

AN ORDINANCE CHANGING THE TROUTDALE COMPREHENSIVE PLAN
TEXT AND AMENDING ORDINANCE NO. 252.

WHEREAS, Pursuant to ORS 271.120 a hearing was held on December 8, 1981 at which the Common Council made the following findings:


1. The City's Comprehensive Plan does not yet comply with Statewide Planning Goals 2, 5, 6, 9, 10, 12, 14 for reasons set forth in Section IV in the Land Conservation and Development Commission's report dated February 9, 1981.
2. Policy Areas III through VI of the City's Comprehensive Plan do not make ultimate policy choices with respect to land uses as required by Statewide Planning Goal 2.
3. Policies which are intended to protect open space and floodway/greenway areas within Policy Area VI are inconsistent with like policies for Policy Area I and II.
4. Some policies are vague and discretionary and do not set forth clear and objective approval criteria.
5. A new Policy Area VII is needed to address the unique characteristics of the County Farm site.
6. The changes as shown in the attached pages from the text of the Comprehensive Plan, referred to as Exhibit "A", will resolve the aforementioned plan deficiencies and are consistent with the State Land Use Goals.
7. Exhibit A has been reviewed and recommended by the Troutdale Planning Commission and commented on by the CAC.
8. There has been opportunity for citizen review.
9. Exhibit A is consistent with remaining portions of the text.
10. The changes are in the public interest.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE,
THAT:

The Comprehensive Plan text for Policy Areas III, IV, V, VI, VII, be changed as shown on the attached Exhibit A.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS 8th DAY
OF December, 1981.

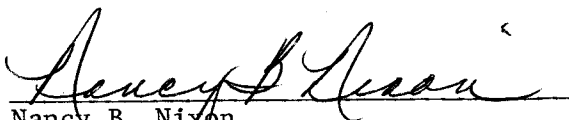
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Robert M. Sturges, MAYOR

Date Signed: December 9, 1981

ATTEST:



Nancy B. Nixon
FINANCE DIRECTOR/CITY RECORDER

3.03.00

- COMMUNITY SERVICE ZONE: THE BASIC PUBLIC AND KEY FACILITIES ZONE MAY BE USED TO PROVIDE SPACE FOR HEALTH, EDUCATIONAL, SAFETY AND SOCIAL SERVICE FACILITIES (E.G., HOSPITALS, NURSING HOMES, SCHOOLS, POLICE AND FIRE STATIONS, COMMUNITY CENTERS, AND GOVERNMENT ADMINISTRATIVE OFFICES). THESE FACILITIES NEED NOT BE FUNDED SOLELY BY LOCAL (PUBLIC OR PRIVATE) FUNDS.

3.04.01

Determination by the City that the proposal USE, as substantiated by the applicant, ~~utilizes the adjoining highway access and exposure~~, IS A USE CONSISTENT WITH THE INTENT OF THIS POLICY AREA AND PLAN.

~~3.04.011~~

~~Determination by the City that the use can be accommodated on the specific site without undue physical or visual crowding that would compromise "gateway" character of this entry to the Troutdale area.~~

3.04.02

A PROPOSAL FOR A HIGHWAY COMMERCIAL OR LIGHT MANUFACTURING DEVELOPMENT OR ZONE CHANGE SHALL BE GRANTED IF ALL OF THE FOLLOWING CONDITIONS EXIST:

- THE PARCEL CAN BE ADEQUATELY SERVED BY THE MUNICIPAL WATER SUPPLY AND SANITARY SEWER SYSTEMS.
- THE RUNOFF GENERATED FROM FUTURE DEVELOPMENT OF THE PARCEL CAN BE ACCOMMODATED WITHOUT CAUSING DAMAGE TO DOWN GRADIENT PROPERTIES.
- THE PARCEL SHALL HAVE ADEQUATE INGRESS AND EGRESS TO STREETS TO CITY STANDARDS.
- THE PROPOSAL CAN MEET ALL APPLICABLE DESIGN STANDARDS IDENTIFIED IN SECTION 3.05.00.

3.05.02

Access - no front yards, as referred to in Section 3.05.01, should be penetrated by NO more than one 45' wide maximum curb-cut driveway per 150' of street frontage. ~~or fraction thereof (i.e., 225' of frontage permitted up to two 45' wide maximum curb-cuts with driveway).~~

3.05.031

No more than one 32 square foot and 30' in height directly or indirectly illuminated FREE STANDING sign should be permitted in front yards referred to in Section 3.05.01 per separate ownership development.

