

**SECTION 200
ZONING DISTRICTS**

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LIST OF ZONING DISTRICTS

200.100 List of Zones. All areas within the City of Wood Village are divided into the following zoning districts. The full name and map symbol is indicated below:

<u>District Name</u>	<u>Map Symbol</u>
Light Residential - 12,000	LR12
Light Residential - 7,500	LR7.5
Multi Residential - 4,000	MR4
Multi Residential - 2,000	MR2
Neighborhood Commercial	NC
Town Center	TC
Light Manufacturing	LM
General Manufacturing	GM
Commercial/Industrial Mixed Use	C/I

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SECTION 210
LIGHT RESIDENTIAL ZONES

GENERAL PROVISIONS

210.100 Purpose. The light residential zones are intended to preserve land primarily for individual households in a low density residential neighborhood environment. While some non-household living uses are allowed, they are regulated such that the overall character of the zones is not sacrificed.

210.110 Other Zoning Regulations. The regulations in this chapter state the uses and development standards for the base zone only. Additional regulations may apply to sites with overlay zones, or specific uses. Section 300 states these additional regulations. The official zoning map indicates sites subject to overlay regulations. Special use regulations are referenced below.

USE REGULATIONS

210.200 Primary Uses.

- A. **Uses Allowed Outright.** The uses allowed in the light residential zones are shown in Table 210-1 by the letter "Y". Uses are allowed if they comply with the development standards of the base zone and any additional regulations that apply to the use or the site. Additional regulations are listed in Section 300.
- B. **Conditional Uses.** The uses which are allowed upon approval through the conditional use review process are shown in Table 210-1 with the letters "CU". These uses must meet the conditional use approval criteria, the development standards and any additional regulations stated in Section 300.
- C. **Prohibited Uses.** Uses shown in Table 210-1 with the letter "N" are prohibited in the zone. Legally established uses & development which existed at the time this Code was adopted and would otherwise be prohibited, are subject to additional regulations in article 640 Non-conforming situations.

210.210 Accessory Uses. Uses which are accessory to the permitted or conditional uses are allowed if they meet the development regulations of the base zone and any additional regulations stated in Section 300. Typical accessory uses are included in Section 710 - Use Categories. Detached radio and television antenna and towers for non-commercial use are a conditional accessory use in light residential zones subject to conditional use review.

TABLE 210-1
Uses in Light Residential Zones

	LR 12	LR 7.5
RESIDENTIAL CATEGORY		
Household Living	Y	Y
Group Living	N	N
COMMERCIAL CATEGORIES		
Retail Sales and Service	N	N
Marijuana Sales other than Medical	N	N
Office	N	N
Quick Vehicle Servicing	N	N
Vehicle Repair	N	N
Self-Service Storage	N	N
Commercial Recreation	N	N
Major Event Entertainment	N	N
INDUSTRIAL CATEGORIES		
Manufacturing and Production	N	N
Warehouse and Freight Movement	N	N
Wholesale Sales	N	N
Industrial Service	N	N
Waste Related	N	N
Marijuana Processor	N	N
Marijuana Wholesaler	N	N
Marijuana Producer	N	N
INSTITUTIONAL CATEGORIES		
Basic Utilities	CU	CU
Community Service	CU	CU
Parks and Open Space	CU	CU
Schools	CU	CU
Colleges	N	N
Medical Centers	N	N
Medical Marijuana Dispensary	N	N
Religious Institutions	CU	CU
Daycare	CU	CU
Essential Service Provider	N	N
OTHER CATEGORIES		
Detention Facilities	N	N
Mining	N	N
Radio and TV Broadcast Facilities	N	N

Railroad Lines and Utility Corridors	CU	CU
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Y = Yes, Permitted Use
N = No, Prohibited Use

CU = Conditional Use Review Required
L = Permitted, but Subject to Limitations

DEVELOPMENT STANDARDS

210.300 Purpose. Development standards are intended to promote site planning and design which will ensure that new land divisions and development will:

- Maintain the character of the built-up area through required dimensional standards.
- Provide for needed privacy.
- Maintain light, air, separation for fire protection and access for fire fighting.
- Maintain and enhance the building scale & relationship between structures of the existing built-up area.
- Provide adequate flexibility to allow development which is compatible with the existing neighborhood, fits the topography of the site and allows architectural diversity.

210.310 Housing Types Allowed. Housing types are limited in the light residential zones in order to maintain and enhance the overall character of single dwelling neighborhoods. The housing types allowed are shown in Table 210-2, along with references to the additional regulations which are stated in Section 300.

210.320 Lot Size and Dimensional Standards. The minimum lot size and dimensions are shown in Table 210-3. All new lots created must comply with these standards. Lots larger than the minimum may not be divided without appropriate land use review if any of the resulting lots fail to meet the minimum standards. [See Section 300 for regulations which apply to Flag Lots, Partitions and Subdivision, and Planned Unit Developments.]

TABLE 210-2		
Housing Types Allowed		
	LR 12	LR 7.5
Detached House	Y	Y
Attached House	N	N
Duplex	N	N
Manufactured Home (See Section 340.010)	Y	Y
Manufactured Home Park	N	N
Multi-Dwelling Structure	Only in Planned Unit Development (See Section 360)	
Accessory Dwelling Unit (See Section 395)	Y	Y

Y = Yes, Permitted Type

N = No, Prohibited Type

TABLE 210-3 Development Standards in Light Residential Zones		
Standard	LR 12	LR 7.5
Minimum Lot Size - Min. lot area - Min. lot width - Min. lot depth (See 210.320)	12,000 sq ft 80 ft 120 ft	7,500 sq ft 60 ft 100 ft
Minimum Number of Dwellings Per net acre	.9 (25%)	4.6 (80%)
Maximum Height (See 210.340)	35 ft	35 ft
Minimum Setbacks - Front setback - Garage setback (1) - Side setback - Rear setback Corner lots - Front setback - Street side setback - Side setback - Rear setback (See 210.330)	30 ft ⁽¹⁾ 22 ft 10 ft 30 ft 20 ft 20 ft 10 ft 30 ft	20 ft ⁽¹⁾ 22 ft 5 ft 25 ft 10 ft 10 ft 10 ft 25 ft
Maximum Site Coverage (See 210.350)	35%	40%

- (1) Garages shall not be closer to the street than the plane of the street-facing façade. Porches shall be considered as part of the street-facing façade.

210.330 Building Setbacks.

- A. **Required Setbacks.** The setbacks for front, rear and side yards are stated in Table 210-3.
- B. **Corner Lots.** The minimum setback for front, side and rear yards for corner lots is stated in Table 210-3. For the purposes of this regulation, the property owner or developer can designate either street as the front yard with the opposite side designated as the rear yard.
- C. **Extensions into required building setbacks.**
- (1) **Minor Projections Allowed.** Minor features of a building such as eaves, chimney, open fire escapes, bay windows up to 12 feet in length, uncovered stairways and wheelchair ramps, uncovered decks or balconies, which are attached to the building may extend into a required front building setback by no

more than 5' and into a side setback or rear building setback no more than 2 ½ feet.

- (2) **Projections Not Allowed.** Attached mechanical structures such as heat pumps, air conditioners, emergency generators, and water pumps may not project into any building setback.
- (3) **Exceptions to required building setbacks.** If a front building setback on an abutting lot to the subject site has been established, the setback will be:
 - (a) The average of the setbacks to the existing primary buildings on the abutting lots on either side if both lots are occupied; or
 - (b) If only one abutting lot is occupied, the setback shall be the distance to the existing primary building on the abutting lot plus one half the remaining distance to the required setback for the zone.

210.340 Height.

- A. **Maximum Height.** The maximum height for all structures is stated in Table 210-3.
- B. **Exemption to the Maximum Height.**
 - (1) **Projections allowed.** Projections extending vertically from permitted buildings and uses such as skylights, chimneys, small-scale residential energy equipment, and radio and television aerials may be erected above the height limitations herein prescribed. Such structures shall not project more than 5 feet above the maximum permitted height.
 - (2) **Utility poles are exempt from the height limit.**

210.350 Site Coverage.

- A. **Building Coverage.** The maximum combined building coverage on a site for all covered structures is stated in Table 210-3.
- B. **Hard Surface Coverage.** The maximum front or rear yard area which may be in hard surface is 40%.

210.360 Accessory Structures. Structures which are incidental to the primary building such as garages, greenhouses, decks, wood sheds, porches, small-scale residential energy equipment, and recreational structures are considered accessory structures. These structures are allowed when they meet the following requirements:

- (1) **Attached Accessory Structures.** If attached to the primary building or separated by a breezeway, accessory structures shall fulfill the front, side and rear building setbacks of the primary building. These standards are stated in Table 210-3.

- (2) **Detached Accessory Structures.** If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, any structure in compliance with the Oregon Structural Specialty Code for residential may be located adjacent to or on the rear and/or side lot line not fronting on a street.

210.370 Fences.

- A. **Types of Fences.** The fencing standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry or other material including vegetative materials.
- B. **Location and Height Limits.**
- (1) Fences up to 3 ½ feet are allowed in the required front building setback and in the required side building set back to the depth of the required front setback.
- (2) Fences up to 6 feet are allowed in required side and rear building setbacks, except for corner lot side setback which is limited to 3 ½ feet.

210.380 Additional Regulations.

- A. **Accessory Home Occupations.** See Section 310.
- B. **Demolitions.** Demolition of all buildings is regulated by the Building Code currently adopted by the City of Wood Village.
- C. **Design Review.** Design review is required for all uses and developments except for single-family detached dwellings in light residential zones. See Section 630.
- (1) Design Review is required for garages and storage buildings whether attached or detached.
- D. **Parking and Loading.** See Section 350.
- E. **Planned Unit Development.** See Section 360.
- F. **Public Access.** All lots in the district shall have frontage or approved access to public streets, public water and public sewer before construction shall be permitted.
- G. **Sale or Conveyance Prohibited.** No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot or setback requirements of the zone.
- H. **Signs.** See Section 370.

SECTION 220 MULTI-RESIDENTIAL ZONES

GENERAL PROVISIONS

220.100 Purpose. The multi-residential zones are intended to preserve land primarily for multi-dwelling housing in a higher-density residential neighborhood environment. While some non-household living uses are allowed, they are regulated such that the overall character of the zones is not sacrificed.

220.110 Other Zoning Regulations. The regulations in this chapter state the uses and development standards for the base zone only. Additional regulations may apply to sites with overlay zones, or specific uses. Section 300 states these additional regulations. The official zoning map indicates sites subject to overlay regulations. Special use regulations are referenced below.

USE REGULATIONS

220.200 Primary Uses.

- A. **Uses Allowed Outright.** The uses allowed in the multi-residential zones are shown in Table 220-1 by the letter "Y". Uses are allowed if they comply with the development standards of the base zone and any additional regulations that apply to the use or the site. Additional regulations are listed in Section 300.
- B. **Conditional Uses.** The uses which are allowed upon approval through the conditional use review process are shown in Table 220-1 with the letters "CU". These uses must meet the conditional use approval criteria, the development standards and any additional regulations stated in Section 300.
- C. **Prohibited Uses.** Uses shown in Table 220-1 with the letter "N" are prohibited in the zone. Legally established uses & development which existed at the time this Code was adopted and would otherwise be prohibited, are subject to additional regulations in Section 640 - Non-conforming situations.
- D. **Limited Uses.** Uses shown in Table 220-1 with the letter "L" are allowed subject to the following limitation.
 - (1) This regulation applies to all parts of Table 220-1 marked with a (1). Office uses in the Multi-Residential - 2,000 zone are limited to sites within 300 feet of a commercial zone. Otherwise office uses in the Multi-Residential - 2,000 zone are prohibited.

TABLE 220-1
Uses in Multi-Residential Zones

	MR 4	MR 2
RESIDENTIAL CATEGORY		
Household Living	Y	Y
Group Living	CU	Y
Cottage Housing ¹	Y	Y
COMMERCIAL CATEGORIES		
Retail Sales and Service	N	N
Marijuana Sales other than Medical	N	N
Office	N	L ⁽¹⁾
Quick Vehicle Servicing	N	N
Vehicle Repair	N	N
Self-Service Storage	N	N
Commercial Recreation	N	N
Major Event Entertainment	N	N
INDUSTRIAL CATEGORIES		
Manufacturing and Production	N	N
Warehouse and Freight Movement	N	N
Wholesale Sales	N	N
Industrial Service	N	N
Waste Related	N	N
Marijuana Processor	N	N
Marijuana Wholesaler	N	N
Marijuana Producer	N	N
INSTITUTIONAL CATEGORIES		
Basic Utilities	CU	CU
Community Service	CU	CU
Parks and Open Space	CU	CU
Schools	CU	CU
Colleges	CU	CU
Medical Centers	CU	CU
Medical Marijuana Dispensaries	N	N
Religious Institutions	CU	CU
Daycare	CU	CU
Essential Service Provider	N	CU
OTHER CATEGORIES		
Detention Facilities	N	N
Mining	N	N

Radio and TV Broadcast Facilities	CU	CU
Railroad Lines and Utility Corridors	CU	CU

Y = Yes, Permitted Use
N = No, Prohibited Use

CU = Conditional Use Review Required
L = Permitted, But Subject to Limitations

1. See section 220.400 for Cottage Housing Development Standards

220.210 Accessory Uses. Uses which are accessory to the permitted or conditional uses are allowed if they meet the development regulations of the base zone and any additional regulations stated in Section 300. Typical accessory uses are included in Section 710 - Use Categories. Detached radio and television antennas and towers are conditional accessory uses in the Multi-Residential zones subject to conditional use review.

DEVELOPMENT STANDARDS

220.300 Purpose. Development standards are intended to promote site planning and design which will ensure that new land divisions and development will:

- Maintain the character of the built-up area through required dimensional standards.
- Promote options for privacy for neighboring properties.
- Maintain light, air, separation for fire protection and access for fire fighting.
- Maintain and enhance the building scale & relationship between structures of the existing built-up area.
- Provide adequate flexibility to allow development which is compatible with the existing neighborhood, fits the topography of the site and allows architectural diversity.

220.310 Housing Types Allowed. Housing types are limited in the multi-residential zones in order to maintain and enhance the overall character of multi-dwelling neighborhoods. The housing types allowed are shown in Table 220-2, along with references to the additional regulations which are stated in Section 220.400 and Section 300.

220.320 Lot Size and Dimensional Standards.

- A. **Minimum Lot Size & Dimension.** The minimum lot size and dimensions are shown in Table 220-3 and Table 220-4. All new lots created must comply with these standards. Lots larger than the minimum may not be divided without appropriate land use review if any of the resulting lots fail to meet the minimum standards. [See Section 300 for regulations which apply to Flag Lots, Partitions and Subdivisions, and Planned Unit Developments and Section 220.400 for Cottage Housing.]
- B. **Exceptions to Minimum Lot Size & Dimension.** In the MR4 & MR2 zones reductions to the minimum lot size & dimensions for detached single dwelling units may be approved through the variance process (see Section 660).

