

ORDINANCE NO. 2016-03

**ORDINANCE AMENDING FOREST GROVE DEVELOPMENT CODE ARTICLE 3,
ARTICLE 4, ARTICLE 7 AND ARTICLE 12 AND DESIGN GUIDELINE HANDBOOK
TO IMPLEMENT POLICIES OF THE FOREST GROVE COMPREHENSIVE PLAN
FILE NO. 311-15-00020-PLNG**

WHEREAS, The City of Forest Grove approved Ordinance 2014-01 and 2014-02 updating the Forest Grove Comprehensive Plan; and

WHEREAS, the updated Forest Grove Comprehensive Plan requires specific revisions to the Forest Grove Development Code to implement policies contained in the updated Forest Grove Comprehensive Plan; and

WHEREAS, the City prepared the required amendments and forwarded the proposed amendments to the Planning Commission for consideration on January 5, 2016; and

WHEREAS, the City desires to make other amendments to the Development Code to promote the efficient use of land within commercial areas, encourage housing near transit and shopping; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on January 5, 2016; and

WHEREAS, the Planning Commission adopted Planning Commission Findings and Decision Number 16-01 recommending approval of the proposed Development Code amendments; and

WHEREAS, the City mailed by first class mail notice required under Measure 56 to affected property owners on January 19, 2016; and

WHEREAS, the City Council held a duly-noticed Public Hearing on the proposed ordinance on March 14, 2016, and continued the hearing on March 28, 2016.

NOW THEREFORE, THE CITY OF FOREST GROVE ORDAINS AS FOLLOWS:

Section 1. The City Council hereby adopts the Planning Commission's Findings and Decision dated January 12, 2016.

Section 2. The City Council of the City of Forest Grove hereby adopts the text amendments to the Development Code, Articles 3, 4, 7 and 12 as shown on Exhibit A.

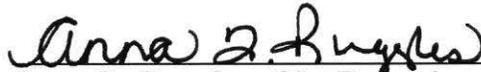
Section 3. The City Council hereby finds that the proposed amendments are consistent with and meet the provisions of Development Code Section 10.2.630 *Review Criteria Pertaining to Zoning Text Amendments* as shown on Exhibit B.

Section 4. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portions hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 5. This ordinance shall be effective 30 days following its enactment by the City Council.

PRESENTED AND PASSED the first reading this 14th day of March, 2016.

PASSED the second reading this 28th day of March, 2016.



Anna D. Ruggles, City Recorder

APPROVED by the Mayor this 28th day of March, 2016.



Peter B. Truax, Mayor

| City of Forest Grove Development Code – Draft Amendments | Commentary |
|--|---|
| <p>Article 1 INTRODUCTION & PROCEDURES</p> <p>10.1.000 HOW TO USE THIS CODE</p> <p>This Development Code (Code) is organized as a reference document and is not intended to be read from cover to cover. Instead, it is organized so you may look up only the parts you need. The list of articles in the table of contents is very important, as are the section listings at the beginning of each article. Tables and charts are used in many places to summarize information.</p> <p>The Code is divided into nine articles, with each article containing related information. Note that numbers 9 – 11 are held for future articles:</p> <p>Article 1 - Introduction & Procedures Article 2 - Land Use Reviews Article 3 - Zoning Districts Article 4 - Overlay Districts Article 5 - Special Provisions Article 6 - Land Divisions Article 7 - Miscellaneous Provisions Article 8 - General Development Standards Article 12 - Use Categories & Definitions</p> <p>Article 1 provides basic information on the purpose and legal framework of the Code and describes how land use permits are classified for review under four different categories of procedure (Type I – Type IV). Information on application requirements, application review, public notice, public hearings and appeals are included in this article along with general provisions on administering the Code.</p> <p>Article 2 describes the various land use reviews and assigns decision authority. Some reviews may be applied for at the discretion of the applicant, such as a conditional use or adjustment request. Other reviews are mandatory in certain situations, such as design review. Article 2 includes the approval criteria for the land use reviews and cross-references the applicable procedures from Article 1.</p> <p>Article 3 contains the standards for the different zoning districts. The districts are grouped into the following categories:</p> <ul style="list-style-type: none"> • Residential Zones • Institutional Zone • Commercial <u>and Mixed Use</u> Zones • Town Center Zones • Industrial Zones <p>Article 3 states which uses are permitted in each district, which uses are allowed in limited situations, which are conditional uses, and which are prohibited. The general development standards for each district are also included in Article 3. The development standards include requirements such as maximum building heights and setbacks.</p> <p>Article 4 contains the standards for overlay districts. Overlay districts consist of regulations that address specific subjects that may be applicable in a variety of areas in the City. The Code includes two <u>three</u> overlay districts:</p> | <p>No changes are proposed to Articles 1 and 2.</p> <p>In Article 3 a new mixed use zone has been added to the Commercial Zones and amendments to consolidate the Town Center Transition (TCT) and Town Center Support (TCS) zones.</p> |

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| <ul style="list-style-type: none"> • Master Plan • Planned Developments • <u>Mixed Use Planned Developments</u> <p>Overlay districts apply in conjunction with the base zoning district and can modify the regulations and standards of the base district. The Official Zoning Map identifies the location of the zoning districts and overlay districts.</p> <p>Article 5 establishes the Natural Resource Areas process to protect environmentally sensitive areas. Special provisions and standards for historic landmarks, manufactured home parks and tree protection are also included in this Article:</p> <ul style="list-style-type: none"> • Natural Resource Areas • Historic Landmarks • Tree Protection • Manufactured Dwelling Parks • Solar Access • Recreational Vehicle Parks <p>Review procedures, approval criteria and development and design standards for special provisions are cross-referenced or included in this article.</p> <p>Article 6 deals with land divisions. This article describes submittal requirements, approval criteria and design standards for lot line adjustments, partitions and subdivisions. Article 1 procedures for review of land divisions are cross-referenced. Article 8 standards for public improvements are also cross-referenced.</p> <p>Article 7 contains the regulations for specific uses (such as home occupations and accessory structures) that may be developed in several zoning districts. The regulations in Article 7 generally supplement the regulations of the Article 3 zoning districts.</p> <p>Article 8 describes the general development standards that are applicable to all new development or intensification of existing development (including land divisions and development on existing lots). This article includes standards for parking, landscaping, public improvements, signs, and other topics. The general development standards are grouped in Article 8 to provide consolidated information and less repetition in code language.</p> <p>Articles 9 – 11 are held for future topics.</p> <p>Article 12 describes the framework for the classification of individual uses into broad land use categories. This article also includes definitions of words that are not in common use or that have a specific meaning in the Code.</p> | <p>A new overlay district is proposed to be included in Article 4.</p> <p>A new density bonus section is proposed for Article 7. Alternatively, this section could be included in Article 3. Also 10.7.300 (cell towers) has been amended to include NMU.</p> <p>Article 8 has been amended to address parking for MF in the Town Center.</p> <p>Article 12 has been amended to add a definition of Car-Share Organization and modify definition of Net Density</p> |

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| Article 2 LAND USE REVIEWS | No changes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Article 3 ZONING DISTRICTS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10.3.010 CLASSIFICATION OF ZONES</p> <p>All areas within the corporate limits of the City of Forest Grove are divided into the following zones:</p> <p style="text-align: center;">Table 3-1 Zoning Districts</p> <table border="1" data-bbox="371 621 1018 1874"> <thead> <tr> <th><u>Zoning District</u></th> <th><u>Map Symbol</u></th> </tr> </thead> <tbody> <tr><td>Single-Family Residential</td><td>R-5</td></tr> <tr><td>Single-Family Residential</td><td>R-7</td></tr> <tr><td>Single-Family Residential</td><td>R-10</td></tr> <tr><td>Suburban Residential</td><td>SR</td></tr> <tr><td colspan="2"> </td></tr> <tr><td>Multi-Unit (Low) Residential</td><td>RML</td></tr> <tr><td>Multi-Unit (High) Residential</td><td>RMH</td></tr> <tr><td colspan="2"> </td></tr> <tr><td>Institutional</td><td>INST</td></tr> <tr><td colspan="2"> </td></tr> <tr><td>Community Commercial</td><td>CC</td></tr> <tr><td>Commercial – Neighborhood</td><td>NC</td></tr> <tr><td><u>Neighborhood Mixed Use</u></td><td><u>NMU</u></td></tr> <tr><td colspan="2"> </td></tr> <tr><td>Town Center Core</td><td>TCC</td></tr> <tr><td>Town Center Support</td><td>TCS</td></tr> <tr><td>Town Center Transition</td><td>TCT</td></tr> <tr><td colspan="2"> </td></tr> <tr><td>Light Industrial</td><td>LI</td></tr> <tr><td>General Industrial</td><td>GI</td></tr> <tr><td colspan="2"> </td></tr> <tr> <th><u>Overlay District (Article 4)</u></th> <th><u>Map Symbol</u></th> </tr> <tr><td>Master Plan</td><td>MP</td></tr> <tr><td>Planned Development</td><td>PD</td></tr> <tr><td><u>Mixed Use Planned Development</u></td><td><u>MUPD</u></td></tr> </tbody> </table> | <u>Zoning District</u> | <u>Map Symbol</u> | Single-Family Residential | R-5 | Single-Family Residential | R-7 | Single-Family Residential | R-10 | Suburban Residential | SR | | | Multi-Unit (Low) Residential | RML | Multi-Unit (High) Residential | RMH | | | Institutional | INST | | | Community Commercial | CC | Commercial – Neighborhood | NC | <u>Neighborhood Mixed Use</u> | <u>NMU</u> | | | Town Center Core | TCC | Town Center Support | TCS | Town Center Transition | TCT | | | Light Industrial | LI | General Industrial | GI | | | <u>Overlay District (Article 4)</u> | <u>Map Symbol</u> | Master Plan | MP | Planned Development | PD | <u>Mixed Use Planned Development</u> | <u>MUPD</u> | <p>New Neighborhood Mixed Use zone added to table.</p> <p>TCS zone deleted as part of consolidation of Town Center zones.</p> |
| <u>Zoning District</u> | <u>Map Symbol</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family Residential | R-5 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family Residential | R-7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Single-Family Residential | R-10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Suburban Residential | SR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Multi-Unit (Low) Residential | RML | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Multi-Unit (High) Residential | RMH | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Institutional | INST | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Community Commercial | CC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial – Neighborhood | NC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Neighborhood Mixed Use</u> | <u>NMU</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Town Center Core | TCC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Town Center Support | TCS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Town Center Transition | TCT | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Light Industrial | LI | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| General Industrial | GI | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Overlay District (Article 4)</u> | <u>Map Symbol</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Master Plan | MP | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planned Development | PD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <u>Mixed Use Planned Development</u> | <u>MUPD</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| <p>COMMERCIAL AND MIXED USE ZONES</p> <p>10.3.300 PURPOSE</p> <p>The City of Forest Grove has established two commercial zones to implement the Commercial designation of the Comprehensive Plan <u>and one zone to implement the Mixed Use designation of the Comprehensive Plan</u>. The Neighborhood Commercial zone provides for limited commercial activities at a neighborhood scale. The Community Commercial zone is established to accommodate commercial uses with a community market focus and promote a concentration of mixed uses along the regional transit corridor. <u>The Neighborhood Mixed Use zone is established to encourage the development of pedestrian-friendly mixed use neighborhoods</u>. Additional commercial development opportunities are provided in the Town Center Zones.</p> | <p>A new mixed use zone is proposed to be added to the Commercial Zones section of the code.</p> |
| <p>10.3.310 LIST OF COMMERCIAL AND MIXED USE ZONES</p> <p>A. <u>Neighborhood Commercial (NC)</u></p> <p>The NC zone is established to provide for small to medium sized shopping and service facilities adjacent to residential neighborhoods. The district is intended to meet the convenience shopping and service needs of the immediate neighborhood and to have minimal negative impacts on surrounding residential uses. NC zones should be located on arterial or collector streets, preferably at an intersection. NC zones should be spaced at approximately one-half (½) mile intervals and each zoned area should be limited to a total size of approximately two (2) acres.</p> <p>B. <u>Community Commercial (CC)</u></p> <p>The CC zone is established to promote a concentration of mixed uses – including retail, service, office and residential uses – along the regional transit corridor. The link between land use and transit is intended to result in an efficient development pattern that supports the regional transit system and makes progress in reducing traffic congestion and air pollution. The location, mix and configuration of land uses are designed to encourage convenient alternatives to the auto, a safe and attractive streetscape, and a more livable community.</p> <p>C. <u>Neighborhood Mixed Use (NMU)</u></p> <p><u>The Neighborhood Mixed Use zone is established to support the development of pedestrian-friendly mixed use neighborhoods with a diversity in the mix of housing types and neighborhood-scale retail sales and service, office, civic or recreational uses. Most non-residential uses must be located within a “Village Center”. The Village Center is intended to serve as the center of the neighborhood providing convenient access to goods and services as well as “third places” where residents can gather. The NMU zone implements the Comprehensive Plan’s Mixed Use designation. Mixed Use Planned Development approval is required in the NMU zone in order to ensure that the objectives of the Comprehensive Plan are addressed.</u></p> | <p>Purpose statement for the NMU zone emphasizes mixed use and pedestrian orientation.</p> |
| <p>10.3.320 USE REGULATIONS</p> <p>Refer to Article 12 for information on the characteristics of uses included in each of the Use Categories.</p> <p>A. <u>Permitted Uses</u>. Uses allowed in the Commercial zones are listed in Table 3-10 with a “P”. These uses are allowed if they comply with the development standards and other regulations of this Code.</p> <p>B. <u>Limited Uses</u>. Uses that are allowed subject to specific limitations are listed in Table 3-10 with an “L”. These uses are allowed if they comply with the limitations listed in the footnotes to the table</p> | |

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and the development standards and other regulations of this Code.

- C. **Conditional Uses.** Uses that are allowed if approved through the conditional use process are listed in Table 3-10 with a “C”. These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and other regulations of this Code. Section 10.2.200 contains the conditional use process and approval criteria.
- D. **Not Permitted Uses.** Uses listed in Table 3-10 with an “N” are not permitted or prohibited. Existing uses may be subject to the regulations of Section 10.7.100, Nonconforming Development.
- E. **Accessory Uses.** Uses that are accessory to a primary use are allowed if they comply with specific regulations for accessory uses and all development standards.

TABLE 3-10 Commercial and Mixed Use Zones Use Table

| USE CATEGORY | NC | CC | NMU |
|---------------------------------------|---------------------|---------------------|-----------------------------|
| RESIDENTIAL | ^[1] L | ^[2] L | ^[13] P/L |
| Household Living | | | |
| Group Living | N | P | <u>N</u> |
| Transitional Housing | N | C | <u>N</u> |
| Home Occupation | ^[3] L | ^[3] L | ^[3] <u>L</u> |
| Bed and Breakfast | ^[4] L | P | ^[4] <u>L</u> |
| CIVIC / INSTITUTIONAL | | | |
| Basic Utilities | P | P | <u>P</u> |
| Major Utility Transmission Facilities | C | C | <u>C</u> |
| Colleges | N | C | <u>N</u> |
| Community Recreation | N | P | ^[14] <u>L</u> |
| Cultural Institutions | P | P | ^[14] <u>L</u> |
| Day Care | P | P | ^[13] <u>L</u> |
| Emergency Services | C | C | ^[14] <u>L</u> |
| Postal Services | C | P | ^[14] <u>L</u> |
| Religious Institutions | C | P | ^[14] <u>L</u> |
| Schools | C | C | ^[14] <u>L</u> |
| Social/ Fraternal Clubs / Lodges | C | P | ^[14] <u>L</u> |
| COMMERCIAL | | | |
| Commercial Lodging | N | ^[5] L | ^[14] <u>L</u> |
| Eating and Drinking Establishments | ^[6] L | P | ^[14] <u>L</u> |
| Entertainment – Oriented: | | | |
| - Major Event Entertainment | N | N | <u>N</u> |
| - Outdoor Entertainment | N | N | <u>N</u> |
| - Indoor Entertainment | N | P | ^[14] <u>L</u> |
| General Retail: | | | |

New NMU allows a wide range of uses with an approved MUPD.

Those uses with footnote 13 are allowed anywhere within the MUPD.

Those uses with footnote 14 are only allowed within a Village Center.

Those uses with footnote 15 are restricted to uses existing as of the date of the ordinance is adopted (i.e., no new uses).

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| - Sales – Oriented | P | P | <u>L^[14]</u> | |
| - Personal Services | P | P | <u>L^[14]</u> | |
| - Repair – Oriented | P | P | <u>L^[14]</u> | |
| - Bulk Sales | N | P | <u>N</u> | |
| - Outdoor Sales | ^[7] L | ^[7] L | <u>L^[14]</u> | |
| - Animal – Related | N | P | | |
| Medical Centers | N | P | <u>N</u> | |
| Motor Vehicle Related: | | ^[8] L | <u>N</u> | |
| - Motor Vehicles Sale / Rental | N | | | |
| - Motor Vehicle Servicing / Repair | N | P | <u>L^[15]</u> | |
| - Motor Vehicle Fuel Sales | ^[9] P | P | <u>N</u> | |
| Non-Accessory Parking | N | P | <u>N</u> | |
| Office | P | P | <u>L^[14]</u> | |
| Self-Service Storage | N | C | <u>N</u> | |
| INDUSTRIAL | | | | |
| Industrial Services | N | N | <u>N</u> | |
| Manufacturing and Production: | | ^[10] C | <u>N</u> | |
| - Light Industrial | N | | | |
| - General Industrial | N | N | <u>N</u> | |
| Railroad Yards | N | N | <u>N</u> | |
| Research and Development | N | N | <u>N</u> | |
| Warehouse / Freight Movement | N | N | <u>N</u> | |
| Waste – Related | N | N | <u>N</u> | |
| Wholesale Sales | N | N | <u>N</u> | |
| OTHER | | | | |
| Agriculture / Horticulture | ^[12] L | ^[12] L | <u>L^[12]</u> | |
| Cemeteries | N | N | <u>N</u> | |
| Detention Facilities | N | N | <u>N</u> | |
| Mining | N | N | <u>N</u> | |
| Wireless Communication Facilities | ^[11] L | ^[11] L | <u>L^[12]</u> | |

P=Permitted L=Limited C=Conditional Use N=Not Permitted

Footnotes:

- [1] Residential units are permitted in conjunction with a mixed-use development in the NC zone, at a minimum density of 3.48 and a maximum density of 4.35 dwelling units/net acre.
- [2] Residential units are permitted as a stand-alone use or as part of a mixed-use development in the CC zone, at a minimum density of 16.22 units/net acre and a maximum density of ~~20.28~~ 30 units/net acre. Stand-alone residential projects shall have a minimum density of 16.22 units/net acre. There is no minimum density requirement when residential units are constructed over first floor commercial uses.
- [3] Home occupations permitted as an accessory use to residential development, subject to compliance with the home occupation standards in Article 7.
- [4] Bed & breakfast inn limited to three (3) guest rooms in the NC zone, subject to compliance with the bed & breakfast inn standards in Article 7.
- [5] Recreational Vehicle Parks require obtaining a conditional use permit and compliance with the

The proposed amendment to Footnote 2 increases the density in the CC zone from 20.28 to 30 units/net acre.

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| <p>requirements of Section 10.5.500 et. seq. All other commercial lodging uses are permitted.</p> <p>[6] Restaurants are permitted in the NC zone (drive-through service is prohibited).</p> <p>[7] Outdoor sales in the NC zone are limited to plants and produce. Outdoor sales areas in the CC zone must be set back at least ten (10) feet from street lot lines and lot lines abutting residential zones and the setback area must be landscaped.</p> <p>[8] Cleaning, sales and repair of motor vehicles and light equipment is permitted outright in the CC zone; sales and rental of heavy vehicles and farm equipment and/or storage of recreational vehicles and boats permitted with conditional use approval.</p> <p>[9] Automobile service station in the NC zone is limited to fuel sales and incidental repair service. [10] As a conditional use pursuant to Section 10.2.200 et. seq., light industrial uses limited within a building no larger than 5,000 square feet in size with no visible emissions or odor outside the building, and with the added criteria that such use does not detract from the commercial viability of the area.</p> <p>[11] Wireless communication facilities are regulated by the standards in Article 7.</p> <p>[12] Domesticated fowl are allowed in conjunction with existing single-family uses and primarily for personal use. Domesticated fowl are allowed subject to these conditions.</p> <ul style="list-style-type: none"> a. Up to 4 adult fowl over 6 months of age may be kept on any lot with a minimum area of 5,000 square feet. One additional adult fowl shall be permitted for each 2,000 square feet of additional lot area, up to a maximum of 12 fowl. b. No roosters shall be permitted. c. Animal waste matter shall not be allowed to accumulate. d. All animal food shall be stored in metal or other rodent-proof containers. e. Fencing shall be designed and constructed to confine all animals to the owner’s property. f. All structures that house fowl shall be located at least 20 feet from all residences (except the animal owner’s). g. All structures that house fowl shall be located at least 5 feet from any side or rear property line. <p>[13] <u>Residential and day care uses – Existing uses are permitted outright. New uses are permitted within a Mixed Use Planned Development approved in accordance with Section 10.4.300. Residential density shall be established in the Mixed Use Planned Development.</u></p> <p>[14] <u>Use is only permitted within the Village Center of a Mixed Use Planned Development approved in accordance with Section 10.4.300.</u></p> <p>[15] <u>Restricted to uses existing as of [DATE OF ADOPTED ORDINANCE]</u></p> | <p>Those uses with footnote 13 are allowed anywhere within the MUPD.</p> <p>Those uses with footnote 14 are only allowed within a Village Center.</p> <p>Those uses with footnote 15 are restricted to uses existing as of the date of the ordinance is adopted (i.e., no new uses).</p> |

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10.3.330 COMMERCIAL AND MIXED USE ZONE DEVELOPMENT STANDARDS

A. Purpose

The development standards for the commercial and mixed use zones are intended to promote efficient site planning, control the overall scale of buildings, and promote streetscapes that are consistent with the desired character of the ~~two~~ zones.

