

ORDINANCE NO. 87-498-0

AN ORDINANCE ADOPTING THE CITY'S DEVELOPMENT STANDARDS AND REPEALING ORDINANCES NO. 272, 278, 282, 444, 452 AND 453 AND OTHER ORDINANCES FOUND TO BE IN CONFLICT.

WHEREAS, the Development Standards are a supplement to the Development Ordinance, and

WHEREAS, the Development Standards are the result of the efforts of the Citizen Advisory Committee, Planning Commission and City Council to simplify and streamline the City's land use and development regulations, and

WHEREAS, the Development Standards have been subjected to citizen review and public hearings, and

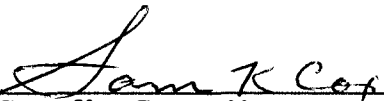
WHEREAS, the City Council has stated its intention to have land use regulations which are clear, simple and straightforward, to help encourage and facilitate development within the planning area and to protect and preserve the City's environment, natural resources and historical heritage.

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

The City Council of the City of Troutdale does adopt the City's Development Standards (Exhibit A) and repeals Ordinances No. 272, 278, 282, 444, 452 and 453.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS FOURTEENTH DAY OF JULY 1987.

YEAS	<u>5</u>
NAYS	<u>0</u>
ABSTENTION	<u>0</u>



Sam K. Cox, Mayor
Date Signed: JULY 15, 1987

ATTEST:



Valerie J. Raglione
City Recorder

CD19|41

DEVELOPMENT STANDARDS

CHAPTER 1. INTRODUCTION

S1.010 Title. This ordinance shall be known as the Troutdale Development Standards.

S1.012 Scope of Regulations.

- A. This document contains standards applicable to development. The Development Standards document is used primarily in conjunction with the Development Ordinance. Its provisions pertaining to public facilities also are used in conjunction with the capital improvement program unless the City expressly adopts other standards for a project that is being carried out by the City.
- B. If there is a conflict between a provision of this Development Standards document and a requirement of the Development Ordinance, or a requirement adopted under an approval procedure of the Development Ordinance, the requirement resulting from application of the Development Ordinance shall apply.
- C. The standards established by this initial enactment shall be revised and extended as specified in this document and by decisions authorized by the Development Ordinance and other ordinances of the City.

S1.014 Severability.

The provisions of this document are severable. If a section, sentence, clause or phrase of this document is adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this document.

CHAPTER 2. SITE ORIENTATION

S2.010 Basic Characteristics of a Residential Site.
Except as otherwise provided by S2.030, a lot or parcel to be developed for residential use shall comply with the following:

- A. In a location that will not be served by a public sewer, a lot or parcel shall have sufficient size to permit compliance with the requirements of the Department of Environmental Quality for sewage disposal by septic tank and tile field and permit continued reliance on that method of sewage disposal. If the location will not be served by a community water system, a lot or parcel shall have sufficient additional size to permit an on-site water supply for each lot or parcel without conflict between water supply and sewage disposal facilities.
- B. The size, width, shape and orientation of the lot or parcel shall provide a building site that is appropriate in relation to adjacent land divisions, flood and other hazard conditions and the environmental protection requirements of the Development Ordinance and this document.
- C. The lot or parcel width at the front building line shall meet the requirements of the Development Ordinance and Development Standards and shall abut a public street other than an alley for a width of at least 20 feet. A street frontage of not less than 15 feet is acceptable in the case of a flag (panhandle) parcel resulting from the division of an unusually deep land parcel which is of a size to warrant division into not over two parcels.
- D. As far as practical, the side property line of a lot or parcel shall run at right angles to the street upon which it faces, except that on a curved street the side property line shall be radial to the curve.
- E. Creation of a lot or parcel which abuts two approximately parallel streets shall be avoided. An exception shall be made if the through lot is warranted to overcome a disadvantage of topography and orientation.

If created, an landscaped, fenced or screened easement shall be provided at least 10 feet wide and across which there is no right of access adjacent to a major traffic arterial or nonresidential activity.

S2.016 Dwelling Site in a Flood Plain. In addition to the requirements of S2.010, a dwelling site within the Flood Plain District shall comply with the following standards:

- A. A division of land creating a lot or parcel in a flood hazard area shall have a building site on ground that is at an elevation permitting the building floor elevation to be two feet above the base flood elevation and permitting the abutting street to have a roadway crown elevation not more than one foot below the base flood elevation.
- B. If a subdivision proposal or other proposed new land development involves greater than either 50 lots or five acres, data showing the base flood elevation shall be provided by the applicant unless the information is otherwise available.

S2.020 Nonresidential Site. The standards for a residential lot or parcel shall apply to a nonresidential lot or parcel unless the development application is for construction of a structure that can otherwise meet the requirements of the Development Ordinance.

S2.030 General Exception to Lot Size Standards. If, at the time of adoption of these standards, a lot, or the aggregate of contiguous lots or parcels held in a single ownership, has an area or dimension which does not meet size requirements, the lot or aggregate holdings may be developed subject to all other requirements, and providing, if there is an area deficiency, residential use shall be limited to a single-family residence.

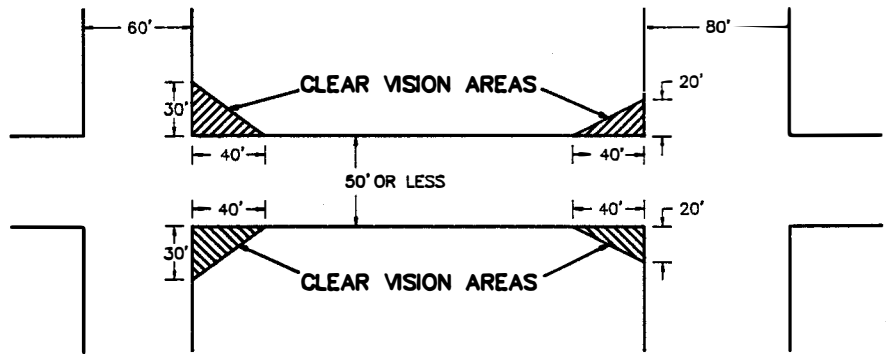


Figure 2.012a

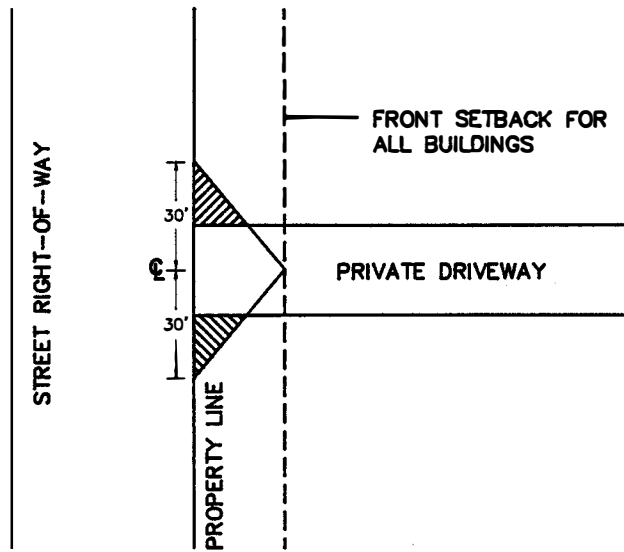
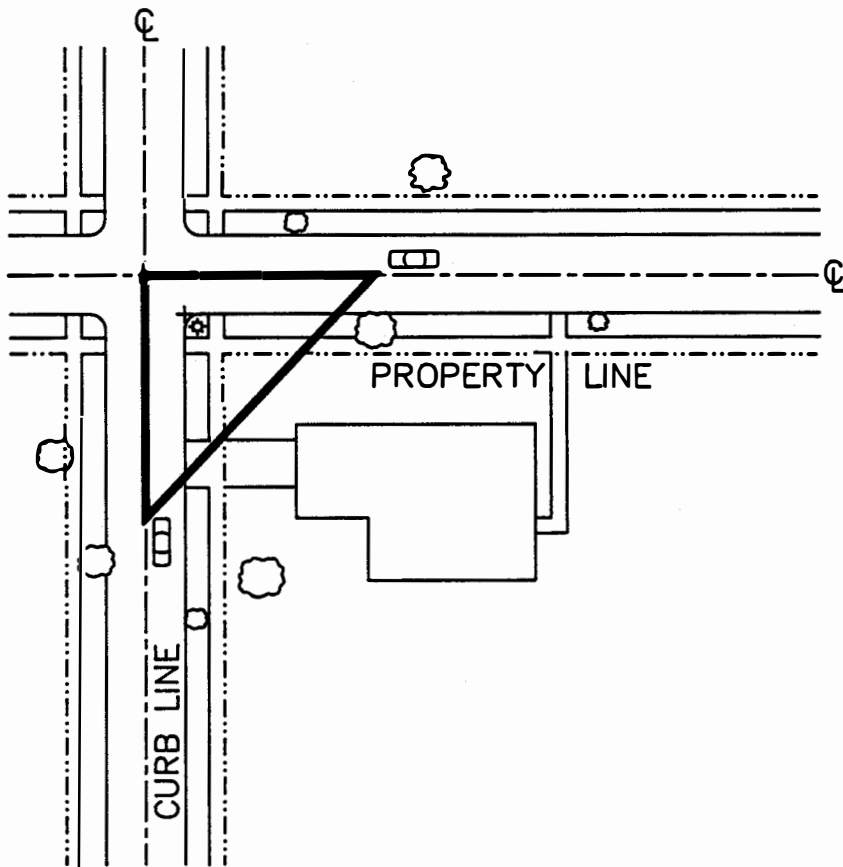


Figure 2.012b



THE SIGHT TRIANGLE

Figure 2.012c

CHAPTER 3. SITE ORIENTED IMPROVEMENTS

S3.010 Grading of Building Site. The grading of a building site shall conform to the standards contained in Chapter 70 of the latest edition of the Uniform Building Code published by the International Conference of Building Officials and amended by the State of Oregon in addition to the requirements of Chapter 4 of this document.

S3.012 Clear Vision Area.

- A. A clear vision area shall be maintained on each corner of property at the intersection of two streets, a street and a railroad, or a driveway and a street. A clear vision area shall contain no planting, fence, wall, other structure, or temporary or permanent obstruction exceeding 3' in height, measured from the top of the curb or, where no curb exists, from the established street center line grade.
- B. The foregoing provision shall not apply to the following:
1. A public utility pole, signal pole, light pole, or other utility appurtenances.
 2. A tree trimmed (to the trunk) to a line at least eight feet above the level of the intersection.
 3. Another plant species of open growth habit that is not planted in the form of a hedge and which is so planted and trimmed as to leave at all seasons a clear and unobstructed cross-view.
 4. A supporting member or appurtenance to a permanent building lawfully existing on the date this document becomes effective.
 5. An official warning sign or signal.
 6. A place where the natural contour of the ground is such that there can be no cross-visibility at the intersection.
 7. A sign mounted ten feet or more above the ground with supports that do not encroach on the clear-vision area.