TABLE 220-2
Housing Types Allowed

	MR 4	MR 2
Detached House	Y	Y
Attached House (See Section 220.355)	Y	Y
Duplex	Y	Y
Manufactured Home (See Section 340.010)	Y	Y
Manufactured Home Park (See Section 340.020)	N	Y
Multi Dwelling Structure	Y	Y
Cottage Style Housing	Y	Y
Accessory Dwelling Unit (See Section 395)	Y	Y

Y = Yes, Permitted Type
N = No, Prohibited Type

TABLE 220-3
Development Standards for Single Dwelling and Duplex Units in Multi Residential Zones

Standard	MR 4			Cottage Housing	MR 2		
	Attached Single Dwelling	Detached Single Dwelling	Duplex		Attached Single Dwelling	Detached Single Dwelling	Duplex
Minimum Lot Size - Min. lot area - Min. lot width - Min. lot depth (See 220.320)	8,000 sq ft 4,000/unit 60 ft 80 ft	7,500 sq ft 60 ft 80 ft	8,000 sq ft 60 ft 80 ft	2,000 sq ft per unit	8,000 sq ft 4,000/unit 60 ft 80 ft	7,500 sq ft 60 ft 80 ft	8,000 sq ft
Maximum Height (See 220.340)	35 ft	35 ft	35 ft	30ft	35 ft	35 ft	35 ft
Minimum setbacks - Front setback - Garage setback - Side setback - Rear setback (See 220.330)	20 ft 22 ft 5 ft 25 ft	20 ft 22 ft 5 ft 25 ft	20 ft 22 ft 5 ft 25 ft	5-20 ft 5-20 ft	20 ft 22 ft 5 ft 15 ft	20 ft 22 ft 5 ft 15 ft	20 ft 22 ft 5 ft 15 ft
Maximum Site Coverage (See 220.350)	40%	40%	40%	40%	40%	40%	40%
Minimum No. of Dwellings Per Net Acre (.80)	8.7	4.6	8.7	9.2	8.7	4.6	8.7

TABLE 220-4
Development Standards for Multi Unit Structures in the MR2 Zone (3)

Number of Units	Minimum Lot Size (See 220.320)			Maximum Building Height ⁽¹⁾ (See 220.340)	Minimum Building Setbacks (See 220.330)			Maximum Site Coverage (See 220.350)	Minimum Landscape Required (2)
	Minimum Lot Area	Min. Width	Min. Depth		Front Bldg Setback	Side Bldg Setback ⁽¹⁾	Rear Bldg Setback		
3	11,000 sq ft	60 ft	100 ft	35 ft	20 ft	5 ft or 10 ft	15 ft	40%	25%/L1
4	14,000 sq ft	60 ft	100 ft	35 ft	20 ft	5 ft or 10 ft	15 ft	45%	25%/L1
5	16,500 sq ft	60 ft	100 ft	35 ft	20 ft	5 ft or 10 ft	15 ft	45%	25%/L1
6	19,000 sq ft	60 ft	100 ft	35 ft	20 ft	5 ft or 10 ft	15 ft	45%	25%/L1
7-10	21,500 sq ft+ 2,250 sq ft unit over 7	60 ft	100 ft	35 ft	20 ft	5 ft or 10 ft	15 ft	45%	25%/L1
11 and more	30,500 sq ft+ 2,000 sq ft unit over 11	60 ft	100 ft	35 ft	20 ft	5 ft or 10 ft	15 ft	50%	25%/L1

- (1) For multi family structures on sites which abut a MR, C or M zones the minimum side setback shall be 5 feet. For multi-unit structures on sites which abut LR zones the minimum side setback shall be 10 feet.
- (2) Percent site area. See Section 330 - Landscaping & Screening for landscape standards.
- (3) The minimum number of multi-family dwellings per net acre (.80) in the MR2 Zone is thirteen (13) dwellings.

220.330 Building Setbacks.

- A. **Required Setbacks.** The setbacks for front, rear and side yards are stated in Table 220-3 & Table 220-4. Specific setbacks in Cottage Housing developments are described in Section 220-400. In addition, for new retail, office and institutional buildings, the provisions set forth in Section 235.345 Pedestrian Standards shall apply.
- B. **Extensions into required building setbacks.**
 - (1) **Minor Projections Allowed.** Minor features of a building such as eaves, chimney, open fire escapes, bay windows up to 12 feet in length, uncovered stairways and wheelchair ramps, uncovered decks or balconies, which are attached to the building may extend into a required front building setback by no more than 5' and into a side setback or rear building setback no more than 2 ½ feet.
 - (2) **Projections Not Allowed.** Attached mechanical structures such as heat pumps, air conditioners, emergency generators, and water pumps may not project into any building setback.
 - (3) **Exceptions to required building setbacks.** If a front building setback on an abutting lot to the subject site has been established, the setback will be:
 - (a) The average of the setbacks to the existing primary buildings on the abutting lots on either side if both lots are occupied; or
 - (b) If only one abutting lot is occupied, the setback shall be the distance to the existing primary building on the abutting lot plus one half the remaining distance to the required setback for the zone.

220.340 Height.

- A. **Maximum Height.** The maximum height for all structures is stated in Table 220-3 & Table 220-4.
- B. **Exemption to the Maximum Height.**
 - (1) **Projections allowed.** Projections extending vertically for permitted buildings and uses such as skylights, steeples, flagpoles, chimneys, small-scale residential energy equipment, and radio and television aerials may be erected above the height limitations herein proscribed. Such structures shall not project more than 5 feet above the maximum permitted height.
 - (2) **Utility poles are exempt from the height limit.**

220.350 Site Coverage.

- A. **Building Coverage.** The maximum combined building coverage on a site for all covered structures is stated in Table 220-3 & Table 220-4.
- B. **Hard Surface Coverage** for one and two family dwellings. The maximum front or rear yard areas which may be in hard surface is 40%. (Ord. 15-2010)

220.355 Attached Houses.

Zero lot line attached single-family dwellings (two abutting dwelling units on separate lots) shall be allowed on minimum lot size provided for two unit dwellings in this zone district, providing the abutting or common wall to such units is located upon the common property line with each dwelling situated on its own lot of record, which shall be not less than 4,000 sq. ft. in area.

In such event, the minimum lot size and yard requirements of this zone district shall apply to each abutting dwelling unit on each lot except that no yard or set-back shall be required to the common property line.

The following conditions and requirements shall apply to all zero lot line attached single-family dwellings:

- A. Separate sewer service shall be provided for each family unit.
- B. Separate water service shall be provided for each family unit.
- C. Set-back requirements of the zone district shall apply except for the abutting common wall.
- D. Common walls shall comply with building code requirements therefore and meet a two-hour fire wall standard.
- E. That a separate ownership agreement reflecting a separate deed of record for each abutting unit be executed and placed of record prior to the issuance of building or occupancy permit, as the case may be.
- F. That the aforesaid separate ownership agreement include an easement understanding or "declaration of restrictions" containing the same, setting forth in form acceptable to the City, permission for entry by concerned parties upon all abutting properties and structures for the purpose of maintaining, servicing and repairing the common wall, with appropriate provisions for the enforcement of such right thereof in the event of a lack of understanding between the parties, which agreement shall provide that the same shall be legally binding in interest to said property. Such agreement will be executed by all parties in interest and placed of record prior to the issuance of building permit and/or occupancy permit for said property, as the case may be, by the City.

- G. That in all cases where application is made to the City for a building permit for zero lot line construction of two abutting single-family dwellings with common wall or in the event of application to the City for conversion of an existing structure to provide for two attached single-family dwellings with abutting common wall in place of a present multiple unit or duplex structure, public hearing shall be required before the Planning Commission and approval thereof obtained, provided, however, that the Planning Commission may delegate such hearing responsibility to the Design Review Board, which shall then make its recommendations to the Planning Commission which shall indicate its approval or disapproval thereof.

220.360 Required Outdoor Area.

- A. **Outdoor Area.** A minimum of two hundred (200) square feet of recreation area shall be provided for each living unit for structures with 5 or more units. The recreation area may be in one or more locations on the site. Recreation buildings may be considered as a part of this requirement. Recreation areas shall not be located in required yards.

220.365 Minimum Landscaping Required. A minimum of 25% of the site area which is not in use as parking or walkways shall be landscaped to the L1 standards of Section 330 - Landscaping and Screening for all multi-residential developments of 3 or more units and shall satisfy the following requirements:

- A. The minimum site area devoted to landscaping may be computed to include any required landscaping imposed by Section 350 - Parking and Loading.
- B. Provisions shall be made for watering planting areas where such care is required for survival.
- C. Maximum height of selected tree species shall be considered when planting under utility lines.

220.370 Fences.

- A. **Types of Fences.** The fencing standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry or other material including vegetative materials.
- B. **Location and Height Limits.**
 - (1) Fences up to 3 ½ feet are allowed in required front building setback and in the required side building setback to the depth of the required front setback.
 - (2) Fences up to 8 feet are allowed in required side and rear building setbacks, except for a corner lot side setback which is limited to 3 ½ feet.

220.380 Accessory Structures. Structures which are incidental to the primary building such as garages, greenhouses, decks, wood sheds, porches, small-scale residential energy equipment, and recreational structures are considered accessory structures. These structures are allowed when they meet the following requirements:

- (1) **Attached Accessory Structures.** If attached to the primary building or separated by a breezeway, accessory structures shall fulfill the front, side and rear building setbacks of the primary building. These standards are stated in Table 210-3.
- (2) **Detached Accessory Structures.** If detached and located behind the rear-most line of the main building, or a minimum of 50 feet from the front lot line, whichever is greater, any structure in compliance with the Oregon Structural Specialty Code for residential may be located adjacent to or on the rear and/or side lot line not fronting on a street.

220.390 Additional Regulations.

- A. **Accessory Home Occupation.** See Section 310.
- B. **Demolitions.** Demolition of all buildings is regulated by the Building Code currently adopted by the City of Wood Village.
- C. **Design Review.** Design Review is required for all uses & developments except detached single-dwelling units in light residential zones. See Section 630.
- D. **Parking and Loading.** See Section 350.
- E. **Planned Unit Development.** See Section 360.
- F. **Public Access.** All lots in the district shall have frontage or approved access to public streets, public water and public sewer before construction shall be permitted.
- G. **Sale or Conveyance Prohibited.** No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot or setback requirements of the zone.
- H. **Signs.** See Section 370.
- I. **Solid Waste, Mixed and Recyclables Storage** is required for new multi-unit residential buildings containing five or more units. See Section 390.

220.400. Cottage Housing

A. Purpose

1. To support more efficient use of urban residential land;

2. To support development of diverse housing in accordance with the Comprehensive Plan;
3. To increase the variety of housing types available to smaller households;
4. To provide opportunity for small, detached housing within existing neighborhoods;
5. To provide opportunity for creative, diverse and high quality infill development that is compatible with existing neighborhoods.

B. Definition of Cottage Housing Development

A development of detached dwellings which has the following characteristics:

1. Each unit is of a size and function suitable for a single person or small family;
2. Each unit has the construction characteristics of a single-family house;
3. The density of the development is typically 7 to 14 units per acre;
4. All units may be located on a commonly owned piece of property, or on individual lots;
5. The development is designed with a coherent concept and includes: private and shared usable open space; off-street parking, access within the site and from the site, amenities such as a multipurpose room, workshop, garden, and a coordinated landscape plan.
6. Cottage design incorporates classic cottage features or northwest style using quality materials.
7. Common area maintenance is shared equally and assured by a recorded agreement of Codes, Covenants and Restrictions (C.C.& R.'s).
8. Cottage Housing developments shall be separate from each other by at least 1,000 feet.

C. Applicability and Review Procedure

1. Cottage Housing is a permitted use in the Multi-Residential zones MR2 and MR4 zones. **Except that land zoned MR2 on NE Sandy Blvd. will not permit cottage housing because of the heavy commercial and industrial character of this area.** A Cottage Housing development proposal is reviewed in accordance with the Design Review Standards of Section 630. If the proposal includes a land division, applicable land division standards of Section 450 also apply. These permits may be requested simultaneously.
2. **Review Criteria:** Approval of a Cottage Housing Development shall be based upon evidence that the proposal meets the Purpose and Definition of Cottage Housing described above in Sections A and B.

D. Ownership: Cottage Housing developments are sited on one commonly owned parcel, or individual parcels may be created by subdividing the land with shared amenities owned in common. Cottages are for residential use only and may not be operated as transient accommodations.

E. Size of Unit: The maximum square footage of each dwelling may not exceed 1,200 square feet.

F. Number of Cottages Allowed: Two cottage housing units shall be allowed in place of each single-family home allowed by the base density of the zone.

G. Maximum number of Cottages in a development: Cottage housing units shall be developed in clusters of a minimum of 4 units to a maximum of 12 units.

H. Maximum Height: The height limit for all structures shall not exceed 18 feet. Cottage or amenity buildings having pitched roofs with a minimum slope of 6:12 may extend up to 30 feet at the ridge of the roof.

I. Common Space: Cottage units shall be oriented around a central common space. The common open space must be at least 400 square feet per cottage housing unit. The common open space shall have cottage units facing at least two sides. Open space with a dimension of less than 20 feet shall not be included in the calculated common open space.

J. Useable Porches: Each unit shall have a covered porch with an area of at least 80 square feet and a minimum dimension of 5 feet. The porches on at least half of the units shall face the common space.

K. Architectural Elements and Materials: Cottages fronting on a street shall avoid blank walls by including at least one of the following:

1. Changes in exterior siding material and paint color;
2. Windows which may include bay windows; and/or
3. Building modulation with a depth measuring at least one foot.

Structures shall be provided with substantial exterior trim elements consistent with traditional northwest cottage design and small home craftsmanship. Roofs shall have eaves to efficiently shed rain. Alternative trim and eave designs shall demonstrate coherent cottage design based upon traditional design principles and weather protection. Window and door trim shall be a minimum width of 3 ½ inches. Eaves of at least 12 inches shall be provided on at least two sides of each building, located on the longest parallel walls when the structure is not square.

L. Private Ground Space: Each cottage housing unit shall be provided with a private use open space on the ground of at least 300 square feet with no dimension of less than 10 feet on one side. It should be contiguous to each cottage, for exclusive use of the cottage resident, and oriented toward the common open space.

M. Separation of Structures: All structures shall maintain no less than 10 feet of separation within the cluster. However, a zero lot line on one side of each structure may be considered as long as the entire development uses the same zero lot line pattern. Eaves may project into the required separation up to 12 inches.

N. Parking Requirements: There shall be at least one (1) off street parking space per dwelling unit.

O. Parking Design: Parking lots or structures shall be:

1. Setback a minimum of 5 – 20 feet from the street, depending on the orientation of the structure or lot. If the structure or lot is perpendicular to the street, that narrow dimension may be within 5 feet of the street. If parallel to the street the lot or structure must be at least 20 feet from the street.
2. Clustered and separated from the common areas by landscaping and/or an architectural screen. Solid board fencing shall not be allowed as an architectural screen.
3. Screened from public streets and adjacent residential uses by a landscaping and/or architectural screen, which shall not include a solid board fence.
4. Parking structures should be limited in size to maintain the single-family building scale, with a maximum of six spaces per structure.

P. Garages: Individual garages shall be located on the sides or rear of a cottage, or on an alley, and shall not be located in a front yard unless it is the only option. The face of a garage may only face a street if it has at least a five (5) foot increase in setback from that of the house foundation. Detached garages shall have a pitched roof with a slope of at least 6:12.

Q. Setbacks: Setbacks for all structures from the property line shall be an average of 10 feet, but shall not be less than 5 feet, and not less than 15 feet from a public street. Zero lot line setbacks on one side of each unit may be considered.

R. Maximum Lot Coverage: The total footprint of all structures shall not exceed 40% of the site area. Impervious surfaces shall not exceed 60% of the site area.

S. Fences: All fences on the interior of the development shall be no more than 3.5 in height. Fences along the exterior of the development may be up to 8 feet in height, except as restricted by intersection clear vision standards. Chain link fences shall not be allowed.

SECTION 230
COMMERCIAL ZONES & DESIGN GUIDELINES

GENERAL PROVISIONS

230.100 Purpose. The commercial zones are intended to promote uses and development which improve the economic vitality of the commercial districts and the city as a whole. Limits on the intensity of uses combined with the development standards provide flexibility while enhancing the desired character of the commercial area.

- A. **Neighborhood Commercial.** This zone is intended for convenience retail and service establishments of limited scale to serve primarily the needs of local residents. Such uses shall be physically and visually compatible with adjacent residential development through appropriate use of landscaping, access, parking, signs and architectural design.