3.05.032

No off-site advertising signs ~~should~~ SHALL be permitted in this policy area (i.e., no signs advertising services or products offered or available off-site ~~should~~ SHALL be permitted).

STAFF PROPOSAL: Policy Area 4 Amendments

4.02.00

DESCRIPTION AND USES PERMITTED:

This is the general industrial area of Troutdale, designed to also accommodate ~~minor and~~ attendant commercial uses. The major industrial uses anticipated within this policy area are:

- Minor ATTENDANT commercial uses as outlined in E-3, E-4 districts of the zoning ordinance (to be adopted by Troutdale), (I.E., THE SALE OF GOODS PRODUCED BY THE INDUSTRIAL USE).

4.03.00

- ~~E-3, E-4 --- minor and attendant commercial zones.~~
- ~~Existing zoning as pre-existing non-conforming.~~
- M-3, M-4 - LIGHT MANUFACTURING AND INDUSTRIAL PARKS.
- COMMUNITY SERVICE ZONE: THE BASIC PUBLIC AND KEY FACILITIES ZONE MAY BE USED TO PROVIDE SPACE FOR HEALTH, EDUCATIONAL, SAFETY AND SOCIAL SERVICE FACILITIES (E.G., HOSPITALS, NURSING HOMES, SCHOOLS, POLICE AND FIRE STATIONS, COMMUNITY CENTERS, AND GOVERNMENT ADMINISTRATIVE OFFICIES). THESE FACILITIES NEED NOT BE FUNDED SOLELY BY LOCAL (PUBLIC OR PRIVATE) FUNDS.

4.04.011

~~Determination by the City that the use can be accommodated on the specific site without undue physical or visual crowding that would compromise the "gateway" character of this area.~~

A PROPOSAL FOR GENERAL MANUFACTURING, LIGHT MANUFACTURING OR INDUSTRIAL PARK DEVELOPMENT OR ZONE CHANGE SHALL BE GRANTED IF ALL OF THE FOLLOWING CONDITIONS EXIST:

- A) THE PARCEL CAN BE ADEQUATELY SERVED BY THE MUNICIPAL WATER SUPPLY AND SANITARY SEWER SYSTEMS.
- B) THE RUNOFF GENERATED FROM FUTURE DEVELOPMENT OF THE PARCEL CAN BE ACCOMMODATED WITHOUT CAUSING DAMAGE TO DOWN GRADIENT PROPERTIES.
- C) THE PARCEL SHALL HAVE ADEQUATE INGRESS AND EGRESS TO STREETS TO CITY STANDARDS.
- D) THE PROPOSAL CAN MEET ALL APPLICABLE DESIGN STANDARDS IDENTIFIED IN SECTION 4.05.00.

4.05.02

Access - no front yards, as referred to in Section 4.05.01, should be penetrated by NO more than one 45' wide maximum curb-cut driveway per 150' of street frontage. ~~or-fraction-thereof-(i.e.,-225'-of-frontage-permitted-up-to-two-45'-wide-maximum-curb-cuts-with-driveway).~~

4.05.031

No more than one 32 square foot and 30' in height directly or indirectly illuminated FREE STANDING sign should be permitted in front yards referred to in Section 4.05.01 per separate ~~ownership-or~~ development.

STAFF PROPOSAL: Policy Area 5 Amendments

5.03.00

- ~~E-3, C-4 - NEIGHBORHOOD commercial zones (to be adopted by the City)~~
- ~~Existing zoning as pre-existing non-conforming, where applicable.~~

5.04.011

~~Determination by the City that the proposal, as substantiated by the applicant, utilizes the adjoining arterial access and exposure.~~

5.04.012

~~Determination by the City that the use can be accommodated on the specific site without undue physical or visual crowding that would compromise the "edge", "buffer", or "nodal" character of this policy area. (see map.)~~

5.04.013

~~Determination by the City that either there is sufficient transitional area, as designated on the Plan map, between the proposed commercial use to eventually establish a buffer transition to the existing or future residential area adjoining, or determination by the City that the proposed use is of such a transitional nature in itself that no buffer transition will be required between it and the existing or future residential area adjoining.~~

5.04.014

A PROPOSAL FOR A NEIGHBORHOOD COMMERCIAL DEVELOPMENT OR ZONE CHANGE SHALL BE GRANTED IF ALL OF THE FOLLOWING CONDITIONS EXIST:

- A) THE PARCEL CAN BE ADEQUATELY SERVED BY THE MUNICIPAL WATER SUPPLY AND SANITARY SEWER SYSTEMS.
- B) THE RUNOFF GENERATED FROM FUTURE DEVELOPMENT OF THE PARCEL CAN BE ACCOMMODATED WITHOUT CAUSING DAMAGE TO DOWN GRADIENT PROPERTIES.
- C) THE PARCEL SHALL HAVE ADEQUATE INGRESS AND EGRESS TO STREETS TO CITY STANDARDS.
- D) THE PROPSAL CAN MEET ALL APPLICABLE DESIGN STANDARDS IDENTIFIED IN SECTION 5.05.00.

5.05.02

Access - no front yards, as referred to in Section 5.05.01, should be penetrated by NO more than one 45' wide maximum curb-cut driveway per 150' of street frontage. ~~or fraction thereof (i.e., 225' of frontage permitted up to two 45' wide maximum curb-cuts with driveway).~~

5.05.031

No more than one 20 square foot and 20' in height directly or indirectly illuminated FREE STANDING sign should be permitted in front yards referred to in Section 5.05.01 per separate ownership or development.

STAFF PROPOSAL: Policy Area 6 Amendments

6.01.00

AGRICULTURE, CONSERVATION, ~~COMMUNITY-SERVICE~~ OPEN SPACE.

6.02.010

~~Preserve and conserve large tracts of publicly-owned farm-lands (Class I-IV soils) that currently lack public sewer and that help form, by their open character, a community identity for Troutdale by distinguishing Troutdale from surrounding/abutting communities.~~

6.02.020

~~old-age-home---public~~
parks, recreation areas (golf course, etc.) and passively used open space areas.
~~farming, grazing (publicly-owned).~~
other community service uses as may be approved by the City via the "CS", community service district of the zoning ordinance.

6.03.00

- ~~F-2 agricultural (or future agriculturals zones as may be adopted).~~
- MUA 20 - MULTIPLE USE AGRICULTURE
- UF 20 - URBAN FUTURE (INTENDED TO BE USED AS A CONSERVATION AND AGRICULTURAL ZONE).
- S-R - and all "R" zones as pre-existing, non-conforming zones.

THE LOWEST DENSITY SINGLE-FAMILY ZONE (ONE SINGLE-FAMILY DWELLING UNIT PER TEN ACRES) INTENDED TO HOLD LAND IN LOW INTENSITY USE.

- ~~CS as a special override to be attached to the basic zone to permit community service or attendant residential uses.~~

THE BASIC PUBLIC AND KEY FACILITIES ZONE MAY BE USED TO PROVIDE SPACE FOR HEALTH, EDUCATION, RECREATION, SAFETY AND SOCIAL SERVICE FACILITIES. THESE FACILITIES NEED NOT BE FUNDED SOLELY BY LOCAL FUNDS.

6.04.011

- B) ~~creating excessive noise, vehicular traffic, air pollution or other nuisances in the area,~~

- D) THAT ALL APPLICABLE LOCAL, STATE, AND FEDERAL AIR AND WATER QUALITY STANDARDS CAN BE MET.
- E) THE RUNOFF GENERATED FROM ANY FUTURE DEVELOPMENT CAN BE ACCOMMODATED WITHOUT CAUSING DAMAGE TO DOWN GRADIENT PROPERTIES.

6.05.020

Limitations on grading/cut and fill - No site preparation for building or road construction shall encroach on acres of steep topography (20% 30% or greater) nor cause a cut or fill in excess of three feet, except for basement construction, unless specifically approved and accepted by the City. No cut and fill outside of building perimeters shall disturb or cover existing tree root areas.