8. A signalized intersection.

- C. A clear vision area shall consist of a triangular area two sides of which are lot lines for a distance specified in this regulation, or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection and so measured, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two sides (see figures 3.012a and 3.012c).
- D. For driveways which provide vehicular access to a public way, the clear vision area shall be a triangle with its base measured parallel to the public way for 30 feet in both directions from the center of the driveway and the other sides extending toward the apex of the triangle in the center of the driveway where the required front yard setback ends (see figure 3.012b). Nothing in the areas formed by the public right-of-way and the sides of this triangle shall exceed three feet in height above the center line of the public way.
- E. Measurements for the clear vision area shall be as follows:

<u>Measurement</u>	<u>Each lot line</u>
Right-of-way Width	
80 feet	20 feet
60 feet	30 feet
50 feet or less	40 feet

S3.020 Basic Improvements With Site & Design Review. These standards apply to developments other than single-family dwelling units.

- A. The minimum area of a site to be retained in landscaping shall be as follows:
- | | |
|---------------------------------------|-----|
| Multi-Family and Two-Family Dwellings | 25% |
| Neighborhood Commercial | 20% |
| Community Commercial | 15% |
| General Commercial | 15% |
| Central Business District | 10% |

Industrial Park	15%
Light Industrial	15%
General Industrial	10%

- B. In the case of multi-family residential development, usable recreation areas shall be provided for developments containing more than five (5) dwelling units at the rate of two hundred (200) square feet per dwelling unit. Such areas shall be counted as part of the required landscaping. Examples include, but are not limited to, playgrounds, exercise trails, swimming pools, etc.
- C. Except for portions allowed for parking, loading or traffic maneuvering, a required setback area abutting a public street and open area between the property line and the roadway in the public street shall be landscaped. That portion of the landscaping within the street right-of-way shall not count as part of the lot area percentage to be landscaped.
- D. Site-obscuring shrubbery or a berm, wall or fence shall be placed along a property line where appropriate and around an unsightly area such as a trash or equipment storage area or an industrial or heavy commercial activity.
- E. Landscaping shall be irrigated by an underground system except that landscaping certified by a licensed landscape architect as able to survive without irrigation may be excluded. Two-family dwelling units on individual lots are exempt.
- F. An access way to an off-street parking area shall be improved from the public roadway to the parking area to a minimum width of 20 feet or to the full width of any access way that is less than 20 feet. The improvement shall be constructed to the standards for private drives.
- G. Except as provided in section S3.022, the minimum value of landscaping, including that which is in the street right-of-way, shall be two percent of the cost of a development project as determined for the building permit.

Credit may be given for existing vegetation unless it was installed to meet obligations for other continuing development.

H. The ground in all required landscaped areas shall be properly prepared with suitable soil and fertilizer. Specifications shall be submitted with the landscape plans showing that adequate preparation of the top soil and sub-soil will be undertaken prior to the setting of any of the specified planting materials to support the plantings over a long period of time.

I. At least 75% of the required landscaped area shall be planted with a suitable combination of trees, shrubs, or evergreen ground cover. The required 75% coverage shall be accomplished and shall be based on the size of the plant material within a specified time as follows:

1. Trees - Within 5 years from the date of final inspection by the Director.
2. Shrubs - Within 1 year from the date of final inspection by the Director.
3. Ground Covers - At the time of final inspection by the Director.

J. Planting Material:

1. Trees shall be species having an average mature spread of crown of greater than 15 feet and having trunks which can be maintained in a clean condition with over 5 feet of clear wood. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the same so as to create the equivalent of a 15 foot crown spread.
2. Tree species shall be a minimum of 7 feet in overall height immediately after planting. Adjacent to any public right-of-way or easement the following species shall be prohibited: Poplar, Willow, Cottonwood, fruit trees, nut trees, and Ailanthus. Selected conifers may be planted adjacent to public

right-of-ways or easements if approved by the Director. See City's list of recommended tree species.

3. Shrubs shall be a minimum of 2 feet in height when measured immediately after planting. Hedges, where required to screen and buffer off-street parking from adjoining properties shall be planted with an evergreen specie approved by the Director and maintained so as to form a continuous, solid, visual screen at time of planting.
 4. Vines for screening purposes shall be a minimum of 30 inches in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet physical barrier requirements as specified.
 5. Ground covers used in lieu of turf in whole or in part shall be planted in such a manner as to present a finished appearance at time of final inspection by the Building Official. Complete coverage should be achieved within one year.
 6. Turf areas shall be planted in species normally grown as permanent lawns in Troutdale. Acceptable varieties include improved perennial rye and fescues.
- K. Landscaped areas as required by the Development Ordinance or this document may include architectural features or artificial ground covers such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust (medium coarse), decorative hard paving and gravel areas, interspersed with planted areas. However, the exposed area developed with such features shall not exceed 25% of the required landscaped area. Artificial plants are prohibited in any required landscaped area.
- L. In the preparation of landscape plans as required by the Development Ordinance or this document, existing trees with a trunk diameter of 6 inches or greater shall be preserved except when removal is specifically authorized by the Site and Design Review Committee (SDRC).

- M. Detailed Landscape Plan. The applicant shall submit as part of the site plan package a detailed landscape plan for the development depicting existing and proposed trees, shrubs, ground cover, architectural features, and other structures. Proposed plantings shall be designated as to species, quantities, and size at time of planting. Upon review and approval by the Site and Design Review Committee (SDRC), the landscape plan shall act as the official landscape plan for that parcel and part of the approved site plan, and any construction, addition, or extension of the buildings or structures to occur on that site shall be in strict compliance with the approved site plan.

A conference prior to commencement of landscaping and on-site improvements shall be scheduled with the developer and/or landscaper and staff to discuss landscaping details and specifications. Should, at a later date, it be deemed necessary by the property owner to vary from the approved landscape plan, an application shall be filed with the Planning Division requesting an amendment to the approved site plan.

- N. Performance Bond, or Security. If weather conditions or other circumstances beyond the control of the owner make completion of the landscaping impossible, the owner may apply for an extension of up to 6 months by posting "security" equal to 125% of the cost of the landscaping with the City, assuring installation within 6 months. "Security" may consist of a performance bond payable to the City, cash, certified check, time certificates of deposit, assignment of a savings account or other such assurance of access to funds necessary for completion as shall meet the approval of the City Attorney. Upon acceptance by the Director of the approved "security", the owner may be allowed occupancy for a period of 180 days. If the installation of the landscaping improvement is not completed within 6 months, the City shall have access to the security to complete the installation and/or revoke occupancy. Upon completion of the installation, any portion of the remaining security minus administrative charges of 15%

shall be returned to the owner. Costs in excess of the posted security shall be assessed against the property and the City shall thereupon have a valid lien against the property which will come due and payable.

S3.022. Optional Improvements With Site & Design Review. To the extent necessary to meet the criteria for site and design review contained in the Development Ordinance and consistent with the basic requirements of Section S3.020, the reviewing body may impose the following additional requirements on a development subject to site and design review by advising the applicant of the reasons in writing.

- A. An increase in landscaping expenditure but not to exceed five percent of the project cost.
- B. Include as part of the landscaped area, clearances from specified trees, rocks, water ponds or course, or other natural features.
- C. Establish the suitability of the landscape plan by having it prepared by a licensed landscape architect.
- D. Obtain city engineer's approval of a grading and drainage plan for the collection and transmission of storm or ground water.
- E. Establish vehicle and pedestrian access facilities with due consideration to size, location and grade.
- F. Dedicate public street right-of-way, a pedestrian way, or an easement for utilities, a waterway or slope protection.
- G. Install sidewalks.
- H. Support a future street improvement in an agreement that will run with the land.
- I. Modify elements of the design or proposed materials, color, texture or shape of a structure, sign, or other feature of the development, providing the reviewing body finds that a specific design feature is so inappropriate, incongruous with the surrounding area or in some other way sufficiently detrimental to the aesthetics,

property values, general stability or other public welfare concern for the area or the City as a whole that correction is necessary. In requiring modification, an alternate means of solution shall be provided, but the applicant is free to propose other alternatives.

- J. Limit the height of a building that is proposed for over 35 feet or increase a building setback up to an additional 20 feet.
- K. Install an on-site fire hydrant with a protective barricade.
- L. Install lighting for outdoor circulation and parking areas, including approval of the type and placement of the outdoor lighting.
- M. In case of commercial or industrial development, provide access by a frontage road having limited and controlled access onto an arterial street by means of traffic signals, traffic control islands, or other means that will preserve the traffic carrying capacity and safety of the arterial street and that will avoid the cumulative effect of individual access points directly onto the arterial street.
- N. In the case of development that is not required to provide a frontage road, provide access to a street that intersects an arterial street instead of taking access directly from the arterial street in order to preserve the traffic carrying capacity and safety of the arterial street and avoid the cumulative effect of individual access points directly onto the arterial street.

CHAPTER 4. OFF-STREET PARKING AND LOADING

S4.010 Off-Street Parking Required. Off-street parking and loading space shall be provided for all development requiring a development or building permit. The provision for and maintenance of off-street parking and loading facilities shall be a continuing obligation of the property owner. No development or building or any other required permit for a structure or use under this or any other applicable rule, ordinance, or regulation shall be issued with respect to off-street parking and loading, or land served by such facilities until satisfactory evidence is presented that the property is, and will remain, available for the designated use as a parking or loading facility.