This zone is intended to promote a compatible combination of small-scale retail commercial uses and medium to high-density residential uses along Halsey Street and Wood Village Blvd (between Arata Road and Halsey Street) where there is frequent transit service and a pedestrian-oriented streetscape. Uses are restricted in size to promote a local orientation and to limit adverse impacts on nearby residential areas. Housing options are expanded to encourage upstairs residences over storefront commercial, townhouses, and rowhouses with quality pedestrian access to transit and services.

230.110 Other Zoning Regulations. The regulations in this Section state the uses and development standards for the base zone only. Additional regulations may apply to sites with overlay zones, or specific uses. Section 300 states these additional regulations. The official zoning map indicates sites subject to overlay regulations. Special use regulations are referenced below.

USE REGULATIONS

230.200 Primary Uses.

- A. **Uses Allowed Outright.** The uses allowed in the commercial zones are shown in Table 230-1 by the letter "Y". Uses are allowed if they comply with the development standards of the base zone and any additional regulations that apply to the use or the site. Additional regulations are listed in Section 300. Development in the NC Zone shall comply with the Neighborhood Commercial Design Standards in Section 230.390.
- B. **Conditional Uses.** The uses which are allowed upon approval through the conditional use review process are shown in Table 230-1 with the letters "CU". These uses must meet the conditional use approval criteria, the development standards and any additional regulations stated in Section 300. Development in the NC Zone shall comply with the Neighborhood Commercial Design Standards in Section 230.390.

- C. **Prohibited Uses.** Uses shown in Table 230-1 with the letter "N" are prohibited in the zone. Legally established uses & development which existed at the time this Code was adopted and would otherwise be prohibited, are subject to additional regulations in Section 640 - Non-conforming Situations.
- D. **Limited Uses.** Uses shown in Table 230-1 with the letter "L" are allowed subject to the following limitations.
- (1) This regulation applies to all parts of Table 230-1 marked with a (1). Manufacturing and Production and Wholesale Sales uses in the General Commercial zone are limited to 12,000 square feet. In addition, exterior storage and exterior work activities are prohibited.
 - (2) Where commercial uses adjoin a residential zone, the hours of operation of the commercial use may be limited by the Planning Commission or Design Review Board.

230.210 Accessory Uses. Uses which are accessory to the permitted uses are allowed if they meet the development regulations of the base zone, specific regulations for the accessory use and any additional regulations stated in Section 300. Typical accessory uses are included in Section 710 - Use Categories.

DEVELOPMENT STANDARDS

230.300 Purpose. Development standards are intended to promote site planning and design, which will ensure that new land divisions and development will:

- Maintain the character of the built-up area through required dimensional standards.
- Maintain and enhance the building scale & relationship between structures of the existing built-up area.
- Provide adequate flexibility to allow development, which is compatible with the existing area, fits the topography of the site and allows architectural diversity.
- Orient buildings close to streets to promote human-scale development, slow traffic, increase safety and encourage walking in neighborhoods.
- In the NC Zone comply with the Neighborhood Commercial Design Standards of Section 230.390.

230.310 Lot Size and Dimensional Standards.

- A. **Minimum Lot Size & Dimension.** There is no minimum lot size or dimension for development of land or creation of new lots in commercial zones. Creation of new lots is subject to the regulations of Section 450 - Subdivisions and Partitions. The lot size for all permitted or conditional uses shall be adequate to fulfill the applicable requirements stated below.

TABLE 230-1
Uses in Commercial Zones

	NC
RESIDENTIAL CATEGORY	
Household Living	CU
Mixed-Use Residential and Commercial (1)	Y
Group Living	CU
COMMERCIAL CATEGORIES	
Retail Sales and Service (prohibits drive-up/thru/in commercial uses and any single user that exceeds 10,000 sq. ft.)	Y
Marijuana Sales other than Medical	CU
Office	Y
Quick Vehicle Servicing, including gas stations	N
Vehicle Repair	N
Self Service Storage	N
Commercial Recreation	N
Major Event Entertainment	N
Museums, galleries, art, dance and photo studios	Y
INDUSTRIAL CATEGORIES	
Manufacturing and Production	N
Warehouse and Freight Movement	N
Wholesale Sales	N
Industrial Service	N
Waste Related	N
Marijuana Processor	N
Marijuana Wholesaler	N
Marijuana Producer	N
INSTITUTIONAL CATEGORIES	
Basic Utilities	Y
Community Service	CU
Parks and Open Space	Y
Schools	CU
Colleges	CU
Medical Centers	CU
Medical Marijuana Dispensary	CU
Religious Institutions	N
Daycare	Y
Essential Service Provider	N
OTHER CATEGORIES	
Detention Facilities	N
Mining	N
Radio and TV Broadcast Facilities	N
Railroad Lines and Utility Corridors	N

Street furniture, art, seating, transit stops and pedestrian amenities	Y
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Y = Yes, Permitted Use
N = No, Prohibited Use

CU = Conditional Use Review Required
L = Permitted, but Subject to limitations

- (1) Mixed-Use Residential Commercial: Must be a compatibly designed combination of multi-family residential and ground floor commercial uses. Number of units permitted is determined by required building and fire codes, setbacks, parking, building height, landscaping and other site requirements.

TABLE 230-2 Development Standards in Commercial Zones	
Standard	NC
Minimum Lot Size (1) - Min. lot area - Min. lot width - Min. lot depth (See 230.310)	None None None
Maximum Height Minimum Height (See Section 230.330)	45 feet ⁽²⁾ 18 feet
Minimum Setbacks - Front setback - Side setback - Rear setback (See 230.320)	3' min. – 10' max. none ⁽²⁾ none ⁽²⁾
Minimum Landscape - Site area Landscape Buffer - Street frontage ⁽⁴⁾ - Side or rear yard (See 230.340 & Section 330)	5% ⁽³⁾ 3 - 10 feet (2)/L3 or F2 ⁽⁵⁾

- (1) For commercial or residential uses there is no minimum lot area, lot width or lot depth.
- (2) Sites which adjoin a residentially zoned lot shall have side and or rear setbacks as prescribed in Section 335 Height Transition Standard.
- (3) Within boundaries of the development, a minimum of 5% of the site area shall be landscaped.
- (4) All street-facing elevations must have landscaping along their foundations including a 3' wide bed with one 3-gallon shrub every 3 lineal feet, with ground cover over the remaining area. The minimum number of street trees required shall provide for there to be at least one (1) tree every 30 lineal feet along the entire length of the street, subject to

other City regulations effecting placement. Trees shall be chosen from the City's approved street tree list.

- (5) See Section 330 - Landscaping and Screening for a description of the landscape standards (i.e., L1, F2, etc.).

230.315 Marijuana Facilities Conditional Uses

- A. Marijuana Facilities may be allowed, subject to a Conditional Use Permit pursuant to Article 620 of this Code, in the Neighborhood Commercial Zone. No Marijuana facility may be located within the City unless it satisfies all the requirements of this Code and provides evidence of all licensing required by State law.

Marijuana facilities legally established pursuant to this Code shall not be found in conflict with the provision of this Code in the event that a conflicting land use locates in the vicinity of a facility subsequent to the facility obtaining land use approval from the City. Should such conflict arise, the marijuana facility shall be considered a legal nonconforming use and subject to provision set for in Section 640 of this Code.

- B. Marijuana Facilities may not be located and a Conditional Use Permit as provided in this zone shall not be issued for any facility that is:

1. At the same address as a registered grow site.
2. Within 1,000 feet of the real property comprising a:
 - a. Public or private preschool, elementary, secondary or career school attended primarily by minors; or,
 - b. Public park; or,
 - c. Within 1,000 feet of another marijuana facility.

230.320 Building Setbacks.

- A. **Required Setbacks.** The setbacks for front, rear and side yards are stated in Table 230-2.

- B. **Extensions into required building setbacks.**

- (1) **Minor Projections Allowed.** Minor features of a building such as eaves, chimney, bay windows, uncovered stairways and wheelchair ramps, uncovered decks or balconies, which are attached to the building may extend into a required building setback. In addition, awnings, arcades and other architectural features, as well as benches, kiosks, service counters, tables and chairs, newspaper stands, flower and planter boxes are permitted to protrude into the front yard building setback area as long as they do not interfere with pedestrians or safety features on the sidewalk.

- (2) **Projections Not Allowed.** Attached mechanical structures such as heat pumps, air conditioners, emergency generators, and water pumps may not project into any building setback.
- (3) **Exceptions to required building setbacks.** If a front building setback on an abutting lot to the subject site has been established, the setback will be:
 - (a) The average of the setbacks to the existing primary buildings on the abutting lots on either side if both lots are occupied; or
 - (b) If only one abutting lot is occupied, the setback shall be the distance to the existing primary building on the abutting lot plus one half the remaining distance to the required setback for the zone.

230.330 Height.

- A. **Maximum Height.** The maximum height for all structures is stated in Table 230-2. In addition, there is a minimum height of 18 feet or 1.5 stories for all new buildings on Halsey Street.
- B. **Exemption to the Maximum Height.**
 - (1) **Projections allowed.** Projections extending vertically for permitted buildings and uses, such as skylights, steeples, flagpoles, chimneys, and radio and television aerials, may be erected above the height limitations herein proscribed. Such structures shall not project more than 5 feet above the maximum permitted height.
 - (2) Utility power poles are exempt from the height limit.
- C. **Exemption to the Minimum Height.**
 - (1) Sheds and accessory structures are exempt from the minimum height limit.

230.340 Landscape and Buffer.

- A. **Required landscaping.** The minimum landscaping requirements are stated in Table 230-2 and shall satisfy the following requirements:
 - (1) The minimum site area devoted to landscaping may be computed to include any required landscaping imposed by Section 350 - Parking and Loading.
 - (2) Provisions shall be made for watering planting areas where such care is required for survival.
 - (3) Maximum height of selected tree species shall be considered when planting under overhead utility lines.

(4) Street trees shall be planted on all street frontages in accordance with City street tree guidelines.

B. **Landscape Buffer.** A landscaped buffer shall be established and maintained in accordance with the dimensions stated in Table 230-2, the standards of Section 330 - Landscaping and Screening, as applicable, and the Neighborhood Commercial Design Standards. The requirements of 230.340(A)(2) & (3) apply to the landscape buffer as well.

230.350 Accessory Structures. Structures which are incidental to the primary building are considered accessory structures and are allowed when they meet the following requirements:

(1) **Covered Accessory Structures.** All covered accessory structures, whether attached to the primary building or separated by a breezeway, shall fulfill the front, side and rear building setbacks and lot coverage requirements. These standards are stated in Table 230-2.

(2) **Uncovered Accessory Structures.** Uncovered, detached accessory structures such as signs, flag poles and lamp posts are allowed in the front building setback but not in a required setback from an abutting residential zone. All utility installations shall be located underground whenever feasible.

230.360 Exterior Display, Storage and Work Activities.

A. **Exterior Display.** Exterior display of goods is allowed in the General Commercial zone and Neighborhood Commercial zone. The setback and landscaping standards for exterior display are stated in Table 230-3.

B. **Exterior Storage.** Exterior storage is allowed in the General Commercial zone and prohibited in the Neighborhood Commercial zone. The setback and landscape standards for exterior storage stated in Table 230-3.

C. **Exterior Work Activities.** Exterior work activities are prohibited in both the General and Neighborhood Commercial zones.

TABLE 230-3 Exterior Development Setback and Landscaping in Commercial Zones (See Section 230/360)	
Standard	NC
Exterior Display	
- Abutting a street	3'
- Abutting NC, LM or GM zone	5'/L1
- Abutting an R zone	10'/L1
Exterior Storage	
- Abutting a street	NA
- Abutting NC, LM or GM zone	NA
- Abutting an R zone	NA
(See Section 230.360)	

Note: See Section 330 - Landscaping & Screening for a description of the landscape requirements (i.e., L3, F2, etc.)

230.370 Fences.

- A. **Types of Fences.** The fencing standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry or other material including vegetative materials.
- B. **Location and Height Limits.**
 - (1) Fences up to 3 ½ feet are allowed in required front building setback and in the required side building set back to the depth of the required front setback.
 - (2) Fences up to 6 feet in the NC zone are allowed in required side and rear building setbacks, except for a corner lot side setback which is limited to 3 ½ feet.

230.380 Additional Regulations.

- A. **Demolitions.** Demolition of all buildings is regulated by the Building Code currently adopted by the City of Wood Village.
- B. **Design Review.** Design Review is required for all uses and developments in commercial zones. See Section 630. In addition, the Neighborhood Commercial Design Standards of Section 230.390 shall apply to all new development and significant remodeling of existing development in the NC Zone, except for single family housing. “Significant remodeling” is any development which requires a building permit and exhibits one or more of the following:
 - The activity alters the exterior appearance of a structure, building or property.

- The activity involves changes in the use of a structure, building or property from residential to commercial or industrial.
 - The activity involves a non-conforming use as defined in Section 640.
 - The activity constitutes a change in a city-approved plan.
 - The activity is subject to design review by other requirements of this Code.
- C. **Parking and Loading.** See Section 350 for parking requirements. On-street spaces adjoining the site may count towards the commercial off-street parking requirement (assuming parallel parking is permitted on Halsey in the future).
- D. **Public Access.** All lots shall have frontage or approved access to public streets, public water and public sewer before development is allowed. Access to commercial sites shall be from the highest classified or capacity street.
- E. **Sale or Conveyance Prohibited.** No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum setback requirements of the zone.
- F. **Signs.** See Section 370 and the Neighborhood Commercial sign design standards in Section 230-390.
- G. **Solid Waste, Mixed and Recyclable Storage.** See Section 390.
- H. **Uncontained hazardous materials are prohibited.**
- I. **Commercial Requirements in the NC Zone.** Except for institutional uses all ground floor uses in the NC Zone shall be designated for commercial use.

230.390 Neighborhood Commercial (NC) Zone

Applications for new development or significant remodeling of existing development in the Neighborhood Commercial (NC) zone shall demonstrate compliance with design standards contained in this section or demonstrate why a particular standard or standards do not apply.

Standards:

- A. **Enhance the sense of place and identity of Wood Village by incorporating site and building design features that respond to the area's unique characteristics and traditions.**
- (1) Protect the heritage of Wood Village's original worker cottages in the Original Village neighborhood. Remodel and redevelop using architectural details found in the original homes.
 - (2) In the Original Village neighborhood, continue the alignment of the roof ridge parallel to the street where it is the predominant roof form.

- (3) Protect and plant groupings of Douglas Fir and other conifers and tall trees to help preserve the memory of the forest and enhance this special characteristic of Wood Village.
- (4) Preserve and plant large trees to visually break up and screen large parking lots of 100 spaces or more.
- (5) Respect the topography of the hills and ravines of Wood Village in the development of buildings and pathways.
- (6) Keep streams above ground and not in culverts to preserve the viability of stream corridors and to protect surrounding vegetation, where feasible.

B. Create an efficient, pleasant and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

- (1) Provide safe, attractive, and convenient pedestrian connections and transitions from sidewalks to building entrances.
- (2) Develop pedestrian connections in areas with constrained topography. It is particularly important to connect residential areas to commercial areas and transit areas.
- (3) Provide space for the different activities that take place along sidewalks and walkways, such as outdoor dining, benches, kiosks and outdoor art.
- (4) Use a variety of paving textures and patterns to separate motor vehicles, pedestrians and bicycles.
- (5) Plant parking strips with shrubs and trees to buffer the sidewalk from the street.
- (6) Place landscape features and street furniture between pedestrians and moving vehicles.
- (7) Install bollards along pedestrian paths to protect pedestrians from moving vehicles.

C. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places and differentiating street level facades.

- (1) Differentiate between the building façade at the sidewalk level and the floors above in nonresidential and mixed-use developments. This acknowledges the varying uses in a building and allows treatment of the ground floor that is more scaled to pedestrians.
- (2) Incorporate interesting details in residential buildings, such as porches and large street facing windows.
- (3) Place building walls, columns, porches, balconies and trees to create a sense of enclosure within the pedestrian path.
- (4) Locate active indoor uses in areas with ground floor windows adjacent to sidewalks and public places. Provide wind resistant awnings at building entrances and over sidewalks adjacent to storefront windows.
- (5) Place display windows along pedestrian paths to invite window-shopping.
- (6) Incorporate interesting outdoor displays that are visible from the pedestrian path such as fruit and vegetable stands.