B. Development Standards

Development standards for the NC, ~~and~~ CC and NMU zones are summarized below:

**TABLE 3-11
Commercial and Mixed Use Zones: Dimensional Requirements**

| STANDARD | NC | CC | NMU |
|--|-------------------|-------------------|---|
| Maximum Use Size ^[1] | 2,000 square feet | No maximum | <u>No maximum</u> ^[5] |
| Minimum Lot Size | 5,000 square feet | 5,000 square feet | <u>No minimum</u> ^[5] |
| Minimum Lot Width | 50 feet | 50 feet | <u>No minimum</u> ^[5] |
| Minimum Lot Depth | 100 feet | None | <u>No minimum</u> ^[5] |
| Minimum Setbacks ^[2] | | | |
| - Front | 14 feet | None | <u>No minimum</u> ^[5] |
| - Interior Side | 5 feet | None | <u>No minimum</u> ^[5] |
| - Corner (street side) | 14 feet | None | <u>No minimum</u> ^[5] |
| - Rear | 15 feet | None | <u>No minimum</u> ^[5] |
| Maximum Setback | 20 feet | See footnote [3] | <u>No minimum</u> ^[5] |
| Maximum Building Height ^[4] | 35 feet | 45 feet | <u>35 feet</u> <u>45 feet</u> ^[6] |
| Minimum Landscaped Area | 15% of site | 15% of site | <u>No minimum</u> ^[5] |

As noted in footnote 5, Development standards will be established through the MUPD process.

Footnote 6 provides alternative height restriction for buildings in Village Center with MUPD approval.

Footnotes:

[1] Individual uses in the NC zone are limited to a maximum gross floor area of 2,000 square feet by right. Uses larger than 2,000 square feet required conditional use permit approval.

[2] New development in the NC and CC zones is subject to Design Review and the Screening & Buffering standards in Article 8. Side or rear yard setbacks may be required where the CC zone abuts a Residential zone. The need for a side or rear yard setback to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process.

[3] To ensure that new development is oriented to the street, maximum building setback standards are established in the CC zone, as follows:

a) For sites with one building, a minimum of twenty feet or 50% of the face of the

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| <p>building, whichever is greater, shall not exceed the maximum front yard setback of 30 feet. The primary entrance shall be contained within that portion of the building meeting the maximum setback requirement.</p> <p>b) For sites with more than one building, the primary entrance of the building with the largest square footage shall be set back no more that 10% of the depth of the average depth of the lot or 50 feet, whichever is lesser. Satellite buildings shall comply with the setback requirement of (a) above.</p> <p>c) There is no maximum setback for the area east of Oak Street.</p> <p>[4] A step-down in building heights may be required when a new commercial building in the CC zone is proposed within twenty (20) feet of a lower density residential zone (SR, R-10, R-7, and R-5). The need for a step-down in building heights to provide privacy, access to sunlight and a transition between zones shall be evaluated in the Design Review Process. The screening and buffering standards in Article 8 will be used as a guideline.</p> <p><u>[5] New development in the NMU zone requires approval of a Mixed Use Planned Development (MUPD) in accordance with Section 10.4.300. Development standards are established through the MUPD process.</u></p> <p><u>[6] Maximum 45 feet building height only within Village Center with approved MUPD.</u></p> | |
| <p>10.3.340 COMMERCIAL ZONE DESIGN STANDARDS & GUIDELINES</p> <p>Commercial development in the NC and CC zones is subject to the design review process in Article 2 and standards in Article 8.</p> | |
| <p>10.3.400 PURPOSE</p> <p>The purpose of the Town Center zones is to implement the Forest Grove Town Center Plan and to reinforce the historic role of the downtown as the civic, financial and business center. Three <u>Two</u> Town Center zones are adopted to reflect the distinctions between different areas of the Town Center and to focus pedestrian-oriented retail uses to the traditional downtown core along Main Street. Specific development and design standards are adopted for the Town Center zones to reflect the established storefront character of the area and to enhance an active and attractive pedestrian environment for shoppers, employees and residents.</p> | |
| <p>10.3.410 LIST OF TOWN CENTER ZONES</p> <p>A. <u>Town Center Core (TCC)</u></p> <p>The Town Center Core zone encompasses the traditional downtown core along Main Street. The purpose of this zone is to provide a concentration of retail and office uses in a defined area. Retail, service uses are required on the ground floor, with an emphasis on those uses that serve a walk-in clientele. Office and/or residential uses are allowed on upper floors. The design standards for this zone require a continuous storefront facade featuring streetscape amenities for the pedestrian.</p> <p>B. <u>Town Center Transition (TCT)</u></p> <p>The Town Center Transition zone is established to increase employment and housing opportunities in close proximity to the Town Center Core. A mix of retail, office, light industrial and residential uses are allowed in the TCT zone, but ground floor retail uses are permitted but not required. Consistent streetscape improvements such as street lighting, street trees and sidewalks will link the Town Center Transition zone with the Town Center Core.</p> | <p>Proposed amendments delete TCS in favor of TCT and make some changes to TCT to accommodate the consolidation of TCS and TCT zoned lands.</p> |

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~~C. Town Center Support (TCS)~~

~~The Town Center Support zone is established to increase employment and housing opportunities that support the Town Center Core. A mix of office, light industrial and residential uses are allowed in the TCS zone. Ground floor retail uses are permitted but not required. Pedestrian and bicycle improvements will link the Town Center Support zone with the Town Center Core.~~

10.3.420 USE REGULATIONS

Refer to Article 12 for characteristics of uses included in each of the Use Categories.

- A. Permitted Uses. Uses allowed in the Town Center zones are listed in Table 3-12 with a “P”. These uses are allowed if they comply with the development standards and other regulations of this Code.
- B. Limited Uses. Uses that are allowed subject to specific limitations are listed in Table 3-12 with an “L”. These uses are allowed if they comply with the limitations listed in the footnotes to the table and the development standards and other regulations of this Code.
- C. Conditional Uses. Uses that are allowed if approved through the conditional use process are listed in Table 3-12 with a “C”. These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and other regulations of this Code. The conditional use process and approval criteria are stated in Section 10.2.200.
- D. Not Permitted Uses. Uses listed in Table 3-12 with an “N” are not permitted. Existing uses may be subject to Section 10.7.100, Nonconforming Development.
- E. Accessory Uses. Uses that are accessory to a primary use are allowed if they comply with specific regulations for accessory uses and all development standards.

**TABLE 3-12
Town Center Zones: Use Table**

| USE CATEGORY | TC-Core | TC-Transition | TC-Support |
|---|------------------|------------------|------------------|
| <u>RESIDENTIAL</u> Household Living | L ^[1] | L ^[1] | L ^[H] |
| Group Living | p ^[1] | P | P |
| Transitional Housing | N | C | € |
| Home Occupation | L ^[2] | L ^[2] | L ^[2] |
| Bed and Breakfast | C ^[2] | P | P |
| | | | |
| <u>CIVIC / INSTITUTIONAL</u> Basic Utilities | P | P | P |
| Major Utility Transmission Facilities | C | C | € |
| Colleges | C | C | € |
| Community Recreation | N | P | P |
| Cultural Institutions | P | P | P |
| Day Care | P | P | P |

Proposed amendments delete TC Support (TCS) and consolidate with TC Transition (TCT).

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| Emergency Services | C | C | C | <p>Proposed amendments split footnote 3 into 3 and 4 and renumbered all subsequent footnotes.</p> <p>Clarified that footnote 5 which prohibits drive through service from restaurants applies in TCT. This requirement when applied to the expanded TCT area may create some non-conforming uses. This issue should be discussed.</p> |
| Postal Services | C | P | P | |
| Religious Institutions | C | P | P | |
| Schools | C | C | C | |
| Social/ Fraternal Clubs / Lodges | C | P | P | |
| COMMERCIAL | | | | |
| Commercial Lodging | L ^[3 4] | L ^[3 4] | L ^[3] | |
| Eating and Drinking Establishments | P ^{[4][5]} | P ^{[4][5]} | P | |
| Entertainment – Oriented: | | | | |
| - Major Event Entertainment | N | N C | C | |
| - Outdoor Entertainment | N | N | N | |
| - Indoor Entertainment | P | P | P | |
| General Retail: | | | | |
| - Sales – Oriented | P | P | P | |
| - Personal Services | P | P | P | |
| - Repair – Oriented | P | P | P | |
| - Bulk Sales | L ^[5 6] | L ^[5 6] | L ^[5] | |
| - Outdoor Sales | N | N | N | |
| - Animal – Related | N | N | N | |
| Medical Centers | N | C | C | |
| Motor Vehicle Related: | | | | |
| - Motor Vehicles Sale / Rental | N | N P/C ^[12] | N | |
| - Motor Vehicle Servicing / Repair | N | N C ^[13] | N | |
| - Motor Vehicle Fuel Sales | N | N C ^[14] | N | |
| Non-Accessory Parking | N | C | C | |
| Office | L ^[3] | P | P | |
| Self-Service Storage | N | N | N | |
| INDUSTRIAL | | | | |
| Industrial Services | N | N | N | |
| Manufacturing and Production: | | | | |
| - Light Industrial | N | C | C | |
| - General Industrial | N | N | N | |
| Call Centers | L ^{[6][7][8]} | L ^[6 7] | L ^[6] | |
| Railroad Yards | N | N | N | |
| Research and Development | N | N C | P | |
| Warehouse / Freight Movement | N | N | N | |
| Waste – Related | N | N | N | |
| Wholesale Sales | N | N | N | |
| OTHER | | | | |
| Agriculture / Horticulture | N | N | N | |
| Cemeteries | N | N | N | |
| Detention Facilities | N | N | N | |
| Mining | N | N | N | |

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| Wireless Communication Facilities | L ^[8 9] | L ^[8 9] | L ^[8] | |
| Information | L ^{[9][10]} [11] | L ^[9 10] | L ^[9] | |
| <p>P=Permitted L=Limited C=Conditional Use N=Not Permitted</p> <p>Footnotes:</p> <p>[1] New dwellings in the TCC zone are only permitted on or above the 2nd floor. There are no minimum density requirements when housing is part of a mixed-use building. In the TCT <u>zone</u> and TCS zones new dwellings are permitted as “stand-alone” developments or as part of mixed-use developments, but must meet density requirements.</p> <p>[2] Home occupations are permitted as an accessory use to residential uses, subject to compliance with the home occupation standards in Article 7.</p> <p>[3] Offices only permitted as part of a ground-floor retail or personal service use or as a stand-alone use above the first floor in the TC-Core zone. Recreational vehicle parks are prohibited in all districts.</p> <p>[4] <u>Recreational vehicle parks are prohibited in all districts.</u></p> <p>[4-5] Drive through service is prohibited from restaurants in the TC-Core and TC-Transition zones.</p> <p>[5 6] Bulk sales stores with ground floor building footprint small than 10,000 square feet are permitted. All merchandise must be enclosed within a building. All other bulk sales are prohibited.</p> <p>[6 7] Permitted where there are no off premise impacts and no product is transported from the site. Centers with any offsite impacts or transport products from the site are to be located in either Light or General Industrial districts.</p> <p>[7 8] Call Centers shall not be allowed on the ground floor in the TC-Core Zone District.</p> <p>[8 9] Wireless communication facilities are regulated by the standards in Article 7.</p> <p>[9 10] Permitted where there are no off premise impacts.</p> <p>[10 11] Information business is not allowed on the ground floor in the TC-Core Zone District.</p> <p>[12] <u>Motor Vehicles Sales/Rental uses may be allowed as a conditional use if conducted entirely indoors.</u></p> <p>[13] <u>Motor Vehicle Servicing/Repair uses existing as of [DATE OF ADOPTED ORDINANCE] are allowed to continue and may expand within the boundaries of the existing lots 1N436B002900, 1N436B002901, 1N436B003000 with conditional use approval. All other Motor Vehicle Servicing/Repair uses are prohibited.</u></p> <p>[14] <u>Motor Vehicle Fuel Sales uses existing as of [DATE OF ADOPTED ORDINANCE] are allowed to continue and may expand within the boundaries of the existing lot 1S306BA01300 with conditional use approval. All other Motor Vehicle Fuel Sales uses are prohibited.</u></p> | | | | |
| | | | | <p>Split footnote 3 into 3 and 4 and renumbered all subsequent footnotes.</p> <p>Currently, Footnote 5 (now #6) is not applied to the TCT (or TCS) zone in the table; however, the text of the footnote references TCT. Proposed amendment would make it clear that the prohibition on drive-through service restaurants applies in TCT.</p> <p>Footnotes 13 and 14 allow the continuation and expansion of the existing gas station and auto repair on their existing lots.</p> |

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10.3.430 TOWN CENTER ZONE DEVELOPMENT STANDARDS

A. Purpose

The development standards are intended to promote efficient use of land and more intensive development. The standards establish minimum and maximum building heights and maximum building setbacks to reinforce the scale and storefront character of existing historic buildings and to support a pedestrian-oriented environment.

B. Development Standards

Development standards for the Town Center Core (TCC); and Town Center Transition (TCT) ~~and Town Center Support (TCS)~~ zones are summarized below.

**TABLE 3-13
Town Center Zones: Dimensional Requirements**

| STANDARD | TCC | TCT | TCS |
|--|---|--|--|
| Floor Area Ratio ^[1] - Minimum - Maximum | 1:1 3:1 <u>4:1</u> | 0.75 <u>0.5</u> :1 3:1 <u>4:1</u> | 0.5 :1 3:1 |
| Building Height (all parts) - Minimum - Maximum | 2 stories 4 stories | 16 feet 4 stories | 16 feet 4 stories |
| Residential Density ^[2] - Minimum - Maximum | None 20.28 <u>40</u> units /acre ^[7] | 16.22 units / acre 20.28 <u>40</u> units / acre ^[7] | 16.22 units /acre 20.28 units /acre |
| Front Setback ^[3] - Minimum - Maximum | 0 15 feet | 0 15 feet | 0 <u>15 feet</u> |
| Side and Rear Setback ^[4] | 0 | 0 | 0 |
| Parking ^[5] | Exempt | Exempt | Exempt |
| Landscaping ^[6] | 5 % of lot | 5 % of lot | 5 % of lot |

Footnotes:

[1] Floor area ratio is defined as the ratio of building square footage to gross site square footage. For example, a 5,000 square foot building is required on a 5,000 square foot site (FAR of 1:1); a ~~15,000~~ 20,000 square foot building is allowed (FAR of ~~3:1~~ 4:1).

[2] All densities are based on net acres.

[3] A larger front yard setback may be approved through Design Review if the setback area incorporates enhanced pedestrian spaces and amenities such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. No parking is allowed between building and public right-of-way.

[4] Side and rear yard setbacks may be required through Design Review when needed to provide a transition

TCS deleted from the table.

Maximum FAR increased from 3:1 to 4:1 for TCC and TCT. Minimum FAR for TCT reduced to 0.5:1.

Base residential density increased 40 du/net ac.

Minimum residential density in TCT proposed to be retained at the current requirement of 16.22 units/acre

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| <p>between zones or different land uses. The screening and buffering standards in Article 8 will be used as a guideline.</p> <p>[5] Except for multifamily residential uses, off-street Off-street parking is not required in any of the three Town Center Zones. When off-street parking is provided, it shall be located to the side or rear of buildings, in shared parking lots or in parking structures. Parking and/or maneuvering areas shall not be located between the front facade of the building and the street/sidewalk. <u>Parking for multifamily residential uses shall be provided in accordance with Table 8-5 in Section 10.8.515</u></p> <p>[6] Required landscaping in the Town Center zones may include planters, hanging baskets, and architectural features such as benches and water fountains that are supportive of the Town Center pedestrian environment. Jointly improved landscaped areas are encouraged to facilitate continuity of landscape design.</p> <p>[7] <u>Residential density may be increased above the maximum in accordance with the density incentives in Section 10.7.400. Minimum density does not apply to projects on sites which are less than ½ acres in in net area or which include a mix of uses.</u></p> | <p>Footnote 5 amended to specify that off-street parking will be required for MF residential uses in the TC zones.</p> <p>Footnote 7 references new density bonus section.</p> |
| <p>10.3.440 TOWN CENTER ZONE DESIGN STANDARDS AND GUIDELINES</p> <p>Development in all Town Center Zones is subject to the design review process provided in Article 2 and standards provided in Article 8.</p> | |
| <p>ARTICLE 4 OVERLAY DISTRICTS</p> | |
| <p>10.4.000 OVERVIEW OF ARTICLE 4</p> <p>This Article includes procedures and requirements related to zoning overlay districts. Properties with an overlay designation will also have an underlying zoning. Provision of the overlay district may add or modify requirements of the underlying zoning district. Forest Grove has two overlay districts:</p> <ul style="list-style-type: none"> ▪ Master Plan ▪ Planned Developments ▪ <u>Mixed Use Planned Developments</u> <p>The purpose of the Master Plan Zone is to promote and facilitate the coordinated development of larger-scale institutional facilities through adoption of a master plan. This Article also includes procedures and standards for Planned Developments (PD). The PD procedures are established to provide greater flexibility in the development of land for residential, commercial or industrial purposes than allowed outright by the base zones. <u>The Mixed Use Planned Development procedures are similar to the PD, but are specifically intended for use within the Neighborhood Mixed Use Zone.</u></p> | |
| <p><u>MIXED USE PLANNED DEVELOPMENT</u></p> <p><u>10.4.300 PURPOSE</u></p> <p><u>The purpose of the Mixed Use Planned Development is to ensure that sites zoned Neighborhood Mixed Use are developed into pedestrian-friendly mixed use neighborhoods. In order to accomplish that, Mixed Use Planned Developments need to provide:</u></p> <p><u>A. Diversity in the mix of housing types including single family houses, apartments, row houses,</u></p> | <p>New procedure for Mixed Use Planned Development based on City’s existing PD but with significant changes. MUPDs would</p> |

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|--|--|
| <p><u>cottages, senior housing, and residential units above commercial or office space;</u></p> <p><u>B. Pedestrian-orientation in the arrangement and placement of buildings, parking and circulation systems, land uses, and utilities;</u></p> <p><u>C. Pedestrian and bicycle access to, and through, the site and provide connectivity to adjacent areas for motorized and non-motorized modes of transportation;</u></p> <p><u>D. Neighborhood-scale retail sales and service, office, civic or recreational uses conveniently located for neighborhood access, thereby contributing to the livability of the area by reducing the amount of vehicle miles traveled to reach goods and services;</u></p> <p><u>E. Coordinated architectural styles, landscaping building forms and building relationships which help establish a cohesive sense of place;</u></p> <p><u>F. An urban form that emphasizes the efficient use of land and compact urban form;</u></p> <p><u>G. The applicant with reasonable assurance of ultimate approval before requiring detailed design and engineering, while providing the City with assurances that the project will retain the character envisioned at the time of approval; and</u></p> <p><u>H. A basis for discretionary review of an overall plan of development that can subsequently be developed in phases over time with administrative approval.</u></p> | <p>be required for all development within the new NMU Zone.</p> <p>New purpose statement emphasizes pedestrian oriented mixed use.</p> |
| <p><u>10.4.305 PROCEDURES</u></p> <p><u>A Mixed Use Planned Development (MUPD) is reviewed through a two-step process.</u></p> <p><u>A. Preliminary plan. The preliminary plan is reviewed under Type III procedures. The preliminary plan review examines the MUPD with respect to items such as the mix of uses; density, including the number, type, and location of dwelling units; the location and amount of non-residential uses; parking; impacts on surrounding areas; adequacy of services; and conceptual plan for service improvements. Preliminary plan approval will only be granted when there is a reasonable certainty that the MUPD will fulfill all applicable requirements of the City Codes.</u></p> <p><u>B. Final plan. The final plan for the MUPD is reviewed under Type I administrative procedures. The applicant must submit the detailed and technical information necessary to demonstrate that all applicable City standards, requirements, and conditions have been met. Approval will only be granted if the final plan is in substantial conformance with the preliminary plan.</u></p> <p><u>C. Concurrent land division. A MUPD may be filed and processed concurrently with a partition or subdivision application; however, no land division shall be approved unless it is found to be consistent with the applicable MUPD. All of the submittal requirements and review standards of Article 6 will apply to a concurrent MUPD/land division request. The tentative plat will be combined with the preliminary MUPD review and the final plat will be combined with the final MUPD review.</u></p> <p><u>D. Site development/design review. The MUPD approval shall remove the requirement for subsequent site development or design review of individual buildings, if the MUPD includes building elevations and sufficient information to demonstrate compliance with the applicable site development/design review standards. The MUPD decision shall expressly state whether individual buildings within the MUPD (such as commercial or multifamily buildings) shall require subsequent site development or design review approval.</u></p> | <p>Proposed procedures are generally comparable to current PD requirements.</p> |

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|--|---|----------------------------|-----------------------------|------------------------|----------------------------|---------------------------|--------------------------|----------------------------|-----------------------------|----------------------------|----------------------------|-----------------------------|--------------------------|---------------------------|--------------------------|----------------------------|--|
| <p><u>10.4.310 PROFESSIONAL DESIGN TEAM REQUIRED</u></p> <p><u>For MUPDs over three (3) gross acres in size, the MUPD applicant must certify, in writing, that a member of each of the following professions will be used in the planning and design process for the proposed MUPD:</u></p> <p><u>A. A licensed architect or professional urban designer approved by the Planning Director.</u></p> <p><u>B. A licensed landscape architect, a certified nurseryman, or landscape designer approved by the Director.</u></p> <p><u>C. A registered civil engineer or land surveyor.</u></p> <p><u>One of the above professionals shall be designated by the applicant to act as a liaison between the Community Development Department, the design team, and the applicant during the two-step MUPD review process. The Planning Commission or City Council may require the expertise of other professionals on the design team if it is determined that the site merits special consideration to unique or adverse features or conditions.</u></p> | <p>Proposed requirement is comparable to PD. As drafted, this requirement would only apply to MUPDs over 3 acres in size.</p> | | | | | | | | | | | | | | | | |
| <p><u>10.4.315 MUPD DEVELOPMENT STANDARDS</u></p> <p><u>A. Base Zone Standards. The development standards of the base zone apply unless they are superseded by the standards of this section or an MUPD approval.</u></p> <p><u>B. Site Size. There are no minimum or maximum size limitations for a MUPD.</u></p> <p><u>C. Residential Density.</u></p> <p><u>1. The target, minimum and maximum residential density for each of the NMU zoned area is shown in Table 4-1. Dwelling units may be transferred between parcels as part of an approved MUPD provided the average density within the MUPD meets the standards in Table 4-1.</u></p> <p style="text-align: center;"><u>TABLE 4-1</u> <u>Residential Density</u></p> <table border="1" data-bbox="123 1408 1200 1585"> <thead> <tr> <th><u>NMU Zoned Area</u></th> <th><u>Minimum Density</u></th> <th><u>Target Density</u></th> <th><u>Maximum Density</u></th> </tr> </thead> <tbody> <tr> <td><u>Area 1 - David Hill</u></td> <td><u>9.6 units/net acre</u></td> <td><u>12 units/net acre</u></td> <td><u>13.8 units/net acre</u></td> </tr> <tr> <td><u>Area 2 - Gales Creek</u></td> <td><u>6.97 units/net acre</u></td> <td><u>8.71 units/net acre</u></td> <td><u>10.02 units/net acre</u></td> </tr> <tr> <td><u>Area 3 - Davidson</u></td> <td><u>9.6 units/net acre</u></td> <td><u>12 units/net acre</u></td> <td><u>13.8 units/net acre</u></td> </tr> </tbody> </table> <p><u>D. Lot Sizes. There are no required minimum lot sizes.</u></p> <p><u>E. Housing Types Allowed. All housing types are permitted. For MUPDs over three (3) gross acres in size, a mix of housing types is required unless otherwise approved by the Planning Commission. Multi-unit buildings shall be subject to Multi-Unit Residential Focus Area standards unless standards are modified through an approved MUPD.</u></p> <p><u>F. Village Center. Commercial Uses and Institutional Uses (other than Basic Utilities, Major Utilities Transmission Facilities, Daycare, Home Occupations and Community Recreation) shall be located within a</u></p> | <u>NMU Zoned Area</u> | <u>Minimum Density</u> | <u>Target Density</u> | <u>Maximum Density</u> | <u>Area 1 - David Hill</u> | <u>9.6 units/net acre</u> | <u>12 units/net acre</u> | <u>13.8 units/net acre</u> | <u>Area 2 - Gales Creek</u> | <u>6.97 units/net acre</u> | <u>8.71 units/net acre</u> | <u>10.02 units/net acre</u> | <u>Area 3 - Davidson</u> | <u>9.6 units/net acre</u> | <u>12 units/net acre</u> | <u>13.8 units/net acre</u> | <p>Base zone standards are included in the new MUPD zone.</p> <p>An MUPD would be required prior to development in NMU Zone. There are both large and small sites in the areas designated on the CP map for Mixed Use. Standards need to be scalable.</p> <p>The TCT standards and guidelines will apply to Village Centers and the MF standards and guidelines will apply to multi-unit developments.</p> |
| <u>NMU Zoned Area</u> | <u>Minimum Density</u> | <u>Target Density</u> | <u>Maximum Density</u> | | | | | | | | | | | | | | |
| <u>Area 1 - David Hill</u> | <u>9.6 units/net acre</u> | <u>12 units/net acre</u> | <u>13.8 units/net acre</u> | | | | | | | | | | | | | | |
| <u>Area 2 - Gales Creek</u> | <u>6.97 units/net acre</u> | <u>8.71 units/net acre</u> | <u>10.02 units/net acre</u> | | | | | | | | | | | | | | |
| <u>Area 3 - Davidson</u> | <u>9.6 units/net acre</u> | <u>12 units/net acre</u> | <u>13.8 units/net acre</u> | | | | | | | | | | | | | | |

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Village Center.