S4.012 Minimum Off-Street Parking Space Requirements. The minimum off-street parking space requirements are as follows:

A. Residential uses

Single family dwelling	2 per dwelling unit
Multi-family dwelling	3 per 2 dwelling units
Sorority, fraternity or dorm	1 per 2 occupants
Residential hotel, rooming boarding house or club	2 per 3 guest rooms
Hotel or motel	1 per guest room or suite, plus 1 per 2 employees
Mobile home park	1 per mobile home site, plus 1 per site for guest parking at a convenient location
Planned development	In addition to the requirements for dwelling units, 1 per 2 units for guest parking at a convenient location

B. Commercial uses

General retail or personal service	1 per 200 sq.ft. floor area
Shopping Centers	1 per 225 sq.ft. floor area
Furniture/appliance store	1 per 500 sq.ft. floor area
Auto, boat or trailer sales or nursery	1 per 1,000 sq.ft. floor area, plus 1 per 2 employees
Barber shop or beauty parlor	1 per 100 sq.ft. floor area
General, professional or banking office	1 per 300 sq.ft. floor area
Medical or dental office or clinic	1 per 200 sq.ft. floor area
Eating or drinking establishment	1 per 100 sq.ft. floor area
Theater, gymnasium, race-track, stadium or similar use	1 per 4 seats or 8 ft. bench length
Bowling alley	2 per lane
Skating rink or dance hall	1 per 100 sq.ft. floor area, plus 1 per 2 employees
Amusement park	1 per 1,000 sq.ft. floor area, plus 1 per 2 employees
Service station	1 per 2,000 sq.ft. lot area

C. Institutional, public and semi-public use

Child care center or kindergarten	1 per 2 employees, plus 1 per 5 children
School, elementary or junior high	2 per teacher

School, high school	2 per classroom, plus 1 per 10 students
College, university or trade school	2 per classroom, plus 1 per 5 students
Library	1 per 400 sq.ft. floor area, plus 1 per 2 employees
Church, chapel, mortuary, auditorium	1 per 4 seats or 7 ft. bench length
Nursing or convalescent home	1 per 2 beds for patients and residents
Hospital	3 per 2 beds
Golf Course	8 per hole

D. Industrial Uses.

Storage, warehouse, or manufacturing establish- ment; air, rail or trucking freight terminal	1 per employee on largest shift
Public utility (gas, water, telephone, etc.)	1 per 2 employees on largest shift, plus 1 per company vehicle

E. Requirements for a building or development not specifically listed herein shall be determined based upon the requirements of comparable uses listed.

S4.014 Off-Street Parking Restrictions.

- A. Parking spaces in a public street, including an alley, shall not be eligible as fulfilling any part of the parking requirements.
- B. Except for residential uses, required parking facilities may be located on a adjacent parcel of land or separated only by an alley, provided the adjacent parcel is maintained in the same ownership as the use it is required to serve. Except for industrial uses, required parking shall not be located in a required front or side yard setback area abutting a public street.

- C. In the event that several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements for the several uses computed separately.
- D. Required parking facilities of two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that it can be shown by the owners or operators that the need for the facilities does not materially overlap (e.g., uses primarily of a daytime vs. nighttime nature) and provided that such right of joint use is evidenced by a deed, lease, contract, or similar written instrument establishing such joint use.
- E. Required parking shall be available for parking of operable passenger vehicles of residents, customers and employees only, and shall not be used for the storage or display of vehicles or materials.
 - 1. Such space shall not be rented by the day or part thereof.
 - 2. Such space, if uncovered, shall be paved in accordance with the provisions of the building regulations.
- F. In residential zoning districts, no overnight parking of trucks or other equipment on wheels or tracks exceeding one-ton capacity used in the conduct of a business activity shall be permitted except vehicles and equipment necessary for farming and truck gardening on the premises where such use is permitted.
- G. Public Transit Facilities. Commercial and industrial firms which employ 25 or more permanent full-time employees and are served by public transit may have to provide a shelter at the transit loading site. These shelters shall provide at least four seating spaces and adequate protection from the weather. New firms which are not served by public transit will not be required to provide such shelter until they are served by public transit.

S4.016 Off-Street Parking Plan. A plan drawn to scale, indicating how the off-street parking and loading requirement is to be fulfilled, shall accompany the application for a development permit. The plan shall show all those elements necessary to indicate that these requirements are being fulfilled and shall include but not be limited to:

- A. Delineation of individual parking spaces.
- B. Circulation area necessary to serve spaces.
- C. Access to streets, alleys, and properties to be served.
- D. Curb cuts.
- E. Dimensions, continuity and substance of screening.
- F. Grading, drainage, surfacing and subgrading details.
- G. Delineations of all structures or other obstacles to parking and circulation on the site.
- H. Specifications as to signs and bumper guards.

S4.018 Off-Street Parking Construction. Required parking spaces shall be improved and available for use at the time of final building inspection.

S4.020 Design Requirements for Off-Street Parking. Driveways and turnarounds providing access to parking areas shall conform to the following provisions:

- A. A driveway for a single or two family dwelling shall have a minimum width of ten feet.
- B. Except for a single or two family dwelling, groups of more than three parking spaces shall be provided with adequate aisles or turnaround areas so that all vehicles may enter the street in a forward manner.
- C. Except for a single or two family dwelling, more than three parking spaces shall be served by a driveway designed and constructed to facilitate the flow of traffic on and off the

site, with due regard to pedestrian and vehicle safety, and shall be clearly and permanently marked and defined. In no case shall two-way and one-way driveways be less than twenty feet and twelve feet respectively.

- D. Driveways, aisles, turnaround areas and ramps shall have a minimum vertical clearance of twelve feet for their entire length and width but such clearance may be reduced in parking structures.
- E. Service drives to public streets shall have a minimum vision clearance area formed by the intersection of the driveway centerline, the street right-of-way line, and a straight line joining said lines through points thirty feet from their intersection (See Figure 3.012b). No obstruction over twenty-four inches in height that has a cross section over twelve inches shall be permitted in such area.
- F. The following off-street parking development and maintenance shall apply in all cases:
 - 1. Parking areas, driveways, aisles and turnarounds shall be paved with concrete, asphaltic or comparable surfacing, constructed to city standards for off-street vehicle areas.
 - 2. Parking areas, aisles and turnarounds shall have provisions made for the on-site collection of drainage waters to eliminate sheet flow of such waters onto sidewalks, public rights-of-way, and abutting private property.
 - 3. Approaches shall be paved with concrete surfacing constructed to city standards. In the event that a street is not paved, the approach may be maintained to the same standard as the street until the street is paved.
 - 4. Standard size parking spaces shall be at least 162 sq.ft. in area; Compact size parking spaces shall be 128 sq.ft. in area.
 - 5. Spaces shall be permanently and clearly marked.

6. Wheel stops and bumper guards shall be provided where appropriate for spaces abutting a property line or building, and no vehicle shall overhang a public right-of-way or other property line.
7. Where parking abuts a public right-of-way, a wall or screen planting shall be provided sufficient to screen the parking facilities but without causing encroachment into vision clearance areas. Except in residential areas, where a parking facility or driveway is serving other than a one or two family dwelling and is located adjacent to residential, agricultural or institutional uses, a site-obscuring fence, wall or evergreen hedge shall be provided on the property line. Such screening shall be maintained in good condition and protected from being damaged by vehicles using the parking area.
8. Except for a residential development which has landscaped yards, parking facilities shall include landscaping to cover not less than ten (10) percent of the area devoted to parking facilities. The landscaping shall be uniformly distributed throughout the parking area and may consist of trees, shrubs, ground cover or related material.
9. Artificial lighting which may be provided shall be deflected so as not to shine directly into adjoining dwellings or other types of living units and so as not to create a hazard to the public use of a street.
10. All parking areas of less than twenty (20) parking spaces shall have one (1) handicapped parking space. Parking areas with more than twenty (20) spaces shall provide one (1) handicapped parking space for every fifty (50) standard parking spaces.

11. All parking areas shall be divided into bays of not more than twenty (20) parking spaces. Between, and at the end of each parking bay, there shall be planters which have a minimum width of five (5) feet and be at least seventeen (17) feet in length. Each planter shall contain one major structural tree and ground cover which has been deemed appropriate by the Director. Truck loading areas need not comply with the preceding requirements.
12. Parking areas shall be separated from the exterior wall of a structure, exclusive of paved pedestrian entrance ways, by a five (5) foot strip of landscaping.
13. Parking areas, which abut a residential or apartment district, shall meet the building setback of the most restrictive adjoining residential or apartment district.
14. Adjoining a residential or apartment district there shall be a sight obscuring planting which is at least eighty (80) percent opaque when viewed horizontally from between two (2) and eight (8) feet above average ground level. The planting shall be composed of materials which are an adequate size so as to achieve the required degree of screening within twelve months after installation.
15. Parking areas shall be setback from a lot line adjoining a street. The setback area shall be landscaped. Parking spaces along the outer boundaries of a parking lot shall be contained by a curb at least four inches high and set back a minimum of four and one-half feet from the property line. A bumper rail may be substituted for a curb.
16. All parking area setbacks shall be landscaped with major trees, shrubs and ground cover as approved by the Site and Design Review Committee.

17. Groups of more than four parking spaces shall be permanently marked and so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley.
18. Up to 35% of required parking spaces may be provided for compact cars.
19. Size.
 - a. The standard size of a parking space shall be nine (9) feet by eighteen (18) feet.
 - b. The compact size of a parking space shall be eight (8) feet by sixteen (16) feet.
 - c. Handicapped parking spaces shall be thirteen (13) feet by eighteen (18) feet.
 - d. For parallel parking the length of the parking space shall be increased to twenty-two (22) feet.
20. Aisles shall not be less than:
 - a. 25' in width for 90° parking
 - b. 20' in width for 60° parking
 - c. 20' in width for 45° parking
 - d. 12' in width for parallel parking on one side
 - e. 16' in width for parallel parking on both sides

S4.022 Loading Facilities.

- A. The minimum area required for commercial and industrial loading spaces is as follows:
 1. 250 sq.ft. for buildings of 5,000 to 20,000 sq.ft. of gross floor area.
 2. 500 sq.ft. for buildings of 20,000 to 50,000 sq.ft. of gross floor area.

3. 750 sq.ft. for buildings in excess of 50,000 sq.ft. of gross floor area.
- B. The required loading area shall not be less than ten feet in width by twenty-five feet in length and shall have an unobstructed height of fourteen feet.
 - C. Loading areas shall be screened from public view from public streets and adjacent properties.
 - D. Required loading facilities shall be installed prior to final building inspection and shall be permanently maintained as a condition of use.
 - E. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of a school having a capacity greater than twenty-five students.

CHAPTER 5. ENVIRONMENTAL PROTECTION

S5.010 Standards for Area Protection. When the imposition of discretionary standards is authorized to avoid detrimental environmental impacts or to protect the best interest of the surrounding development or the community as a whole, the standards may include those which accomplish the following:

- 1) Limit the manner in which the use is conducted including restricting the time a certain activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
- 2) Establish a special yard or other open space or lot area or dimension.
- 3) Limit the height, size or location of a building or other structure.
- 4) Designate the size, number, location and nature of vehicle access points.
- 5) Increase the amount of street dedication, roadway width or improvements within the street right-of-way.
- 6) Designate the size, location, screening, drainage, surfacing or other improvement of a parking area or truck loading area.
- 7) Limit or otherwise designate the number, size, location, height and lighting of signs.
- 8) Limit the location and intensity of outdoor lighting and require its shielding.
- 9) Require diking, screening, landscaping or another facility to protect adjacent or nearby property and designate standards for its installation and maintenance.
- 10) Designate the size, height, location and materials for a fence.
- 11) Protect and preserve existing trees, vegetation, water resource, wildlife habitat or another significant natural resource.