- (7) Incorporate interesting building details and art features on the sidewalk level of buildings.
 - (8) Reduce building setbacks in the front yard to 3 – 10 feet to promote enclosure and visual interest.
- D. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet and rest.**
- (1) Provide outdoor seating adjacent to restaurants and near takeout food places and sidewalk vendors.
 - (2) Incorporate seating opportunities in the design of planters and walls along pedestrian paths.
 - (3) Provide benches that are durable and impart a sense of permanence.
 - (4) Provide seating opportunities along pedestrian paths and near kiosks and other points of interest.
- E. Create intersections that are active, unified and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.**
- (1) Provide access to the interior of the building at the corner.
 - (2) Reinforce the intersection by placing the highest or most interesting portion of the building near the corner.
 - (3) Locate parking to the side or rear of the site and bring the building up to the corner. Parking lots on corner lots weaken the structure of the intersection.
 - (4) Connect the corners of an intersection with special paving material.
 - (5) Extend curbs to shorten the distance across the street and create larger sidewalk area.
 - (6) Create spaces that promote sidewalk activities, such as small corner plazas oriented to receive maximum sunlight with places to sit and room for kiosks and street vendors.
 - (7) Provide seating, newspaper stands and other amenities near the corner.
- F. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind and rain.**
- (1) Provide wind resistant weather protection for pedestrians at building entrances and over pedestrian paths such as arcades, canopies, porches and overhangs.
 - (2) Plant large trees along and near pedestrian paths to provide shade and reduce wind and rain.
 - (3) Use exterior materials and colors that prevent glare.
 - (4) Design paths that protect pedestrians while still allowing light to reach covered areas.

G. Make the main entrances to houses and buildings prominent, interesting, pedestrian-accessible and transit-oriented.

- (1) Provide a front porch to shelter the front entrance and provide a transition from outdoor to indoor space.
- (2) Emphasize the front entrance with an architectural element such as a portico, trellis or arch.
- (3) Consider using elevation changes to make a more prominent entrance.
- (4) Use architectural elements, massing and landscaping to accentuate the front entry.
- (5) Provide a plaza or open area adjacent to the front entrance to mark the entrance and allow activities to happen in the transition from outdoors to indoor, if feasible.
- (6) Connect the building's main entrance to the sidewalk with a well-defined pedestrian way.
- (7) Orient the main entrance toward the corner to increase visibility and access.
- (8) Consider placing art or sculpture to frame the main entrance.

H. Enhance site and building design through appropriate placement, scale and variety of landscape features.

- (1) Preserve existing trees and incorporate them into the project design.
- (2) Use plant materials to create transitions between urban development and adjacent natural areas and open spaces.
- (3) Protect and plant street trees for shade, interest and to enclose the street and sidewalks.
- (4) Use plant materials along sidewalks and walkways to define routes, buffer pedestrians from moving vehicles, create gateways and provide interest, color and texture.
- (5) Use plant materials to soften and screen parking lots on both the perimeter and interior of the lot.
- (6) Use a variety of plant materials visible to the public.
- (7) Maintain existing grades and use grade treatments that are compatible with neighboring properties.
- (8) Use plant materials to screen mechanical equipment.

I. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses and outdoor areas.

- (1) Provide a lighting system that includes pedestrian scale lights along walkways, energy-efficient porch and backyard lights that can be left on over time, and motion sensor lights that do not shine in rooms.
- (2) Locate windows in active rooms and entrances to promote "eyes" on streets, plazas, and other shared outdoor areas.
- (3) Keep front yard fences low and transparent, and eliminate barriers to visibility, such as high opaque fences, hedges or protruding attached garages.
- (4) Orient entrances to public streets or to shared courtyards.

J. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

- (1) Use cast stone, brick, terra cotta, wood or like material, and other long lasting quality materials. T1-11, plain concrete or concrete block, corrugated metal, full-sheet plywood, sheet pressboard, synthetic stucco and prefabricated tilt-up concrete materials are prohibited, except as a secondary finish on up to 10% of the façade surface area.
- (2) Use a variety of textures and colors in exterior finish materials.
- (3) Incorporate details that add interest to buildings such as window treatments, brick detailing and ornamental banners.
- (4) Use architectural details that embellish the design of buildings, such as decorative columns, cornices, full-length porches and partial basement garages.
- (5) Use architectural details that embellish the design of buildings such as ornamental columns, decorative brackets and extensive use of trim to mark building edges and windows.
- (6) Use windows that embellish the character of buildings. Use multi-paned vertical windows with wide trim to add interest.
- (7) Incorporate architectural details found in historic northwest structures such as large porch columns, decorative brackets, multi-panes windows and narrow horizontal siding
- (8) Divide large wall areas into distinct smaller planes that are more in keeping with the pedestrian scale. Incorporate varied roof lines and varied façade articulation to reduce monotonous building mass and roof lines and to increase architectural interest.
- (9) Use materials and design features that promote quality and interest.
- (10) Place signs that integrate with the scale, color and style of the building.
- (11) Use monument signs, wall signs, window signs, neon signs, canopy and projecting signs attached to the building. The use of freestanding signs, electronic/video message center signs, backlit signs, roof signs and plastic face signs are prohibited. Signs that are permitted are subject to the City sign code.

K. Integrate parking in a manner that is attractive and complimentary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

- (1) Screen parking areas with landscaping, fences, walls or a combination.
- (2) Use broad-spreading trees in parking lots. Install an adequate irrigation system to minimize the damage to parking surface caused by shallow roots.
- (3) Encourage shared driveways to individual garages or parking pads. With shared driveways there is more space for landscaping and street trees along the sidewalk.
- (4) Provide a clear pedestrian path that connects parking areas with destination points.
- (5) Locate parking to the side or rear so that the front yard is not dominated by the automobile and the resulting space allows people to participate with activities on the street.

- (6) Use plant materials to break up large areas of parking.
- (7) Locate parking where it has the least amount of impact on an area.
- (8) Screen indoor parking from pedestrians with landscaping and decorative ironwork.

SECTION 235 TOWN CENTER ZONE

GENERAL PROVISIONS

235.100 Purpose. This mixed use zone is specifically designed to encourage convenient living, working and shopping through a well-designed mixture of commercial, residential and employment uses. Special requirements ensure that housing will be built as part of larger commercial developments, and that open spaces and frequent pedestrian connections will be provided. The development standards provide flexibility while ensuring compatibility of adjacent uses. The zone encourages more dense housing within walking distance of commercial areas.

235.110 Other Zoning Regulations. The regulations in this section state the uses and development standards for the base zone only. Additional regulations may apply to sites with overlay zones, or specific uses. Section 300 states these additional regulations. Section 400 indicates sites subject to overlay regulations. Special use regulations are referenced below.

USE REGULATIONS

235.200 Primary Uses.

- A. **Uses Allowed Outright.** The uses allowed in the Town Center zone are shown in Table 235-1 by the letter "Y". Uses are allowed if they comply with the development standards of the base zone and any additional regulations that apply to the use or the site. Additional regulations are listed in Section 300.
- B. **Conditional Uses.** The uses which are allowed upon approval through the conditional use review process are shown in Table 235-1 with the letters "CU". These uses must meet the conditional use approval criteria, the development standards and any additional regulations stated in Section 300.
- C. **Prohibited Uses.** Uses shown in Table 235-1 with the letter "N" are prohibited in the zone. Legally established uses and development which existed at the time this Code was adopted and would otherwise be prohibited, are subject to additional regulations in Section 640 Non-conforming Situations.

TABLE 235-1
Uses in Town Center Zone

RESIDENTIAL CATEGORY	
Household Living	Y
Group Living	CU
Mixed-Use Residential/Commercial	Y
COMMERCIAL CATEGORIES	
Retail Sales and Service	Y
Marijuana Sales other than Medical	N
Office	Y
Quick Vehicle Servicing	N
Vehicle Repair	N
Self Service Storage	N
Commercial Recreation	CU
Major Event Entertainment	CU
INDUSTRIAL CATEGORIES	
Manufacturing and Production	CU
Light Industrial	Y
Warehouse and Freight Movement	N
Wholesale Sales	CU
Industrial Service	N
Waste Related	N
Marijuana Processor	N
Marijuana Wholesaler	N
Marijuana Producer	N
INSTITUTIONAL CATEGORIES	
Basic Utilities	Y
Community Service	CU
Parks and Open Space	Y
Schools	N
Colleges	N
Medical Centers	Y
Medical Marijuana Dispensary	N
Religious Institutions	N
Daycare	Y
Essential Service Provider	N
OTHER CATEGORIES	
Detention Facilities	N
Mining	N
Radio and TV Broadcast Facilities	CU
Rail Lines and Utility Corridors	CU

Y = Yes, Permitted Use N = No, Prohibited Use CU = Conditional Use Review Required

235.210 Accessory Uses. Uses which are accessory to the permitted uses are allowed if they meet the development regulations of the base zone, specific regulations for the accessory use and any additional regulations stated in Section 300. Typical accessory uses are included in Section 710 - Use Categories.

235.275 Community Retail.

A. **Purpose.** The Community Retail requirement ensures that major retail development in the Town Center zone is not limited to large-scale retail uses, but includes a variety of retail uses in order to better satisfy the range of retail needs in a mixed-use community.

B. **Requirement.**

- (1) The Master Plan required by Section 235.500 shall provide for a range of retail uses by both size and type, and describe how the proposed range satisfies the purpose set forth in Subsection A of this section.
- (2) Where the applicant proposes to develop large-scale retail uses before developing smaller retail uses, the Master Plan for the site shall:
 - (a) Set aside a sufficient amount of land, in the same Master Plan area, to provide the smaller retail uses.
 - (b) Set forth a development schedule indicating the date by which the smaller retail will be constructed.
- (3) The owner of the land described in Subsection B(2)(a) may apply to the Planning Commission for an extension of the date established under Subsection B(2)(b). Consideration of such an extension shall be processed as a minor amendment under Section 235.500.C(3)(b).
- (4) The Planning Commission and City Council, in approving provisions for future construction of smaller retail uses, may impose other reasonable conditions to ensure that the smaller retail is built.

235.285 Community Feature.

A. **Purpose.** The community feature requirement ensures that a suitably sized feature, such as a park, plaza or community facility, will be included in every Master Planned area in the Town Center zone to serve as a neighborhood or community focal point, gathering place or amenity.

B. **Requirement.**

- (1) Every Master Plan required for property in the Town Center zone shall include a feature that is open and accessible to the public and that serves as a visual focal

point for surrounding development, as a gathering place, or as a community amenity.

- (2) The feature's size and characteristics shall be commensurate with the size of the area and the scale of development described in the Master Plan; but the property owner shall not be required to bear an unusual or burdensome cost.
- (3) The feature may be privately or publicly owned. If it is privately owned, the property owner may include the area occupied by the feature as part of the open area requirement imposed by Section 235.370, and shall be responsible for maintenance of the land and community feature. The property owner shall not be required to grant or give the area occupied by the feature to the City or other public body.
- (4) The City may acquire the land set aside for the community feature and construct a public park, public building or other public amenity with public funds. In such circumstances, the land occupied by the feature will not count toward the open area requirement of Section 235.370 and the City shall be responsible for maintenance of the land and community feature.
- (5) The Master Plan shall identify the location and desired characteristics of the community feature and shall set forth a schedule for development of the feature. The schedule may be amended through the minor amendment procedure of Section 235.500.C(3)(b).

235.290 Non-Retail Employment Uses.

- A. **Purpose.** The Non-Retail Employment Use requirement promotes inclusion of office, light industrial, or other permitted non-retail employment uses, to provide employment opportunities in addition to retail employment in the commercial component of development in the Town Center zone.
- B. **Requirement.**
 - (1) Every Master Plan for property in the Town Center zone shall demonstrate that where practical the new floor area of non-residential development is designed to be used as, or is adaptable to, non-retail employment use, even if it is initially intended for retail use.
 - (a) To be adaptable to non-retail employment use, the development must not contain structural barriers to non-retail employment use. The applicant shall provide evidence that conversion to non-retail employment use is feasible.
 - (b) In addition, for that portion of non-residential development intended to be used as, or adaptable to, office use, individual structures must have ground floor windows along substantial portions of the length of exterior building walls that abut sidewalks, plazas or other public open spaces. The windows must cover 25 percent of the ground level wall area up to 9 feet above grade on those walls to which the standard applies.

- (2) Every Master Plan shall allocate 25 percent of the total planned new floor area of non-residential development for potential conversion to non-retail employment use.
- (3) No more than three retail uses with a floor area of more than 60,000 square feet (“big box development”) are allowed in the Wood Village portion of the Fairview-Wood Village Town Center, and such large scale uses shall total no more than 362,000 square feet. The total floor area devoted to retail use shall not exceed 412,000 square feet.

235.295 Fairview-Wood Village Town Center Non-Retail Employment Uses

- A. **Purpose.** The Fairview-Wood Village Town Center Non-Retail Employment Use requirement ensures that the scale of retail development within this Town Center is appropriate and that the commercial component of development includes office, light industrial and other permitted non-retail employment uses to provide employment opportunities in addition to retail employment. The provisions of this section apply to development in the Wood Village portion of the Fairview-Wood Village Town Center in lieu of the provision of Section 235.290.
- B. **Requirement.**
 - (1) The Master Plan for the property in this Town Center zone shall demonstrate that 50 percent of the new floor area of non-residential development is designed to be used as or is adaptable to non-retail employment use, even if it is initially intended for retail use.
 - (a) To be adaptable to non-retail employment use, the development must not contain structural barriers to non-retail employment use. The applicant shall provide evidence that conversion to non-retail employment use is feasible.
 - (b) In addition, for that portion of non-residential development intended to be used as or adaptable to office use, individual structures must have ground floor windows along at least 50 percent of the length of exterior building walls that abut sidewalks, plazas or other public open spaces. The windows must cover 25 percent of the ground level wall area up to 9 feet above grade on those walls to which the standard applies.
 - (2) No more than three retail uses with a floor area of more than 60,000 square feet (“big box development”) are allowed in the Wood Village portion of the Fairview-Wood Village Town Center, and such large scale retail uses shall total no more than 362,000 square feet. The total floor area devoted to retail use shall not exceed 412,000 square feet except as provided in paragraph (3).

- (3) No less than 125,000 square feet shall be devoted to Non-Retail Employment Uses. At least 50 percent of this Non-Retail Employment Use requirement must be satisfied from the following use categories: light industrial uses, medical center uses and office uses. If government offices or public meeting rooms are constructed as part of the Town Center development's community feature, the area devoted to those uses in the community feature shall be counted toward the 125,000 square feet non-retail office/light industrial requirement.
- (4) In the Wood Village portion of the Fairview-Wood Village Town Center, no less than 25 percent of total non-residential development, excluding the community feature, shall be Non-Retail Employment Uses. Following approval of the first increment of retail development and for each increment of retail thereafter, no further permits for retail shall be issued until the following "benchmarks" are satisfied:
 - (a) For the first 67 percent of the 500,000 square feet of non-residential development allowed under the Master Plan, the Non-Retail Employment Use requirement need not exceed 15% of the total non-residential development approved;
 - (b) Provided however, that the 25 percent Non-Retail Employment Use requirement for the entire development shall be met as part of the final 33 percent of the 500,000 square feet of non-residential development. (Ord. 15-2010)

Definitions. As used in this Section 235.295;

- (1) "Fairview-Wood Village Town Center" means the area on either side of 223rd Avenue designated in the Comprehensive Plans and zoning regulations of the cities of Fairview and Wood Village for mixed-use development. The "Wood Village Portion" of the Fairview-Wood Village Town Center consists of Tax Lots 800 and 200 in Section 34, T.1N, R.3E and Tax Lot 200 in Section 27, T.1N, R.3E, Willamette Meridian.
- (2) "Office uses" means the uses listed in Section 710.230 and branch banks, urgency medical care and veterinarian offices.
- (3) "New development" means development approved under Town Center zoning, including renovation of existing development if the existing development is being changed to a new use category as described in Section 710.010 to 710.540.