1. The applicant shall propose designs for the Village Center that provide services at a neighborhood scale within a compact, pedestrian-friendly environment. The Design and Development Standards and/or Design Guidelines applicable to the Town Center Transition (TCT) zone shall be used as a basis for development within the Village Center unless modified through an approved MUPD.

2. The minimum and maximum floor area of commercial or institutional uses permitted within the Village Center is shown in Table 4-2.

3. The total area of the Village Center shall not exceed 50% of the buildable land within the MUPD or three (3) acres, whichever is greater. For the purposes of this calculation the area of the Village Center shall include the contiguous areas dedicated to commercial and institutional uses and related parking. Streets and open space shall not be included in the Village Center area calculations.

4. Only one (1) Village Center is permitted within each of the NMU Zoned Areas.

5. Institutional uses shall not exceed 10% of the maximum allowed square footage within the Village Center.

6. Within Area 3 (Davidson), the maximum building footprint is 50,000 square feet. One tenant in Area 3 may occupy up to 50,000 square feet of gross floor area. Multiple tenants in a single building are allowed.

TABLE 4-2
Commercial/Institutional Uses within the Village Center

| <u>NMU Zoned Area</u> | <u>Minimum Square Footage</u> | <u>Maximum Square Footage</u> |
|-----------------------------|-----------------------------------|------------------------------------|
| <u>Area 1 - David Hill</u> | <u>None</u> | <u>15,000 SF Gross Floor Area</u> |
| <u>Area 2 - Gales Creek</u> | <u>None</u> | <u>25,000 SF Gross Floor Area</u> |
| <u>Area 3 - Davidson</u> | <u>25,000 SF Gross Floor Area</u> | <u>130,000 SF Gross Floor Area</u> |

G. Height. The height limits of the base zone apply.

H. Building Setbacks. Building setbacks are established as part of the preliminary development plans approval.

I. Open Space. A MUPD shall include a minimum of 20% usable common open space, landscaped areas, and/or protected natural areas.

J. Pedestrian-Orientation and Circulation. A MUPD shall include a transportation system that emphasizes pedestrian mobility and accessibility, and demonstrates an effective and convenient system of pedestrian facilities that provides connectivity throughout the MUPD and to adjacent properties. The transportation system shall identify existing and proposed pedestrian connections and may include a combination of sidewalks, multi-use pathways and trails.

However, standards can be modified through the MUPD approval.

F. In order to avoid scatter or strip development or multiple lots, the proposed language allows commercial and civic uses only in a Village Center and allows only one Village Center in each of the Areas. Also, in order to keep the Village Centers relatively compact, they are limited to a maximum size of 50% of the buildable land or 3 acres whichever is greater.

K. In order to ensure a pedestrian friendly environment, parking must be located to the rear or side of non-residential buildings and residential developments are required to have alley

| City of Forest Grove Development Code – Draft Amendments | Commentary |
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| <p><u>K. Parking. The base zone parking requirements apply except that shared parking is encouraged within the MUPD. Where the MUPD abuts land zoned for single family residential development, common parking and maneuvering areas must be set back at least twenty (20) feet from the lot line. No parking or vehicular circulation areas shall be located between the building and the street. Garages and off-street parking areas for residential developments shall be accessed by alleys unless otherwise approved by the Planning Commission</u></p> <p><u>L. Water Features. Water features such as streams or ponds must be left in a natural state unless altered to improve the natural values of the water feature or to improve stormwater drainage. Water features and their buffers should be kept in common ownership.</u></p> <p><u>M. Facilities and Services. It is the responsibility of the applicant to provide all service facilities necessary for the functioning of the MUPD. Service facilities such as streets, water supply facilities, sanitary sewers, and storm water detention facilities must be dedicated to the public if they are to provide service to any property not included in the MUPD. However, the review body may approve private service facilities with the consent of the appropriate service provider.</u></p> <p><u>N. Underground Utilities. All service facilities must be placed underground except those that by their nature must be on or above ground, such as fire hydrants and open water courses. The applicant is responsible for making the necessary arrangements with utility companies and other appropriate entities when installing all service facilities.</u></p> <p><u>O. Construction to Standards. All service facilities dedicated to the public must be constructed to City standards. All private service facilities must be designed by a qualified civil engineer to City standards or comparable design life as determined by the City Engineer.</u></p> | <p>access</p> |
| <p><u>10.4.320 PRELIMINARY PLAN REVIEW</u></p> <p><u>A. Procedure. Preliminary plan reviews are processed through a Type III procedure.</u></p> <p><u>B. Submittal Requirements. Applications for a preliminary plan review must contain the information stated below in addition to that required by Section 10.1.325.</u></p> <p><u>1. General statement. A statement of how the purpose of Section 10.4.300 will be achieved by the proposed MUPD. The statement should include sketches or illustrations of the proposed character of the development, a description of how the MUPD will relate to surrounding land uses and whether other land use reviews are requested.</u></p> <p><u>2. Summary report. A summary report identifying the different land uses, including the amount of land for housing, Village Center (if any) and other non-residential uses, open areas, streets and parking; the number and type of housing units; and a statement of how necessary services will be provided and whether the services will be publicly or privately owned and operated.</u></p> <p><u>3. Drawings of existing site conditions. A drawing or drawings must be submitted which display and inventory existing site conditions including the items listed below.</u></p> <p><u>a. Ground elevations shown with contour lines at two (2) -foot intervals or less.</u></p> <p><u>b. Areas of moderate or severe landslide potential, as identified on City maps or documented by an engineering geologist or geotechnical engineer.</u></p> <p><u>c. General soil types as identified on City maps or as documented by an engineering</u></p> | <p>Proposed requirements are generally comparable to current PD requirements.</p> |

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| <p><u>geologist of soils engineer.</u></p> <p>d. <u>Existing natural features, including rock outcroppings, trees and tree groves, fish and wildlife habitats, ponds, wetlands, and watercourses.</u></p> <p>e. <u>Existing on-site or abutting sanitary sewage, storm drainage, and water supply facilities. If such facilities are not on or abutting the site, indicate the direction and distance to the nearest ones.</u></p> <p>f. <u>Width, location, and purpose of all existing easements of record on or abutting the site.</u></p> <p>g. <u>A description of the traffic circulation system for all modes on or abutting the site, including street sizes, level of improvements, and condition of the streets.</u></p> <p>h. <u>A description of areas abutting the MUPD, indicating zoning districts, land uses, densities, circulation systems, public service facilities, natural features, and approximate locations of nearby structures.</u></p> <p>i. <u>Any additional information about existing site conditions required for a concurrent subdivision application.</u></p> <p>4. <u>MUPD Site Plan. The site plan must include the information stated below.</u></p> <p>a. <u>Setbacks and orientation to the street all buildings.</u></p> <p>b. <u>The traffic circulation system for all modes, including connections to existing public rights-of-way, off-street parking, and the ownership of streets, street trees and street lighting.</u></p> <p>c. <u>The general location of parking areas, identify ingress and egress locations, and the number of spaces to be provided.</u></p> <p>d. <u>Conceptual plans for pedestrian and bicycle circulation systems.</u></p> <p>e. <u>Conceptual plans for all necessary services, including their location and whether the services will be publicly or privately owned and maintained.</u></p> <p>f. <u>Conceptual plans for all facilities for the control and disposal of storm water and groundwater.</u></p> <p>g. <u>Conceptual plans for the location and design of public and private open areas or structures.</u></p> <p>h. <u>Treatment proposed for the periphery of the site, including the approximate amount, location, and type of any required landscaping.</u></p> <p>5. <u>Drawings. Drawings showing the existing site conditions and the proposed site plan must be at a reasonable size and scale to clearly show all required information. The drawings must display the following:</u></p> | |

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| <p>a. <u>Name of the proposed PD;</u></p> <p>b. <u>Date, north arrow, and scale of the drawing;</u></p> <p>c. <u>Legal description of the PD sufficient to define its location and boundaries;</u></p> <p>d. <u>Names, addresses, and telephone numbers of the owner, applicant, and design team;</u></p> <p>e. <u>Appropriate identification of the drawing as a preliminary plan.</u></p> <p>6. <u>Building Elevations or Design Guidebook. The application shall include sample elevations for detached single family dwellings and specific elevations for all other buildings. In lieu of providing detailed elevations for each building, the application may include a Design Guidebook, created by a qualified architect or urban designer, which outlines the design standards that will be applicable to all development within the MUPD including architectural features for all building types and identify proposed color palates, materials and typical elevations.</u></p> <p>7. <u>Phased MUPDs. If the project will be built in phases, a Development Phasing Plan is required. The Development Phasing Plan shall:</u></p> <p>a. <u>Demonstrate how the required mix of uses will be provided through phasing, including the approximate locations, amount in square footage of non-residential uses (a size range may be provided), number of residential dwelling units, and phasing schedule of each use;</u></p> <p>b. <u>Demonstrate how on-site circulation, parking, landscaping and tree planting, lighting and other on-site improvements will function, after the completion of each phase and following complete buildout of the development site;</u></p> <p>c. <u>Identify the timeframe, in what order and how proposed public utilities, public facilities and other improvements and amenities necessary to support the project will be constructed, dedicated or reserved; and</u></p> <p>C. <u>Approval Criteria. The preliminary plan will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:</u></p> <p>1. <u>The plan fulfills the purpose for MUPDs stated in Section 10.4.300;</u></p> <p>2. <u>The plan meets the submittal requirements of Section 10.4.320 B;</u></p> <p>3. <u>Adequate public services exist or can be provided to serve the proposed MUPD; and</u></p> <p>4. <u>Where a tentative subdivision plat is requested, the requirements of Article 8 are met.</u></p> <p>D. <u>Time Limit. Preliminary plan approval is valid for three (3) years and may not be extended. The three (3)-year period will not begin until any appeals beyond the jurisdiction of the City are completed. Within the three (3) year time period, the applicant must submit a final development plan for the entire site, or for the first phase if the MUPD has been approved for phased development. The applicant must submit final development plans for any subsequent phases within the time limit specified for the phases.</u></p> | <p>6. The allowance for a Design Guidebook is unique to this MUPD process. It is intended to allow developers who are doing phased developments to delay preparing all of the building elevations.</p> |
| <p>10.4.325 <u>FINAL PLAN REVIEW</u></p> | <p>Proposed requirements</p> |

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| <p><u>A. Final Plan Submittal. The applicant must present detailed plans, which meet the public facility standards of the City. The applicant must present other plans or studies required by the preliminary approval, such as a grading plan, soils engineer report, or detailed landscaping plans.</u></p> <p><u>B. Procedure. The final plan is reviewed under Type I procedures.</u></p> <p><u>C. Requirements. The final development plan will be approved if it meets the requirements stated below and is in substantial conformance with the approved preliminary plan and any conditions of the approval.</u></p> <p><u>1. Drawing quality. The final development plan must be drawn clearly and legibly at a size and scale that clearly shows all required information. The plan must be identified as the final MUPD plan.</u></p> <p><u>2. Additional information on the final plan. In addition to the information required on preliminary drawings or otherwise specified by law, the following information must be shown:</u></p> <p><u>a. Reference points of identified existing surveys by distances and bearings, and referenced to field book or map, including stakes, monuments, or other evidence found on the ground and used to determine the boundaries of the MUPD;</u></p> <p><u>b. The location and width of streets and easements intercepting the boundary of the MUPD;</u></p> <p><u>c. Easements and stormwater drainage reserves must be clearly identified and, if already of record, their recorded reference. The width of the easement, its length and bearing, and sufficient ties to locate the easement within the MUPD must be shown. If the easement is being dedicated by the plan, it must be properly referenced in the owner’s certificates of dedication; and</u></p> <p><u>d. Identification of land to be dedicated to the public.</u></p> <p><u>3. Additional certificates or drawings. The items stated below may be combined where appropriate.</u></p> <p><u>a. A certificate signed and acknowledged by all parties having any recorded title interest in the land and consenting to the preparation and recording of the MUPD.</u></p> <p><u>b. A certificate signed and acknowledged as above, dedicating the land intended for public use, if any.</u></p> <p><u>c. A title report issued by the title insurance company verifying ownership by the applicant of real property that is to be dedicated to the public.</u></p> <p><u>d. A certificate with the seal of, and signed by, the surveyor responsible for the survey.</u></p> <p><u>e. Other certificates required by law.</u></p> <p><u>f. A copy of any deed restrictions applicable to the MUPD.</u></p> <p><u>4. Detailed design plan for the MUPD site. A detailed design plan for the MUPD is required</u></p> | <p>are generally comparable to current PD requirements.</p> |

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| <p><u>and must include the items stated below.</u></p> <ul style="list-style-type: none"> a. <u>The location of proposed buildings and structures, parking areas and, where applicable, the location of allowable building areas of individual lots.</u> b. <u>All building setback lines and height limits that are to be made part of the MUPD restrictions.</u> c. <u>The location and type of proposed buildings, structures, or improvements in common open areas.</u> d. <u>The location and design information for all proposed streets as required by Article 8.</u> e. <u>A plan for water mains and fire hydrants.</u> f. <u>A plan for sanitary sewage disposal.</u> g. <u>A plan for storm water drainage.</u> h. <u>A plan for additional improvements such as walkways and street lighting.</u> i. <u>Required solar-related information if the MUPD is also subject to the solar regulations for new subdivisions.</u> <p>5. <u>Landscaping. A landscaping plan for common open areas, the perimeter of the MUPD, and other landscaped areas is required.</u></p> <ul style="list-style-type: none"> a. <u>The plan must show areas that the applicant proposes to retain in natural vegetation. The plan must show the areas, sizes, numbers, and types of plant and other materials to be used for all landscaped areas.</u> b. <u>The plan must address the revegetation of common open areas and perimeter areas disturbed during construction.</u> c. <u>The plan must include a proposed schedule for required perimeter landscaping. A performance guarantee is required if the landscaping cannot be completed prior to the occupancy of buildings, or cannot be completed when required by the conditions of approval.</u> <p>6. <u>Geotechnical engineer’s report. A geotechnical engineer’s report consistent with the requirements of Section 10.8.310 must be submitted if the MUPD is in a moderate or severe landslide area, or if the report was required as a part of the preliminary approval. The City Engineer or the Building Official must approve the report.</u></p> <p>7. <u>CC & Rs. The Declaration of Covenants, Conditions, and Restrictions (CC & Rs) for the MUPD must be submitted. In addition, any other legal instruments for the protection and maintenance of common open areas, private streets, and private utilities if any, must be submitted. These legal instruments must be approved by the City Attorney to ensure that the City’s interests are protected.</u></p> | |

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|---|------------------------------|------|----|----|----|------------|--|---|------|---|----|---|------------|--|----|----|----|----|----|-----------|---------------------------------------|----|----|----|----|----|-----------|--|----|----|----|----|----|-----------|----------------------------------|----|----|----|----|----|-----------|---|
| 8. <u>Concurrent subdivision approval. Simultaneous final plat approval is permitted.</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARTICLE 5 SPECIAL PROVISIONS | No changes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARTICLE 6 LAND DIVISIONS | No changes | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ARTICLE 7 MISCELLANEOUS PROVISIONS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>10.7.000 OVERVIEW OF ARTICLE 7 This Article includes miscellaneous provisions for special uses or exceptions that are not addressed elsewhere in the Code. The following list summarizes topics covered in this Article:</p> <ul style="list-style-type: none"> • Accessory Dwelling Units • Accessory Structures • Bed & Breakfast Inn • Fences • General Exceptions • Home Occupations • Manufactured Homes on Lots • Nonconforming Development • Solid Waste & Recycling Storage • Wireless Communication Facilities • <u>Residential Density Incentives</u> <p>These headings can assist the user in locating information. The table of contents contains a complete list of the material included in this Article.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>WIRELESS COMMUNICATION FACILITIES</p> <p>10.7.310 PROCEDURE Table 6-1 describes the type of wireless communication facility and review procedure by zone. The placement, construction, and/or modification of wireless communication facilities are subject to review and approval as indicated below. The two options for review are a Type I administrative decision or a Type III conditional use permit. NP indicates that the type of antenna or support structure is not permitted in that zone at that height.</p> <p style="text-align: center;">TABLE 7-1: WIRELESS FACILITY TYPES AND REVIEW PROCEDURES</p> <table border="1" data-bbox="58 1661 1344 1938"> <thead> <tr> <th data-bbox="58 1661 630 1693" rowspan="2">ANTENNA OR SUPPORT STRUCTURE</th> <th colspan="6" data-bbox="630 1661 1344 1693">ZONE</th> </tr> <tr> <th data-bbox="630 1693 748 1725">R</th> <th data-bbox="748 1693 867 1725">Inst</th> <th data-bbox="867 1693 985 1725">C</th> <th data-bbox="985 1693 1104 1725">TC</th> <th data-bbox="1104 1693 1222 1725">I</th> <th data-bbox="1222 1693 1344 1725"><u>NMU</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="58 1725 630 1832">Antenna attached to existing structure (i.e., buildings, towers, grain elevators, or other structures)</td> <td data-bbox="630 1725 748 1832">AA</td> <td data-bbox="748 1725 867 1832">AA</td> <td data-bbox="867 1725 985 1832">AA</td> <td data-bbox="985 1725 1104 1832">AA</td> <td data-bbox="1104 1725 1222 1832">AA</td> <td data-bbox="1222 1725 1344 1832"><u>AA</u></td> </tr> <tr> <td data-bbox="58 1832 630 1864">Monopoles – maximum height of 35 feet</td> <td data-bbox="630 1832 748 1864">CU</td> <td data-bbox="748 1832 867 1864">AA</td> <td data-bbox="867 1832 985 1864">AA</td> <td data-bbox="985 1832 1104 1864">CU</td> <td data-bbox="1104 1832 1222 1864">AA</td> <td data-bbox="1222 1832 1344 1864"><u>AA</u></td> </tr> <tr> <td data-bbox="58 1864 630 1896">Monopoles – 36 feet to 70 feet in height</td> <td data-bbox="630 1864 748 1896">NP</td> <td data-bbox="748 1864 867 1896">NP</td> <td data-bbox="867 1864 985 1896">CU</td> <td data-bbox="985 1864 1104 1896">CU</td> <td data-bbox="1104 1864 1222 1896">AA</td> <td data-bbox="1222 1864 1344 1896"><u>NP</u></td> </tr> <tr> <td data-bbox="58 1896 630 1938">Monopoles – greater than 70 feet</td> <td data-bbox="630 1896 748 1938">NP</td> <td data-bbox="748 1896 867 1938">NP</td> <td data-bbox="867 1896 985 1938">CU</td> <td data-bbox="985 1896 1104 1938">NP</td> <td data-bbox="1104 1896 1222 1938">AA</td> <td data-bbox="1222 1896 1344 1938"><u>NP</u></td> </tr> </tbody> </table> | ANTENNA OR SUPPORT STRUCTURE | ZONE | | | | | | R | Inst | C | TC | I | <u>NMU</u> | Antenna attached to existing structure (i.e., buildings, towers, grain elevators, or other structures) | AA | AA | AA | AA | AA | <u>AA</u> | Monopoles – maximum height of 35 feet | CU | AA | AA | CU | AA | <u>AA</u> | Monopoles – 36 feet to 70 feet in height | NP | NP | CU | CU | AA | <u>NP</u> | Monopoles – greater than 70 feet | NP | NP | CU | NP | AA | <u>NP</u> | <p>The new NMU zone has been added to the Table 7-1. NMU is subject to the same standards as Residential.</p> |
| ANTENNA OR SUPPORT STRUCTURE | | ZONE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | R | Inst | C | TC | I | <u>NMU</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Antenna attached to existing structure (i.e., buildings, towers, grain elevators, or other structures) | AA | AA | AA | AA | AA | <u>AA</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Monopoles – maximum height of 35 feet | CU | AA | AA | CU | AA | <u>AA</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Monopoles – 36 feet to 70 feet in height | NP | NP | CU | CU | AA | <u>NP</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Monopoles – greater than 70 feet | NP | NP | CU | NP | AA | <u>NP</u> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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Footnotes:

- | | |
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| R: Residential Zones | AA: Administrative Action – Type I Process |
| C: Commercial Zones (except for NMU) | CU: Conditional Use Permit – Type III Process |
| TC: Town Center Zones | NP: Not Permitted |
| I: Industrial Zones | |
| Inst: Institutional Zones | |
| NMU: Neighborhood Mixed Use Zones | |

RESIDENTIAL DENSITY INCENTIVE ABOVE BASE REQUIREMENT

10.7.400 PURPOSE

The residential density incentive is intended to allow significantly higher densities within the Town Center, while ensuring that livability is preserved and sustainability is encouraged. Projects which receive density incentives are expected to exceed the City’s design standards.