6.05.031

~~No more than one 32-square-foot and 30'-in-height directly or indirectly illuminated sign shall be permitted in front yards required per 6.05.06 per separate ownership or development.~~

6.05.033

~~Additional illuminated identification signs directing traffic, (entry AND exit) and tenant identification may be approved by the City but should be no larger than four square feet nor taller than six feet (6').~~

6.05.034

~~Additional illuminated identification signs may be permitted on buildings in this district provided such signs are attached to the building and do not project above the basic roof or eave line of the building or project more than 18" from the face of the exterior wall of the building.~~

~~6.05.040~~

~~A minimum of 20% of any specific site area shall be landscaped, exclusive of the yard area required in Section 6.05.060 and any landscaped area in a parking lot.~~

6.05.040

All COMMUNITY SERVICE building shall have a maximum of 5' of landscaping between the exterior walls and any paved or

parking areas, exclusive of paved pedestrian entranceways. Such landscaping shall include ground covers, shrubs, and decorative or ornamental trees. All automobile parking areas shall be separated into bays of no more than 20 vehicles with an intervening planter. Such intervening planter shall be a minimum of five feet (5') wide and 17' long. These standards shall provide a minimum of 200 sq. ft. of planting per 20 cars within the parking area. Each parking planter shall have a minimum of one major structural tree and appropriate ground cover.

6.05.05

Greenway and floodway areas diagrammed on the Plan map are intended to represent the abrupt and noticeable changes in slope that mark the edge of Beaver Creek Canyon, the Sandy River, AND ARATA CREEK. Specific determination of these lines or boundaries shall be made at the time of development proposal for the respective properties based on topographic maps, field survey, and actual site investigation. ~~No development within these areas shall be permitted, except as deemed appropriate by the City.~~

NEW DEVELOPMENT, EXPANSION OF EXISTING DEVELOPMENT, OR RESUBDIVISION SHALL BE PERMITTED IN GREENWAY AND FLOODPLAIN AREAS, SUBJECT TO THE FOLLOWING GUIDELINES.

IN DETERMINING WHETHER USES OR DEVELOPMENT IN DESIGNATED GREENWAY OR FLOODWAY AREAS WILL BE ALLOWED, OR TO WHAT EXTENT, THE CITY SHALL USE THE FOLLOWING GUIDELINES:

- 1) RESIDENTIAL USES SHALL BE PERMITTED ON THOSE LANDS WHICH HAVE ALREADY RECEIVED PRELIMINARY PLAT APPROVAL FOR SUCH USES PRIOR TO THE ADOPTION OF THIS PLAN, PROVIDING THAT CITY SERVICES (SEWER AND WATER) ARE AVAILABLE AND THAT NO DEVELOPMENT WILL OCCUR ON 30 PERCENT SLOPE OR GREATER OR BE SITUATED WITHIN A FLOODWAY (BEAVER CREEK, SANDY RIVER, ARATA CREEK). THE DEVELOPMENT OF THESE LOTS SHALL MEET THE DESIGN STANDARDS OF SECTION 1.05.00.
- 2) NO NEW SUBDIVISION OR PARTITIONS OF LAND OR RESUBDIVISION OF EXISTING DEVELOPMENT SHALL BE APPROVED BY THE CITY IN AREAS DESIGNATED GREENWAY OR FLOODWAY WHEN ONE OF THE FOLLOWING CONDITIONS EXIST:
 - A) THE SLOPE OF THE LAND (TOPOGRAPHY) IS 30 PERCENT OR GREATER.
 - B) THE PROPERTY CANNOT BE SERVED BY MUNICIPAL SEWER AND WATER.
 - C) THE PROPERTY CANNOT BE SERVED BY A PUBLICLY DEDICATED STREET OR ROADWAY WITH A RIGHT-OF-WAY WIDTH AND STREET IMPROVEMENT STANDARD ACCEPTABLE TO THE CITY.

- D) THE GRADING AND SITE PREPARATION CANNOT BE ACCOMPLISHED WITHOUT ENCROACHING ON GROUND SLOPE OF 30 PERCENT OR MORE AND WITHOUT CREATING A CUT OR FILL IN EXCESS OF 3 FEET EXCEPT FOR BASEMENT CONSTRUCTION LESS SPECIFICALLY APPROVED BY THE CITY.
- E) THE PROPERTY IS SITUATED IN THE FLOODWAY OF THE BEAVER CREEK CANYON, SANDY RIVER AND ARATA CREEK.
- 3) NO NEW SUBDIVISION OR PARTITIONS OF LAND, OR RESUB-DIVISION OF EXISTING DEVELOPMENT SHALL BE APPROVED ON CONSTRAINED LAND (I.E., LAND SITUATED ON 15 TO 30 PERCENT SLOPE OR WITHIN THE FLOODWAY FRINGE OF BEAVER-CREEK CANYON, THE SANDY RIVER, OR ARATA CREEK) UNLESS THE MOST RESPONSIBLE DESIGN, MANAGEMENT AND CONSTRUCTION TECHNIQUES ARE EMPLOYED TO MINIMIZE HAZARDOUS CONDITIONS. THE DENSITY ALLOWED NORMALLY WILL BE REDUCED ON PROPERTY SITUATED ON STEEP SLOPES (SLOPES BETWEEN 15 TO 30 PERCENT) AS PER THE STANDARDS OF THE CITY ZONING ORDINANCE. THE TYPE OF CONSTRUCTION ALLOWED IN THE FLOODWAY FRINGE AREAS OF BEAVER CREEK CANYON, THE SANDY RIVER, AND ARATA CREEK SHALL BE GOVERNED BY THE STANDARDS OF THE HUD FLOOD INSURANCE PROGRAM, THE UNIFORM BUILDING CODE, AND THE CITY ZONING ORDINANCE.