- (4) “Non-Retail Employment Uses” means Light Industrial uses, Medical Center uses, Office uses, Daycare, Personal Service-oriented uses as listed in Section 710.240.C(2), entertainment-oriented uses, as listed in Section 710.240.C(3) and repair-oriented uses listed in Section 710.240.C(4).

DEVELOPMENT STANDARDS

235.300 Purpose. Development standards are intended to promote site planning and design which will ensure that new land divisions and development will:

- Provide adequate flexibility to allow development which is compatible with the existing area, fits the topography of the site and allows architectural diversity.
- Provide adequate assurance of compatibility of adjacent uses within the mixed-use context, and compatibility between mixed-use development and adjoining existing uses.
- Comply with the Transportation Planning Rule and Regional Land Use and Transportation Goals.

235.310 Lot Size and Dimensional Standards.

- A. **Minimum Lot Size & Dimension.** The minimum lot size standards are set forth in Table 235-2. Creation of new lots is subject to the regulations of Section 450 - Subdivisions and Partitions. The lot size for all permitted or conditional uses shall be adequate to fulfill the applicable requirements stated below.

235.320 Building Setbacks.

- A. **Required Setbacks.** The setbacks for front, rear and side yards are stated in Table 235-2.
- B. **Extensions into required building setbacks.**
- (1) **Minor Projections Allowed.** Minor features of a building such as eaves, chimney, open fire escapes, bay windows, uncovered stairways and wheelchair ramps, uncovered decks or balconies, which are attached to the building may extend into a required building setback by no more than 20% of its depth. However, they may not be within 3' of a lot line.

TABLE 235-2 Development Standards in Town Center Zone				
STANDARD	COMMERCIAL USE CATEGORIES	RESIDENTIAL USE CATEGORIES⁽¹⁾	MIXED USE	OTHER USE CATEGORIES
Minimum lot size - Min. lot density - Min. lot area - Min. lot width - Min. lot depth - Max. lot coverage (see section 235.310)	None	same as MR2 zone (see Tables 220-3 and 220-4)	None 0.4 FAR (40%) See pages 2-37 & 7-25 85%	None
Maximum height (see section 235.330)	45 ft ⁽²⁾	35 ft	50 ft	45 ft ⁽²⁾
Minimum setbacks - Front setback - Garage setback - Side setback - Rear setback (see section 235.320)	None None None ⁽³⁾ None ⁽³⁾	10 ft ⁽⁵⁾ 20 ft ⁽⁵⁾ 5 ft 15 ft	0-10 ft 22 ft minimum when parallels street	10 ft None ⁽³⁾ None ⁽³⁾ None ⁽³⁾
Minimum Landscaping (percent of site area)	15% ⁽⁴⁾	Same as MR2 zone (see Table 220-4)	15 %	15% or 20% ⁽⁴⁾

- (1) Residential uses included in the same structure as commercial uses are regulated as part of the commercial use for purposes of these development standards.
- (2) For sites abutting a light residential zone the maximum height is 25 feet within the first 25 feet from the lot line abutting the light residential zone.
- (3) Sites abutting a residential zone shall have a side or rear setback of 15 feet from the residential zone.
- (4) For sites abutting a residential zone, the entire depth of any required setback from the residential zone shall be landscaped.
- (5) This note applies to detached single-family dwelling units: garages shall not be closer to the street than the plane of the street-facing façade. For the purpose of this subsection, porches may be considered as part of the street-facing façade.

235.330 Height.

- A. **Maximum Height.** The maximum height for all structures is stated in Table 235-2.
- B. **Exemption to the Maximum Height.**
 - (1) **Projections allowed.** Projections extending vertically for permitted buildings and uses, such as skylights, steeples, flagpoles, chimneys, and radio and television aerials, may be erected above the height limitations herein prescribed. Such structures shall not project more than 5' above the maximum permitted height.
 - (2) Utility power poles are exempt from the height limit.
 - (3) Commercial Recreation uses are allowed a height limit of 85 feet, subject to Conditional Use Permit approval in accordance with Section 620. Conditional Uses.

235.335 Floor Area Ratios.

- A. **Purpose.** Floor area ratios (FAR) provide a means to match the potential density of uses with the desired character of the area and provision of public services. FAR is the amount of floor area in relation to the amount of site area, expressed in square feet.
- B. **FAR Standard.** A Master Plan for development in the Town Center zone shall show that a minimum 0.4 FAR can be achieved on the areas of the Master Planned site to be developed with non-residential uses at full build-out.
- C. **Interim Parking.** In early development phases, portions of the property set aside for non-residential uses at full build-out may be used for parking associated with uses built in early phases. However, no restrictions shall be placed on the property set aside for future non-residential use that will prevent development of those future uses.
- D. **Adequacy of Services.** The Master Plan must demonstrate that the transportation system is adequate or can be made adequate for initial phases of development. Higher levels of density achieving 0.4 FAR will not be allowed until the city and regional transportation systems can accommodate traffic generated by such levels of density with fully connected, multi-modal transportation facilities.

235.340 Required Landscaping. The minimum landscaping requirements are stated in Table 235-2 and shall satisfy the following requirements:

- A. **Computation.** The minimum site area devoted to landscaping may be computed to include any required landscaping imposed by Section 350 - Parking and Loading.

- B. **Watering.** Provisions shall be made for watering planting areas where such care is required for survival.
- C. **Maintenance.** Required landscaping shall be continually maintained.
- D. **Height of Trees.** Maximum height of selected tree species shall be considered when planting under overhead utility lines.

235.345 Pedestrian Standards.

- A. **Purpose.** The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system, and ensure a direct and pleasant pedestrian connection between the street and buildings on the site.
- B. **General Standard.** A pedestrian circulation system must be provided, consisting of two parts: sidewalks on all public and private streets, and an onsite system which connects the street to the main entrance of the primary structure on each site. The circulation system must be hard-surfaced, and meet ADA standards. Where the system crosses driveways, parking areas, and loading areas, the system must be clearly identifiable, through the use of striping, elevation changes, speed bumps, a different paving material, or other similar method. Where a sidewalk is adjacent to commercial frontage, the width shall be at least eight feet along the entire frontage of the parcel or lot; otherwise the width shall be at least six feet. Larger sidewalk dimensions up to 20 feet are permitted where outdoor seating is desired by the applicant and high levels of pedestrian activity are expected. The Design Review Board may require planter strips between sidewalks and streets.
- C. **Additional Connections.** The applicant shall connect the pedestrian circulation system to other areas of the site, such as a parking lot and any pedestrian amenities, such as plazas, resting areas, and viewpoints, and, where practical, to pedestrian facilities on adjoining sites. Provide public pedestrian connections every 330 feet, where feasible.
- D. **Setback Treatment.** The land between a building and a street must be landscaped to at least the L1 level or hard-surfaced for use by pedestrians. This area may be counted towards any minimum landscaped area requirements. Vehicle areas and exterior display areas are exempt from this standard.
- E. **Entrances.** Building entrances shall incorporate roofs, porches, alcoves, porticoes or awnings that protect pedestrians from rain and wind.
- F. **Building Orientation.**
 - (1) All buildings shall have at least one main entrance oriented toward an abutting street, pedestrian way or primary pedestrian route.

(2) On lots at major transit stops, as defined in the Transportation Planning Rule, buildings shall be located within 20 feet of the transit stop, a transit street or an intersecting street or provide a pedestrian plaza at the transit stop or street intersection.

G. **Transit Stops.** New commercial, residential, industrial or institutional uses adjoining a transit route shall provide a pedestrian connection to an existing transit stop, or to a new proposed transit stop with appropriate pedestrian amenities as required and approved by the City, in cooperation with Tri-Met.

235.350 Accessory Structures. Structures which are incidental to the primary building are considered accessory structures and are allowed when they meet the following requirements.

A. **Covered Accessory Structures.** All covered accessory structures, whether attached to the primary building or detached, shall fulfill the front, side and rear building setbacks requirements, lot coverage and height restrictions. These standards are stated in Table 235-2.

B. **Uncovered Accessory Structures.** Uncovered, detached accessory structures such as signs, flag poles and lamp posts are allowed in the front building setback but not in a required setback from an abutting residential zone.

235.360 Exterior Display, Storage and Work Activities.

A. **Exterior Display.** Exterior display of goods is allowed for commercial uses only. The setback and landscape standards for exterior display are stated in Table 235-3.

B. **Exterior Storage.** Exterior storage is prohibited.

C. **Exterior Work Activities.** Exterior work activities are prohibited except for restaurants, plant nurseries, entertainment and recreation uses and outdoor markets.

D. **Paving.** All exterior display and work areas, except plant nurseries, shall be paved.

TABLE 235-3 Exterior Display Setbacks and Landscaping in Town Center Zone (See Section 235.360)	
Commercial Use Category	Standards
Exterior Display	
- Abutting a street	5 ft/L1
- Abutting Commercial Use Category	None
- Abutting Other Use Category	5 ft/L1
- Abutting any R zone	5 ft/L3

Note: For description of the landscape requirements (i.e. L3, F2, etc.), see Section 330 - Landscaping & Screening.

235.370 Open Area Requirement.

- A. **Purpose.** The open area requirement ensures provision of adequate amounts of light and air, and facilitates circulation for pedestrians throughout areas in the Town Center zone. These requirements create open areas and pedestrian connections.
- B. **Required Amount of Open Space.** On lots larger than 250,000 square feet, at least 30 percent of the area that exceeds 250,000 square feet must be devoted to open area.
- C. **Standards.**
 - (1) Open areas include: public and private streets; parks; plazas; covered or uncovered walkways; public fountains; and landscaped features or areas, including required landscaping. Open areas do not include areas used for parking lots; motor vehicle loading, maneuvering and delivery. When private streets are proposed to meet the open area requirement, at least one side of the street must be provided with sidewalks and street trees. Fifty percent of the area of a street's right-of-way, for the length of the right-of-way abutting a lot, may be used to meet that lot's open area requirement.
 - (2) The open area must include, at a minimum, paved walkways connecting development on the lot to each lot line that borders a public or private street.
- D. **Application of the Requirement.** The open space requirement is triggered by construction of any new floor area for any use. The required open space may be provided on the same site or on another site that is zoned Town Center and that is subject to the same Master Plan approval under the provisions of Section 235.500.
- E. There is an estimated 2.5 acres wetland in the northeast corner of the Town Center zone that adjoins Wood Village Blvd. and Arata Road. This area shall be utilized as the required open space at the time of site re-development. Open space landscape plans shall be primarily passive improvements that protect the resource and enhance water quality while providing connectivity and natural open space in the area.

235.375 Transportation System Standards

- A. **Regional Transportation Plan Standards.** After Metro adoption of Regional Transportation Plan amendments, applications for design review (or for land division for developments not requiring design review) must demonstrate compliance with any applicable requirements of the Regional Transportation System Plan or any applicable Transportation System Plan. Demonstration of compliance must include a showing that adopted level of service standards are met for each proposed phase of development.

- B. **Conditions.** The City may impose conditions on development necessary to achieve LOS standards, including the construction of offsite improvements; but no improvements to streets or intersections not contiguous to the subject property shall be undertaken without the approval of the affected neighboring city.

235.380 Fences.

- A. **Types of Fences.** The fencing standards apply to walls, fences and screens of all types whether open, solid, wood, metal, wire, masonry or other material including vegetative materials.
- B. **Location and Height Limits.**
 - (1) Fences up to 3 ½ feet are allowed in required front building setback and required side building setbacks to the depth of the required front building setback.
 - (2) Fences up to 8 feet are allowed in required side and rear building setbacks except for corner lot side setback which is limited to 3 ½ feet.
 - (3) The location of fences shall not interfere with the pedestrian circulation system.

235.390 Additional Regulations.

- A. **Demolitions.** Demolition of all buildings is regulated by the Building Code currently adopted by the City of Wood Village.
- B. **Design Review.** Design Review is required for all uses in this mixed use zone. See Section 630. In addition to the Design Review requirements of Section 630, the Design Review Board shall review all specific development applications within a Master Planned area to ensure that the site designs and building locations encourage safe and convenient pedestrian and bicycle access; are reasonably accessible to transit; and provide adequate pedestrian connections to exterior streets and to other uses within the Master Planned area through clustering of buildings, construction of accessways and walkways or other similar techniques.
- C. **Parking and Loading.**
 - (1) The requirements of Section 350 apply.
 - (2) In addition, parking requirements in the Town Center zone may be met by blending parking rates. Calculating parking stalls for a use may include counting adjacent on-street spaces, nearby public parking, cross-patronage, and shared parking possibilities due to variation in hours of operation and as per Section 350.045(5).

- (3) In addition to the requirements of Section 350, for all institutional, office and industrial uses having more than 20 auto parking spaces on the site, the following standards must be met:
 - (a) Five spaces or five percent of the parking spaces on the site for such institutional, office and industrial uses, whichever is less, must be reserved for carpool use before 9:00 AM on weekdays.
 - (b) The spaces will be those closest to the building entrance or elevator, but not closer than the spaces for disabled parking and those signed for exclusive customer use.
 - (c) Signs must be posted indicating these spaces are reserved for carpool use before 9:00 AM on weekdays.
 - (4) A parking area other than on-street parking shall not be located between a street and a main building entrance described in Section 235.345.F(1). A street between a main building entrance described in Section 235.345.F(1) and a parking area may be a private street, as long as it satisfies the applicable pedestrian standards of Section 235.345.
 - (5) In lieu of the provisions of Section 350.075.C and Table 350-4, loading areas shall be set back five feet from a street lot line, or a segment of the pedestrian circulation system required by Section 235.345, and landscaped to the L3 standard.
- D. **Public Access.** All lots shall have frontage or approved access to public streets, public water and public sewer before development is allowed. Vehicular access to commercial uses shall be from the highest classified or capacity street.
- E. **Sale or Conveyance Prohibited.** No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum setback requirements of the zone.
- F. **Signs.** Signs in the Town Center shall be approved and constructed in accordance with Section 370 Signs, except that freestanding signs in the Town Center Zone must be either a Wood Village Town Center sign, or a center-wide directory-type freestanding sign. Individual building pads may not erect a freestanding sign that advertises only their business. See Section 370.
- G. **Solid Waste, Mixed and Recyclables Storage.** See Section 390.
- H. **Uncontained hazardous materials are prohibited.**
- I. **Street Standards.** In order to connect residential areas with services and institutions by short and direct public accessways, development plans must include a sufficient number of collector and other streets to provide one street every 530 feet, unless

impractical due to existing development, topography, physical barriers, or environmental constraints. This street must provide a through or planned connection to another street that connects to the existing street system. Where possible or planned in accordance with the City, County or Regional Transportation Plans, extend new streets to existing streets. Further, cul-de-sacs may not exceed 200 feet in length and provide access to more than 25 dwelling units, except for the long, deep parcels adjoining NE Glisan Street where cul-de-sacs may be constructed up to 400 feet.

- J. **Bicycle Path Connections.** Development plans should include bicycle path connections every 330 feet within the development and to adjoining properties unless impractical due to existing development, topography, physical barriers or environmental constraints.