10.7.405 APPLICABILITY

For proposed mixed use and multifamily residential developments within the Town Center, the Planning Commission may consider the request for a density incentive as part of Design Review at the applicant’s request.

10.7.410 STANDARDS

Available density incentives are described in Table 7-2. However, in no case shall the total density on a site exceed 100 units per net acre. In addition, the City may limit the total number and/or type of density incentives for which the property may qualify based on the following:

- A. Availability of adequate public facilities and services, including public water, sanitary sewer, storm drainage, police and fire protections
- B. Traffic impacts. Applicants may be required to provide a traffic impact analysis, prepared by a licensed traffic engineer, which includes appropriate mitigation measures.
- C. Compatibility with adjacent single-family residential zonings districts.

New density incentive (bonus) section. As written would only apply to Town Center zones, but in the future the City could consider applying to Community Commercial (CC) zone or Residential Multifamily.

Maximum density permitted with incentives is 100 units/net acre.

TABLE 7-2
DENSITY INCENTIVES

| <u>Tier 1: Density Incentives for Project Amenities</u> | <u>Minimum Points Required</u> | <u>Density Increase</u> |
|--|---------------------------------------|--------------------------------|
| <u>Tier 1 density incentives are earned when a developer provides the project amenities listed in Table 7-3 to earn the number of points required for the density increases shown in this table.</u> | 11 points | <u>10 units/acre</u> |

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| <p><u>In order to qualify for a density incentive the proposed improvements must provide an amenity which is not otherwise required by the Development Code. Where a qualifying amenity requires that a minimum amount of area be provided, the same square footage may not be counted towards other amenities. The property owner may be required to execute a covenant with the City ensuring continuation and maintenance of the qualifying amenity by the property owner. Projects cannot qualify for multiple point values in the same amenity category.</u></p> | <u>14 points</u> | <u>20 units/acre</u> | <p>Maximum density of 100 du/net acre within the TC zones. The base density in the Town Center is proposed to be increased to 40 du/ac so the bonus would allow an increase of up to 60 additional du/ac.</p> |
| | <u>19 points</u> | <u>30 units/acre</u> | |
| | <u>25 points</u> | <u>40 units/acre</u> | |
| | <u>30 points</u> | <u>60 units/acre</u> | |
| <p><u>Tier 2: Density Incentives for Affordable Housing</u></p> <p><u>Tier 2 density incentives are earned when 20% of units are set aside for renters or purchasers earning no more than 80% of median income and paying no more than 30% of total household income in rent or mortgage.</u></p> <p><u>Such units shall be developed by a developer with experience undertaking market and non-profit low-income housing developments. This density bonus does not apply to institutional housing</u></p> | | | |

TABLE 7-3
AMENITY CATEGORIES AND VALUES

| <u>Amenity Category</u> | <u>Value</u> | <u>Description</u> |
|--------------------------|-----------------|---|
| <u>Bicycle Amenities</u> | <u>1 point</u> | <u>Provide residents with enhanced bicycle amenities (parking and repair area). The area dedicated to long-term bicycle parking shall be sized to accommodate 0.5 bicycles per unit and must be covered and secure. The area dedicated to bicycle repair shall be a minimum of 50 square feet in area and designed and equipped to facilitate bicycle maintenance.</u> |
| <u>Energy Efficiency</u> | <u>2 points</u> | <u>Energy efficiency improvements compliant with Energy Trust of Oregon. Projects must enroll in the Energy Trust’s Design Assistance program during schematic design or earlier and commit to exceeding Oregon code requirements by a minimum of five percent.</u> |
| | <u>2 points</u> | <u>Achieve an Energy Star score of 7 or better, as calculated by the EPA online tool.</u> |
| | <u>3 points</u> | <u>Project designed to Net Zero Energy Certification.</u> |
| <u>“Green” Materials</u> | <u>2 points</u> | <p><u>Use environmentally sensitive (“Green”) materials on at least 50% of the building’s interior surfaces including:</u></p> <ul style="list-style-type: none"> • <u>Wall and Ceiling Latex Paint: Low-VOC</u> • <u>Paint with recycled content: minimum 50% post-consumer</u> • <u>Countertop with recycled content: 25% Post-consumer content</u> • <u>Carpet with post-consumer recycled content (+50%)</u> • <u>Renewable flooring materials: Linoleum, Cork, Bamboo, or Wool</u> <ul style="list-style-type: none"> • <u>Forest Stewardship Council certified wood Reclaimed Wood</u> |
| | <u>3 points</u> | <u>Use of “Green Material” on at least 75% of the building’s interior.</u> |
| <u>Low Impact Design</u> | <u>1 point</u> | <u>Manage all stormwater from the site using low impact design techniques from <i>Clean Water Services Low Impact Development Handbook for the</i></u> |

Table 7-3 identifies the type and amount of each improvement required to qualify for points.

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| | | <u>Tualatin Basin</u> | |
| <u>Ground Floor Retail</u> | <u>3 points</u> | <u>Provide at least 5,000 square feet of retail or space which is designed to be convertible to ground level retail. A density bonus for this amenity is available in the TCT zone only.</u> | |
| <u>Residential Gardening</u> | <u>2 points</u> | <u>Provide a community garden for use by residents. The garden must include raised beds (minimum size 3’ by 5’) with improved soil and a water source for irrigation. The garden may be at grade or rooftop, but must be located in an area with adequate sunlight (minimum 6 hours/day). The area dedicated to the community garden shall be sized to accommodate 0.3 raised beds per unit plus walkways.</u> | |
| <u>Rooftop Garden or Eco-Roof</u> | <u>2 points</u> | <u>Provide a rooftop garden or an eco-roof. The rooftop garden or eco-roof must cover at least 50 percent of the roof area of the building. Rooftop gardens must be accessible to residents and at least 30 percent of the garden area must contain plants. The remaining area must include seating areas and other amenities. Eco-roofs must be designed to reduce stormwater and be entirely covered with vegetation.</u> | |
| <u>Public Plaza/Outdoor Patio/Seating Area</u> | <u>2 points</u> | <u>Where ground floor retail is planned, provide a patio area for outdoor seating between the retail and the primary public street frontage which is designed to activate the street frontage. The patio and seating area must extend along at least 20 feet of the frontage and be at least 10 feet deep.</u> | |
| | <u>3 points</u> | <u>Provide a public plaza with a minimum area of 2,000 square feet. Seating areas and landscape plantings are required amenities. Water features are encouraged. To promote a sense of openness and safety, public plazas shall be completely visible from an adjacent street frontage.</u> | |
| <u>Structured Parking</u> | <u>10 points</u> | <u>At least 80% of the required parking is provided in a parking structure. Structures may be at- or below grade.</u> | |
| <u>LEED Certification</u> | <u>Silver: 8 points</u> <u>Gold: 10 points</u> <u>Platinum: 12 points</u> | <u>Project designed to achieve LEED Silver, Gold, or Platinum certification. Project features required to qualify for LEED certification cannot be used to qualify for points in other amenity categories.</u> | |
| <u>Other</u> | <u>TBD</u> | <u>Other amenity approved by Planning Commission</u> | |

ARTICLE 8 GENERAL DEVELOPMENT STANDARDS

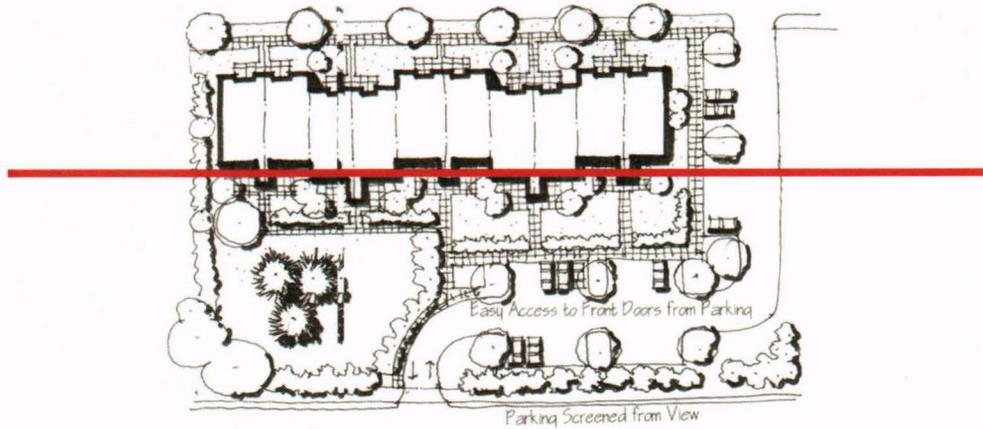
ACCESS AND CIRCULATION

10.8.140 SPECIFIC SITE ACCESS AND CIRCULATION STANDARDS

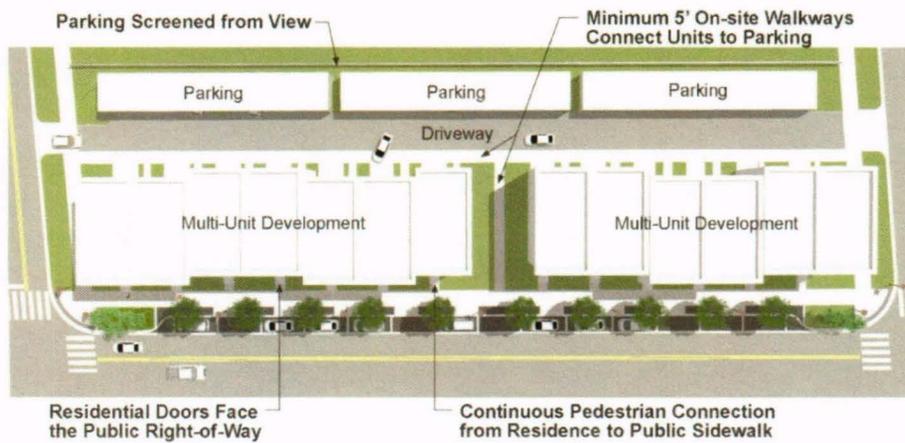
The following access and circulation standards apply specifically to certain types of development or apply within certain locations within the community.

- A. Multi-Unit Development. A functional and safe environment for vehicles and pedestrians is important within residential areas. Multi-unit development should be visual appealing from the adjacent street right-of-way and be functionally and aesthetically tied to adjacent residential neighborhoods.
 - 1. Circulation
 - a. A continuous pedestrian connection shall be provided from the front door of all residential buildings to the public sidewalk.
 - b. Separate pathways from dwellings a minimum distance of ten (10) feet. The separation is measured from the pathway edge closest to any dwelling unit.
 - c. On-site pedestrian walkways are required to be a minimum width of five (5) feet connecting dwelling units to parking/open space/recreation areas.
 - 2. Parking Areas
 - a. Separate physically and visually parking areas greater than 10,000 square feet in area with landscape planter bays at least eighteen feet in width. Individual parking areas may be connected by a driveway.
 - b. The sidewalk system shall connect the front door of all residential buildings to parking area(s).
 - 3. Pedestrian Environment
 - a. Residential doors which face a public right-of-way shall be setback a minimum of ~~2 feet~~ 3 feet plus any additional width needed to meet the minimum sidewalk requirements (where applicable) from a public sidewalk.
 - b. The following types of doors shall not provide the primary entrance into a dwelling unit: sliding glass or solid metal doors without glazing.
 - c. Residential stoops, porches or terraces shall be raised a maximum of 3 feet above grade at the adjacent right-of-way.
 - d. Residences with entry porches or terraces shall have a minimum area of ~~60~~ 40 square feet.
 - e. Residential entries shall be lowered a maximum of 4 feet below grade measured at adjacent right-of-way.

Figure 8-2: Example Site Layout for Multi-Unit Development



Existing Figure 8-2 to be deleted and replaced.



Updated Figure 8-2: Example Site Layout for Multi-Unit Development

Figure 8-3: Pedestrian Environment for Multi-Unit Development



A new Figure 8-3 has been added illustrating setback requirements

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| <p>4. Screening/Service Areas</p> <ul style="list-style-type: none"> a. All mechanical equipment shall be screened from view by an opaque fence or solid landscape screen 8 feet high. b. Service/refuse collection areas shall not be located within 20 feet of public rights-of-way. c. All development of two or more stories in height shall be required to provide screening of garbage collection and storage areas from above. d. All roof mounted mechanical equipment other than vents shall be screened from ground level view. The screening shall be as high as the height of the equipment and shall be integrated with the exterior building façade <p>5. Landscaping</p> <ul style="list-style-type: none"> a. At least 75% of required landscaped area shall be planted with any suitable combination of trees, shrubs, or evergreen ground cover. b. A maximum of 25% of required landscaped area may include architectural features or artificial ground covers such as sculptures, benches, masonry or stone walls, rock groupings, bark dust, decorative hard paving and gravel areas interspersed with planting areas. <p>6. Crime Prevention Through Environmental Design (CPTED)</p> <ul style="list-style-type: none"> a. No landscaping, fences, walls or plant materials greater than 5 feet in height shall be installed which obstruct the visibility of a dwelling entry from a public street. b. A minimum of 25 square feet of window area shall be provided within each dwelling unit facing a common open space, pedestrian path or parking lot to allow visual surveillance. c. A clear line of site between all front building entries and the public sidewalk or parking areas shall be maintained. d. Lighting shall be provided at all exterior dwelling unit entrances. e. Guard or a keyed variation of gated residential development is prohibited. f. Motion activated security lighting is prohibited along public rights-of- way. <p>B. Commercial Development. Commercial development should accommodate automobiles, mass transit, bicycles and pedestrians in a safe, functional and visually appealing manner.</p> <p>1. Circulation</p> <ul style="list-style-type: none"> a. Auto/truck access to parking shall be from a local or collector street, an adjacent development, alley, or existing driveways along arterial roads. b. Where buildings are setback from right-of-ways, a continuous and direct sidewalk with a 12-foot minimum width shall be provided between the public sidewalk and the front door to all buildings on site. c. All roadways or drives shall include sidewalks on both sides of travel lanes with the exception of vehicle facilities that provide access to loading and service areas. <p>2. Parking</p> | <p>b. Bark dust is proposed to be deleted as a possible landscaped cover.</p> |
|---|---|

- a. Construct off-street surface parking that does not occupy more than 50% of the street frontage. Where a site has frontage along a side street a surface parking lot may occupy more than 50% of the side street frontage.
- b. Screen parking with solid perimeter wall, decorative welded metal (wrought iron) fencing and columns, earthen berm or evergreen hedge (or a combination of) ~~at a minimum spacing of 3 feet and a maximum of 5 feet in height~~. The maximum height of screening shall be five (5) feet except along the street frontage where the maximum height shall be three (3) feet six (6) inches.
- c. Provide a minimum of 15% of parking lot as water pervious surface – either paving or landscaped retention areas.
- d. Development sites shall not consist of paved parking areas of more than 50% of the entire site area.

2b. Amendments intended to clarify current code language.

Figure 8-4: Parking for Commercial Development



A new Figure 8-4 has been added to illustrate parking for commercial development.

3. Pedestrian Environment

- a. The sidewalk system shall connect all customer entrances to the public sidewalk.
- b. Minimum sidewalk width 10 feet. Sidewalks shall meet American with Disabilities Act (ADA) requirements and may include landscaped areas, benches and other pedestrian amenities.
- c. Plazas, squares or courts shall be fronted by commercial building facades with 75% or more transparency/window opening of first 15 feet of building.
- d. All development shall provide a sheltered entry area at the entrance to each commercial establishment with a minimum area of fifty (50) square feet and a minimum dimension of six (6) feet.

4. Screening of Service Areas

- a. All loading areas shall be physically separated from customer pedestrian and residential areas with a solid 5-foot tall fence, evergreen hedge, arbor, berm or a combination of these elements.
- b. All ground level and roof-top mechanical equipment shall be screened from view with landscaping, fencing and or walls. The height of the screen shall equal or exceed the height of the equipment, and include screening from views from above

when visible from adjacent inhabited buildings.

5. Landscaping

- a. Landscaping standards vary depending on zoning, use, adjacent zoning, and existing site conditions.
- b. A landscaped strip at least ten (10) feet in width shall be provided abutting any property line facing a street. The landscape strip shall be appropriately landscaped with ground cover, planted berm, shrubbery and/or trees.
- c. At least 75% of required landscaped area shall be planted with any suitable combination of trees, shrubs, or evergreen ground cover.
- d. A maximum of 25% of required landscaped area may include architectural features or artificial ground covers such as sculptures, benches, masonry or stone walls, rock groupings, ~~bark dust~~, decorative hard paving and gravel areas interspersed with planting areas.

d. Bark dust is proposed to be deleted as a possible landscaped cover.

C. Town Center Districts. The intent of the following standards is to provide a functional and safe environment for vehicles and pedestrians, where the needs of pedestrian are emphasized. The Town Center should have a clear separation between pedestrian and vehicular areas and should be comfortable and safe in all seasons and hours of the day.

1. Building Orientation

- a. TCC: Building facades shall be built along at least 80% of the primary building frontage line.
- b. TCT: Building facades shall be built along at least 75% of the primary building frontage line.
- ~~e. TCS: Building facades shall be built along at least 50% of the primary building frontage line.~~
- d. One (1) entrance shall be provided for each building façade. When building is located on a corner, one entrance at the corner is permitted.
- e. If a building is setback from right-of-way, it shall be a minimum of four feet (4') in depth and include plazas, forecourts or other paved areas for public seating, artwork and landscaped planting beds.
- f. If a building is setback from the right-of-way, mechanical units, meters or other above grade or wall mounted utilities shall not be located in the front setback area.

Deleted TCS building façade frontage requirement in 10.8.140.C(1)(c)

2. Pedestrian Connections

- a. When provided on-site, parking shall not be located between the front façade and the front property line.
- b. Where walkways are parallel and adjacent to a driveway or street (public or private), they shall be raised 6 inches and curbed or separated from the driveway/street with bollards and/or a 3-foot minimum landscape barrier.
- c. Where pathways cross a parking area, driveway or street (“crosswalk”), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping. If painted striping is used, it shall consist of thermo-plastic striping or similar type of durable application.
- d. All mechanical equipment, outdoor storage, and manufacturing and service and delivery areas shall be screened from view from pedestrian sidewalks. Screening

shall be provided by one or more of the following: decorative wall (masonry or similar quality material, evergreen hedge, wood fence - non-see through).

3. Site Amenities. Every development shall provide at least one of the “pedestrian amenities” listed below:
 - a. A plaza, courtyard next to the building entrance a minimum of 4 feet in depth for residential food, beverage or entertainment establishments only or, for other uses, an area with public art which incorporates seating (e.g. a fountain).
 - b. Public seating areas (chairs, tables, benches)
 - c. Building canopy, awning or similar weather protection across 75% of façade projecting a minimum of four feet over the sidewalk.

CLEAR VISION AREA

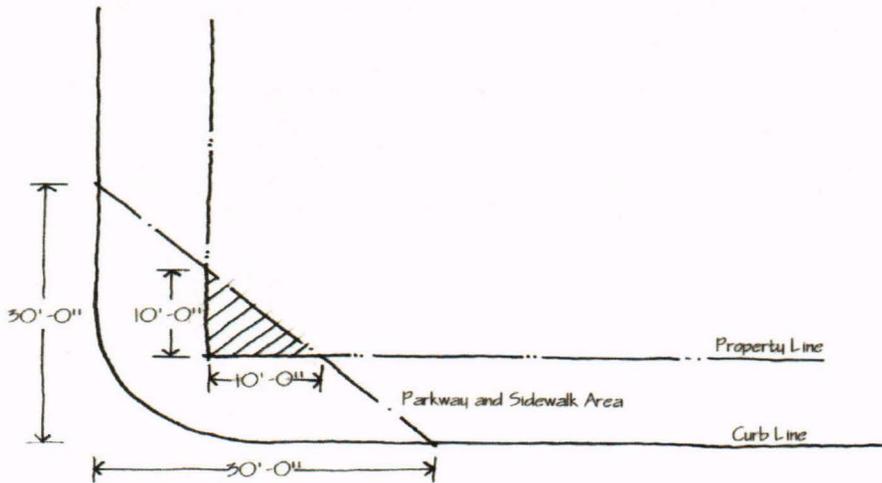
10.8.155 STANDARDS

Except in the Town Center zones ~~Core zone~~, a clear vision area shall be maintained on the corners of all property adjacent to the intersection of two streets, a street and a railroad, or a driveway providing vehicular access to a public street, excluding alleys.

- A. On Corner Lots, no vehicle, fence, wall, hedge or other planting or structure shall be parked, erected, planted, placed, located or maintained, except for occasional tree trunks or poles, so as to impede visibility within the greater of the two clear vision areas defined below (see Figure 8-3):
 1. The triangular area formed by the curb lines along such lots and a straight line joining said curb lines at points which are 30 feet distant from the intersection of the curb lines and measured along such lines; or
 2. The triangular area formed by the property lines of such lots and a straight line joining said property lines at points which are 10 feet distant from the intersection of the property lines and measured along such lines.
- B. A Private Access shall be treated as a public street for the purpose of this section. The edge of the paved surface area of the private access, be it roadway, curb or sidewalk, shall be treated as the curb line in determining the vision clearance area.
- C. The vision clearance area for all commercial, industrial, institutional, and multi-family uses shall be determined in the manner set forth in subsection (A)(1) above.
- D. The vision clearance area for single-family homes and duplexes shall be determined in the manner set forth in subsection (A)(2) above.
- E. Any obstruction maintained in violation of this section shall be deemed in violation of the Development Code and shall be abated pursuant to Section 10.1.400 enforcement procedures.

The TCT zone requires building facades be built along at least 75% of the primary building frontage line. This may be difficult to accomplish with the clear vision triangle. This section was amended so that the exemption applies to all TC zones.

Figure 8-3 5: Clear Vision Area



Updated Figure numbering. No graphic change.