- 12) Make any other condition to permit the development of the City in conformity with the intent and purpose for avoiding detrimental environmental impacts or protecting the best interests of the surrounding development or the community as a whole.

CHAPTER 6. LAND DIVISION STANDARDS

S6.011 Tentative Plan Sketch. The applicant shall submit to the Director a tentative sketch of the proposed development along with or subsequent to submitting a formal application to the Planning Division. The sketch shall be drawn at a scale not less than one inch equals two hundred feet or greater than one inch equals fifty feet. A scale of one inch equals one hundred feet is preferred. The scale of the drawing shall be noted on the sketch and a north arrow shall be included along with the following:

- A. Names and rights-of-way widths of all streets within 150' of the proposed development.
- B. Ground elevations shown by contour lines at two foot vertical intervals for ground slopes of less than 10 percent, and at ten foot vertical intervals for ground slopes exceeding 10 percent.
- C. Proposed land uses, and number of units by type of units.
- D. Natural features (such as trees, streams, and rock outcroppings).
- E. Approximate size of lots.
- F. Proposed street pattern.
- G. All contiguous holdings of the owner including land in the "same ownership," as defined herein, with an indication of the portion which is proposed to be divided, and accompanied by an affidavit of ownership.
- H. All property lines within 250' of the proposed development.

S6.012 Tentative Plan For A Subdivision. The applicant shall prepare 20 copies of a Tentative Plan, together with 20 copies of any other supplementary material as may be required to indicate the general program and objectives of the project. The preceding, along with a completed application and payment of fees, shall be submitted to the Planning Division.

1. Scope. The Tentative Plan need not be a finished drawing, but it should characterize all relevant graphic data to scale.
2. Format. The Tentative Plan shall be drawn on a sheet 18 x 24 inches in size and at a scale of one inch equals one hundred feet.
3. Data Requirements.
 - a. Proposed name. The proposed name cannot duplicate or resemble the name of any other subdivision in Multnomah County.
 - b. Scale of drawing, north arrow, and date.
 - c. Location of the subdivision by section, township and range, and a legal description sufficient to define the location and boundaries of the proposed tract.
 - d. A vicinity map, showing adjacent property boundaries and how the proposed streets may be extended to connect to existing streets.
 - e. Names, addresses, and telephone numbers of the owner or owners of the property, designer of the subdivision, the engineer or surveyor, and the date of the survey.
 - f. Names and addresses of the legal owners of immediately adjacent properties.
4. Existing Conditions.
 - a. Streets: location, names, present paved widths, alleys, and rights-of-way on and abutting the tract.
 - b. Easements: location, widths, purpose of all existing easements of record on and abutting the tract.
 - c. Utilities: location of storm services, sanitary sewers and water lines on and abutting the tract. If water mains and sewers are not on or abutting the tract, indicate the direction and distance to the nearest ones.

- d. Ground elevations shown by contour lines at two foot vertical intervals for ground slopes of less than 10 percent, and at ten foot vertical intervals for ground slopes exceeding 10 percent. Such ground elevation shall be related to some established bench mark or other datum approved by the City engineer.
- e. Trees: location of all existing trees, 6" diameter or larger, and other significant wooded areas on the tract.
- f. Other natural features such as marshes, rock outcroppings, cultivated fields, etc.
- g. The location of at least one temporary bench mark within the tract boundaries.
- h. Water courses on and abutting the property; approximate location of areas subject to inundation by water, and the location, width, and direction of flow of all water courses.
- i. Existing uses of the property, including scaled location and present use of all existing structures to remain on the property after platting.

5. Proposed Improvements.

- a. Streets: location, right-of-way widths, approximate radii of curves, and grades.
- b. Easements: location, width, and purpose of all easements.
- c. Lots and parcels: approximate dimensions of all lots and parcels, minimum lot and parcel size, and proposed lot and block numbers.
- d. Proposed land use and number of units by type of unit.
- e. All parcels of land intended to be dedicated or reserved for public use, with the purpose, condition, or limitations of such reservations clearly indicated.

- f. Proposed sanitary and storm sewers, and water system.
6. Supplemental Information. Partial Development. If the subdivision proposal pertains to only part of a tract owned or controlled by the applicant or is within an area surrounded by undeveloped parcels, the Director may require a sketch of a tentative layout of streets in the undivided portion.

S6.013 Final Plat.

- A. Following approval of the Tentative Plan, the applicant shall prepare 12 copies of the Final Plat, together with 12 copies of any other supplementary material as may be required to indicate the general program and objectives of the project.
 1. Format. The final Plat shall be drawn as follows:
 - a. At a scale of one inch equals one hundred feet, with black india ink on standard 18" x 24" 7 mill double matte standard mylar. If more than one sheet is required, the additional sheets shall be numbered and indexed. No portion of the writing or map shall be closer than one inch to the outer edges of the sheet. Two exact copies, certified as being exact duplicates of the original drawing, shall also be prepared for submission. Exact copies shall be on mylar, less than five mills in thickness, and may either be by a permanent photographic process, or acetate ink. Two prints of the plat made from this tracing shall accompany the application for approval of the final plat.
 2. Data Requirements. In addition to that specified by law, the following information shall be shown on the plat:

- a. Reference points of existing surveys identified, related to the plat by distances and bearing, and referenced to a field book or map as follows:
 - 1. Stakes, monuments, or other evidence found on the ground and used to determine the boundaries of the subdivision.
 - 2. Adjoining corners of adjoining subdivisions or partitions.
 - 3. Other monuments found or established in making the survey of the subdivision or required to be installed by State law.
- b. State grid coordinates shown on three prominent points within the development.
- c. The location, width, and centerline of streets and easements intercepting the boundaries of the tract.
- d. Normal flood plain or high water line for any creek or other minor body of water or natural drainage way and the one hundred year flood line of major water bodies.
- e. Tract, block, and lot or parcel boundary lines and street right-of-way and center lines with dimensions, bearings or deflection angles, radii arc points of curvature and tangent bearings. Tract boundaries and street bearings shall be shown to the nearest second with basis of bearings. Distances shall be shown to the nearest 0.01 feet.
- f. The width of the portion of streets being dedicated and the width of existing right-of-way. For streets on curvature, curve data shall be

based on the street center line. In addition to the center line dimensions, the radius, cord distance, bearing, and central angle shall be indicated.

- g. Easements, clearly identified and, if already of record, their recorded reference. If an easement is not definitely located of record, a statement of the easement shall be given. The bearing, and sufficient ties to locate the easement with respect to the subdivision, shall be shown. If the easement is being dedicated by the map, it shall be properly referenced in the owner's certificates of dedication.
- h. Lot numbers beginning with the number "1" and numbered consecutively in each block in subdivision.
- i. Block numbers beginning with the number "1" and continuing consecutively without omission or duplication throughout a subdivision. The numbers shall be of sufficient size and thickness to stand out and so placed as not to obliterate any figure. Block numbers in addition to a subdivision of the same name shall be a continuation of the numbering in the original subdivision.
- j. Identification of land to be dedicated for any purpose, public or private, to distinguish it from lots or parcels intended for sale.
- k. Building setback lines, if any are to be made a part of the subdivision's Deed Restrictions.
- l. The following certificates may be combined where appropriate:
 - 1. A certificate signed and acknowledged by all parties having any record title interest in the land, consenting to the preparation and recording of the plat.

2. A certificate with the seal of and signed by the surveyor responsible for the survey and final map.
3. Supplementary Information. The following information shall accompany the plat:
 - a. A copy of any deed restrictions.
 - b. A copy of any dedication requiring separate documents.
 - c. Warranty deeds conveying property to the City.
 - d. A zoning map depicting the lots in the various zoning districts, if more than one zone is involved in the plat.
 - e. Vacation of existing right-of-way or easements.

6.014 Tentative And Final Plans For Major And Minor Partitions.

- A. Standards for major and minor partitions are essentially the same as for subdivision tentative plans and final plats except the following:
 1. The required size of the plan sheet is 8 1/2 x 11 inches;
 2. Data requirements do not include a "proposed name" for the partition;
 3. "Proposed improvements" need be shown only where applicable; and
 4. Only five (5) copies of tentative and final plans need be submitted.
- B. Standards for major and especially minor partitions may be modified by the Director on a case-by-case basis to reduce or eliminate non-essential requirements.

S.6.016 Performance Guarantee

- A. The applicant at his/her option may elect to complete all required public works improvements and all other improvements required as part of the Tentative Plan and construction drawings approval prior to requesting approval of the Final Plat. In such case, no performance guarantee will be required. All improvements must be completed in accordance with City standards, inspected and accepted by the City prior to approval of the final plat. A warranty of workmanship and materials shall be required per S 6.026(A)2. All improvements shall remain the property of the applicant until formally accepted by the City.
- B. If the applicant should elect to file the partition map or subdivision plat prior to the completion and acceptance of the public works improvements, he/she shall secure a surety bond, present a cashier's check for deposit with the City or place cash in an escrow account with a bonded escrow agent licensed in the State of Oregon as assurance for faith performance of the required improvements of the required improvements and conditions of the development permits. The value of the surety bond, cash deposit or escrow account shall be equal to 110% of the estimated value of the work. All estimates furnished by the applicant shall be verified by the City Engineer.

All financial instruments presented to assure performance shall be reviewed as to form and manner of execution by the City Attorney.

In the event the applicant (subdivider) fails to perform all provisions of the development permit and the City has unreimbursed costs or expenses resulting from such failure to perform, the City shall be authorized to use the cash deposit or escrow funds for reimbursements or to bring an action or claim on the surety or on the surety bond.

If the amount of bond or cash deposit exceeds costs and expenses incurred by the City to perform the provisions of the development

permit upon the applicant's failure to do so, the City shall release the remainder, and, if the amount of the bond or cash deposit is less than the cost and expenses incurred by the City, the applicant shall be liable to the City for the difference.

S.6.018 Project Development Inspection Fee. The applicant shall pay the Project Development Inspection Fee (PDIF) at the time construction drawings are filed with the City for review. When it is anticipated that there will be a delay of more than one year between submission of the construction plans for review and the actual field inspection of the facilities, the City Administrator may provide that only one-half of the PDIF be paid at the time construction drawings are submitted. The balance shall be due before actual commencement of construction.

S.6.020 Design And Data Requirements Of Construction Drawings.

A. General.

No public works improvements shall be constructed prior to approval of formal construction plans by the City. Designs submitted shall be stamped by a Registered Professional Engineer licensed to practice in the State of Oregon.