235.400 Town Center Mixed Use Architectural and Pedestrian Design Standards

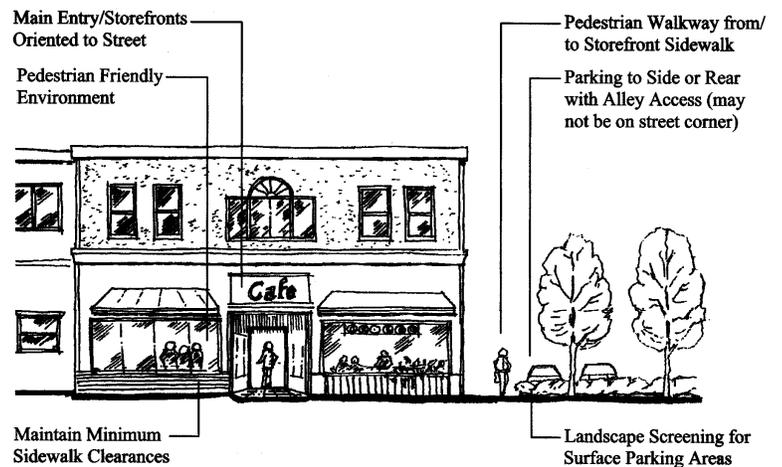
- A. **Purpose and Applicability.** This section is intended to provide detailed, human-scale design that is characteristic of Wood Village, while affording flexibility to use a variety of architectural building styles. All new buildings and major remodels shall meet the standards of these subsections which are applied through Site Design Review. The applicant demonstrates that the standards are met by complying with the criteria under each standard.

B. **Architectural Standards:**

1. **Building Mass:** Where building elevations are oriented to the street or other public places, architectural features such as articulated facades, building off-sets, varied roof lines, pitched roofs and gables, windows, and pedestrian entrances shall be used to avoid large monotonous building surfaces and large building masses.
2. **New buildings:** Should architecturally transition in terms of bulk and mass to respect adjacent existing buildings. This transition can be accomplished by selecting designs that “step down” or “step up” from small to big structures and vice versa. Transitions can also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.
3. **Building Block Layout:** The site shall be configured into blocks that have frontage onto streets, interior parking courts or common open space. Blocks shall not exceed 400 feet in length.
4. **Building Orientation:** Developments subject to this Section shall have their buildings oriented to a public or private street, as generally shown in the Figure below. This standard is met when all of the following criteria are met:
 - a. Compliance with the setback standards in Table 235-2 where applicable. The front yard setback may be a maximum of 10’ to provide pedestrian amenities between a building and its adjoining street;

- b. Except as provided in subsections below, all buildings shall have at least one primary building entrance (i.e., dwelling entrance, a tenant entrance, lobby entrance, or breezeway/courtyard entrance) facing an adjoining street (i.e., within 45 degrees of the street property line), or if the building entrance is turned more than 45 degrees from the street (i.e., front door is on a side elevation), the primary entrance shall not be more than 20-40 feet from a street sidewalk, except to provide pedestrian amenities; a walkway shall connect the primary entrance to the sidewalk in this case.

Figure 1 – Building Orientation



- c. In a mixed-use development, off-street parking, driveways, and other vehicle areas shall not be placed between buildings and the street(s) to which they are oriented; Off-street parking in a mixed-use development shall be oriented internally to the site and divided by landscape areas into bays of not more than [24] parking spaces per bay.

5. Building Materials: Natural materials such as wood, veneer siding, stucco, masonry, or glass shall be the primary exterior structural siding materials. Also use reclaimed or new brick, cultured stone, or other rapidly renewable resources. Unfinished metal siding, corrugated sheet metal, vinyl siding, T1-11 siding or plywood, and reflective glass are prohibited. Whenever, possible, use energy efficient building materials in accordance with LEED Certification standards.

- a. **Colors:** Generally subdued earth tones in gray, brown, off-white, slate, green and black. Accent trims and other colors may also used as approved by the Design Review Board.

6. Roof-mounted Equipment: All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened in one of the following ways. Solar heating panels are exempt from this standard:

- a. A parapet as tall as the tallest part of the equipment;
- b. A screen around the equipment that is as tall as the tallest part of the equipment;

- c. The equipment is set back from the street facing perimeters of the building four feet for each foot of height of the equipment; or,
 - d. If the equipment is a satellite dish or other communication device, it is added to the façade of a penthouse that contains mechanical equipment, is no higher than the top of the penthouse, is flush mounted, and is painted to match the façade of the penthouse.
7. **Roofs:** Buildings must have either a sloped roof with a pitch no flatter than 4/12 or a flat roof with a cornice that meets the following:
- a. There must be two parts to the cornice. The top part of the cornice must project at least 6 inches from the face of the building and be at least 2 inches further from the face of the building than the bottom part of the cornice; and
 - b. The height of the cornice is based on the height of the building as follows:
 - Buildings 18 feet or less in height must have a cornice at least 12 inches high.
 - Buildings greater than 18 feet and less than 30 feet in height must have a cornice at least 18 inches high.
 - Buildings 30 feet or greater in height must have a cornice at least 24 inches high.
8. **Pedestrian-Orientation:** The design of all buildings on a site shall support a safe and attractive pedestrian environment. This standard is met when the approval body finds that all of the criteria in 1-7, below, are met. Alternatively, the approval body may approve a different design upon finding that the design contains an equally good or superior way of achieving the above standard.
- a. The building orientation standards under Section 235.400 B(4) are met; and
 - b. Primary building entrances shall open directly to the outside and, if not abutting a street, shall have walkways connecting them to the street sidewalk; every building shall have at least one primary entrance that does not require passage through a parking lot or garage to gain access; and
 - c. Corner buildings (*i.e.*, buildings within 20 feet of a corner as defined by the intersecting curbs) shall have corner entrances, or shall provide at least one entrance within [20] feet of the street corner or corner plaza; and
 - d. At least [20-60] percent of the building's front façade (measured horizontally in linear feet) shall be located at the build-to line or closer to the street, unless modified by the Design Review board; and

- e. Ground floor windows or window displays shall be provided along at least [30-60] percent of the building's (ground floor) street-facing elevation(s); windows and display boxes shall be integral to the building design and not mounted to an exterior wall; and
- f. Primary building entrance(s) are designed with weather protection, such as awnings, canopies, overhangs, or similar features; and
- g. Drive-up and drive-through facilities are not allowed except on Lots 1 through 17, Wood Village Town Center, Wood Village, OR. (Ord. 15-2010)

9. Compatibility. All new buildings and major remodels shall be designed consistent with the architectural context in which they are located. This standard is met when the approval body finds that all of the criteria in 1-7, below, are met.

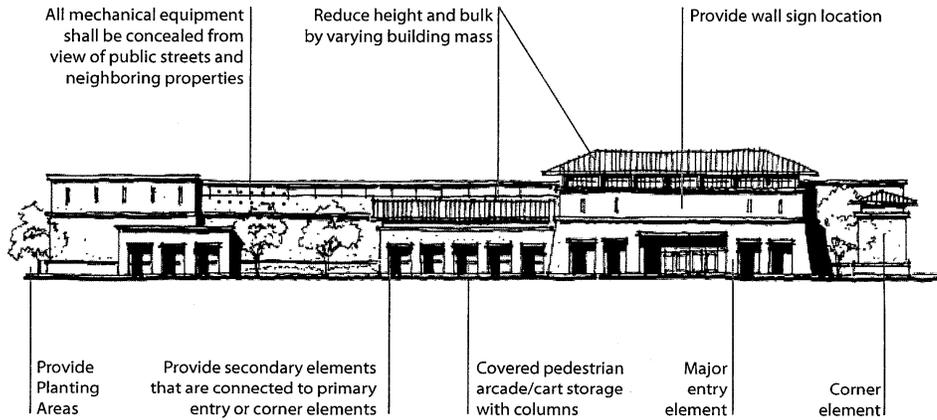
- a. There is continuity in building sizes between new and existing buildings;
- b. The ground floor and upper floor elevations and architectural detailing are compatible with adjacent commercial buildings;
- c. Buildings adjacent to the TC Zone height step-down, as required by Section Building Height Transition.
- d. Roof elevation is compatible with adjacent commercial buildings (roof pitch, shape, height step-down);
- e. There is continuity of building sizes on the site if more than one building is proposed;
- f. There is continuity in the rhythm of windows and doors on the proposed building(s);
- g. The relationship of buildings to public spaces, such as streets, plazas, other areas, and public parking, including on-street parking, is strengthened by the proposed building(s).

10. Human Scale. The design of all buildings shall be to a human-scale. This standard is met when the approval body finds that all of the criteria in 1-6, below, are met. Alternatively, the approval body may approve a different design upon finding that the design contains an equally good or superior way of achieving the above standard. Figure 1 contrasts examples of building elevations that are consistent/inconsistent with human scale criteria.

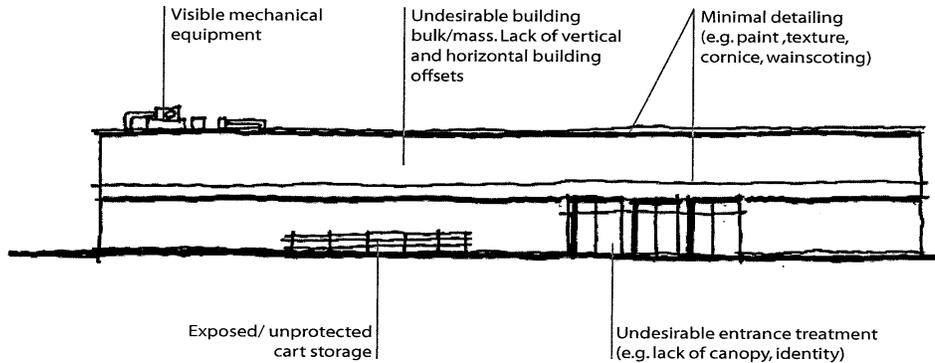
- a. Regularly spaced and similarly-shaped windows are provided on all building stories;

- b. Ground floor retail spaces have tall ceilings (*i.e.*, 12-16 feet) with display windows on the ground-floor;
- c. Display windows are trimmed, recessed, or otherwise defined by wainscoting, sills, water tables, or similar architectural features;
- d. On multi-story buildings, ground floors are defined and separated from upper stories by appropriate architectural features (*e.g.*, cornices, trim, awnings, canopies, arbors, trellises, overhangs, or other features) that visually identifies the transition from ground floor to upper story; such features should be compatible with the surrounding architecture;
- e. The tops of flat roofs are treated with appropriate detailing (*i.e.*, cornice, pediment, flashing, trim, or other detailing) that is compatible with the surrounding architecture;
 - 1. Pitched roofs have eaves, brackets, gables with decorative vents, or other detailing that is consistent with the surrounding architecture;
 - 2. Historic design and compatibility requirements, where applicable, are met; and
- f. Where buildings with greater than [8,000] square feet of enclosed ground-floor space are proposed, they shall provide articulated facades on all street-facing elevations. This criterion is met when an elevation contains at least one of the following features for every [40] feet of building (horizontal length): windows; primary entrances; weather protection (awnings, canopies, arbors, trellises), building offsets; projections; changes in elevation or horizontal direction; sheltering roofs; terraces; a distinct pattern of divisions in surface materials; ornamentation; screening trees; small-scale lighting (*e.g.*, wall-mounted lighting, or up-lighting); and/or similar features as generally shown in Figure 2.3.170.D. [*Note: Figure 2.3.170.D should not be interpreted as a required architectural style.*]

Figure 2 – Examples of Large Commercial Design Elements



Large Commercial Massing - Acceptable



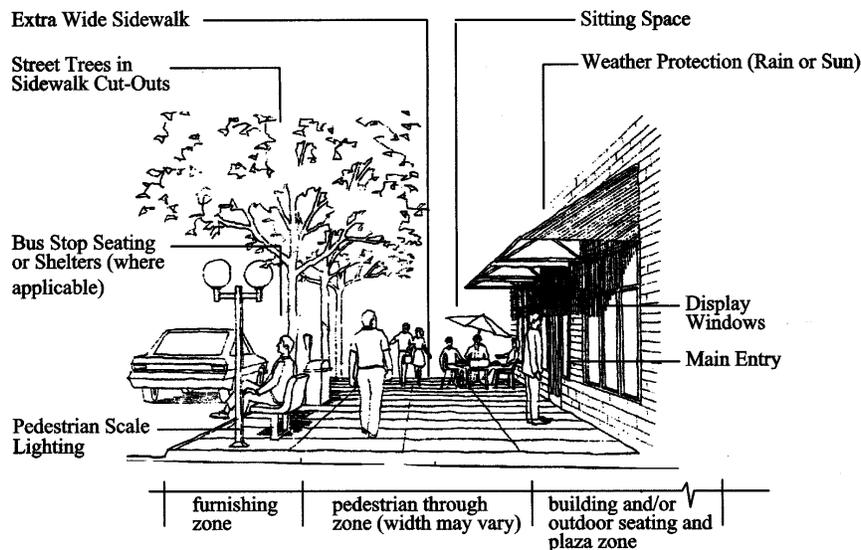
Large Commercial Massing - Unacceptable

C. Pedestrian and Transit Amenities

1. **Purpose and Applicability.** This section provides standards for pedestrian amenities when pedestrian amenities are required as part of new developments or major remodels in the Town Center Zone and when pedestrian amenities are provided to meet the requirements of other code sections. Pedestrian amenities serve as informal gathering places for socializing, resting, and enjoyment along street frontages and contribute to a walkable district.

2. **Standards.** New developments and major remodels in the Town Center Zone and other developments subject to the provisions of this section shall provide *one* or more of the “pedestrian amenities” listed below, and as generally illustrated in Figure 3. Pedestrian amenities may be provided within a street furnishing zone, building frontage zone, or plaza, or within the pedestrian through zone. Use of the public right-of-way requires approval by the roadway authority.
 - a. A plaza, courtyard, square or extra-wide sidewalk next to the building entrance (minimum width of [6] feet);
 - b. Sitting space (*i.e.*, dining area, benches, garden wall or ledges between the building entrance and sidewalk) with a minimum of 16 inches in height and 30 inches in width;
 - c. Building canopy, awning, pergola, or similar weather protection (minimum projection of 4 feet over a sidewalk or other pedestrian space);
 - d. Public art that incorporates seating (*e.g.*, fountain, sculpture).
 - e. Transit amenity, such as bus shelter, per the standards of Tri-Met.

Figure 3 – Examples of Pedestrian [and Transit] Amenities



235.500 Master Plan

- A. **Purpose.** A Master Plan is required for all sites in the Town Center zone to ensure that transportation and other facilities will support the anticipated development, and comply with requirements of the zone; and to identify the location within which housing requirements will be met. The Master Plan provides an opportunity to ensure that Comprehensive Plan policies concerning home ownership and local street systems are satisfied in new developments in the Town Center zone.
- B. **When Required.** The Planning Commission and City Council shall review and approve a Master Plan meeting the requirements of this section before any land division or other development may occur on a site in the Town Center Zone.
- C. **Procedures.**
- (1) **Pre-Application Review of Development Plan.**
- (a) Prior to submitting an application for a Master Plan, the applicant shall submit a conceptual development plan to City staff for review. Such plan shall consist of a general site plan and brief narrative containing the following elements:
- (i) Proposed land uses and estimated densities,
 - (ii) Street and parking circulation system,
 - (iii) Water transmission lines, and
 - (iv) Major storm and sanitary sewer facilities.
- (b) City Staff shall review the conceptual plan and prepare a pre-application development plan report responding to the conceptual plan within 30 days of submittal. The report shall be based upon the Comprehensive Plan, the standards of this ordinance and regulations on the suitability of the proposed development in relation to the character of the area.
- (2) **Master Plan.**
- (a) The applicant must submit a Master Plan application within one year of pre-application development plan review by the Planning Commission. Otherwise, the pre-application review will expire and another pre-application review will be required prior to submission of a Master Plan.
- (b) The Master Plan shall be reviewed under the Type III procedures listed in Section 520 of the Code. The Planning Commission's decision to approve, approve with conditions or deny the Master Plan shall be based on the requirements of Section 235.500.D and shall be in the form of a recommendation to the City Council. The City Council must review the Planning Commission's decision on the record and determine whether the Master Plan should be approved, approved with conditions or denied.