6.05.060

Yards - All COMMUNITY SERVICE uses fronting on a public street shall have a landscaped front yard of at least 20' in depth from the front property line to the nearest parking or building improvement. Such landscaped yard area shall be planted with a minimum of one major structural specie tree (18" or greater trunk caliper or 50' or greater in height at maturity) spaced a maximum of 30 feet apart. The remaining yard ground area shall be planted with low maintenance ground covers (Knick-a-Knick, Hahn's Ivy, Oregon Grape, Juniper, etc.). Actual tree and ground cover specie are subject to City approval.

7.01.00 TITLE: COUNTY FARM

7.02.00 DESCRIPTION AND USES PERMITTED:

THIS IS A POLICY AREA DESIGNED TO PRESERVE AND CONSERVE A LARGE TRACT OF "FUTURE URBANIZABLE" PUBLICLY OWNED FARM LAND (THE COUNTY FARM SITE) THAT CURRENTLY LACKS CITY SEWER AND WATER SERVICE. THIS POLICY AREA DESIGNATION IS INTENDED TO BE AN INTERIM SHORT TERM DESIGNATION. MORE INTENSE POLICY AREA DESIGNATION(S) SHALL BE APPLIED. AFTER FURTHER STUDY AND SUBSEQUENT RESOLUTION OF THE FOLLOWING ISSUES:

- A) CAPABILITY OF THE CITY TO EXTEND VARIOUS LEVELS OF URBAN SERVICE TO THE SITE;
- B) DETERMINATION OF THE LONG TERM ENVIRONMENTAL, ECONOMIC, SOCIAL AND ENERGY CONSEQUENCES OF LAND USE ALTERNATIVE TO THE CITY AND REGION; AND,
- C) COMPATABILITY OF ALTERNATIVE LAND USE WITH EXISTING AND PROPOSED ADJACENT LAND USES.

7.03.00 ANTICIPATED ZONING:

- SR - THE LOWEST DENSITY SINGLE-FAMILY ZONE (ONE SINGLE-FAMILY DWELLING UNIT PER TEN ACRES) INTENDED TO HOLD LAND IN LOW INTENSITY USE UNTIL ALL FURTHER STUDY HAS BEEN COMPLETED.

7.04.00 DESIGN STANDARDS:

THE FOLLOWING DESIGN STANDARDS SHALL APPLY TO ALL USE PROPOSALS IN THIS AREA.

7.04.01 GREENWAY AND FLOODWAY AREAS DIAGRAMMED ON THE PLAN MAP ARE INTENDED TO REPRESENT THE ABRUPT AND NOTICEABLE CHANGES IN SLOPE THAT MARK THE EDGE OF BEAVER CREEK CANYON, THE SANDY RIVER, AND ARATA CREEK. SPECIFIC DETERMINATION OF THESE LINES OR BOUNDARIES SHALL BE MADE AT THE TIME OF DEVELOPMENT PROPOSAL FOR THE RESPECTIVE PROPERTIES BASED ON TOPOGRAPHIC MAPS, FIELD SURVEY, AND ACTUAL SITE INVESTIGATION. NEW DEVELOPMENT, EXPANSION OF EXISTING DEVELOPMENT, OR RESUBDIVISION SHALL BE PERMITTED IN GREENWAY AND FLOODPLAIN AREAS, SUBJECT TO THE FOLLOWING GUIDELINES.