B. Submittal Requirements.

Submittal requirements include seven (7) sets of design drawings of streets, sanitary sewers, storm sewers, water mains, street lighting and associated details. Where required, site grading plans and erosion control plans shall be submitted. Drainage plans shall be accompanied with calculations (two sets only). Plans shall also include parks and open spaces if public improvements extend into those areas.

C. Design Plan Format.

1. General

- a. Plans shall be submitted on standard sheets having dimensions of 24"x36" or 22"x34".

- b. A vicinity map shall be located on the first sheet of the plans and shall show the location of the project with respect to the nearest collector or arterial level street and major intersection.
- c. A title block shall appear on each sheet of the plan set and shall be placed in the lower right-hand corner, across the bottom edge of the sheet or across the right-hand edge of the sheet. The title block shall include the name of the project, the name and address of the owner and engineering firm and the sheet title.
- d. The seal and signature of the Registered Professional Engineer responsible for preparation of the plans shall appear on each sheet.
- e. A north arrow shall be shown on each plan view sheet of the plans and adjacent to any detail which is not oriented the same as other details on a common sheet. North arrow shall, whenever practical, be pointing to the top or right side of the page.
- f. Engineering scales of one-inch equals 2', 4', 5', or 10' vertically and one-inch equals 10', 20', 40' or 50' shall be used on all drawings except structural or architectural drawings.
- g. Letter size shall not be smaller than 0.10 inches high.
- h. The location and elevation of the nearest NGS, USGS, OSHD or Multnomah County benchmark used as the elevation datum shall be shown or described on the plans. The location of at least one temporary bench mark within the subdivision or partition boundary shall be shown.

- i. The description and date of all revisions to the plans shall be shown on each sheet affected.
- j. A general legend shall be shown at least once for each set of drawings.
- k. Construction notes shall be detailed when appropriate.

2. Plan View Details

- a. Street and drainage details shall be shown on one set of screened development drawings. Sanitary sewer and water main details shall be shown on a separate set of screened drawings.
- b. Plan views shall show all street right-of-way, property lines, tract boundaries and easement lines.
- c. The subdivision or partition lot lines, lot numbers and street names shall be shown.
- d. Location and stationing of all proposed street centerlines including all horizontal curve data and curb returns.
- e. Centerline stationing of all intersecting streets.
- f. Crown lines along portions of streets transitioning from one typical section to another.
- g. Street associated details such as sidewalks, wheelchair ramps, street monuments, pedestrian access way, etc.
- h. Complete drainage details including drain pipe locations, pipe sizes, manholes, dry wells, catch inlets, subsurface drains, and outfall or connection details.

- i. Sanitary sewage collection system showing compliance with the standards of the Oregon DEQ including sewer pipe locations, pipe sizes, manholes, clean outs, and service line locations.
- j. Water distribution system shall be designed as an extension of the existing grid system providing for adequate fire flow and system reliability. Drawings shall show the location of all mains, service lines, meters, valves, fittings, fire hydrants and appurtenances.

3. Profile View.

- a. Original ground line at centerline, left and right curb lines, and left and right right-of-way lines when cross slopes are significant.
- b. Centerline of existing streets for a distance of 300 feet each way at intersection with proposed street.
- c. Vertical alignment of new streets, including stationing, elevations of control points, vertical curve data and longitudinal slopes for centerline and top of curbs.
- d. The top of curb when they deviate from the typical section such as super-elevated sections, offset crown, cul-de-sacs, eyebrows and intersection curb returns.
- e. Extension of the profile of the streets that will be extended in the future (stub streets). The extended profile shall be at least 200 feet for local and collector level streets.
- f. All existing and proposed drainage facilities, their type, all invert and crown elevations, slopes, materials and lengths.

- g. All existing and proposed sanitary and storm lines, their type, all invert elevations, slopes, materials and lengths.
- h. All known utilities which may conflict or interfere with the installation proposed.

S 6.022 Review Process Outline

- A. Pre-Application Conference
- B. Submittal of Application
 - 1. Tentative Plan sketch
 - 2. General Plan and program narrative
 - 3. Supplemental Data
 - 4. Payment of fees
- C. Acceptance of Application or Return for Completion or Supplemental Data
- D. Review of Tentative Plan by Director, staff and affected agencies
- E. Provision for extension of time for review
- F. Approval, denial or approval with conditions by Director for Type I and II land division
- G. Referral to Planning Commission with staff recommendations for Type III land division
- H. Approval, denial or approval with conditions by Planning Commission at scheduled public hearing
- I. Issuance of development permit
- J. Transmittal of tentative plan with conditions to City Engineer
- K. Submittal of construction drawings and PDIF
- L. Approval of construction drawings
- M. Performance Guarantee
- N. Commencement of Construction

- O. Inspection of Improvements
- P. Acceptance of Construction Improvements
- Q. Warranty of Workmanship and Materials
- R. Plat Acceptance (may occur after Item M)

S6.024 Commencement Of Construction.

- A. Prior to commencement of construction, all the following shall be completed:
 - 1. The applicant shall request in writing to the Director that he be allowed to commence construction.
 - 2. The applicant shall have paid all outstanding fees, assessments, and liens on the property, including, but not limited to: sewer or water assessment, and all taxes on any property being deeded to the City or dedicated to the public.
 - 3. The applicant shall have submitted and had the construction drawings approved.
 - 4. The applicant shall have submitted and had approved a Performance Guarantee.
 - 5. The Director shall have issued a notice of "Authorization To Commence Construction".
- B. No construction shall take place prior to official authorization. Any construction which may take place may be halted by the Director.

S6.026 Certificate Of Substantial Completion.

- A. The Certificate of Substantial Completion shall be issued when the following items are completed:
 - 1. The "Certificate of Substantial Completion" is issued by the Director following a field inspection by the City Engineer or designated representative, who shall verify that the required

improvements have been constructed in accordance with the applicable standards and specifications (along with any noted exceptions) and that the streets, sanitary and storm sewers, water system, and other improvements are operable and suitable for public use (street lighting).

2. The applicant has submitted a surety bond, cashier's check or certified check in an amount which is not less than 10% of the cost of the improvements. The bond shall be in a form which is satisfactory to the City Attorney. The bond shall run for a period of at least two years following issuance of Certificate of Substantial Completion by the City and the applicant shall be required to correct all deficiencies of workmanship and materials within the development for that period. The City Council may require a larger bond, or allow the bond to run for a longer period.
3. The applicant has submitted a surety bond, cashier's check or certified check, which will guarantee the placement and maintenance of an overlay of asphaltic concrete on all streets within the development. The applicant shall be required to place the overlay on all streets after at least 90% of the buildings within the development have received "Certificates of Final Inspection". The City will review the streets annually to determine the condition of the street surface. If extreme deterioration has occurred, or if market conditions indicate a continuing delay in construction the City may require a final lift prior to 90% occupancy.
4. If the subdivision is not substantially completed, no building permits will be issued except by authorization of the Director unless the street on which the lot fronts is substantially complete and allows direct public access to the lot.

S6.028 Acceptance Of Construction Improvements.

- A. No building permits will be issued on the last 10% of the building lots within the subdivision until all of the following requirements have been fulfilled:
1. The applicant has submitted a letter to the Director requesting that the City accept the improvements and that the improvements have been built to City standards and the approved construction drawings.
 2. The applicant has submitted one set of mylar "as-built" drawings and two prints of each mylar.
 3. The City Engineer and Director have approved the improvements and recommended acceptance.
- B. Regular building permits may be issued for the remainder of the lots after official City acceptance of all the public improvements.

S6.030 Requirements For Improvements, Reservations, And Design.

- A. General Improvements. In addition to the requirements established herein, all parcels which are subdivided or partitioned shall comply with the following laws, rules, and regulations:
1. All applicable statutory provisions.
 2. The City's Development Ordinance, Uniform Building Code, and all other applicable laws of this City or appropriate agency or jurisdiction.
 3. The City's Comprehensive Land Use Plan and Capital Improvements Plan.
 4. The standards and specifications required by the City Engineer. The engineering specifications may be varied by the City Engineer when adequate testing, construction and inspection procedures result in a product of an equivalent performance standard.

5. All pertinent policies of the Metropolitan Service District, State or Federal agencies.
 6. Approval may be withheld if any partition or subdivision is not in conformance with the above guidelines, or purposes of these standards and the Development Ordinance.
- B. Character Of The Land. Land which the Planning Commission finds to be unsuitable for development due to flooding, improper drainage, steep slopes, rock formations, adverse earth formations or topography, utility easements, or other features which will reasonably be harmful to the safety, health, and general welfare of the present or future inhabitants of the partition or subdivision and the surrounding areas, shall not be developed unless adequate methods are formulated by the developer and approved by the Planning Commission, upon recommendation of the City Engineer, to solve the problems created by the unsuitable land conditions. Such land shall be set aside for uses as shall not involve such a danger.
- C. Water Facilities. Water lines and fire hydrants serving the subdivision or partition, and connecting the development to City mains, shall be installed to provide adequate water pressure to serve present and future consumer demand. The materials, sizes, and locations of water mains, valves, and hydrants shall be in accordance with the standards of the Fire District, the City, and the State.
- D. Underground Utilities. All subdivisions or major partitions shall be required to install underground utilities (including, but not limited to, electrical and telephone wiring). The utilities shall be installed pursuant to the requirements of the utility company. Electric power transmission lines, or primary feeder lines, and transformer vaults shall be underground.
- E. Lot Improvements.
1. Lot Arrangement. The lot arrangement shall be such that there will be no foreseeable difficulties, for reason of

topography or other conditions, in securing building permits to build on all lots in compliance with the Development Ordinance.

2. Lot Dimensions. The lot dimensions shall comply with the minimum standards of the Development Ordinance. When lots are more than double the minimum required area for the zoning district, the Planning Commission may require that such lots be arranged to allow further subdivision and the opening of future streets to serve such potential lots.
3. Double Frontage Lots And Access To Lots. Double frontage lots shall be avoided except where necessary to provide separation of residential developments from arterial streets or to overcome specific disadvantages of topography and/or orientation.

Lots shall avoid deriving access from major or minor arterials. When driveway access from major or minor arterials may be necessary for several adjoining lots, the Planning Commission may require that such lots be served by a combined access drive in order to limit possible traffic hazards on such streets. Where possible, driveways should be designed and arranged to avoid requiring vehicles to back into traffic on minor or major arterials.

4. Fencing. An applicant shall be required to furnish and install fencing whenever the Planning Commission determines that a hazardous condition may exist. The fencing shall be constructed according to standards established by the City Engineer. No certificate of final inspection shall be issued until the fence improvements have been installed.
5. Erosion Control. Erosion control shall take place on all lots on which the ground cover has been disturbed. Erosion control methods include but are not limited to seeding, erosion control cloth, grading, etc. If seed is planted, it shall be improved perennial rye or fescue at not less than 4 lbs/1000 sq.ft.