(3) **Changes and Modifications.**

- (a) **Major Changes.** Major changes in the Master Plan after it has been adopted shall be considered the same as a new application and shall be made in accordance with the procedures specified in this section.
- (b) **Minor Changes.**
 - (i) Minor changes in the Master Plan may be approved by the Planning Commission, provided that such changes:
 - 1. Do not change densities;
 - 2. Do not change boundaries; and
 - 3. Do not change the location or amount of land devoted to specific land uses.
 - (ii) Such changes may include minor shifting of the location and size of buildings, proposed streets, public or private ways, utility easements, parks or other public spaces, or other features of the plan.

D. Required Contents.

- (1) **Master Plan Diagram.** The Master Plan shall address the entire site.
 - (a) In addition to the requirements of Section 500.110, a Master Plan Diagram must include the following:
 - (i) A vicinity map, including zoning and uses of adjacent sites;
 - (ii) Scale (at least one inch equals 50 feet or larger);
 - (iii) North arrow;
 - (iv) Date;
 - (v) Approximate location and size of planned land uses including areas not covered by buildings;
 - (vi) Site topography at a contour interval not to exceed 5 feet; and
 - (vii) Locations of all natural features including, but not limited to, any existing trees of a caliper greater than 6 inches dbh, and any natural drainage ways, wetlands or creeks on the site and identification of any contemplated modifications of natural features.

- (b) The Master Plan shall include a diagram showing the approximate location of public facilities and services to support planned land uses. The public facilities shown shall include:
 - (i) Names and locations of any proposed collector streets, and, if their general locations can be reasonably anticipated, other streets. Except where topographical constraints or arterial street access standards preclude it, the diagram shall include a sufficient number of collector and other public or private streets to provide one street every 660 feet;
 - (ii) Pedestrian pathways, if their general locations can be reasonably anticipated;
 - (iii) Transit stops, if their general locations can be reasonably anticipated;
 - (iv) Major storm and sanitary sewer facilities;
 - (v) Major water transmission lines;
 - (vi) Public facilities, including streets, sewer, water and storm sewer on adjacent properties;
 - (vii) Street and pedestrian connections, if any, to existing streets or paths on adjacent properties; and
 - (viii) Any other expected public facilities if their general locations can be reasonably anticipated.

- (b) The Plan diagram need not include the specific location of particular developments, buildings or lots. The diagram shall indicate the general expected location of residential uses, commercial and limited industrial uses and any areas of mixed use, any existing buildings to remain and the specific location of land set aside for required housing under Section 235.250 or smaller retail uses under Section 235.275. The Plan diagram shall specify the location of the focal or community feature required by Section 235.285.

- (2) **Master Plan Text.** The Master Plan shall include a narrative explaining how the following requirements are met:
 - (a) The Transportation Policies of the Comprehensive Plan.
 - (b) Comprehensive Plan policies regarding home ownership and mix of types of housing and the requirements of Section 235.250.
 - (c) Where applicable, the schedule for future construction of required housing as provided in Section 235.250.B(2).

- (d) The Community Retail requirements of Section 235.275.
- (e) The Open Area requirement of Section 235.370.
- (f) The Non-Retail Employment Use requirement of 235.290 or 235.295, whichever applies.
- (g) The Community Feature requirement of 235.285.
- (h) How the proposed development responds to the "Vision of Wood Village in 2020."
- (i) Any other requirements of this Code that the Planning Commission or City Council determine must be addressed in the Master Plan in order to ensure conformance with those requirements.

E. Effect of Plan. A Master Plan is not a subdivision, planned unit development or specific design review approval for land development. An applicant must obtain separate approvals for any development, including design review, subdivision or planned unit development approvals. A project or land division that is generally consistent with the Master Plan may proceed under the regular provisions of this development code. If a proposal would, in the judgment of the Planning Commission or Design Review Commission, be clearly inconsistent with the general designations in the Master Plan, the applicant must seek amendment of the Master Plan either before or concurrently with the application for design review, subdivision or planned unit development approval.

SECTION 240 MANUFACTURING ZONES

GENERAL PROVISIONS

240.100 Purpose. The manufacturing zones are intended to reserve land for industrial uses and development which improve the economic vitality of the city. Limits on the intensity of uses combined with the development standards provide flexibility as well as certainty to property owners, developers and neighbors about the limits of what is allowed.

- A. **Light Manufacturing.** This zone is intended for industrial uses characterized by an absence of objectionable external features which can be permitted in relatively close proximity to residential and commercial districts.
- B. **General Manufacturing.** This zone is intended for a broad range of industrial uses which can be located in areas where they do not directly affect the livability of residential neighborhoods and the quality and viability of commercial areas in the city. This district provides for the normal operation of an industry which can meet and maintain the standards set in this code in order to reasonably protect nearby residential and commercial districts.

240.110 Other Zoning Regulations. The regulations in this section state the uses and development standards for the base zone only. Additional regulations may apply to sites with overlay zones, or specific uses. Section 300 states these additional regulations. The official zoning map indicates sites subject to overlay regulations. Special use regulations are referenced below.

240.120 In addition to the standards definitions of Section 720.030, "Employment Related Definitions" may also apply.

USE REGULATIONS

240.200 Primary Uses.

- A. **Uses Allowed Outright.** The uses allowed in the manufacturing zones are shown in Table 240-1 by the letter "Y". Uses are allowed if they comply with the development standards of the base zone and any additional regulations that apply to the use or the site. Additional regulations are listed in Section 300.
- B. **Conditional Uses.** The uses which are allowed upon approval through the conditional use review process are shown in Table 240-1 with the letters "CU". These uses must meet the conditional use approval criteria, the development standards and any additional regulations stated in Section 300. Solid Waste uses and siting standards must be in compliance with Appendix A - Mitigation Agreement for Siting Solid Waste Facilities.
 - 1. Marijuana Facilities Conditional Uses
 - a. Marijuana Facilities may be allowed, subject to a Conditional Use Permit pursuant to Article 620 of this Code, in the Light Manufacturing and General Manufacturing Zones (LM & GM). No

Marijuana facility may be located within the City unless it satisfies all the requirements of this Code and provides evidence of all licensing required by State law. No outdoor production or growing facilities may be authorized by this provision. Marijuana facilities legally established pursuant to this Code shall not be found in conflict with the provision of this Code in the event that a conflicting land use locates in the vicinity of a facility subsequent to the facility obtaining land use approval from the City. Should such conflict arise, the marijuana facility shall be considered a legal nonconforming use and subject to provision set for in Section 640 of this Code.

- b. Marijuana Facilities may not be located and a Conditional Use Permit as provided in this zone shall not be issued for any facility that is:
 - 1) At the same address as a registered grow site.
 - 2) Within 1,000 feet of the real property comprising a:
 - a. Public or private preschool, elementary, secondary or career school attended primarily by minors; or,
 - 2. Public park; or,
 - 3. Within 1,000 feet of another marijuana facility.
- C. **Prohibited Uses.** Uses shown in Table 240-1 with the letter "N" are prohibited in the zone. Legally established uses & development which existed at the time this Code was adopted and would otherwise be prohibited, are subject to additional regulations in Section 640 - Non-conforming Situations.
- D. **Limited Uses.** Uses shown in Table 240-1 with the letter "L" are allowed subject to the following limitations.
 - (1) This regulation applies to all parts of Table 240-1 marked with a (1). Retail Sales and Service uses in the Light Manufacturing and General Manufacturing zones are limited to 35% of the footprint of all buildings on any lot or group of contiguous lots in common ownership or control. Larger Retail Sales and Service uses (more than 35% of the building footprint) are subject to approval under the conditional use procedure.
 - (2) This regulation applies to all parts of Table 240-1 marked with a (2). Office uses in the Light Manufacturing and General Manufacturing zones are limited to 35% of the footprint of all buildings on any lot or group of contiguous lots in common ownership or control. Larger Office uses are subject to approval under the conditional use procedure.
 - (3) This regulation applies to all parts of Table 240-1 marked with a (3). Daycare uses in the Light Manufacturing and General Manufacturing zones are limited to 3,000

gross square feet of area. Larger Daycare uses are subject to approval under the conditional use procedure.

TABLE 240-1		
Uses in Manufacturing Zones		
	LM	GM
RESIDENTIAL CATEGORY		
Household Living	N	N
Group Living	N	N
COMMERCIAL CATEGORIES		
Retail Sales and Service	L(1)	CU(1)
Marijuana Facilities other than Medical	N	N
Office	L(2)	L(2)
Quick Vehicle Servicing	CU	N
Vehicle Repair	Y	CU(1)
Self Service Storage	N	N
Commercial Recreation	N	N
Major Event Entertainment	N	N
INDUSTRIAL CATEGORIES		
Manufacturing and Production	Y	Y
Light manufacturing, processing, fabrication, packaging, assembly, and experimental, research, testing or development facilities.	Y	Y
Warehouse and Freight Movement	Y	Y
Wholesale Sales	Y	Y
Industrial Service	Y	Y
Waste Related	N	CU
Marijuana Processor	CU	CU
Marijuana Wholesaler	CU	CU
Marijuana Producer	CU	CU
INSTITUTIONAL CATEGORIES		
Basic Utilities	Y	Y
Community Service	CU	CU
Parks and Open Space	Y	CU
Schools	N	N
Colleges	Y	N
Medical Centers	Y	N
Medical Marijuana Dispensaries	N	N
Religious Institutions	N	N
Daycare	CU/L(3)	CU/L(3)
Essential Service Provider	CU	N

OTHER CATEGORIES		
Detention Facilities	CU	CU
Mining	CU	Y
Radio and TV Broadcast Facilities	Y	Y
Railroad Lines and Utility Corridors	Y	Y

Y = Yes, Permitted Use

N = No, Prohibited Use

CU = Conditional Use Review Required

L = Permitted, but Subject to Limitations

See Section 240.200 D. for footnotes (1), (2) and (3)

240.210 Accessory Uses. Uses which are accessory to the permitted uses are allowed if they meet the development regulations of the base zone, specific regulations for the accessory use and any additional regulations stated in Section 300. Typical accessory uses are included in Section 710 - Use Categories.

DEVELOPMENT STANDARDS

240.300 Purpose. Development standards are intended to promote site planning and design which will ensure that new land divisions and development will:

- Control the overall bulk and intensity of an area through required dimensional standards and building envelope limits.
- Provide adequate flexibility to allow development which is compatible with the existing area, fits the topography of the site and allows architectural diversity.

240.310 Lot Size and Dimensional Standards.

- A. **Minimum Lot Size & Dimension.** There is no minimum lot size or dimension for development of land or creation of new lots in manufacturing zones. Creation of new lots is subject to the regulations of Section 450 - Subdivisions and Partitions. The lot size for all permitted or conditional uses shall be adequate to fulfill the applicable requirements stated below.

240.320 Building Setbacks.

- A. **Required Setbacks.** The setbacks for front, rear and side yards are stated in Table 240-2.
- B. **Extensions into required building setbacks.**
- (1) **Minor Projections Allowed.** Minor features of a building such as eaves, chimney, open fire escapes, bay windows, uncovered stairways and wheelchair ramps, uncovered decks or balconies, which are attached to the building may extend into a required building setback by no more than 20% of its depth. However, they may not be within 3' of a lot line.

240.330 Height.

- A. **Maximum Height.** The maximum height for all structures is stated in Table 240-2.

B. Exemption to the Maximum Height.

- (1) **Projections allowed.** Projections extending vertically for permitted buildings and uses, such as skylights, steeples, flagpoles, chimneys, and radio and television aerials, may be erected above the height limitations herein proscribed. Such structures shall not project more than 5' above the maximum permitted height.
- (2) **Utility power poles are exempt from the height limit.**

TABLE 240-2 Development Standards in Manufacturing Zones		
Standard	LM	GM
Minimum Lot Size - Min. lot area - Min. lot width - Min. lot depth (See Section 240.310)	None None None	None None None
Maximum Height (See Section 240.330)	45 ft ⁽¹⁾	45 ft ⁽¹⁾
Minimum Setbacks - Front setback - Side setback - Rear setback (See Section 240.320)	10 ft ^(2,3) None ^(2,3) None ^(2,3)	10 ft ^(2,3) None ^(2,3) None ^(2,3)
Minimum Landscape - Site area Landscape Buffer - Street frontage ⁽⁵⁾ - Side yard (See Sections 240.340 & 330)	10% ⁽⁴⁾ 10 ft/L1 ^(6,7) L3 ⁽⁶⁾ or F2 ⁽⁷⁾	10% ⁽⁴⁾ 10 ft/L1 ^(6,7) L3 ⁽⁶⁾ or F2 ⁽⁷⁾

- (1) For sites abutting or facing a residential zone the maximum height is 25 feet within the first 25 feet from the lot line facing or abutting the residential zone. For distances further than 25 feet the maximum height is 45 feet.
- (2) For sites abutting a commercial zone, the setback required for the abutting lot line shall be equal to that of the commercial zone.
- (3) For sites abutting or facing a residential zone, the setback requirement for the facing or abutting lot line shall be 50 feet.
- (4) Within boundaries of the development, minimum 10% or all site area available, whichever is greater.
- (5) Applies to all street frontages.

- (6) For sites facing or abutting a residential zone, the entire depth of the required setback must be landscaped.
- (7) See Section 330 - Landscaping & Screening for a description of the landscape standards (i.e., L1, F2, etc.).

240.340 Landscape and Buffer.

- A. **Required Landscaping.** The minimum landscaping requirements are stated in Table 240-2 and shall satisfy the following requirements:
 - (1) The minimum site area devoted to landscaping may be computed to include any required landscaping imposed by Section 350 - Parking and Loading.
 - (2) Provisions shall be made for watering planting areas where such care is required for survival.
 - (3) Required landscaping shall be continually maintained.
 - (4) Maximum height of selected tree species shall be considered when planting under overhead utility lines.
- B. **Landscape Buffer.** A landscaped buffer shall be established and maintained in accordance with the dimensions stated in Table 240-2 and the standards in Section 330 - Landscaping and Screening. The requirements of 240.340 A (2), (3) & (4) apply to the landscape buffer as well.

240.350 Accessory Structures. Structures which are incidental to the primary building are considered accessory structures and are allowed when they meet the following requirements:

- A. **Covered Accessory Structures.** All covered accessory structures, whether attached to the primary building or detached, shall fulfill the front, side and rear building setbacks requirements and height restrictions. These standards are stated in Table 240-2.
- B. **Uncovered Accessory Structures.** Uncovered, detached accessory structures such as signs, flag poles and lamp posts are allowed in the front building setback but not in a required setback from an abutting commercial or residential zone.

240.360 Exterior Display, Storage and Work Activities.

- A. **Exterior Display.** Exterior display of goods is allowed in all manufacturing zones. The setback and landscape standards for exterior display areas are stated in Table 240-3.
- B. **Exterior Storage.** Exterior storage is allowed in all manufacturing zones. The setback and landscape standards for exterior storage areas are stated in Table 240-3.

- C. **Exterior Work Activities.** Exterior work activities are allowed in the General Manufacturing zone and prohibited in the Light Manufacturing. The setback and landscape standards for exterior work areas are the same as that for exterior storage as stated in Table 240-3.

TABLE 240-3 Exterior Development Setbacks and Landscaping in Manufacturing Zones (See Section 240.360)	
Standards	LM AND GM
Exterior Display - Abutting a street - Abutting NC zone - Abutting any R zone	10 ft/L3 5 ft/L3 25 ft/L3 or F2
Exterior Storage - Abutting a street - Abutting NC or zone - Abutting any R zone	25 ft/L3 or F2 10 ft/F1 25 ft/F2

Note: For description of the landscape requirements (i.e., L3, F2, etc.). See Section 330 - Landscaping and Screening

240.370 Wastewater and Stormwater Disposal.

- A. **Industrial Wastewater Disposal.** Industrial wastewater includes wastewater resulting from production, or resulting from the washing of equipment and vehicles, or resulting from similar activities. Stormwater runoff and runoff from the watering of landscaping is not included. All industrial wastewater disposal must be approved by the Public Works Director. Industrial wastewater must be disposed into a sanitary sewer unless an alternative disposal is approved by the Department of Environmental Quality (DEQ). The Public Works Director may require pretreatment. A sampling manhole and industrial wastewater discharge permit may be required. Sanitary and industrial wastewater quality must meet City code requirements.
- B. **Stormwater Disposal.** All stormwater, groundwater, and runoff from the watering of landscaping must be discharged into an adequate watercourse, water body, storm sewer or into an approved on-site disposal system. Stormwater and groundwater disposal methods and the determination of the adequacy of the receiving systems require the approval of the Public Works Director. A permit from DEQ may also be required.