OPEN SPACE, RECREATIONAL FACILITIES AND COMMON AREAS

10.8.205 STANDARDS

- A. Open space areas may be required to avoid placing structures or other improvements either in identified hazard or resource areas as required by Section 10.5.005 et. seq. and Section 10.8.300 et. seq.
- B. Areas retained to comply with Clean Water Services (CWS) water quality sensitive area and vegetative corridor requirements of the Design and Construction Standards or surface water quality or quantity facilities requiring over 100 square feet of area shall be considered open space but not be considered a recreational area unless so designed as to be integrated with a development's site design and available for access for residents in the development.
- C. For land divisions:
 - 1. Each open space and recreational facility shall be placed in separate tracts.
 - 2. Having a net density of at least 9.60 units per acre, 20% of the entire site in open space with at least one recreational tract having minimum dimension of sufficient size to accommodate play equipment targeted for preschool and elementary aged children plus table(s) and bench(es) for passive recreation.
- D. Except for developments in TCC or TCT zones, any ~~For~~ development not involved in a division of land, open space and recreation areas shall be held in common for residential condominiums or by the primary land owner for apartment complexes or non-residential development. The area shall be placed within an easement unless waived by the Director for minor recreation facilities or recreation facilities that are integrated with the developed portion of the project. Developments within the NMU zone may modify the standards below through an approved MUPD.
 - 1. Residential projects in the Residential Multifamily Low (RML) and Residential Multifamily High (RMH) districts shall provide the following: All condominium, two-

C2 may affect developments within NMU zone; however, it is consistent with the 20% open space required for MUPDs.

D1, which requires 20% OS, is specific to RML and RMH, so it does not affect TC or NMU zones.

D2 – D7 are not limited to RML and RMH. The amendments would exempt the TC zones. For NMU, applicants could

| | |
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| <p>family dwellings, multi-family dwellings, residential care facilities, residential care institutions, and nursing or convalescent homes shall provide 20% of the lot area in open space, excluding that area designated in the site plan and improved for off-street parking and driveways. All dwelling units shall be immediately accessible to a minimum of 600 square feet of open space.</p> <ol style="list-style-type: none"> 2. All condominium, two-family dwellings and multi-family dwellings of 20 units or more, residential care facilities, residential care institutions, and nursing or convalescent homes shall improve 1/2 of the required open space as recreation space. Recreation space shall be planted in grass and/or improved for recreational use, and have a minimum area of 870 square feet and a minimum dimension of 20 feet. For two-family and multi-family dwellings, the recreational area shall include a children’s play area. A fence shall be installed that is a minimum of thirty (30) inches in height to separate a parking lot, street, or driveway from any children’s play area. 3. For the development of condominiums, two-family and multi-family dwellings of 20 units or more, residential care facilities and residential care institutions, individual private open space (patio or balcony) shall be provided for each dwelling unit. All private open space shall be directly accessible from the dwelling unit through a doorway. Patios and balconies shall be at least 48 square feet in size with a minimum width dimension of four (4) feet. 4. Floor area of ground floor patios and all balconies for individual units can be used to meet no more than 1/2 of the recreational land area requirement. Private open space shall be separated from common open space through the use of perimeter landscaping, fencing or a change in vertical grade (e.g. second floor balconies). 5. Where a proposed condominium, multi-family development, residential care facility, residential care institution, or nursing or convalescent home will abut an existing or proposed public park or open space, the development shall integrate into its design the adjoining park or open space to maximize its benefits to development residents. 6. No less than 75% of all open space areas excluding recreational space shall be landscaped with living ground cover, shrubs or trees. 7. State law and administrative codes pertaining to residential care facilities, assisted care and nursing facilities shall supersede the provisions of this section where there is a conflict. <p>E. Areas and tracts of land to be held in common, shall meet the following requirements:</p> <ol style="list-style-type: none"> 1. Common areas shall be held in ownership by either a homeowners association or operator of a multi-family development, residential care facility, residential care institution, or nursing or convalescent home. 2. To ensure adequate maintenance of common areas within the land division, the applicant shall provide maintenance provisions in Covenants, Conditions and Requirements (CC&Rs) when to be maintained by a homeowners association or another method an operator of a multi-family development, residential care facility, residential care institution, or nursing or convalescent home. <p>F. A development shall include proposed dedication of open space or recreational facilities to the City or reserve such areas for acquisition by the City based on the following requirements:</p> | <p>modify standards with MUPD.</p> |
|---|------------------------------------|

| | |
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| <p>1. The dedication or reservation shall be approved by the Parks and Recreation Commission prior to any acceptance of the reservation or dedication by the City. The Parks and Recreation Commission shall only consider any dedication or reservation if found:</p> <ul style="list-style-type: none"> a. Consistent with the Parks, Recreation and Open Space Master Plan in terms of location, size, shape and purpose of the facility or area; b. Adequate recreational elements for active and/or passive recreational needs (e.g. trails, benches, play equipment, ball fields, etc.) are provided; c. Open space areas provide connectivity with other open space or recreational areas as shown on the Parks, Recreation and Open Space Master Plan; d. Adequate services and facilities are available to maintain the dedication or reservation; and e. For reservations, that acquisition of the property has been programmed in the most recently adopted capital improvement program or otherwise authorized by the City Council. <p>2. Where the City will accept a dedication pursuant to paragraph (1) above, no more than 50% of the System Development Charges (SDC) for a project can be waived by the Community Development Director upon consultation with the Parks and Recreation Director. The amount of the waiver shall be based on the completeness of the recreational elements and maintenance facilities provided, and the importance of the property to the completion of the Park, Recreation and Open Space Master Plan. There shall be no waiver of park SDC for any reservation of an open space area or recreational facility.</p> <p>3. If the developer is required to reserve land area for a park, playground, or other public use, such land shall be acquired by the appropriate public agency within eighteen (18) months following final land use approval including but not limited to final plat, site plan, conditional use or design review approvals. The price shall be agreed upon prior to final approval or such reservation shall be released to the subdivider.</p> <p>G. Where it is determined by the Director that to achieve a greater sense of open space of an area, open space that is proposed for two adjoining developments shall be located adjacent to each other.</p> | |
| <p style="text-align: center;">Figure 8-4 <u>6</u>: Parking Lot Landscaping</p> | <p>Updated Figure numbering. No graphic change</p> |
| <p>HAZARDS AND RESOURCES</p> | <p>No change to this section</p> |
| <p>LANDSCAPING, SCREENING & BUFFERING</p> <p>10.8.420 LANDSCAPING REQUIREMENTS BY ZONE</p> <p>A. <u>Landscaping Required In The Neighborhood Commercial Zone.</u> All required yards (exclusive of accessways and other permitted intrusions) adjacent to a public or private street shall be landscaped.</p> <p>B. <u>Landscaping Required In The Community Commercial Zones.</u> A landscaped strip at least ten (10) feet in width shall be provided abutting any property line facing a street. The landscape strip shall be appropriately landscaped with ground cover, planted berm, shrubbery and/or trees.</p> | <p>C. Proposed amendments would eliminate</p> |

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|--|---|
| <p>C. <u>Landscaping Required In The Town Center Zones.</u> All new commercial and residential developments in the Town Center <u>Transition</u> Zones shall landscape no less than 5% of the lot area using appropriate native plant materials and/or architectural features such as benches, planters, and water fountains which are suitable and supportive of the downtown commercial environment. Jointly improved landscaped areas are encouraged to facilitate continuity of landscape design within the Town Center. <u>The City may choose to waive this requirement for developments that provide streetscape amenities within the public right-of-way. New development in the Town Center Core zone is exempt from the minimum landscaping requirement.</u></p> <p>D. <u>Landscaping Required in the Institutional Zone.</u> Landscaping shall be in context with the use and surrounding zones. For institutional uses that consist of primarily open space, such as a park or playground, the landscaped area shall be defined by the site plan and include a landscaped strip at least ten (10) feet in width abutting any property line facing a street. For institutional uses in which the site is primarily devoted to non-open space, the landscaping requirements shall match the zone district immediately adjacent to the use. Where there are no landscaping requirements for the adjoining zone, the landscaping requirements shall meet the requirements of subsection (B) <i>Community Commercial</i> above.</p> <p>E. <u>75% Coverage.</u> <u>Except in the Town Center Core Zone,</u> At least 75% of the required landscaped area shall be planted with any suitable combination of trees, shrubs, or evergreen ground cover. The required 75% coverage shall be based on the size of the plant material within a specified time as follows:</p> <ol style="list-style-type: none"> 1. Trees – within five (5) years from the date of final inspection by the Building Official. 2. Shrubs – within two (2) years from the date of final inspection by the building Official. 3. Ground covers – at the time of final inspection by the Building Official. <p>F. <u>25% Architectural Features.</u> <u>Except in the Town Center Core Zone,</u> Landscaped areas as required by this article may include architectural features or artificial ground covers such as sculptures, benches, masonry or stone walls, fences, rock groupings, bark dust, decorative hard paving and gravel areas, interspersed with planting areas. The exposed area developed with such features shall not exceed 25 percent of the required landscaped area. Artificial plants are prohibited in any required landscaped area.</p> | <p>the 5% landscape requirement in TCC and allow City the option of eliminating it in TCT for developments that provide streetscape improvements in the public ROW.</p> <p>F. Bark dust is proposed to be deleted as a possible landscaped cover.</p> |
| <p>10.8.425 BUFFERING AND SCREENING STANDARDS</p> | |
| <p>A. <u>General Provisions</u></p> <ol style="list-style-type: none"> 1. It is the intent that these requirements shall provide for privacy and protection and reduce or eliminate the adverse impacts of visual or noise pollution at a development site, without unduly interfering with the view from neighboring properties or jeopardizing the safety of pedestrians and vehicles; 2. Buffering and screening is required to reduce the impacts on adjacent uses which are of a different type in accordance with the matrices in this chapter (Tables 8-2, 8-3 and 8-4). The owner of each proposed development is responsible for the installation and effective maintenance of buffering and screening. 3. In lieu of these standards, a detailed buffer area landscaping and screening plan may be submitted for the Director's approval as an alternative to the standards, provided it | |

affords the same degree of buffering and screening as required by this code.

B. Buffering and Screening Requirements

1. A buffer consists of an area within a required setback adjacent to a property line and having a depth equal to the amount specified in the buffering and screening matrix and containing a length equal to the length of the property line of the abutting use or uses.
2. Utilities, screening, sidewalks and bikeways, and landscaping may only occupy a buffer area. No buildings, accessways or parking areas shall be allowed in a buffer area except where an accessway has been approved by the City.
3. The minimum improvements within a buffer area shall consist of combinations for landscaping and screening as specified in Tables 8-2, 8-3 and 8-4. In addition, improvements shall meet the following specifications:
 - a. At least one (1) row of trees shall be planted. They shall have a minimum caliper of two (2) inches at four (4) feet in height above grade for deciduous trees and a minimum height of five (5) feet high for evergreen trees at the time of planting. Spacing for trees shall be as follows:
 1. Small or narrow-stature trees, less than twenty-five (25) feet tall or less than sixteen (16) feet wide at maturity shall be spaced no further than twenty (20) feet apart;
 2. Medium-sized trees between twenty-five to forty (25-40) feet tall and with sixteen to thirty-five (16-35) feet wide branching at maturity shall be spaced no greater than thirty (30) feet apart;
 3. Large trees, over forty (40) feet tall and with more than thirty-five (35) feet wide branching at maturity, shall be spaced no greater than forty (40) feet apart.
 - b. In addition, at least ten (10) five-gallon shrubs or twenty (20) one-gallon shrubs shall be planted for each 1,000 square feet of required buffer area;
 - c. The remaining area shall be planted in lawn or other living ground cover.
4. Where screening is required the following standards shall apply in addition to those required for buffering:
 - a. A hedge of narrow or broad leaf evergreen shrubs shall be planted which will form a four (4)-foot continuous screen of the height specified in Table 8-3 within two (2) years of planting; or
 - b. An earthen berm planted with evergreen plant materials shall be provided which will form a continuous screen of the height specified in Table 8-3 within two (2) years; or
 - c. A fence or wall of the height specified in Table 8-3 shall be constructed to provide a continuous sight-obscuring screen.
5. Buffering and screening provisions shall be superseded by the clear vision area requirements as set forth in Section 10.8.150.

6. When the use to be screened is downhill from the adjoining zone or use, the prescribed heights of required fences, walls, or landscape screening shall be measured from the actual grade of the adjoining property. In this case, fences and walls may exceed the permitted six (6)-foot height at the discretion of the Director as a condition of approval. When the grades are so steep so as to make the installation of walls, fences or landscaping to the required height impractical, a detailed landscape/screening plan shall be submitted for approval.
7. Fences and Walls:
 - a. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock or brick, or otherwise acceptable by the Director;
 - b. Such fence or wall construction shall be in compliance with other City regulations;
 - c. Walls shall be a minimum of six (6) inches thick; and
 - d. Chain link fences with slats shall qualify for screening. However, chain link fences without slats shall require the planting of a continuous evergreen hedge to be considered screening.

C. Screening: Special Provisions

1. Screening and Landscaping Of Parking and Loading Areas. Screening and landscaping of parking and loading areas is required as provided in this Article.
2. Screening of Service Facilities. Except for one-family and two-family dwellings, any service facilities such as gas meters and air conditioners which would otherwise be visible from a public street, customer or resident parking area, any public facility or any residential area shall be screened from view by placement of a solid wood fence or masonry wall between five and eight (5-8) feet in height.
3. Screening of Refuse Containers. Except for one- and two-family dwellings, any refuse container or refuse collection area which would be visible from a public street, parking lot, residential or commercial area, or any public facility such as a school or park shall be screened or enclosed from view by placement of a solid wood fence, masonry wall or evergreen hedge. All refuse shall be contained within the screened area.
4. Screening of Swimming Pools. All swimming pools shall be enclosed as required by City of Forest Grove Building Code.

D. Buffer Matrix

1. The Buffer Matrices contained in Tables 8-2, 8-3 and 8-4 shall be used in calculating widths of buffering/screening and required improvements to be installed between proposed uses and abutting uses or zoning districts.
2. An application for an adjustment or variance to the standards required in Tables 8-2, 8-3 and 8-4 shall be processed as a Type I, II or III procedure, as regulated by Article 2 provisions for Adjustments and Variances.

TABLE 8-2: BUFFER MATRIX PROPOSED USE

| DEVELOPMENT SITE → ABUTTING USE | Single Units, Detached; Manufactured Units | Attached Single Units and Multifamily, 1-5 Units; Duplexes | Attached Single Units and Multifamily, 5+ Units | Commercial and Institutional Zones (NC, CC, INST) | Town Center Zones (TCC, TCS ; TCT) | Indus- trial Zones (LI, GI) |
|--|---|---|---|--|--|--------------------------------------|
| Detached Single Units; Manufactured Units | -- | A | C | D | C | E |
| Attached Single Units and Multifamily, 1-5 Units, Duplexes | A | -- | B | D | C | E |
| Attached Single Units and Multifamily, 5+ Units | A | A | -- | D | C | E |
| Commercial Zones (NC, CC) | C | C | C | -- | A== | D |
| Town Center Zones (TCC, TCS, TCT) | C | C | C | A== | -- | D |
| Industrial Zones (LI, GI) | D | D | D | B | A== | -- |

Table 8-2:
Eliminated
buffer
requirements
between Town
Center zones
and CC zone.

Eliminated TCS
from Table 8-2

Note: See Table 8-3 for alternative combinations for meeting these screening requirements.

**TABLE 8-3
BUFFER COMBINATIONS FOR LANDSCAPING AND SCREENING[1]**

| | Options | Minimum Width | Trees (per linear feet of buffer) | Shrubs or Groundcover | Screening |
|---|---------|------------------|--------------------------------------|-----------------------|----------------------------|
| A | -- | 10 | -- | Lawn / living | -- |
| B | -- | 10 | 20' min / 30' max | Lawn / living | -- |
| C | 1 | 10 | 15' min / 30' max spacing | Shrubs | 4' hedges |
| | 2 | 8 | | Shrubs | 5' fence |
| | 3 | 6 | | Shrubs | 6' wall |
| D | 1 | 20 | 10' min / 20' max spacing | Shrubs | 6' hedge |
| | 2 | 15 | | Shrubs | 6' fence |
| | 3 | 10 | | Shrubs | 6' wall |
| E | 1 | 30 | 10' min / 20' max spacing | Shrubs | 6' hedge or fence |
| | 2 | 25 | | Shrubs | 5' earthen berm or wall |

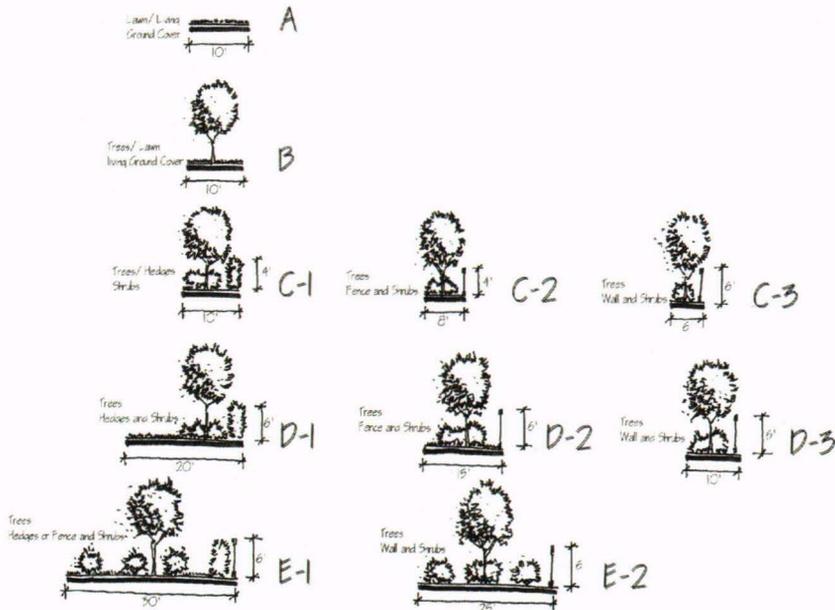
[1] Buffers are not required between abutting uses that are not of a different type when the uses are separated by a street. Adjustments from these requirements can be obtained; see Article 2.

Figure 8-5 7
Buffer Example – Between Single-Family and Multi-Family



Updated Figure numbering. No graphic change

TABLE 8-4
BUFFER COMBINATIONS FOR
LANDSCAPING AND SCREENING



**OFF-STREET PARKING AND LOADING
10.8.505 APPLICABILITY**

- A. New Construction. At the time of the erection of a new structure within any residential, commercial, institutional, and industrial zoning district, off-street vehicle parking shall be provided in accordance with this section. Except as specified in subsection D, below, uses ~~Uses~~ in the Town Center zones are exempt from the requirement to provide off-street parking.

- B. Expansion of Existing Use. At the time of an enlargement of a structure, which increases the on-site vehicle parking requirement, off-street vehicle parking shall be provided in accordance with this section, subject to the following:
 - 1. On the date of adoption of this code, the number of vehicle parking and loading spaces required shall be based only on floor area or capacity of such enlargement.

- C. Change of Use. When an existing structure is changed from one use to another as listed in this section, the following provisions shall apply:
 - 1. If the parking requirements for each use are the same, no additional vehicle parking shall be required;
 - 2. Where a change results in an intensification of use in terms of the number of vehicle parking spaces required, additional vehicle parking spaces shall be provided in an amount equal to the difference between the number of spaces required for the existing use and the number of spaces required for the more intensive use;
 - 3. Where the change results in a decrease in intensity of use, the applicant may eliminate excess vehicle parking spaces in an amount equal to the difference between the number of spaces required for the existing use and the number of spaces required for the less intensive use.

- D. Parking Exemption for the Town Center Zones.
 - 1. Except for new multifamily dwelling units, all ~~AM~~ development in the Town Center zones shall be exempt from off-street parking requirements for new construction, expansion of existing use and change of use. New multifamily or mixed use developments (residential portion only) shall provide the minimum required spaces in accordance with Table 8-5 except that:
 - a. In order to encourage the preservation and reuse of historic buildings, no parking shall be required for new or existing multifamily units above the ground floor in buildings built before 1950.
 - c. A 25% reduction in the minimum number of parking spaces required is allowed for age-restricted senior housing.
 - d. A reduction of three (3) parking spaces is allowed for every one (1) dedicated car-share space provided.

Change exemption to allow for new parking requirement for MF.