6. Surface Drainage And Storm Sewer Systems.

- a. General Provisions. No partition or subdivision shall be approved which does not make adequate provisions for storm or flood water run-off. The storm water drainage system shall be separate and independent of any sanitary sewer system. Inlets shall be provided so surface water is not carried across any intersection. Surface water drainage systems shall be approved by the City engineer.
- b. Accommodation Of Upstream Drainage Areas. Culverts or other drainage facilities shall be large enough to accommodate potential run-off from the entire upstream drainage area, whether inside or outside of the development. The City Engineer shall determine the necessary size of the facility, based on the provisions of the construction standards and specifications assuming conditions of maximum potential watershed development permitted by the Development Ordinance. The City will not participate in the cost of oversizing a storm water system.
- c. Effect On Downstream Drainage. Where it is anticipated that additional run-off incidental to the development of the subdivision will overload an existing drainage facility, the Planning Commission may withhold approval of the subdivision until provisions have been made for improvement of said potential condition.
- d. Drainage Easements. When topography or other conditions make it impractical to include drainage facilities within street right-of-way, perpetual unobstructed easements at least fifteen (15) feet in width for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the street.

When a proposed drainage system will carry water across private land outside the development, appropriate drainage rights must be secured.

7. Sewerage Facilities.

a. General Provisions. The applicant shall install sanitary sewer facilities in a manner prescribed by the Department of Environmental Quality (DEQ) and the City Engineer. Where sanitary sewer facilities are not required, an individual disposal system shall be used. The individual disposal system, including the size of the septic tanks and size of the tile fields or other treatment device, shall be approved by the City of Portland Department of Sanitation.

b. Sizing System. Sanitary sewer systems should be designed for the ultimate tributary population, which should be determined by consideration of the current zoning. Sewer capacities should be adequate to handle maximum hourly quantities of sewage and industrial waste together with an adequate allowance for infiltration and other extraneous flow and must meet city construction standards.

8. Pedestrian Access. In order to provide circulation or access to schools, parks, shopping center, public transportation, other community facilities and to facilitate pedestrian access from streets to schools, parks, or other nearby streets, the Planning Commission may require perpetual unobstructed easements at least twelve (12) feet in width.

9. Utility Easements. In order to accommodate public utilities or drainage facilities, the Planning Commission may require the reservation of a perpetual easement through a minimum five (5) foot utility easement along front, rear and side lot lines for all lots within the subdivision.

10. Preservation Of Natural Features And Amenities.

- a. General. Existing features which would add value to residential developments or to the City as a whole, such as trees, watercourses, beaches, historical places, and similar irreplaceable assets, shall be preserved in the design of the development. No trees shall be removed from any development nor any change of grade of the land effected until approval of the final plat or map has been granted. All trees on the site which have been designated to be retained shall be preserved, and all trees where required shall be welled and protected against change of grade.
- b. Street Trees. Street trees shall be planted and maintained in conformance with Ordinance No. 441-0.
- c. Streets. No subdivision or partition shall be approved unless the development has frontage or approved access to an existing public street. In addition, all streets shall be graded and improved and in conformance with the City's construction standards, approved by the City Engineer, in accordance with the construction plans.
 - (1) Topography And Arrangements. All streets shall be properly related to special traffic generators such as industries, business districts, schools, and shopping centers; and to the pattern of existing and proposed land uses.
 - (2) Local Streets. Local streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit

efficient drainage and utility systems, to require the minimum number of streets necessary to provide convenient and safe access to property, and to allow for the southern exposure of homes for solar access.

(3) Business And Industrial Streets. In business and industrial developments, the streets and other accessways shall be planned in connection with the grouping of buildings, location of rail facilities, and the provision of alleys, truck loading and maneuvering areas, and walkways and parking areas to minimize conflict of movement between the various types of traffic, including pedestrian.

(4) Proposed Streets. Proposed streets shall be extended to the boundary lines of the tract to be subdivided. Reserve strips or street plugs controlling access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases they may be required. The control and disposal of land comprising such strips shall be placed within the jurisdiction of the City. In addition, a barricade shall be built at the end of the street by the applicant and it shall not be removed until authorized by the Director.

d. Blocks. Blocks shall have sufficient width to provide for two tiers of lots of appropriate depths. However, exceptions to the block width shall be allowed for blocks which are adjacent to arterial streets, or natural features.

Blocks along arterials or collector streets shall not be less than one thousand (1,000) feet in length, wherever possible.

- e. Access To Arterials. When a major partition or subdivision abuts an existing or proposed arterial, the Planning Commission may require that access to such streets be limited by one of the following means:
 - (1) The subdivision of lots so as to back onto the arterial and front onto a parallel local street.
 - (2) A series of cul-de-sacs, U-shaped streets, or short loops entered from and designed generally at right angles to such a parallel street, with the rear lines of their terminal lots backing onto the arterial.
- f. Curve Radius. All local and neighborhood collector streets shall have a minimum curve radius (at intersections of rights-of-way) of twenty (20) feet, unless otherwise approved by the City Engineer. When a local or neighborhood collector enters on to a collector or arterial street, the curve radius shall be a minimum of thirty (30) feet, unless otherwise approved by the Director.
- g. Street Signs. The City shall install all street signs and the applicant shall pay for the signs prior to the issuance of Certificate of Substantial Completion. In addition, the applicant may be required to pay for any traffic safety devices related to the development. The type and location of the street signs and/or traffic safety devices shall be specified by the City Engineer.

- h. Cul-De-Sac. A cul-de-sac turnaround shall be provided at the end of a permanent dead-end street in accordance with the City's construction standards and specifications. For greater convenience to traffic and more effective police and fire protection, permanent dead-end streets shall, in general, be limited in length to six times the minimum lot width, serving no more than eighteen (18) dwelling units, and not exceeding four hundred (400) feet in length.
- i. Street Surfacing And Improvements. Public streets, including alleys, within the development shall be improved in accordance with the requirements of the City or the standards of the Oregon State Highway Department. An overlay of asphaltic concrete, or material approved by the City Engineer, shall be placed on all streets within the development as specified in section S 6.026A.
- j. Arterial Street Setback. In residential districts a building setback line, which shall extend twenty (20) feet back from the right-of-way line of a arterial street, shall be provided adjacent to the arterial. The placement of structures within the buffer strip is prohibited.
- k. Intersections. Streets shall be laid out so as to intersect as nearly as possible at right angles. A proposed intersection of two new streets at an angle of less than seventy-five (75) degrees shall not be acceptable. An oblique street should be approximately at right angles for at least one hundred (100) feet therefrom. Not more than two streets shall intersect at any one point unless specifically approved by the City Engineer.

1. Street Lighting. A complete lighting system (including, but not limited to: conduits, wiring, bases, poles, arms, and fixtures) shall be the financial responsibility of the developer/applicant on all cul-de-sacs, local streets, and neighborhood collector streets. The developer will be responsible for providing the arterial street lighting system in those cases where the developer is required to improve a collector or arterial street. Mounting heights, lumens and methods of installation are listed as follows:

- (1) Mounting height: 25' to 30'.
- (2) Brightness: 9,500 lumens sodium vapor - 100 watts.
- (3) Pole materials may consist of wood, aluminum or fiberglass. Type of material will be determined based on durability, cost and availability.
- (4) The developer shall request, in writing, that an estimate and plan for street lighting be prepared to City and County lighting specifications.
- (5) The City shall request preparation of a lighting plan and estimates for cost from the public utility.
- (6) Upon receipt of the estimate and lighting plan, the City shall bill the applicant the cost plus 2% overhead.
- (7) Upon receipt of funds, the City shall issue a purchase order request to the utility and order the lighting installed.
- (8) Upon completion of installation, the City shall request that the street lighting be accepted by the Multnomah County Lighting District.

11. Design Standards - Major And Minor Arterials.

- a. Function: To expedite the movement of traffic to and from major trip generators and between communities; to collect and distribute traffic from freeways or expressways to minor arterial streets, collector or neighborhood collector streets, or directly to traffic generators and to facilitate traffic movement between neighborhoods.
- b. Standards: All major and minor arterials are governed by Multnomah County or the State of Oregon and will be built and maintained to these standards.

12. Design Standards - Collector Street.

- a. Function: To collect and distribute traffic from major and minor arterials to neighborhood collectors and local streets, or directly to traffic destinations.
- b. Standards:
 - (1) Traffic Volume: 4,000-10,000 vehicles per day.
 - (2) Right-of-Way: Range = 50-60 feet; standard = 60 feet.
 - (3) Pavement Width: Range = 40-44 feet; standard = 44 feet.
 - (4) Sidewalks:
 - (a) Separated from the street with a planting strip (City collector).
 - (b) Adjacent to street without planting strip (County collector).
 - (c) Residential: 5' minimum.
 - (d) Commercial: 6' minimum.

(5) Number of Moving Lanes: 2.

(6) Speed Limit: 25-30 m.p.h.

(7) Access Control:

(a) Residential Uses:

- Curb cuts 45 feet to curb return (minimum), and no access if an alternative exists.

- Left-hand turns - No restrictions.

(b) Commercial Uses:

- Curb cuts 50 feet to curb return (minimum).

- A maximum of one 45' wide curb cut per 150 feet of street frontage or fraction thereof (shared driveways are encouraged).

- Left-hand turns - No restrictions.

(c) Industrial Uses:

- Curb cuts 100 feet to curb return (minimum).

- A maximum of one curb cut per 150 feet of street frontage or fraction thereof (shared driveways are encouraged).

- Left-hand turns - No restrictions.

(8) Landscaping:

(a) Residential Uses: Street tree planting as per Ordinance No. 411-0.

(b) Other Uses: See Chapter 3.

(9) Land Uses Served:

- (a) Elementary schools.
- (b) Small industries.
- (c) Large warehouse facilities.
- (d) Neighborhood shopping centers.
- (e) Small office building.
- (f) Neighborhood parks.

(10) Spacing: None required.

(11) Parking:

- (a) Can be restricted on one side of the street, or both sides, or during peak hours.
- (b) No parking shall be allowed within 25 feet from the intersection of curb lines.

(12) Intersection Design:

- (a) Signed as warranted at intersections with principal arterials, minor arterials and collectors.
- (b) 90 degree intersection angles (minimum 75 degrees).
- (c) 150 feet minimum between intersections.

(13) Bus/Truck Restrictions: Trucks, other than small local service delivery vehicles, allowed only if the trip destination is not on a residential or commercial local street.

(14) Bicycle Lanes: Where parking is not allowed, areas are to be

provided on each side of the street for combined emergency parking and bicycle use.

(15) Slope: Maximum 8% slope.