240.380 Fences.

- A. **Types of Fences.** The fencing standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry or other material including vegetative materials.
- B. **Location and Height Limits.**
 - (1) Fences up to 3 ½ feet are allowed in required front building setback and required side building setbacks to the depth of the required front building setback.
 - (2) Fences up to 8 feet are allowed in required side and rear building setbacks except for corner lot side setback which is limited to 3 ½ feet.

240.390 Additional Regulations.

- A. **Demolitions.** Demolition of all buildings is regulated by the Building Code currently adopted by the City of Wood Village.
- B. **Design Review.** Design Review is required for all uses in manufacturing zones. See Section 630.
- C. **Parking and Loading.** See Section 350.
- D. **Public Access.** All lots shall have frontage or approved access to public streets, public water and public sewer before development is allowed.
- E. **Sale or Conveyance Prohibited.** No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum setback requirements of the zone.
- F. **Signs.** See Section 370.
- G. **Solid Waste, Mixed and Recyclables Storage.** See Section 390.
- H. **Uncontained hazardous materials are prohibited.**

SECTION 250
COMMERCIAL/INDUSTRIAL MIXED USE ZONE

GENERAL PROVISIONS

- 250.100 Purpose.** This mixed use zone is specifically designed to encourage a variety of freeway-oriented uses which improve the economic vitality of the city. The development standards provide flexibility while ensuring compatibility of adjacent uses.
- 250.110 Other Zoning Regulations.** The regulations in this section state the uses and development standards for the base zone only. Additional regulations may apply to sites with overlay zones, or specific uses. Section 300 states these additional regulations. The official zoning map indicates sites subject to overlay regulations. Special use regulations are referenced below.
- 250.120** In addition to the standards definitions of Section 720.030, "Employment Related Definitions" may also apply.

USE REGULATIONS

250.200 Primary Uses.

- A. **Uses Allowed Outright.** The uses allowed in the Commercial/Industrial mixed use zone are shown in Table 250-1 by the letter "Y". Uses are allowed if they comply with the development standards of the base zone and any additional regulations that apply to the use or the site. Additional regulations are listed in Section 300.
- B. **Conditional Uses.** The uses which are allowed upon approval through the conditional use review process are shown in Table 250-1 with the letters "CU". These uses must meet the conditional use approval criteria, the development standards and any additional regulations stated in Section 300. Solid Waste uses and siting standards must be in compliance with Appendix A - Mitigation Agreement for Siting Solid Waste Facilities.
- C. **Prohibited Uses.** Uses shown in Table 250-1 with the letter "N" are prohibited in the zone. Legally established uses & development which existed at the time this Code was adopted and would otherwise be prohibited, are subject to additional regulations in Section 640 - Non-conforming Situations.
- D. **Limited Uses.** Uses shown in Table 250-1 with the letter "L" are allowed subject to the following limitations:
- (1) This regulation applies to all parts of Table 250-1 marked with a (1). Daycare uses in the Commercial/Industrial Mixed Use zone are limited to 3,000 gross sq. ft. of area. Larger Daycare uses are subject to approval under the conditional use procedure.
 - (2) **New Buildings.** Uses shown in Table 250-1 with the number "(2)" are subject to the following standards:

New buildings for retail commercial uses such as stores and restaurants and retail and professional services that cater to daily customers such as financial, insurance, real estate, legal, medical and dental offices shall be limited in order to ensure that they serve primarily the needs of workers in the area. New buildings for stores branches, agencies or other outlets for these retail uses and services shall not occupy more than 5,000 square feet of sales or service area in a single outlet or multiple outlets that occupy more than 20,000 square feet of sales or service area in a single building or in multiple buildings that are part of the same development project, with the following exceptions;

- a. Within the boundaries of a public use airport subject to a facilities master plan, customary airport uses that are accessory to the travel-related and freight movement activities of airports, hospitality uses, and retail uses appropriate to serve the needs of the traveling public; and
- b. Training facilities whose primary purpose is to provide training to meet industrial needs.

New buildings for the uses described above shall not interfere with the efficient movement of freight along Main Roadway Routes and Roadway Connectors shown on Metro’s Freight Network Map, 2003 or subsequent updated. Measures such as restrictions on access to freight routes and connectors, siting limitations and traffic thresholds may be imposed by the City.

TABLE 250-1	
Uses in Commercial/Industrial Mixed Use Zone	
	C/I
RESIDENTIAL CATEGORY	
Household Living	N
Group Living	N
COMMERCIAL CATEGORIES	
Retail Sales and Service	Y(2)
Marijuana Facilities other than Medical	N
Office	Y(2)
Quick Vehicle Servicing	Y(2)
Vehicle Repair	N
Self Service Storage	N
Commercial Recreation	CU
Major Event Entertainment	CU
Hotel or Motel	Y

INDUSTRIAL CATEGORIES	
Manufacturing and Production	Y
Warehouse and Freight Movement	N
Wholesale Sales	Y
Industrial Service	CU/L ⁽²⁾
Light manufacturing, processing, fabrication, packaging, assembly, and experimental, research, testing or development facilities	Y
Waste Related	N
Marijuana Processor	N
Marijuana Wholesaler	N
Marijuana Producer	N
INSTITUTIONAL CATEGORIES	
Basic Utilities	Y
Community Service	CU
Parks and Open Space	CU
Schools	N
Colleges	N
Medical Centers	CU
Medical Marijuana Dispensaries	N
Religious Institutions	N
Daycare	CU/L ⁽¹⁾
Essential Service Provider	N
OTHER CATEGORIES	
Radio and TV Broadcast Facilities	Y
Railroad Lines and Utility Corridors	Y

Y = Yes, Permitted Use
N = No, Prohibited Use

CU = Conditional Use Review Required
L = Permitted, but Subject to Limitations

(2) See 250.200 D. Limited Uses per Title 4

250.210 Accessory Uses. Uses which are accessory to the permitted uses are allowed if they meet the development regulations of the base zone, specific regulations for the accessory use and any additional regulations stated in Section 300. Typical accessory uses are included in Section 710 - Use Categories.

DEVELOPMENT STANDARDS

250.300 Purpose. Development standards are intended to promote site planning and design which will ensure that new land divisions and development will:

- Control the overall bulk and intensity of an area through required dimensional standards and building envelope limits.

- Provide adequate flexibility to allow development which is compatible with the existing area, fits the topography of the site and allows architectural diversity.
- Provide adequate assurance of compatibility of adjacent uses within the mixed use context.

250.310 Lot Size and Dimensional Standards.

- A. **Minimum Lot Size & Dimension.** There is no minimum lot size or dimension for development of land or creation of new lots in the commercial/industrial mixed use zone. Creation of new lots is subject to the regulations of Section 450 - Subdivisions and Partitions. The lot size for all permitted or conditional uses shall be adequate to fulfill the applicable requirements stated below.
- B. Lots or parcels may be divided into smaller lots or parcels as follows:
1. Lots or parcels smaller than 50 acres may be divided into any number of smaller lots or parcels.
 2. Lots or parcels larger than 50 acres may be divided into smaller lots or parcels pursuant to a master plan approved by the City so long as the resulting division yields at least one lot or parcel of at least 50 acres in size.
 3. Lots or parcels 50 acres or larger, including those created pursuant to paragraph (2) of this subsection, may be divided into any number of smaller lots or parcels pursuant to a master plan approved by the city so long as at least 40 percent of the lot or parcel has been developed with industrial uses accessory to industrial uses, and no portion has been developed, or is proposed to be developed with uses described in subsection D.(2) of this section.
 4. Notwithstanding paragraphs 2 and 3 of this subsection, any lot or parcel may be divided into smaller lots or parcels or made subject to rights-of-way for the following reasons:
 - a. To provide public facilities and services;
 - b. To separate a portion of a lot or parcel in order to protect a natural resource, to provide a public amenity, or to implement a remediation plan for a site identified by the Oregon Department of Environmental Quality pursuant to ORS 465.225;
 - c. To separate a portion of a lot or parcel containing a nonconforming use from the remainder of the lot or parcel in order to render the remainder more practical for a permitted use; or

- d. To allow the creation of a lot for financing purposes when the created lot is part of a master planned development.

250.320 Building Setbacks.

A. **Required Setbacks.** The setbacks for front, rear and side yards are stated in Table 250-2.

B. **Extensions into required building setbacks.**

- (1) **Minor Projections Allowed.** Minor features of a building such as eaves, chimney, open fire escapes, bay windows, uncovered stairways and wheelchair ramps, uncovered decks or balconies, which are attached to the building may extend into a required building setback by no more than 20% of its depth. However, they may not be within 3' of a lot line.

TABLE 250-2
Development Standards in Commercial/Industrial Mixed Use Zone

Standard	COMMERCIAL USE CATEGORIES	OTHER USE CATEGORIES
Minimum Lot Size - Min. lot area - Min. lot width - Min. lot depth (See Section 250.310)	None None None	None None None
Maximum Height (See Section 250.330)	None (1)	None (1)
Minimum Setbacks - Front setback - Side setback - Rear setback (See Section 250.320)	10 ft None ⁽²⁾ None ⁽⁴⁾	10 ft ⁽³⁾ None ⁽³⁾ None ⁽³⁾
Minimum Landscape - Site area Landscape Buffer - Street Frontage ⁽⁶⁾ - Side Yard (See Sections 250.340 & 330)	15% ⁽⁵⁾ 10 ft/L1 ^(7,8) L3 ^(2,7) or F2 ⁽⁸⁾	10% ⁽⁵⁾ 10 ft/L1 ⁽⁸⁾ L3 ⁽⁷⁾ or F2 ⁽⁸⁾

- (1) For sites adjoining a residential zone the maximum height is 35 feet, unless otherwise limited by the Federal Aviation Administration (FAA).
- (2) Sites abutting a residential zone shall have a side setback of 15 feet.
- (3) For sites abutting or facing a residential zone, the setback requirement for the facing or abutting lot line shall be 50 feet.
- (4) Sites adjoining a residential zone shall provide a minimum rear setback of 15 feet.
- (5) Within boundaries of the development, minimum percentage or all site area available, whichever is greater.
- (6) Applies to all street frontages.
- (7) For sites facing or abutting a residential zone, the entire depth of the required setback must be landscaped.
- (8) See Section 330 - Landscaping & Screening for a description of the landscape standards (i.e., L1, F2, etc.).

250.330 Height.

- A. **Maximum Height.** The maximum height for all structures is stated in Table 250-2.
- B. **Exemption to the Maximum Height.**
 - (1) **Projections Allowed.** Projections extending vertically for permitted buildings and uses, such as skylights, steeples, flagpoles, chimneys, and radio and television aerials, may be erected above the height limitations herein proscribed. Such structures shall not project more than 5' above the maximum permitted height.
 - (2) Utility power poles are exempt from the height limit.

250.340 Landscape and Buffer.

- A. **Required Landscaping.** The minimum landscaping requirements are stated in Table 250-2 and shall satisfy the following requirements:
 - (1) The minimum site area devoted to landscaping may be computed to include any required landscaping imposed by Section 350 - Parking and Loading.
 - (2) Provisions shall be made for watering planting areas where such care is required for survival.
 - (3) Required landscaping shall be continually maintained.
 - (4) Maximum height of selected tree species shall be considered when planting under overhead utility lines.
- B. **Landscape Buffer.** A landscaped buffer shall be established and maintained in accordance with the dimensions stated in Table 250-2 and the standards in Section 330 - Landscaping and Screening. The requirements of 250.340 A (2), (3) & (4) apply to the landscape buffer as well.

250.350 Accessory Structures. Structures which are incidental to the primary building are considered accessory structures and are allowed when they meet the following requirements:

- A. **Covered Accessory Structures.** All covered accessory structures, whether attached to the primary building or detached, shall fulfill the front, side and rear building setbacks requirements and height restrictions. These standards are stated in Table 250-2.
- B. **Uncovered Accessory Structures.** Uncovered, detached accessory structures such as signs, flag poles and lamp posts are allowed in the front building setback but not in a required setback from an abutting commercial category use or residential zone.

250.360 Exterior Display, Storage and Work Activities.

- A. **Exterior Display.** Exterior display of goods is allowed in this mixed use zone. The setback and landscape standards for exterior display areas are stated in Table 250-3.
- B. **Exterior Storage.** Exterior storage is allowed in this mixed use zone. The setback and landscape standards for exterior storage areas are stated in Table 250-3.
- C. **Exterior Work Activities.** Exterior work activities are prohibited in this mixed use zone.

TABLE 250-3 Exterior Development Setbacks and Landscaping in Commercial/Industrial Mixed Use Zone (See Section 250.360)		
Standards	Commercial Use Categories	Other Use Categories
Exterior Display - Abutting a street - Abutting Commercial Use Category - Abutting Other Use Category - Abutting any R zone	5 ft/L1 5 ft/L1 5 ft/L1	10 ft/L3 5 ft/L3 25 ft/L3 or F2
Exterior Storage - Abutting a street - Abutting Commercial Use Category - Abutting Other Use Category - Abutting any R zone	10 ft/L3 10 ft/L3 25 ft/L3	25 ft/L3 or F2 10 ft/F1 25 ft/F2

Note: For description of the landscape requirements (i.e., L3, F2, etc.), see Section 330 - Landscaping and Screening.

250.370 Wastewater and Stormwater Disposal.

- A. **Industrial Wastewater Disposal.** Industrial wastewater includes wastewater resulting from production, or resulting from the washing of equipment and vehicles, or resulting from similar activities. Stormwater runoff and runoff from the watering of landscaping is not included. All industrial wastewater disposal must be approved by the Public Works Director. Industrial wastewater must be disposed into a sanitary sewer unless an alternative disposal is approved by the Department of Environmental Quality (DEQ). The Public Works Director may require pretreatment. A sampling manhole and industrial wastewater discharge permit may be required. Sanitary and industrial wastewater quality must meet City Code requirements.
- B. **Stormwater Disposal.** All stormwater, groundwater, and runoff from the watering of landscaping must be discharged into an adequate watercourse, water body, storm sewer

or into an approved on-site disposal system. Stormwater and groundwater disposal methods and the determination of the adequacy of the receiving systems require the approval of the Public Works Director. A permit from DEQ may also be required.

250.380 Fences.

- A. **Types of Fences.** The fencing standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry or other material including vegetative materials.
- B. **Location and Height Limits.**
 - (1) Fences up to 3 ½ feet are allowed in required front building setback and required side building setbacks to the depth of the required front building setback.
 - (2) Fences up to 8 feet are allowed in required side and rear building setbacks except for corner lot side setback which is limited to 3 ½ feet.

250.390 Additional Regulations.

- A. **Demolitions.** Demolition of all buildings is regulated by the Building Code currently adopted by the City of Wood Village.
- B. **Design Review.** Design Review is required for all uses in this mixed use zone. See Section 630.
- C. **Parking and Loading.** See Section 350.
- D. **Public Access.** All lots shall have frontage or approved access to public streets, public water and public sewer before development is allowed. Access to commercial use categories shall be from the highest classified or capacity street.
- E. **Sale or Conveyance Prohibited.** No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum setback requirements of the zone.
- F. **Signs.** See Section 370.
- G. **Solid Waste, Mixed and Recyclables Storage.** See Section 390.
- H. **Uncontained hazardous materials are prohibited.**