D. Amendments address new parking requirement for new MF units in the TC zones.

TABLE 8-5: Parking Requirements

| LAND USE | MINIMUM PARKING REQUIRED | MAXIMUM PARKING ALLOWED | |
|---|--|----------------------------------|---------------------------------------|
| | | Parking Zone | Parking Zone B |
| RESIDENTIAL | | | |
| Household Living - Single Units, Attached | See Multifamily | None | None |
| - Single Units, Detached | 1.0 / DU | None | None |
| - Accessory Units | 1.0 / DU | None | None |
| - Duplexes | 1.0 / DU | None | None |
| - Multifamily Units (outside of Town Center) | DU<500 sq ft: 1.0 / DU 1 bedroom: 1.25 / DU 2 bedroom: 1.50 / DU 3 bedroom: 1.75 / DU | None | None |
| - Multifamily Units (within in the Town Center) | DU<500 sq ft: 0.5 / DU 1 bedroom: 0.75 / DU 2 bedroom: 1.25 / DU 3 bedroom: 1.75 / DU | None | None |
| - Manufactured Units | 1.0 / DU | None | None |
| - Mobile Home Parks | 1.0 / DU | None | None |
| Group Living | 1.0 / room 1.0 / 2.5 beds | None 2.7 / 1000[2] | None |
| Transitional Housing | 1.0 / 2.5 beds | None | None |
| Home Occupation | None | None | None |
| CIVIC | | | |
| Basic Utilities | None | None | None |
| Colleges | 1.0 / 5 students / staff | 1.0 / 3.3 students / staff | 1.0 / 3.3 students / staff |
| Community Recreation | 2.0 / 1,000[2] | 2.5 / 1,000[2] | 4.0 / 1,000[2] |
| Cultural Institutions | 2.5 / 1,000[2] | 3.5 / 1,000[2] | 4.5 / 1000[2] |
| Day Care - Home | None | None | None |
| - Commercial | 2.0 / classroom | 2.7 / 1,000[2] | 3.2 / 1,000[2] |
| Emergency Services | 3.0 / 1,000[2] | 3.5 / 1,000[2] | 4.5 / 1,000[2] |
| Postal Services | 2.5 / 1,000[2] | 3.0 / 1,000[2] | 4.5 / 1,000[2] |
| Religious Institutions | 1.0 / 4 seats in main assembly area | 1.0 / 1.7 seats in main assembly | 1.0 / 1.3 seats in main assembly area |
| Schools | | | |
| - Preschool | 5.0 + 1 / classroom | 7.0 + 1 / classroom | 10.0 + 1 / classroom |
| - K-8 | 2.0 / classroom | 2.5 / classroom | 3.5 / classroom |
| - 9-12 | 1.0 / 5 students / staff | 1.0 / 3.3 students / staff | 1.0 / 3.3 students / staff |
| Social / Fraternal Clubs / Lodges | 10.0 / 1,000[2] main assembly area | 12.0 / 1,000[2] main | 14.0 / 1,000[2] main assembly area |

Proposed amendment to the parking table would require parking for MF in the TC, but at somewhat reduced rate relative to the rest of the city. I

| | |
|--|---|
| <p style="text-align: center;">Figure 8-6 <u>8</u>: Parking Stall Dimensions +Figure 8-7 <u>9</u>: Parking Stall and Aisle Dimensions</p> | <p>Updated Figure numbering. No graphic change</p> |
| <p>PUBLIC IMPROVEMENTS</p> | <p>No change to this section.</p> |
| <p>BUILDING DESIGN AND DEVELOPMENT STANDARDS</p> <p>10.8.710 STANDARDS</p> <p>A. Building Design Standards for Multi-Unit Development <u>except within Town Center Zones.</u></p> <p>1. Massing and Form</p> <p>a. On lots with an average cross slope of 15% or more, no more than 60% of the site shall be re-graded.</p> <p>b. No building shall have a dimension greater than one-hundred and fifty (150) feet without a minimum three (3) feet off-set of the exterior wall.</p> <p>c. At a minimum, every two dwelling units shall be offset from the next dwelling unit by at least four (4) feet in depth.</p> <p>d. All habitable rooms shall incorporate at least one window when facing parking lots and common areas.</p> <p>2. Compatibility</p> <p>a. All buildings shall incorporate a porch or architecturally defined entry space for each ground level dwelling unit with a minimum area of 16 square feet per dwelling unit, with no dimension less than 4 feet.</p> <p>b. Shared porches or entry spaces are permitted. All grade level porches shall include hand-railing, half-walls, or shrubs to define their outside perimeter.</p> <p>e. Common entrances shall not serve more than four (4) dwelling units.</p> <p>3. Privacy</p> <p>a. Front entryways into dwelling units shall be separated vertically or horizontally a minimum of three feet from sidewalks used by more than one dwelling unit.</p> <p>b. Bedroom and bathroom windows shall be offset a minimum of four (4) feet from windows on adjacent buildings (unless window glazing is frosted, diffused or glass block)</p> | <p>Some of these standards (e.g. subsection 2a, 2c, 4b) appear to be contrary to the goals of the Town Center zones to have higher density buildings. The TC zones already have their own standards. Proposed amendments make it clear that TC zones are exempt from these zones.</p> <p>Deleted common entrance requirement due to not being practical with buildings served by elevators.</p> |

Figure 8-8 10: Examples of Private Multi-Family Open Space

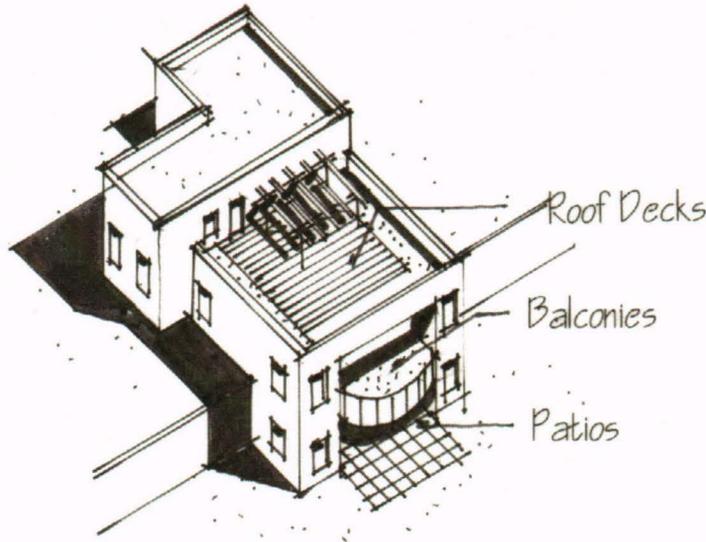


Figure 8-8:
Updated Figure
numbering. No
change to
graphic.

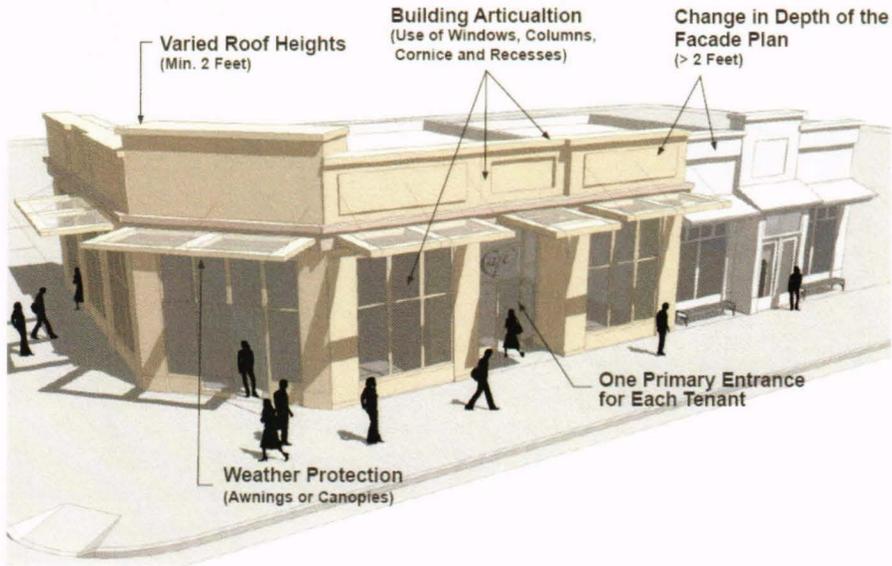
4. Building Relationship with Adjacent Arterials
 - a. Buildings shall be setback at least 10 feet from arterials.
 - b. Buildings shall be oriented away from arterials and no front or main entries shall be facing the arterials.
 - c. The setback area shall be landscaped consistent with the buffering requirements of Section 10.8.425 except that chain link fence shall not be allowed.

B. Building Design Standards for Commercial Development except within Town Center or Mixed Use zones.

1. Building Orientation
 - a. Design and construct buildings so that at least one façade is within sixty (60) feet of a dedicated public street right-of-way line.
 - b. Design and construct a minimum of one primary building entrance for each building ground floor use or tenant along a public right-of-way or internal roadway built to City public street engineering standards.
2. Massing and Form
 - a. Provide changes in the depth of the façade plane in excess of two (2) feet for all building walls more than 75 feet in length.
 - b. Maximum length of building facades shall be 200 feet.
 - c. Roofline heights must be varied a minimum of 2 feet for building facades greater than 75 feet in length.
 - d. Provide vertical partitioning of facades by using columns, pilasters and other vertical elements a minimum of every twenty-five (25) feet.
 - e. Articulation of building fronts through changes in depth or building relief (e.g. windows, doors, cornices, columns, change in materials) shall occur a minimum of every fifteen (15) feet in the horizontal or vertical dimensions.

The TC zones already have their own standards and NMU will be subject to a MUPD. Proposed amendments make it clear that these zones are exempt from this section.

Figure 8-11: Commercial Development Massing and Form



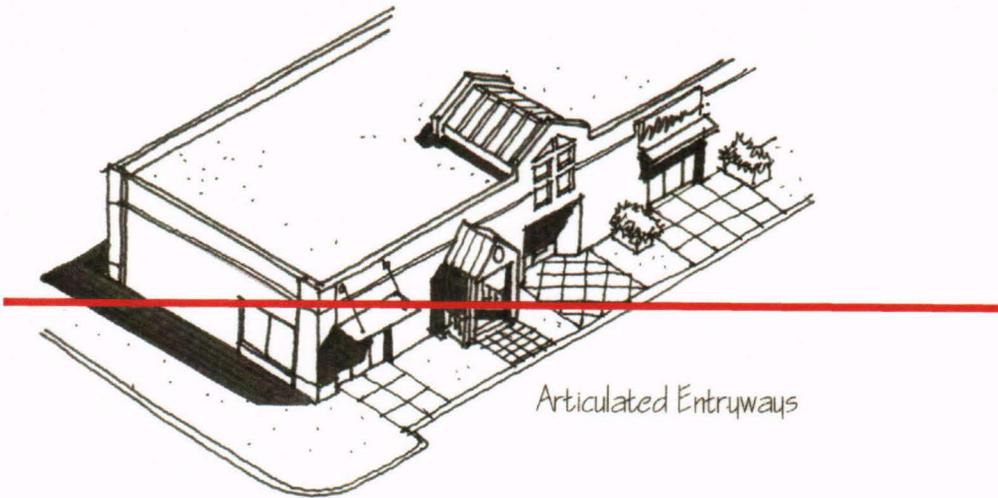
New figure added Figure 8-11: Massing and Form

Figure 8-9 12: Example of Building Entry Design Elements



Replaced Figure 8-9 and renumbered to Figure 8-12

Delete existing Figure 8-9.



3. Design Elements

- a. Every building elevation adjacent to a street with a horizontal dimension of more than 100 feet shall have a building entrance.
- b. Building facades adjacent to sidewalks or pedestrian connections must include weather protection canopies or awnings along at least 75% of the length of the ground floor façade.
- c. Incorporate a minimum of 50% transparency/window openings on the ground floor facades of buildings that are 5,000 square feet or less, or 20% transparency/window openings for buildings greater than 5,000 square feet facing the public right-of-way. For a building that faces two streets, the requirement shall apply to the predominant street or as determined by the Director where both streets are considered similar.
- d. Windows shall not be reflective, tinted or treated in such a way as to block views into or out of windows unless for energy or security purposes.
- e. Windows must be recessed a minimum of 4 inches from building facades.
- f. Materials such as synthetic stucco (EIFS, Dryvit, etc.) are prohibited at ground floor.
- g. Vinyl cladding of building façade is prohibited at ground floor.

4. Compatibility

- a. Any building or portion of a building that is less than 50 feet from existing residential dwellings must not be higher than 15 feet above the top of the roofline of the nearest existing dwelling.
- b. When adjacent to existing residential development, all commercial structures with floor areas less than 20,000 square feet of total building area must provide a gabled element to the parapet or roof.

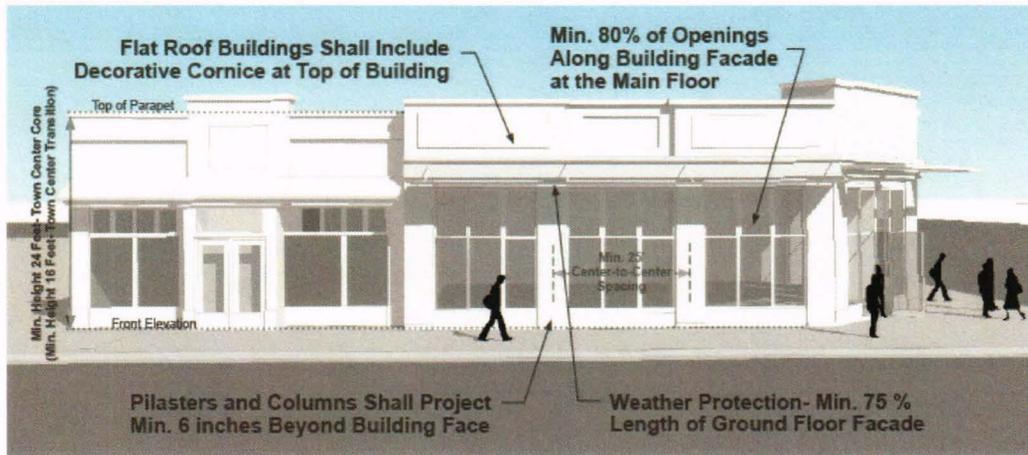
5. Safety

- a. Security gates or bars on windows or doors are prohibited along ground floors of commercial buildings, excluding loading and storage areas.
- b. Motion activated security lighting is prohibited along building facades that front onto public rights-of-way.
- c. Public access shall be provided to all commercial uses that provide plazas, squares, or courts intended for food, beverage or entertainment uses.
- d. Parking lots or roadways shall not be gated or secured excluding loading and storage areas or residential parking areas.

- C. Building Design Standards within Town Center Districts
1. Building Form
 - a. All new structures shall be a minimum of two-stories in height in the TCC zone or a minimum height of ~~24 feet~~ 16 feet in the TCT zone measured at the front elevation to top of parapet or eave line of lowest point of facade.
 - b. All flat-roofed buildings shall have a decorative cornice at top of building (parapet)
 - c. Exterior pilasters and columns shall project a minimum of 6 inches beyond building face.
 - d. All rooftop mechanical equipment shall be screened by a solid wall from view of the public right-of-way and pedestrian routes.

Section C Amended for consistency with development standards table in zone.

Figure 8-10 13: Retail Storefront Details-Town Center Districts Building Form



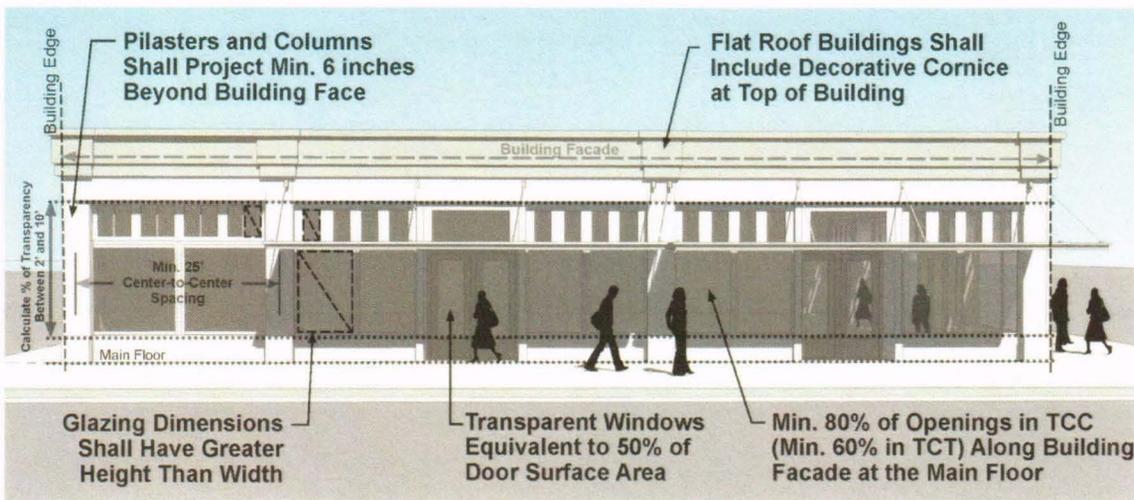
Updated Figure 8-10 with new graphic and renumbered to 8-13



2. Retail Storefronts

- a. ~~Ground floor storefront glazing along the primary public façade shall comprise a minimum percentage of the main floor's exterior wall area, as follows: TCC—80%; TCT & TCS—50%.~~
 - a. ~~b.~~ First floor vertical elements such as columns or pilasters shall be provided and spaced center-to-center at a maximum of 25 feet apart.
 - b. ~~e.~~ Doors on the main floor façade facing a street shall contain windows equivalent in size to 50% of door surface area.
 - c. ~~d.~~ Storefront glazing must be transparent. Reflective, tinted, glazed or techniques that obscure more than 20% of glazed surfaces shall be prohibited.
 - d. ~~e.~~ Glazing dimensions shall have a greater height than width.
 - e. ~~f.~~ Storefront glazing with divided lights shall be limited to transom windows only.
 - f. ~~g.~~ All window frames shall be painted.
 - g. ~~h.~~ Awnings shall be constructed of metal, glass or natural canvas fabrics. Vinyl, synthetic fabric, plastic or backlit awnings are prohibited. ~~Signage or lettering on awnings is prohibited.~~

Figure 8-14: Town Center Districts Retail and Storefronts Details



3. Commercial Entries

- a. The entry enclosure shall be offset a minimum of 2 feet from the building façade.
- b. Windows and door in exterior wall shall be surrounded with trim of 2-1/2 inches minimum width.
- c. At least 25% of all primary entry doors shall contain transparent glazing.
- d. Unpainted metal frames are prohibited.
- e. Reflective, opaque or tinted glazing is prohibited.

4. Residential Entries

- a. Residential doors which face a public right-of-way shall be setback a minimum of ~~2 feet~~ 3 feet from a public sidewalk plus any additional setback needed to meet the minimum sidewalk requirements (where applicable).

Subsection 2a is redundant to Subsection 5 below. Proposed amendments delete 2a in favor of subsection 5.

New Figure 8-14: Town Center Districts Retail and Storefronts Details graphic

4a. Require that residential entries be setback at least 3 feet. In some cases additional setback may be needed to accommodate sidewalk

- b. The following types of doors shall not provide the primary entrance into a dwelling unit: sliding glass or solid metal doors without glazing.
- c. Residential stoops, porches or terraces shall be raised no higher than 34 feet above grade at the adjacent right of way.
- d. Residences with entry porches or terraces shall have a minimum area of 60 square feet.
- e. Residential entries shall be no lower than 4 feet below grade measured at adjacent right-of-way.

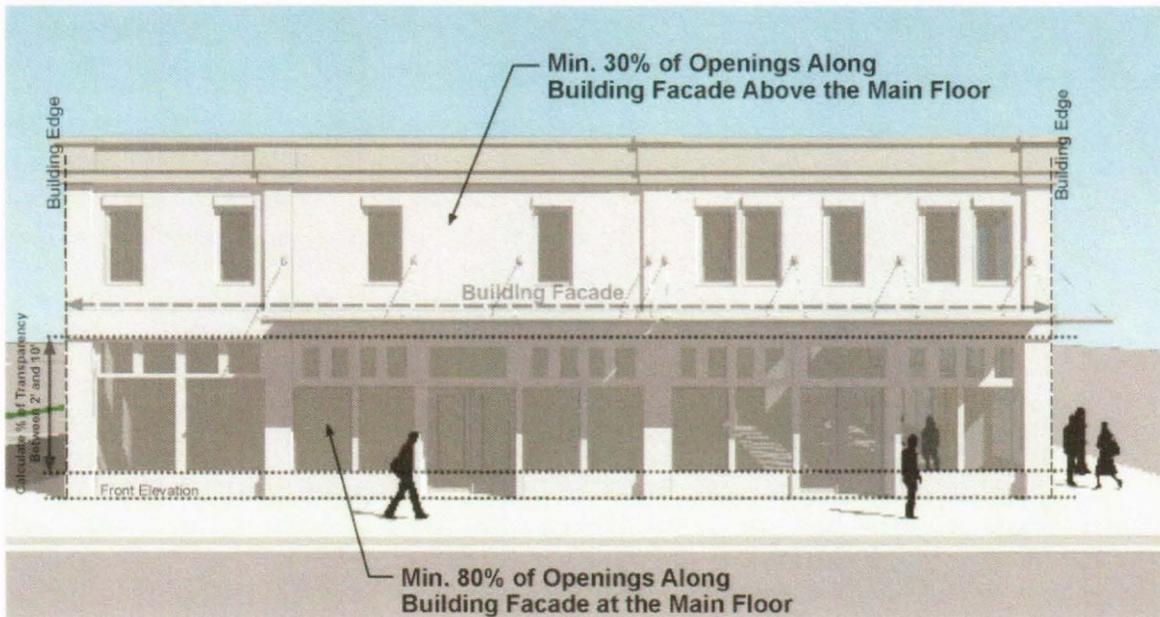
requirements downtown.
4c increase the permissible height of stoops, etc.

5. Windows and doors

- a. Window and door openings shall comprise the following minimum portions of the front building facades at the main floor measured between 2 feet above sidewalk to 10 feet above sidewalk: TCC - 80%; ~~TCS - 30%~~; ~~TCT - 60%~~ 50%.
- b. Window and door openings shall comprise the following minimum portions of the front building façade above the main floor measured between 2 feet above sidewalk to 10 feet above sidewalk: TCC - 30%; ~~TCS - 20%~~; TCT - 30%.
- c. Clear or transparent glazing is required for windows fronting the public rights-of-way.
- d. Glass shall be recessed a minimum of 1-1/2 inches from the surrounding exterior wall surface.
- e. Spandrel, glass curtain-wall or any window wall glazing that creates an opaque, flat or featureless, or reflective surface shall not be used at ground floor.

5a/5b Removed TCS reference. Allow doors to be included. Change from 60% to 50% for consistency with Subsection 2.