13. Design Standards - Neighborhood Collector Street.

a. Function: To collect and distribute traffic from higher type arterial streets to neighborhood access streets or directly to traffic destinations.

b. Standards:

(1) Traffic Volume: 1,000-4,000 vehicles per day.

(2) Right-of-Way: Range = 50-60 feet; standard = 54 feet.

(3) Pavement Width: Range = 36-40 feet; standard = 36 feet.

(4) Sidewalks:

(a) Separated from the street with a planting strip.

(b) Residential: 5' minimum.

(c) Other uses: 6' minimum.

(5) Number of Moving Lanes: Two.

(6) Speed Limit: 25 m.p.h.

(7) Access Control: No restrictions except on corner lots where driveways should be 25 feet from intersection.

(8) Landscaping:

(a) Residential: see Street Tree Ordinance No. 411-0.

(b) Other Uses: see Chapter 3.

(9) Land Use Served:

- (a) Residential uses.
- (b) Other uses allowed on conditional use permits.

(10) Spacing: None specified.

(11) Parking:

- (a) Parking allowed on both sides of the street.
- (b) No parking shall be allowed within 25 feet from the intersection of curb lines.

(12) Intersection Design:

- (a) 90 degree intersection angles (minimum 75 degrees).
- (b) 100 feet minimum between intersections.
- (c) Offset intersections are not permitted.
- (d) Signed as warranted.

(13) Bus/Truck Restrictions: No trucks shall be allowed (except local delivery or service vehicles).

(14) Bicycle Lanes: No bicycle lanes.

(15) Slope: Maximum 10% slope.

14. Design Standards - Local Street.

- a. Function: To provide direct access to abutting property and connect to collector streets.
- b. STANDARDS:
 - (1) Traffic Volume: Less than 1,000 vehicles per day.

- (2) Right-of-Way: Standard = 50 feet.
- (3) Pavement Width: Range = 32-36 feet; standard = 32 feet.
- (4) Sidewalks:
 - (a) Separated from street by a planting strip.
 - (b) Residential: 5' minimum
 - (c) Other Uses: 6' minimum
- (5) Number of Moving Lanes: Two.
- (6) Speed Limit: 25 m.p.h.
- (7) Access Control: No restrictions, except on corner lots where driveways should be 25 feet from intersections.
- (8) Landscaping:
 - (a) Residential: Street Tree Ordinance No. 411-0.
 - (b) Other Uses: See Chapter 3.
- (9) Spacing: None specified.
- (10) Parking:
 - (a) Parking allowed on both sides of the street.
 - (b) No parking shall be allowed within 25 feet from the intersection of curb lines.
- (11) Intersection Design:
 - (a) 90 degree intersection angle (minimum 75 degrees).
 - (b) 150 feet minimum between intersections.

(c) Signed alignments at intersections shall be continuous.

(12) Bus/Truck Restrictions:

(a) No trucks shall be allowed (except local delivery or service vehicles).

(b) No public transit busses allowed, unless otherwise approved by the Planning Commission.

(13) Bicycle Lanes: None.

(14) Slope: 12% maximum, unless otherwise approved by the City Engineer.

15. Design Standards - Cul-De-Sac.

a. Function: To provide direct access to abutting property.

b. Standards:

(1) Traffic Volume: Less than 150 trips per day.

(2) Number of Housing Units Served: 18 units.

(3) Right-of-Way: Standard = 50 feet; Minimum = 46 feet.

(4) Sidewalks: 5' minimum.

(5) Pavement Width: Standard = 28 feet.

(6) Number of Moving Lanes: Two.

(7) Speed Limit: 25 m.p.h.

(8) Landscaping:

Residential: Street Tree Ordinance No., 411-0.

(9) Spacing: None specified.

(10) Parking:

- (a) Parking allowed on only one side of the street when pavement width is less than 32 feet.
- (b) No parking shall be allowed within 25 feet from the intersection of curb lines.

(11) Intersections:

- (a) 90 degree intersection angle (minimum 75 degrees).
- (b) 150 feet minimum between intersections.
- (c) Signed as warranted.
- (d) Street alignments at intersections shall be continuous.

(12) Bus/Truck Restrictions:

- (a) No trucks shall be allowed except local delivery or service vehicles).
- (b) No public transit busses allowed.

(13) Bicycle Lanes: None.

16. Shared Private Drives. When the size and shape of the lot makes separate drives impossible, shared drives may be approved by the Planning Commission when the following conditions are met:

- a. The private drive does not serve more than six (6) units.
- b. A homeowner's association, or other mechanism found acceptable to the City, is created to maintain the drive.

- c. All utilities, except the private drive, shall have separate connections to the public system, or if shared utilities are allowed, an access agreement shall be secured to allow public access on the drive for operation and maintenance of the utilities.
 - d. Any utilities or facilities shared by two or more property owners shall meet the standards of the City Engineer.
 - e. Private drives shall be fully improved with hard surface pavement with a minimum width of:
 - (1) Twenty-four feet when accommodating two-way traffic, or
 - (2) Fifteen feet when accommodating one-way traffic.
17. Flag Lots. Flag lots can be created where it can be shown that no other street access is possible to achieve the requested land division. The flag lot shall have a minimum street frontage of fifteen (15) feet for its accessway, and the following dimensional requirements shall apply to flag lots:
- a. Setbacks applicable to the underlying zoning district shall apply to the flag lot.
 - b. The lot size shall be calculated exclusive of the accessway; the access strip may not be counted towards the area requirements.
 - c. The accessway shall have a minimum paved width of ten feet.

6.032 Non-Residential Subdivisions Or Partitions.

- A. This section covers subdivisions or partitions which include land that is zoned for commercial or industrial purposes. A non-residential subdivision or partition shall be subject to all these regulations, as well

as such additional standards required by the Planning Commission, and shall conform to the proposed land use and standards established in the City's Comprehensive Plan, the Development Ordinance, and this document.

- B. In addition to the standards and regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the Commission that the street, parcel, and block pattern proposed is adapted to the uses in the vicinity.
1. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development anticipated.
 2. Street right-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
 3. Special requirements may be imposed by the City with respect to street, curb, gutter, and sidewalk design and construction.
 4. Special requirements may be imposed by the City with respect to the installation of public utilities, including water, sewer, and storm water drainage.
 5. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.
 6. Streets carrying non-residential traffic, especially truck traffic, shall not normally be extended to the boundaries of adjacent existing or potential residential areas

CHAPTER 7. SIGNS

S7.010

Signs Permitted in All Districts.

- A. The following signs are exempt from permits:
1. Traffic or other municipal signs, signs required by law, railroad crossing signs, legal notices, temporary emergency, or non-advertising signs and signs mandated by local, state or federal law.
 2. Public utility company signs indicating danger or which serve as an aid to public safety or which show the location of underground facilities or of public telephones.
 3. Signs erected for the convenience of the public identifying restrooms, public telephones, walkways, directional or information signs located wholly within the site and bearing no advertising message.
 4. Memorial signs or tablets, names of buildings, and dates of erection when cut into the surface or the facade of the building, or when projecting not more than 2 inches.
 5. Signs located in the interior of any building or within an enclosed lobby or court of any building or group of buildings, which signs are designed and located to be viewed exclusively by patrons of such use or uses.
 6. Painted wall decorations and wall graphics.
 7. Window Signs are a part of the inside display area of a business and are not intended to be regulated by this Chapter.
 8. Flags of the U.S., foreign countries, the United Nations or flags of civic, fraternal or charitable institutions.

- B. The following signs are exempt from permits but subject to regulation:
1. Name plates identifying the occupant of a residence are permitted, provided the plate does not exceed one (1) square foot in size.
 2. One real estate sign on any site is permitted for the purpose of advertising the property for sale, lease or rent, provided such sign is either attached flat against the building; located behind the property line at least ten feet from the property line adjacent to a public street; is unlighted, does not exceed six square feet in area, on one sign face, and is removed within fifteen days after the close of escrow, or rental or lease has been accomplished.
 3. Additional temporary single or double faced "Open House" signs shall be permitted on private property during daylight hours, provided such additional temporary signs are removed prior to sunset the day of the placement. Such signs are permitted only on private property with the consent of the occupant.
 4. Temporary political signs, including their supporting structures, provided that:
 - a. Maximum sign area, on one sign face, does not exceed six square feet;
 - b. The sign is erected and maintained for no longer than 60 days;
 - c. The sign is removed within 10 days after the election to which it pertains.
 - d. Signed permission of the property owner has been obtained.
 5. Reasonable seasonal decorations within the appropriate public holiday season. Such displays shall be removed within seven days of the end of the public holiday season.

6. Temporary promotional or sign displays for a center wide promotion or event for a period not to exceed fourteen days.

C. The following signs require permits and are subject to regulation:

1. Subdivision Identification Sign. A sign may be located at the principal entrance to a subdivision, planned development or industrial park identifying the name of the development. Any sign permitted pursuant to this provision shall meet all of the following requirements:

- a. Maximum sign area, on one sign face, shall not exceed 36 square feet.
- b. Height shall not exceed ten feet.
- c. The sign shall be constructed of durable natural material, designed and built according to plans approved by the City;
- d. If lighted, lighting shall be provided directly from ground level;
- e. The base of the sign shall be appropriately landscaped according to plans approved by the City;
- f. The sign shall be located entirely on private property and meet all other provisions of the Development ordinance and this document.

2. Property Development Sign. A sign for the purpose of advertising property, either within a subdivision or a single tract of land, for sale, lease or rent provided that:

- a. Maximum sign area, on one sign face, shall not exceed 36 square feet.
- b. Height shall not exceed ten feet.
- c. The sign shall be removed when 90% of the lots in the subdivision have been sold, or 36 months from the date of erection of the sign, whichever occurs first; and

- d. The sign shall be located entirely within the boundaries of the subdivision for which the sign is advertising lots for sale and shall be erected a minimum of ten feet behind the property line.
 - e. One sign shall be allowed per arterial access to the property.
3. Construction Project Sign. A sign may be erected in conjunction with construction projects and used to inform the public of the architects, engineers and organizations participating in the project and indicated 'future home of' information. One sign may be erected after building permit is obtained and shall be subject to the following provisions:
- a. Maximum sign area, on one sign face, shall not exceed 36 square feet.
 - b. Height shall not exceed ten feet.
 - c. The sign shall be located entirely within the boundaries of the construction site and shall be erected a minimum of ten feet behind the property line.
 - d. One sign shall be allowed per arterial access to the property.
 - e. The sign shall be removed at the time final occupancy is approved by the Building Official or acceptance of improvements by the City.
4. Historical Markers. Historical markers erected and maintained by a public authority or recognized historical society or organization identifying sites, buildings or structures of recognized historical value and not located in the vision clearance area.
5. Bulletin Boards. Bulletin boards for public, charitable or religious institutions when the same are located on the premises of said institutions subject to the following provisions:

- a. Maximum sign area shall not exceed 24 square feet.
 - b. Sign shall be mounted flush against a wall.
6. Directory Sign. A sign designed to list civic, patriotic, municipal or religious organizations and their location, date of meetings, etc. Such signs are intended for placement at entrances to the city.
- a. Maximum sign area, on one sign face, shall not exceed 24 square feet.
 - b. Height shall not exceed 10 feet.
 - c. Free-standing signs shall be located entirely within the boundaries of the property and shall be erected a minimum of ten feet behind the property line.
 - d. Signed permission of the property owner has been obtained.
7. Special Event Sign. A sign may be erected by non-profit organizations (churches, youth groups, schools, fraternal organizations, social service organizations) for the purpose of advertising fund raising functions sponsored by said organization. Information in the permit must include the name of the non-profit organization, the dates during which the sign will be displayed, where the sign is to be located, written consent of the property owner, and the name of the individual responsible for the placement, maintenance, and disposition of the proposed sign.

