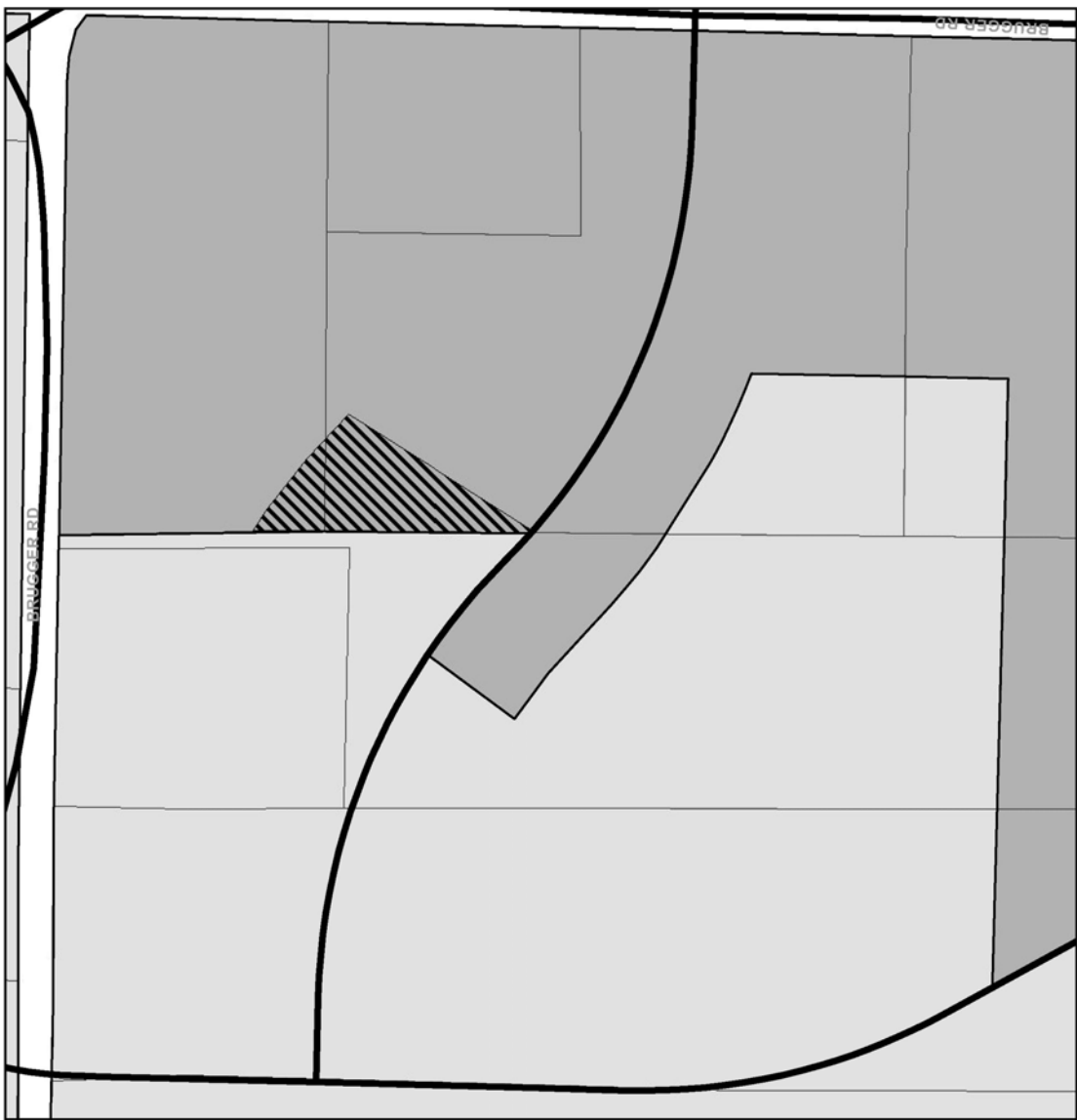
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Amend the 'Areas Eligible for a Density Bonus in the R-6 NB District' map of Chapter 2, North Bethany Subarea of the Bethany Community Plan as indicated.

-  Remove the 'Areas eligible for a Density Bonus in the R-6 NB District' designation.
-  R-6 NB
-  R-9 NB
-  Primary Streets



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Amend the COMMUNITY PLAN OVERVIEW section of the Raleigh Hills-Garden Home Community Plan to reflect the following:

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~~ 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.