Figure 8-15: Town Center Districts Window and Door Openings



New Figure 8-15: Town Center Districts Window and Door Openings graphic

6. Exterior Walls

- f. Vinyl, plastic or metal siding are prohibited the all Town Center zones.
- g. Synthetic Stucco (EIFS, Dryvit, etc.) insulating cladding materials along the first floor of facades that front public rights-of-way are prohibited.
- h. Flagstone or other stone veneer along the first floor of facades that front public

| | |
|---|---|
| <p>rights-of-way are prohibited.</p> <p>i. Simulated or cultured stonework are prohibited for commercial uses.</p> <p>j. Wood, asphalt or cement shingles are prohibited at first floor for commercial uses.</p> <p>7. Walls and Fences</p> <p>k. Plastic and/or chain-link fences are prohibited in all Town Center zones.</p> <p>l. All wood fences shall be painted.</p> | |
| <p>ARTICLE 12 USE CATEGORIES & DEFINITIONS</p> | |
| <p>10.12.100 CLASSIFICATION OF USES</p> <p>Uses are assigned to the category whose description most closely describes the nature of the primary uses. When all the primary uses of a development fall within one use category, then the development is assigned to that category. When the primary uses of a development fall within different use categories, each primary use is classified in the applicable category and is subject to the regulations for that category.</p> | |
| <p>10.12.105 LISTING OF USE CATEGORIES</p> <p>All uses are classified into one or more of the following use categories. In order of listing in this section, they are: Residential, Civic, Commercial, Industrial and Other. Use types listed within each category are presented in alphabetical order.</p> <p>In addition to use categories, the Code defines residential building types. Residential building types are listed in each zoning district that permits residential use from least intensive to most intensive (for example, “Single Detached” is listed above “Single Attached”, and both of these building types are listed above “Multi-Family”).</p> | |
| <p>10.12.130 COMMERCIAL USE CATEGORY</p> <p>...</p> <p><u>F. Motor Vehicle Related</u></p> <p>1. <u>Motor Vehicle Sales/Rental:</u> Includes car, light and heavy truck, mobile home, boat and recreation vehicle sales, rental and services. <u>Parking facilities for car sharing vehicles by a car sharing organization are regulated as accessory parking to the use where the parking is located and are not classified as motor vehicle rental.</u></p> | <p>Modified Motor Vehicle Sales/Rental use category to clarify relationship to car-sharing.</p> |
| <p>10.12.210 MEANING OF SPECIFIC WORDS AND TERMS</p> <p>...</p> <p>C1. Caliper. The diameter of a tree trunk measured at a prescribed height.</p> <p>C2. Carpool/Vanpool. A group of two (2) or more commuters who share the ride to and from work, school, and other destinations.</p> <p><u>C3. Car-Share Organization. A car-share organization” is any public or private entity that provides a membership-based car-share service to the public and manages, maintains, and insures motor vehicles for shared use by individuals and group members.</u></p> <p>C4.-C3. Change of Use. Any use that differs from the previous use as defined in the Section 10.12.005, Use Categories.</p> <p>C5.-C4. City. The area within the territorial limits of the City of Forest Grove.</p> <p>C6.-C5. City Engineer. The person assigned the title of City Engineer for the City of Forest Grove, Oregon, or designee.</p> | <p>Added new definition of Car-Share Organization</p> |

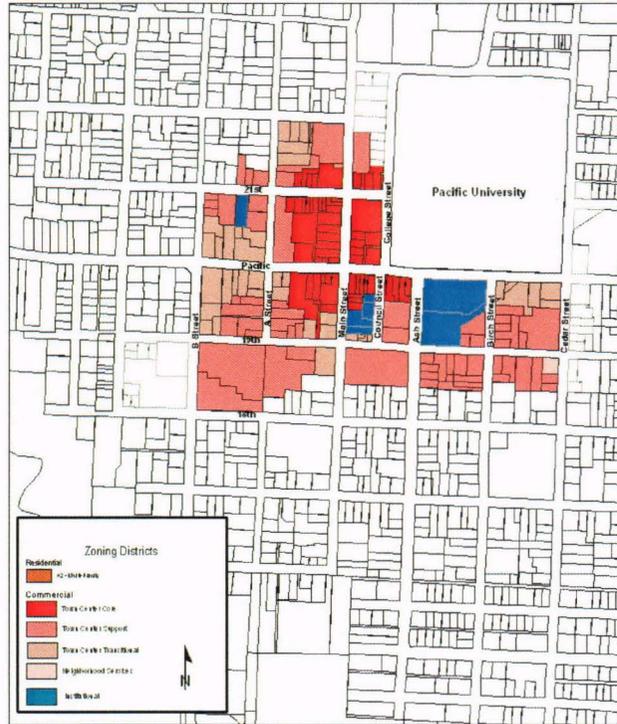
| | |
|--|---|
| <p>C7-C6. City of Forest Grove. The governing structure for the municipality of Forest Grove, Oregon.</p> <p>C8-C7. Clear Vision Area. A triangular area located at the intersection of two (2) streets, a street and a railroad, or a street and driveway; defined by a line across the corners, the ends of which are on the street or alley lines, an equal and specified distance from the corner.</p> <p>C9-C8. Complex. A structure or group of structures developed on one (1) or more contiguous lots of record and developed as part of an overall development plan.</p> <p>C10-C9. Comprehensive Plan. The generalized, coordinated land use map and policy statement of the governing body of the City of Forest Grove that interrelates all functional and natural systems and activities relating to the use of land, including, but not limited to: sewer and water systems, transportation systems, educational facilities, natural resources, and air and water quality management systems.</p> <p>C11-C10. Conditional Use. A use which may be permitted by the approval authority following a public hearing, upon findings by the authority that the approval criteria have been met or will be met upon satisfaction of conditions of approval.</p> <p>C12-C11. Contiguous. See “Abutting.”</p> | |
| <p>D4. <u>Density</u>. The intensity of residential land uses, usually stated as the number of housing units per net acre.</p> <ul style="list-style-type: none"> a. <u>Gross Density</u>. The number of residential dwelling units per acre based on the area of the site found inside the parcel boundary. This includes the building lots, parking and driving areas, sidewalks, public right-of-ways, public and private streets and common driveways, public and private open space areas, and other tracts intended for public use. b. <u>Net Density</u>. The number of dwelling units per acre based on the net site acreage, which does not include sidewalks, public right-of-ways, public and private streets, common driveways, public and private open space areas, and other tracts intended for common use <u>rights-of-way through or on the edge of the site, environmentally constrained areas, or land intended for public ownership such park and open spaces uses.</u> c. <u>Bonus Density</u>. Density bonuses <u>either</u> are granted by the Planning Commission and/or City Council to the developer, to have an overall ratio of dwelling units to the planned development site area greater than would be allowed for a conventional development in the same location; <u>or are applied pursuant to 10.7.400.</u> | <p>Updated definition is more consistent with regional standards.</p> |
| <p style="text-align: center;">Figure 8-11 <u>16</u>: Signs in the Town Center</p> <p style="text-align: center;">Figure 8-12 <u>17</u>: Visual Surveillance Standard</p> | <p>Updated Figure numbering. No graphic change</p> |

| Design Guideline Handbook Amendments | Commentary |
|--|---|
| <p>FOCUS AREA 1 – TOWN CENTER GUIDELINES</p> <p>Overview Forest Grove began as a small farming community with a small downtown and a quality educational institution (now Pacific University) at its center. Since the community’s inception, the town center has been important and still maintains much of its turn of the century charm with numerous intact historic buildings.</p> <p>This section, Focus Area I, establishes specific design review guidelines for new development in the Town Center. The primary intent of the Town Center Focus Area is to reinforce the existing positive qualities of the architecture and streetscape. While the City is not seeking new development to replicate the architecture of existing buildings, new projects should use design elements that reinforce or enhance the character of the Town Center.</p> <p>Applicability The City has three <u>two</u> town center zones, listed below and illustrated in the map on the following page (Unless otherwise noted, Design Guidelines apply uniformly to <u>both</u> the three zones.)</p> <ul style="list-style-type: none"> • <u>Town Center Core (TCC)</u> provides for a concentration of retail and office needs in the core commercial area of the city. Retail or office uses are required on the ground floor, with an emphasis on those uses that serve a walk-in clientele. A combination of office and residential uses are allowed on upper floors. Design components should work together to form a unified district. Architectural elements should form a continuous and interesting storefront façade featuring streetscape amenities for the pedestrian shopper. • <u>Town Center Transition (TCT)</u> is similar in form and specific street front characteristics to the TCC with the primary difference being that retail uses are not required on the ground floor, and therefore the vibrant streetscape may also include residential or office activities. • Town Center Support (TCS) creates an area with a mix of office, light industrial and residential and some retail uses as a continuation of the Town Center compact urban form concept. Ground floor retail uses are allowed on the ground floor, but not required. A varied and attractive streetscape is desired in this zone. <p>In cases where a development falls into both the Town Center Focus Area and another Focus Area, both sets of guidelines may apply, but where they conflict the guidelines for the Town Center take precedence.</p> <p>The following section is divided into four general categories:</p> <ul style="list-style-type: none"> • Site • Building • Lighting • Signs <p>Each category has a set of corresponding design objectives, guidelines and standards, and is further divided into sub-categories as necessary.</p> | <p>Consolidated TC zones, delete TCS.</p> |

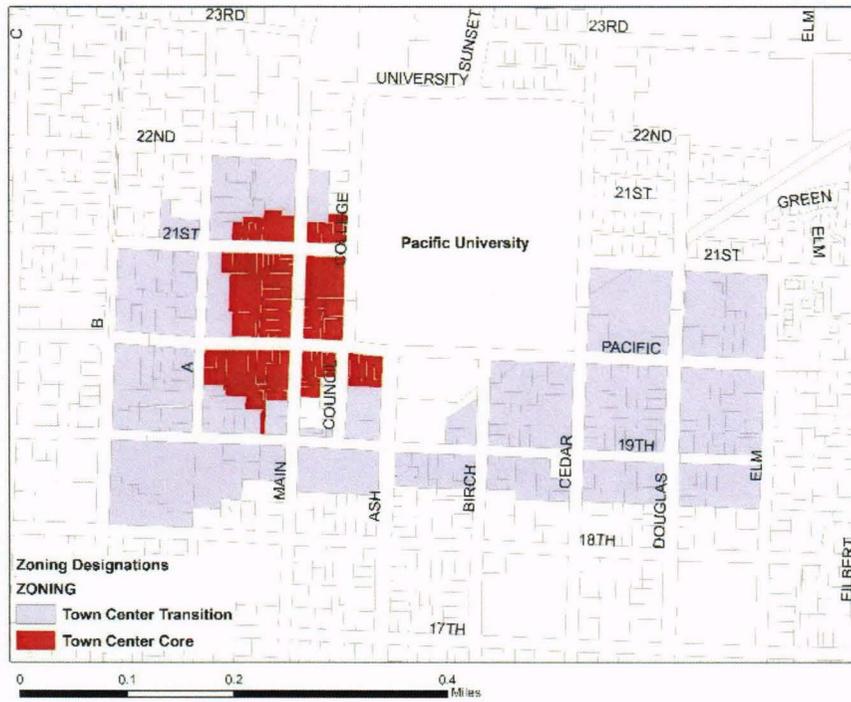
Design Guideline Handbook Amendments

Commentary

Town Center Map
City of Forest Grove
Town Center Zoning Districts



Map updated to reflect consolidation of Town Center zones and expansion of the Town Center boundary east to Elm St, south 1/2 from block from 19th and north to 21st



SITE – BUILDING ORIENTATION

Guideline – Design and construct buildings oriented to a public street right-of-way to create safe, pleasant and active pedestrian environments.

Description – Development in the town center area should create a well-defined, safe, attractive and active pedestrian environment. Zero lot line development should be encouraged in all town center zones, particularly the Town Center Core. Parking should be behind or to the side of buildings, so as to not obstruct pedestrian pathways to the front door of buildings. If buildings are setback from the sidewalk, the area in front of the building should be well landscaped and or used as an expanded sidewalk area or a pedestrian plaza.

Suggest modifying last sentence in description by changing “and” to “or”.

As a result of consolidating TC zones, delete TCS.

Track 2 – Design Guidelines

Recommended

- Minimize building setbacks from any public street right-of-way. Zero lot line buildings along the public street right-of-way are encouraged to maintain an inviting and continuous storefront presentation.
- Design and construct a primary building entrance for each building façade. If a building has frontage on more than one public street, a single building entrance on the corner is acceptable.
- Use the area between the right-of-way and building to create a plaza court, planter area, bicycle parking or another amenity.
- Main entrance should be oriented to the street.

Not Recommended

- Parking located between the building façade and the street.
- Excessive front setbacks (greater than 10 feet).
- Storage in front of building façade.

Track 1 – Development Standards

Related Code Standards

- TCC: Building facades shall be built along at least 80% of the primary building frontage line.
- TCT: Building facades shall be built along at least 75% of the primary building frontage line.
- ~~TCS: Building facades shall be built along at least 50% of the primary building frontage line.~~
- One (1) entrance shall be provided for each building façade. When a building is located on a corner, one entrance at the corner is permitted.
- If a building is setback from right-of-way, it shall be a minimum of four (4) feet in depth and include plazas, forecourts or other paved areas for public seating, artwork and landscaped planting beds.
- If a building is setback from the right-of-way, mechanical units, meters or other above grade or wall mounted utilities shall not be located in the front setback area.



Recommended: zero setbacks at sidewalk

SITE – AMENITIES

Guideline – Protect pedestrians from wind, sun and rain and provide courtyards or other outdoor spaces to create a comfortable environment for meeting and sitting.

Description – Pedestrians should be protected from the elements, to encourage use of the Town Center during inclement weather. The design of awnings and canopies should be integral and well proportioned to the facades of buildings. Street furniture, such as benches, lamps and landscape planters should be provided.

Track 2 – Design Guidelines

Recommended

- Provide weather protection above sidewalks in the form of awnings or other building elements appropriate to the design of the structure.
- Canvas fixed or retractable awnings or horizontal metal canopies.
- Seating areas near retail establishments.
- Courtyards, squares, forecourts, and plazas with active adjacent ground-floor uses.

Not Recommended

- Awnings with vinyl or synthetic fabrics, plastic, backlit, or with oversized lettering.
- Seating areas adjacent to loading, service bays or storage areas.
- Seating areas that are hidden, secluded, dark or unsecured spaces behind or on the side of buildings.

Track 1 – Development Standards

Related Code Standards

- Every development shall provide 2 or more of the “pedestrian amenities” listed below:
 - a. A plaza, courtyard next to the building entrance a minimum of four (4) feet in depth for residential food, beverage or entertainment establishments only.
 - b. Seating areas (chairs, tables, benches)
 - c. Building canopy, awning or similar weather protection across 75% of façade projecting a minimum of four feet over the sidewalk.
 - d. Public art ~~which that~~ incorporates seating (e.g., fountain).
- Awnings shall be constructed of metal, glass or natural canvas fabrics. Vinyl, synthetic fabric, plastic or backlit awnings are prohibited. ~~Signage or lettering on awnings is prohibited.~~

Proposed amendment allows signage on awnings. The current graphic illustrating this code requirement includes signage.

Example: Desirable Weather Protection-Canvas Fabric Awning



Existing graphic with new caption.

Example: Desirable Weather Protection – Metal and Glass Awning



New graphic showing metal and glass awning

BUILDING – FACADES

Guideline – All buildings shall contribute to the storefront character and visual relatedness of town center buildings

Description – Facades should define a continuous street edge, while adding visual interest and variety for the pedestrian. Building frontages should provide a sense of continuity and enclosure to the street, creating a human-scale “street wall.”

Track 2 – Design Guidelines

Recommended

- Walls that have a comfortable rhythm of bays, columns, pilasters or other articulations.
- Facades should be taller than one-story to create a sense of enclosure along the sidewalk.
- Architectural elements such as towers, roof parapets.
- Well-detailed cornices of significant proportions to create visual interest and shadow lines.
- Vertical elements ~~which~~ that break up long, monolithic building facades along the street.
- Regularly spaced and similar-shaped windows with window trim on all building stories.
- Bay windows on second story or higher floor levels.
- Screen mechanical equipment.

Not Recommended

- Blank walls at street level.
- Unarticulated rooflines.
- Exposed rooftop mechanical equipment, electrical units or telecommunication equipment.

Track 1 – Development Standards

Related Code Standards

- All new ~~structures~~ buildings in the TCC zone shall be a minimum of two-stories in height or a minimum height of 24 feet. All new buildings in the TCT zone shall be a minimum of 16 feet in height. Building height shall be measured at the front elevation to top of parapet or eave line of lowest point of facade.
- All flat-roofed buildings shall have a decorative cornice at top of building (parapet)
- Exterior pilasters and columns shall project a minimum of 6 inches beyond building face.
- All rooftop mechanical equipment shall be screened by a solid wall from view of the public right-of-way and pedestrian routes.

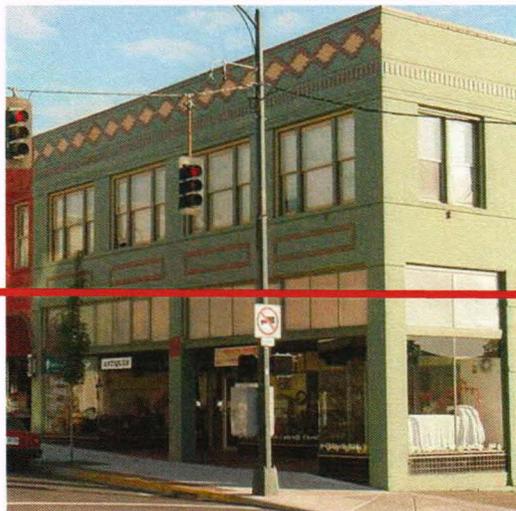
The minimum height in the TCC zone is two stories. The minimum height in TCT and TCS is 16’. The minimum height requirement should apply to buildings only, not all structures (e.g., fences, walls, poles, etc. should not be subject to minimum height).

Examples: Desirable Building Façade and Design Elements



New graphic showing newer building with desired façade elements.

Updated caption.



Delete existing graphic.

Recommended: Façade articulation

BUILDING – RETAIL STOREFRONTS

Guideline – Storefronts should appear open, inviting and engaging to the passerby.

Description – Retail and other commercial establishments should provide windows and doors offering views in and out of the building so passersby may see activity within buildings.

Track 2 – Design Guidelines

Recommended

- Storefronts should be designed to encourage a lively streetscape with clear windows, window displays.
- Clerestory or transom windows above storefronts are recommended.
- Entryways with multiple doors, windows, architecture details and ornate hardware.
- Sliding, overhead or other operable windows for restaurants or other active uses.

Not Recommended

- Blank walls.
- Windows which that are too small to provide views in and out.
- Tinted, opaque or reflective glazing on windows or doors.
- Solid metal or wood doors with small or no windows.
- Featureless entryways (doors flush with building facades, no architectural details, etc.)
- Windows with residential-type multiple lites or divisions.
- Windows that have a greater horizontal than vertical dimension.

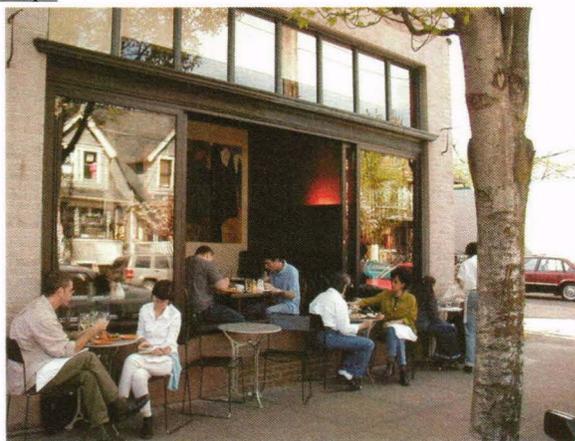
Track 1 – Development Standards

Related Code Standards

- Ground floor storefront glazing along the primary public façade shall comprise a minimum percentage of the main floor’s exterior wall area (measured between 2 feet above sidewalk to 10 feet above sidewalk) as follows:
 - TCC: 80%
 - TCT & TCS: 50%
- First floor vertical elements such as columns or pilasters shall be provided and spaced center-to-center at a maximum of 25 feet apart.
- Doors on the main floor façade facing a street shall contain windows equivalent in size to 50% of door surface area.
- Storefront glazing must be transparent. Reflective, tinted, glazed or techniques that obscure more than 20% of glazed surfaces shall be prohibited.
- Glazing dimensions shall have a greater height than width
- Storefront glazing with divided lites shall be limited to transom windows only.
- All window frames shall be painted.

Proposed amendments delete TCS zone. As noted in Development Code the methodology has been clarified.

Examples: Retail Storefront Windows and Active Streetscape



Added new graphics with caption

BUILDING – WINDOWS

Guideline – Use windows to create an open and inviting atmosphere.

Description - Retail uses should provide windows that create visual interest and encourage people to visit restaurants and shops. Blank walls should be avoided.

Track 2 – Design Guidelines

Recommended

- The majority of the ground floor building façade should contain windows.
- Multiple windows should be provided on the front façade above the main floor in a uniform pattern.
- Window should be oriented vertically with rectangular shapes.
- Frame openings with trim around windows and doors.
- If used, door and window shutters should be sized to cover the entire window.
- “Punched” window openings recessed rather than flush with the building façade.

Not Recommended

- Tinted or reflective glass and glass block.
- Spandrel or other contemporary glazing (i.e., glass surface smoothly and uniformly covering structural elements).

Track 1 – Development Standards

Related Code Standards

- Window openings shall comprise the following portions of the front building facades at the main floor:
 TCC: Minimum 80%
 TCS: ~~Minimum 30%~~
 TCT: Minimum ~~60%~~ 50%
- Window openings shall comprise the following portions of the front building façade above the main floor:
 TCC: Minimum 30%, maximum 80%
 TCS: ~~Minimum 20%, maximum 80%~~
 TCT: Minimum 30%, maximum 80%
- Clear or transparent glazing is required for windows fronting the public rights-of-way.
- Glass shall be recessed a minimum of 1-1/2 inches from the surrounding exterior wall surface.
- Spandrel, glass curtain-wall or any window wall glazing that creates an opaque, flat or featureless, or reflective surface shall not be used at ground floor.

Amended to delete TCS zone.

TCT amended to be consistent with 50% required by “Building – Retail Storefronts”)

Example: Inviting Ground Floor Retail and Upper Floor Windows



New graphic and caption added.

BUILDING – EXTERIOR WALLS

Guideline – Use materials ~~which~~ that are compatible with the character of Forest Grove and create a sense of permanence.

Description – Materials used should be consistent with the existing buildings in the Town Center. Quality wall materials provide a sense of permanence and should be applied to create a sense of substance and mass.

Track 2 – Design Guidelines

Recommended

- Quality materials such as brick, stone and natural wood.
- Applications ~~which~~ that create depth, such as recessed windows and doors.
- Establish a single clearly dominant exterior wall material and finish.
- Belt courses and medallions.
- Consider the following materials:
TCC: Brick or stone masonry.
TCT & TCS: Brick or stone masonry; cement-based stucco; lap siding; board and batten siding; shingles and shakes.

Not Recommended

- Brick or stone veneer
- Vinyl or metal siding.
- Flagstone, simulated river rock or other similar veneer cladding.
- Simulated stucco cladding (such as EIFS/Dryvit) at ground level.
- Concrete masonry block at ground level.

Track 1 – Development Standards

Related Code Standards

- Vinyl, plastic or metal siding are prohibited the all Town Center zones.
- Synthetic Stucco (EIFS, Dryvit, etc.) insulating cladding materials along the first floor of facades that front public rights-of-way are prohibited.
- Flagstone or other stone veneer along the first floor of facades that front public rights-of-way are prohibited.
- Simulated or cultured stonework are prohibited for commercial uses.
- Wood, asphalt or cement shingles are prohibited at first floor for commercial uses.