Signs shall be placed only on private property, and shall be subject to the following provisions:

- a. Maximum sign area, on one sign face, shall not exceed 36 square feet;
- b. Height shall not exceed ten feet.

- c. The sign shall be located entirely within the boundaries of the property and shall be erected a minimum of ten feet behind the property line.
- d. The sign shall be erected and maintained for no longer than 21 days.
- e. The sign shall be removed within 7 days after the completion of the event advertised.

8. Community-wide Event Sign. A civic, patriotic or special event of community wide interest.

Special signs, including but not limited to banners, flags, wind-activated devices, streamers, balloons, pennants, posters, etc. advertising events of general public interest shall be approved on a case by case basis by the City Council. The applicant must submit a written request, specifying the time period for display of signs, type of event, types of advertising/display material and proposed locations of display materials.

All such signs shall be removed within 7 days following the event. Permits are required.

9. Agricultural Product Signs. A sign is permitted on a lot of one acre in size or larger to advertise the sale of agricultural products and shall comply with the following provisions.

- a. Maximum sign area, on one sign face, shall not exceed thirty-six square feet.
- b. Height shall not exceed ten feet.
- c. Signed permission of the property owner has been obtained.

S7.012 Residential Signs. The following identification signs are permitted in all residential districts. Permits are required prior to construction,

installation or placement. These include signs for churches, schools, other community service buildings and apartments, and shall comply with the following provisions:

- A. Maximum sign area, on one sign face, shall not exceed 36 square feet.
- B. Height shall not exceed six feet.
- C. Free-standing signs shall be located entirely within the boundaries of the property and shall be erected a minimum of ten feet behind the property line.
- D. One free-standing sign is permitted per site frontage.
- E. Wall signs must be mounted flush against the building.

S7.014

Commercial And Industrial Signs. The following signs are permitted in all commercial and industrial districts. Permits are required prior to construction, installation or placement.

- A. Wall Signs. Signs painted or attached directly to the building exterior, shall be subject to the following provisions:
 - 1. Wall signs shall not exceed 10% of the gross wall area of the building, including windows, to which the sign is attached or painted.
 - 2. In calculating maximum allowable area for a wall sign, each face of a building shall include all window and wall area.
 - 3. Where two or more uses are located on the same site, the maximum permitted area for all signs may be divided among the uses. A separate wall sign or a joint-use wall sign may be erected, provided that the maximum allowable sign area shall not be exceeded.
 - 4. No wall sign shall project more than 18 inches from the wall to which it is attached, except within the CBD.
 - 5. Wall signs shall be attached flush against the wall of the building, shall

leave no part of the sign extending above the roofline of the building, and shall be designed as an integral component of the building design.

B. Individual Business - Free-Standing Signs.

1. Free-standing signs are allowed 1 square foot of sign area per lineal foot for site frontage.
2. Maximum sign area, on one sign face, shall not exceed 100 square feet.
3. Height shall not exceed 20 feet.
4. Corner signs facing more than one street shall be assigned to a frontage by the applicant.
5. One free-standing sign is allowed for the first 300 feet of site frontage and one for each additional 300 feet of site frontage or fraction thereof. The second sign's area is determined by the length of the frontage not part of the initial 300 feet.

C. Individual Business - 'Pad' Location. A business located on the same lot as two or more commercial businesses, but designed as a separate structure at an intersection of two streets is permitted one free-standing sign. Size shall be calculated using the individual business standards.

D. Master Sign. A master sign shall be required for two or more commercial businesses, industrial planned developments, shopping or business centers, or industrial parks, and shall include the title name of the development.

1. Free-standing signs are allowed 1 square foot of sign area per lineal foot for site frontage.
2. Maximum sign area, on one sign face, shall not exceed 150 square feet.
3. Height shall not exceed 24 feet.

4. The title name of the master sign shall not exceed 40 square feet and is not calculated in the face area of the sign.
 5. One free-standing sign is allowed for the first 300 feet of site frontage and one for each additional 300 feet of site frontage or fraction thereof. The second sign's area is determined by the length of the frontage not part of the initial 300 feet.
- E. Projecting Signs. Projecting signs shall project no more than eight (8) feet or two-thirds the width of the sidewalk, or to within two feet of the curb, whichever is less.
1. Maximum area, on one sign face, shall not exceed 36 square feet.
 2. The height of the sign shall not exceed the height of the structure.
- F. Marquee, canopy and awning signs are permitted and must comply with the State UBC and City regulations.
- G. Freeway Sign. A freeway sign shall be permitted for all businesses located within 800 feet south of and 1000 feet north of the center median of I-84 freeway.*
1. Maximum sign area, on one sign face, shall not exceed seven hundred fifty square feet.
 2. Height shall not exceed fifty feet above the freeway elevation.
 3. One freeway sign, per tax lot, is permitted in addition to allowed free-standing signs.
 4. Freeway signs shall be spaced not less than 500 feet from the next freeway sign.
 5. An electronic message center may be incorporated into a freeway sign.

*No administrative variances. All variances require a Type III hearing before the Planning Commission.

H. Off-Site Directional Sign. An off-site directional sign, for businesses located within a GI district without direct frontage to a major collector or arterial street, shall be permitted within 1000 feet of a lot for the purpose of indicating location of a business on the lot.

1. Maximum sign area, on one sign face, shall not exceed 24 square feet.
2. Height shall not exceed ten feet.
3. Sign shall be located on private property and must be located ten feet behind the property line.

I. Grand Opening Displays. Temporary signs which are intended for use at grand openings of new businesses, or relocation and/or reopenings of existing businesses, are limited to a maximum period of 21 days. All such materials shall be removed immediately upon expiration of permit.

J. Temporary Promotional Sign Displays. Temporary banner signs may not exceed 96 square feet per street frontage for each separate business. The same banner shall not be displayed more than 30 days two times a year.

Attention attracting devices, flags, windsocks (maximum length 12 feet), pennants, balloons, streamers, valances, spinners, spirals and other wind-activated devices excluding propellers are permitted for a period of time not to exceed 14 days two times a year.

K. Searchlights may be used by any business or enterprise once yearly or for purposes of the grand opening of a new enterprise or an enterprise under new management for a maximum period of 7 consecutive days.

The beam of the searchlight may not flash against any building or sweep on arc greater than 45° from vertical.

S7.016 General Provisions.

A. Lighted Signs: In all districts.

1. Signs may be indirectly, internally, or directly illuminated. Indirect lighting

shall be screened from view by ground surface, evergreen screening, or ornamental features of the sign structure. Braces and struts which support indirect lighting from the top or sides of the sign are prohibited.

2. Flashing signs are prohibited except time and temperature signs.
3. A lighted sign visible to and located within 100 feet of a residential zoning district shall be turned off from 10:00 p.m. to sunrise.

B. Existing Developments. Existing developments which contain more than one use but do not meet the criteria established for commercial planned developments, shopping or business centers and where two or more uses are located on a single lot or group of contiguous lots which were developed according to a plan, shall be considered to be a planned development.

C. Non-Conforming Signs. Lawfully erected signs not conforming to the regulations of this Chapter may continue to exist and are subject to the following provisions:

1. Maintenance, repairs and changing of sign faces, when no structural alterations are made, are allowed.
2. Signs and structures which are moved, replaced or structurally altered shall be brought into conformance with the current sign regulations.
3. Nonconforming temporary signs shall be removed.
4. Nonconforming signs shall not be re-established after damage or destruction if the estimated expense of reconstruction exceeds 50% of the replacement cost of the sign.
5. Nonconforming signs advertising a business or other use which has discontinued operation on the lot or in the development shall be deemed abandoned and shall be removed within 120 days of

the time the business or use is discontinued, unless a new occupancy permit is issued for a new use.

6. If a nonconforming sign is abandoned, the property owner of record, as shown on the tax roll of Multnomah County, shall be notified via certified mail (return receipt requested) from the Building Official directing that it be removed within 60 days. Following notice by the Building Official, if the abandoned sign has not been removed, the Building Official shall cause the sign to be removed. The cost of removal shall be entered by the City Recorder on the docket of City liens against the property owner, and shall be collectible in the same manner as liens for public improvements.

D. Permits and Sign Maintenance.

1. A permit by the Building Division is required for erecting, replacing, constructing or altering a sign. The issuance of a permit by the Building Division shall be based on plans which demonstrate full compliance with all provisions of this section and other applicable city regulations.
2. The Building Official shall order the immediate removal of any sign erected, replaced, or reconstructed in violation of the provisions of this Chapter. The Building Official shall give 15 days written notice by certified mail (return receipt requested) to the owner of the sign, or, if the owner of the sign cannot be located, to the owner of the lot(s), as shown on the tax rolls of Multnomah County, on which such sign is located, directing that the sign shall be removed or brought into compliance with these standards. If the owner of such sign or the owner of the lot(s) on which the sign is located fails to remove the sign within 15 days after receipt of written notice from the City, the Building Official shall cause such sign to be removed at the expense of the property owner. Such costs shall be entered by the

City Recorder on the docket of city liens against the property owner, and shall be collectible in the same manner as liens for public improvements.

E. The Following Signs Are Not Permitted.

1. Roof signs.
2. Temporary Signs which do not have permanent structural support, or which are not attached to a permanent structural support, or which function as a temporary sign.
3. Off-site signs or billboards which advertise a business, service or facility not located on the same lot as that sign, except for joint use in commercial planned developments, shopping or business centers, or industrial parks.
4. Signs placed or painted on a motor vehicle or trailer and parked with the primary purpose of providing a sign not otherwise allowed by this Chapter.
5. Benches which contain an advertising message.