IN DETERMINING WHETHER USES OR DEVELOPMENT IN DESIGNATED GREENWAY OR FLOODWAY AREAS WILL BE ALLOWED, OR TO WHAT EXTENT, THE CITY SHALL USE THE FOLLOWING GUIDELINES:

- 1) RESIDENTIAL USES SHALL BE PERMITTED ON THOSE LANDS WHICH HAVE ALREADY RECEIVED PRELIMINARY PLAT APPROVAL FOR SUCH USES PRIOR TO THE ADOPTION OF THIS PLAN, PROVIDING THAT CITY SERVICES (SEWER AND WATER) ARE AVAILABLE AND THAT NO DEVELOPMENT WILL OCCUR ON 30

PERCENT SLOPE OR GREATER OR BE SITUATED WITHIN A FLOODWAY (BEAVER CREEK, SANDY RIVER, ARATA CREEK). THE DEVELOPMENT OF THESE LOTS SHALL MEET THE DESIGN STANDARDS OF SECTION 1.05.00.

- 2) NO NEW SUBDIVISION OR PARTITIONS OF LAND OR RESUBDIVISION OF EXISTING DEVELOPMENT SHALL BE APPROVED BY THE CITY IN AREAS DESIGNATED GREENWAY OR FLOODWAY WHEN ONE OF THE FOLLOWING CONDITIONS EXIST:
- A) THE SLOPE OF LAND (TOPOGRAPHY) IS 30 PERCENT OR GREATER.
 - B) THE PROPERTY CANNOT BE SERVED BY MUNICIPAL SEWER AND WATER.
 - C) THE PROPERTY CANNOT BE SERVED BY A PUBLICLY DEDICATED STREET OR ROADWAY WITH A RIGHT-OF-WAY WIDTH AND STREET IMPROVEMENT STANDARD ACCEPTABLE TO THE CITY.
 - D) THE GRADING AND SITE PREPARATION CANNOT BE ACCOMPLISHED WITHOUT ENCROACHING ON GROUND SLOPE OF 30 PERCENT OR MORE AND WITHOUT CREATING A CUT OR FILL IN EXCESS OF 3 FEET EXCEPT FOR BASEMENT CONSTRUCTION UNLESS SPECIFICALLY APPROVED BY THE CITY.
 - E) THE PROPERTY IS SITUATED IN THE FLOODWAY OF THE BEAVER CREEK CANYON, SANDY RIVER AND ARATA CREEK.
- 3) NO NEW SUBDIVISION OR PARTITIONS OF LAND, OR RESUBDIVISION OF EXISTING DEVELOPMENT SHALL BE APPROVED ON CONSTRAINED LAND (I.E., LAND SITUATED ON 15 TO 30 PERCENT SLOPE OR WITHIN THE FLOODWAY FRINGE OF BEAVER-CREEK CANYON, THE SANDY RIVER, OR ARATA CREEK) UNLESS THE MOST RESPONSIBLE DESIGN, MANAGEMENT AND CONSTRUCTION TECHNIQUES ARE EMPLOYED TO MINIMIZE HAZARDOUS CONDITIONS. THE DENSITY ALLOWED NORMALLY WILL BE REDUCED ON PROPERTY SITUATED ON STEEP SLOPES (SLOPES BETWEEN 15 TO 30 PERCENT) AS PER THE STANDARDS OF THE CITY ZONING ORDINANCE. THE TYPE OF CONSTRUCTION ALLOWED IN THE FLOODWAY FRINGE AREAS OF BEAVER CREEK CANYON, THE SANDY RIVER, AND ARATA CREEK SHALL BE GOVERNED BY THE STANDARDS OF THE HUD FLOOD INSURANCE PROGRAM, THE UNIFORM BUILDING CODE, AND THE CITY ZONING ORDINANCE.

7.02.02

IN THE EVENT AFTER FURTHER STUDY IT IS DETERMINED THAT ALL OR A PORTION OF THE COUNTY FARM SITE SHOULD BE DESIGNATED POLICY AREA I (RESIDENTIAL) THE FOLLOWING CONDITIONS SHALL BE MET.

- A) THE OVERALL DENSITY OF RESIDENTIAL DESIGNATED AREAS SHALL ALLOW FOR A MINIMUM OF EIGHT (8) UNITS PER ACRE.
- B) AN AMPLE SUPPLY OF "TRANSITIONAL" AREA SHALL BE DESIGNATED TO ALLOW OPPORTUNITY FOR A MIX OF 60% MULTI-FAMILY TO 40% SINGLE-FAMILY DWELLING UNITS.