Amended to delete TCS zone.

| Section III Multi-Unit Residential Focus Area | |
|---|---|
| <p>Applicability The City has a variety of areas which <u>that</u> are designated for multi-unit housing. Primarily, M<u>multi</u>-unit housing is focused on land zoned either:</p> <ul style="list-style-type: none"> • Residential Multi-unit Low (RML). • Residential Multi-unit High (RMH). <p>Land zoned Community Commercial (CC) and <u>Neighborhood Mixed-Use (NMU)</u> also allows multi-unit development. The design standards and guidelines in this section apply to multi-unit development in these three <u>four</u> districts, with multi-unit being defined as buildings which <u>that</u> include at least three dwelling units. <u>However, within the NMU zone, these standards may be modified through an approved Mixed-Use Plan Development (MUPD).</u></p> <p>While multi-unit residential development is also allowed in Town Center zones, its character in those areas can be significantly different from that of the Commercial Corridor and residential zoning districts, but is not subject to the standards in this section. Therefore, residential development in the Town Center is subject to the Town Center guidelines found in Section I.</p> <p>In the RML, RMH, and CC, <u>and NMU</u> zones, these multi-unit residential design guidelines apply to the multi-unit types as follows:</p> <ul style="list-style-type: none"> • Single-family attached developments with three or more units (i.e. townhouse, courtyard). • Duplex developments with at least two duplexes (i.e. courtyard/loft/urban housing). • Apartment buildings with three or more units (i.e. courtyard/loft/urban housing). <p>The following guidelines section is divided into four categories, with sub-categories provided as necessary within each. Each category has a set of corresponding design objectives, guidelines and standards:</p> <ul style="list-style-type: none"> • Site • Building • Lighting • Signs | <p>The proposed amendments assume that MF within NMU zone will occur as part of a MUPD. The standards and guidelines in this section are the “default” if MUPD applicants do not want to develop their own Guidebook.</p> |
| <p>Map of Zones which Allow Multi-Unit Residential Development</p> | <p>Map reference deleted, previous section outlines which zones are subject to the guidelines.</p> |

SITE – PEDESTRIAN ENVIRONMENT

Guideline – Create safe, pleasant and active streets and public spaces.

Description – Pedestrian areas should be functional and inviting, providing the multi-unit residential development with amenities. These areas should enhance the feeling of community and increase the ability for neighbors to meet. Development of public courts, plazas and squares is encouraged.

Track 2 – Design Guidelines

Recommended

- Provide pedestrian amenities such as benches for a pleasant and inviting place to sit, rest, linger and meet.
- Safely separate pedestrian areas from vehicle traffic by providing street trees along sidewalks as buffers.
- Provide an active ground floor environment along all pedestrian streets and public courts, plazas and squares. That is, design buildings with transparent windows and doors.
- Develop public spaces – plazas, squares or other open spaces that are “activated” by building entries and locate uses that encourage foottraffic.

Not Recommended

- Pedestrian-only streets or corridors.
- Indirect pedestrian routes.
- Pedestrian routes blocked by obstructions or barriers including mechanical units or utility, sign or light poles.
- Public spaces that are not “outdoor rooms” –i.e., that are not enclosed by building edges and landscaping on all sides.
- Public plazas or squares in parking lots.
- Pedestrian-inhospitable areas such as public plazas or squares at intersections of arterial roadways.
- Use of public spaces primarily as

Track 1 – Development Standards

Related Code Standards (Section 10.8.140(A)(3))

- Residential doors ~~which that~~ face a public right-of- way shall be setback a minimum of ~~2 feet~~ 3 feet from a public sidewalk plus any additional width needed to meet the minimum sidewalk requirements (where applicable).
- The following types of doors shall not provide the primary entrance into a dwelling unit: sliding glass or solid metal doors without glazing.
- Residential stoops, porches or terraces shall be no higher than ~~raised a maximum of 34~~ feet above grade measured at the adjacent right-of-way.
- Residences with entry porches or terraces shall have a minimum area of ~~60~~ 40 square feet.
- Residential entries shall be no lower than ~~lowered a maximum of 4~~ feet below grade measured at adjacent right- of-way.

Proposed amendments for consistency with amendments to Dev Code.

Amendments allow greater flexibility by allowing a higher maximum for the porch or stoop and a smaller minimum for a smaller entry porch.

Example: Residential Entries Oriented to Sidewalk and Transitions



New graphic with caption.

SITE – LANDSCAPING

Guideline – Use landscaping to enhance character and visual quality of residential developments.

Description – Landscaping can help provide a quality environment for residents and help achieve compatibility with surrounding land uses. A mix of landscaping treatments and techniques can provide appropriate separation between adjacent properties, screen objectionable views, provide visual relief, and create weather protection.

Track 2- Design Guidelines

Recommended

- Plant landscaping to define and accentuate entry-ways.
- Provide landscape elements along all exterior walls to soften the visual impact of the building and promote residential character of the site.
- Use landscaping and/or fencing to buffer multi-unit development from abutting properties and enhance privacy of dwelling units, especially by landscaping setback areas.
- Distribute canopy trees along roadways; provide landscape buffers along edges of developed areas and throughout parking areas.
- Large species street trees should be planted to provide shade and emphasize the residential character of the site.

Not Recommended

- Removing significant trees.
- Landscaping that creates a pedestrian physical barrier between walkways, gathering areas and building entries.
- Use of non-native-incompatible, noxious or invasive plant materials.
- Parking lot landscaping that creates pedestrian physical or visual barriers between walkways and building entries
- ~~Canopy trees that drop excessive amounts of seeds, fruit or leaves onto cars and walkways.~~

Track 1- Development Standards

Related Code Standards (Section 10.7.055

- Landscaping standards vary depending on zoning, use, adjacent zoning, and existing site conditions.
- At least 75% of required landscaped area shall be planted with any suitable combination of trees, shrubs, or evergreen ground cover.
- A maximum of 25 % of required landscaped area may include architectural features or artificial ground covers such as sculptures, benches, masonry or stone walls, rock groupings, bark dust, decorative hard paving and gravel areas interspersed with planting areas.
- Buffering and screening is required as specified in Section 10.7.075 10.8.425.

Delete bark dust as a permissible landscape coverage material.

Recommend deleting last bullet. Unless the tree is within the public right-of-way, staff recommends it be left to the property owner to decide type of tree to plant.

BUILDING – COMPATIBILITY

Guideline - Encourage design ~~which~~ that provides visual linkages between proposed development and adjoining existing buildings.

Description - Much of the land zoned for multi-unit development is currently occupied by single-family homes. New multi-unit development should “fit” by relating to surrounding architecture through use of common elements of scale, color, rhythm and proportion in similar ways as existing buildings.

Track 2- Design Guidelines

Recommended

- Design buildings to provide an appropriate transition between new buildings and adjacent buildings.
- Use architectural elements and façade materials consistently throughout the site.
- Locate and treat entries similar to that of existing adjacent or neighborhood buildings (for example, providing roof, awning, or portico)
- Use similar landscaping, setback, spacing and orientation of buildings that strengthens and contributes to character and identity of the neighborhood.
- Use similar façade materials, colors and treatments of existing buildings.
- Repeat, strengthen and expand upon building elements that create a unified street edge – i.e., window placement, belt coursings, etc.

Not Recommended

- Literal interpretation of existing buildings.
- Surface materials, building textures or color that vary greatly with nearby development.
- Proportions of windows, doorways, bays and other features that vary greatly with nearby development.

Task 1 – Development Standards

Related Code Standards

- Setback requirements vary by building height (see Section 10.3.035 et al)
- All buildings shall incorporate a porch or architecturally defined entry space for each ground level dwelling unit with a minimum area of 16 square feet per dwelling unit, with no dimension less than 4 feet. Shared porches or entry spaces are permitted. All grade level porches shall include hand-railing, half-walls, or shrubs to define their outside perimeter.
- ~~Common entrances shall not serve more than four (4) dwelling units.~~

Deleted common entrance requirement due to not being practical with buildings served by elevators.

Date: December 16, 2015
To: Project Management Team - Forest Grove Mixed-use and Town Center Zoning
From: Cathy Corliss, Principal; CJ Doxsee, Planner
cc: Anne Sylvester, SCJ Alliance
Re: Code and Map Amendments and Findings (Task 6.2)¹

PROJECT DESCRIPTION

The City of Forest Grove has recently adopted a new comprehensive plan. This code assistance project is intended to implement some of its key elements including provisions for mixed use and Town Center zoning and increasing residential densities through a series of development code and zoning map amendments which will affect different areas within the City of Forest Grove.

TEXT AMENDMENTS

Text amendments are shown in:

- Exhibit A – Amendments to the City of Forest Grove Development Code
- Exhibit B - Amendments to the City of Forest Grove Design Guideline Handbook

The amendments are presented in two column format. The first column shows potential amendments to the code. Additions to the code are shown in double-underline and deletions are shown in ~~strike-through~~. The second column provides commentary and questions for the Planning Commissions' consideration.

In summary, these amendments are intended to accomplish the following:

¹ *This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Moving Ahead for Progress in the 21st Century (MAP-21), local government, and the State of Oregon funds.*

The contents of this document do not necessarily reflect views or policies of the State of Oregon.

EXHIBIT B

- Establish a new Neighborhood Mixed Use (NMU) zone and Mixed Use Planned Development (MUPD) standards to implement the Mixed Use designation of the Comprehensive Plan.
- Consolidate the Town Center Support (TCS) zone into the Town Center Transition (TCT) zone and make minor adjustments to the TCT zone.
- Increase the maximum residential density from 20.28 to 40 dwelling units per acre in both the TCC and TCT zones and provide a residential density bonus up to 100 dwelling units per acre through building amenity and affordable housing incentives. The proposed increase in the base zone density is consistent with the City's Residential Capacity Analysis completed as a part of the Comprehensive Plan update (January 2014). In that analysis, the City of Forest Grove committed to adopting the necessary Zoning Map and Development Code text to achieve residential capacities planned for the Town Center within one year from DLCDC approval of the Forest Grove Comprehensive Plan.
- Increase the maximum residential density in the Community Commercial (CC) zone from 20.28 to 30 dwelling units per acre.
- Amend the definition of "Net Acres" to reduce the types of land that must be subtracted from the gross area of the site when calculating net acres. Net acres is used to calculate density; thus, increasing net acres may potentially increase the resulting number of dwelling units that can be permitted. Rights-of-way through or on the edge of the site, environmentally constrained areas, and land intended for public ownership (such park and open spaces uses) will still be subtracted from gross acres to calculate net acres in the proposed new definition.

MAP AMENDMENTS

MIXED USE AREAS

The three mixed use areas are proposed to have the new Neighborhood Mixed Use (NMU) zoning applied with the purpose of encouraging the placement of complementary land uses in close proximity to promote complete neighborhoods. The NMU zone will allow a variety of housing types to be developed. The NMU zones will also allow for a wide range of non-residential uses within a designated "Village Center" and as part of a Mixed Use Planned Development (MUPD) review.

MIXED USE AREA 1 (DAVID HILL)

The David Hill site is currently zoned as Single-Family Residential (R-10). The 8.5 gross acre area proposed to be rezoned at this time has approximately 2.9 net acres of developable land, due in part to the presence of environmental feature constraints. It is at the northwest corner of David Hill Road and Thatcher Road. The remaining Mixed Use area north of David Hill Road (approximately 20.6 gross acres) will be addressed as part of the Westside Planning Project. This area will likely be recommended for rezoning to Single Family Residential (R-10).



MIXED USE AREA 2 (CPD AREA)

The CPD Area is currently zoned Commercial Planned Development, a now defunct zone since the adoption of the Comprehensive Plan. The CPD area is parcelized and has existing non-conforming development. The total net developable acres on all the sites is approximately 5.4 acres.

MIXED USE AREA 3 (DAVIDSON SITE)

The Davidson Site is currently zoned Industrial (IND). It is a large and level site under one ownership with visibility from Highway 47. The Davidson Site has approximately 19.9 net acres of developable land.

The residential density and minimum and maximum amount of commercial and institutional uses permitted vary by area as shown in the tables below.

Residential Density

| NMU Zoned Area | Minimum Density | Target Density | Maximum Density |
|----------------------|---------------------|---------------------|----------------------|
| Area 1 - David Hill | 9.6 units/net acre | 12 units/net acre | 13.8 units/net acre |
| Area 2 - Gales Creek | 6.97 units/net acre | 8.71 units/net acre | 10.02 units/net acre |
| Area 3 - Davidson | 9.6 units/net acre | 12 units/net acre | 13.8 units/net acre |

Commercial/Institutional Uses within the Village Center

| NMU Zoned Area | Minimum Square Footage | Maximum Square Footage |
|----------------------|----------------------------|-----------------------------|
| Area 1 - David Hill | None | 15,000 SF Gross Floor Area |
| Area 2 - Gales Creek | None | 25,000 SF Gross Floor Area |
| Area 3 - Davidson | 25,000 SF Gross Floor Area | 130,000 SF Gross Floor Area |

TOWN CENTER

TOWN CENTER CONSOLIDATION – TCS TO TCT

As described above, the proposed amendments consolidate the Town Center Support (TCS) zone into the Town Center Transition (TCT) zone and make minor adjustments to the TCT zone. This change requires that all land zoned TCS be rezoned to TCT.

TOWN CENTER EXPANSION AREA

The Community Commercial (CC) area directly east of the Town Center is proposed to be rezoned to TCT. The transition from CC to TCT will encourage more urbanized development to occur by restricting new auto-oriented development, reducing landscape requirements, applying “urban” design standards, and allowing residential uses in mixed use or stand-alone development.

Summary of Proposed Map Amendments

| Location | Comp Plan Designation | Current Zoning | Proposed Zoning | Gross Acreage Proposed to be Rezoned |
|----------------------------------|-----------------------|----------------|-----------------|--------------------------------------|
| Mixed Use Area 1 (David Hill) | Mixed Use | R-10 | NMU | 8.5 acres |
| Mixed Use Area 2 (CPD Area) | Mixed Use | CPD | NMU | 6.4 acres |
| Mixed Use Area 3 (Davidson Site) | Mixed Use | LI | NMU | 23.5 acres |
| Town Center Consolidation | Town Center | TCS | TCT | 22.6 acres |
| Town Center Expansion Area | Town Center Expansion | CC | TCT | 24.2 acres |

PUBLIC INVOLVEMENT

A series of community events, public hearings, and stakeholder interviews, allowing for citizen involvement, have been provided throughout the course of developing the proposed amendments. Summarized below are the dates and events allowing for citizen involvement.

| Event | Date |
|--|--|
| Stakeholder Interviews | January 2015 |
| Community Meeting #1 | March 2015 |
| Stakeholder Meetings | June 2015 |
| Planning Commission Worksession #1 | June 2015 |
| Planning Commission Worksession #2 | August 2015 |
| Community Meeting #2 | September 2015 |
| Planning Commission Worksession #3 | September 2015 |
| Planning Commission/City Council Worksession | November 9, 2015 |
| Planning Commission Hearing | January 4, 2016 |
| City Council Hearing | February 8, 2016 (First Reading of Ordinance) February 22, 2016 (Second Reading of Ordinance) |

APPROVAL CRITERIA

All of the proposed actions are legislative subject to a Type IV review. The approval criteria and procedures applicable to text and map amendments are shown below. Findings in response to these criteria are provided in the subsequent sections.

DEVELOPMENT CODE TEXT AMENDMENT

10.2.630 REVIEW CRITERIA

- A. *The text amendment is consistent with relevant goals and policies of the Forest Grove Comprehensive Plan;*
- B. *The text amendment is consistent with relevant statewide and regional planning goals, programs and rules.*

MAP AMENDMENT (ZONE CHANGE)

10.2.770 REVIEW CRITERIA

- A. *The zone change is consistent with the Comprehensive Plan Map. When the Comprehensive Plan has more than one implementing zone as shown on the Correspondence Table in Article 3, it must be shown that the proposed zone is the most appropriate, taking into consideration the purposes of each zone and the zoning pattern of surrounding land.*
- B. *The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.*
- C. *The site is suitable for the proposed zone and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed zone and its potential uses vary. The factors to be considered in determining suitability are parcel size and location.*
- D. *The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities, or reduce the level of service of transportation facilities below the minimum acceptable level identified in the Transportation System Plan. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if it may impact transportation facilities.*

- E. *Public facilities and services for water supply, sanitary waste disposal, stormwater disposal, and police and fire protection are capable of supporting the uses allowed by the zone. Adequacy of services is based on the projected service demands of the site and the ability of the public services to accommodate those demands.*
- F. *The establishment of a zone district is not subject to the meeting of conditions.*

FINDINGS - TEXT AMENDMENTS (SUBJECT TO 10.2.630)

The City of Forest Grove adopted a new Comprehensive Plan in 2014. This TGM Code Assistance project and the proposed text amendments are intended to implement some of its key elements including provisions for mixed use and Town Center zoning and increasing residential densities. Comprehensive Plan housing, economic development, urbanization, and transportation goals and policies are relevant to the proposed development code text amendments. Relevant goals and policies related to the proposed changes are addressed.

MIXED USE AREAS

Review Criteria 10.2.630.A: The text amendment is consistent with the relevant goals and policies of the Forest Grove Comprehensive Plan.

Finding: The relevant goals and policies are addressed below.

Community Sustainability Goals

Goal 7: Promote interconnected land uses that encourage diverse, accessible, and proximate land uses that promote active living and access to vital services including employment, education, and healthy food.

Goal 8: Create complete neighborhoods, through land use regulations, with housing, recreational opportunities, retail, services and employment nearby.

Goal 11: Encourage the clustering of residential development in the David Hill area to reduce impacts to the environments and minimize degradation of views from lower elevations especially the Town Center.

Finding: A new “Neighborhood Mixed Use (NMU)” zone is proposed to be added to Article 3, Commercial Zones, the purpose of which is to ensure sites are developed into pedestrian-friendly mixed use neighborhoods. The zone allows for a mix of housing types and commercial uses. A new Mixed Use Planned Development (MUPD) is proposed to be added to Article 4, Overlay Districts, which will work in conjunction with the NMU zone. The MUPD standards

ensure that land uses are interconnected and pedestrian-oriented by establishing standards for densities, desired building mix, connectivity, building orientation, and open space requirements. A portion of the David Hill area is proposed to be rezoned to NMU. Clustering is allowed in a MUPD and the standards require that water features such as streams or ponds be left in a natural state unless altered to improve the natural values of the water feature.

Housing Goals and Policies

Goal 3: Promote mixed-use development opportunities throughout the community

Policy 3.1 Identify locations on the Comprehensive Plan and Zoning maps for mixed-use development opportunities. Establish standards for residential and commercial densities, desired building mixed, and building design for mixed-use areas.

Finding: A new “Neighborhood Mixed Use (NMU)” zone is proposed to be added to Article 3, Commercial Zones, and would allow for a mix of housing types. The City is required to provide clear and objective standards for “needed housing”. However, mixed use areas, while potentially providing opportunities for additional housing within the City of Forest Grove, were not identified in the City’s 2009 Economic Opportunity Analysis and Buildable Lands Inventory as necessary to provide “needed housing”. The NMU zone provides development standards for densities, desired building mix, and building design through a “Mixed Use Planned Development” overlay, proposed to be added to Article 4.

Goal 6: Promote neighborhoods complete with residences, open space, schools, parks, and shopping opportunities within close proximity to each other. Avoid stand-alone residential development lacking support activities.

Policy 6.1 Designate small-scale neighborhood-oriented commercial areas within walking distance of residential areas.

Finding: The purpose of Neighborhood Mixed Use zones would be to develop as a pedestrian friendly neighborhoods, with a diversity of housing types, be pedestrian oriented, include a minimum amount of open space, and provide opportunities for neighborhood-scale retail. In addition, the three mixed use areas are distributed throughout the City of Forest Grove and generally adjacent to areas zoned Single Family (R-5 or R-7), which would increase the opportunities for residents in these neighborhoods to access neighborhood amenities through non-automotive means of transportation. The amount of commercial development is capped within each of the mixed use areas in order to help ensure they remain neighborhood-oriented in scale.

The NMU zone with associated MUPD overlay will allow a variety of additional housing to be built to provide options for Forest Grove residents. All the areas with the proposed NMU designations will have the flexibility to develop a mix of housing types, including single-family housing, apartments, row houses, senior housing, etc. as long as the minimum residential density targets are met. In addition, developments in areas with NMU designations will be required to provide basic amenities such as open space, pedestrian facilities, and parking, to support housing development.

Land Use Goals and Policies

Commercial Land Use Objective 1: Distribute commercial activity throughout the city to serve existing and planned residential or employment areas.

Finding: The NMU zone will allow for commercial activity in areas of the community where no commercial land is currently designated. As such, the NMU zone provides the opportunity to distribute commercial activity throughout the City to serve existing and planned residential or employment areas as identified on the Comprehensive Plan Map.

Commercial Land Use Objective 12: The Comprehensive Plan Map and corresponding zoning standards shall provide for commercial development opportunities serving newly developing areas in the City.

Finding: The NMU zone and associated MUPD overlay will promote commercial uses in areas of the City where none currently exists. This includes the Sunset Drive/Hwy. 47 and David Hill Road/Thatcher Road areas.

Economic Development Goals & Policies

Goal 5: Promote Retail Activities

Policy 5.3 Promote opportunities for mixed-use development, including retail, near major transportation intersections (nodes) within the City including the Forest Grove Town Center.

Policy 5.4 Adopt development standards to encourage the creation of commercial areas at a scale proportionate for meeting the daily needs of nearby residents.

Finding: The MUPD Overlay, applied to NMU zones, would include review procedures and development standards for allowing commercial areas (defined as Village Centers) to be developed. The review procedures, Type III for preliminary plan and Type I for final plan, would provide greater flexibility in the development of commercial areas to meet the needs of nearby

residents. In addition, development standards for Village Centers would regulate the maximum square footage and building footprint. The text amendments for the NMU zone addresses a need identified in the City’s 2009 Economic Opportunity Analysis related to retail sales leakage. The EOA States “The City of Forest Grove’s estimated retail sales are significantly below originating sales by a sizable margin, reflecting the City’s position as a bedroom community, failing to capture a typical share of general retail spending, particularly Food Services. In other words, residents in Forest Grove spend a sizable share of their retail dollars outside Forest Grove.” The NMU areas are located in areas of the community not located near shops or services. As such the NMU zone is intended to provide opportunities to capture retail dollars currently being spent outside the community.

Urbanization Goals & Policies

Goal 4: Implement policies to create complete neighborhoods in areas undergoing urbanization.

Finding: The NMU zone is proposed to encourage the creation of complete neighborhoods with a variety of housing choices and the opportunity to obtain goods and services nearby. The NMU zone text amendment establishes the framework necessary to implement the NMU comprehensive plan and zoning designation. Without the ability to implement the NMU zoning designation the opportunity to encourage the creation of complete neighborhoods is lost.

Transportation Goals & Policies

Goal 6: Establish and maintain a context sensitive set of transportation design and development regulations

Policy 6.3 Require developers to include pedestrian, bicycle, and transit-supportive improvements within proposed developments and to adjacent right-of-way in accordance with adopted policies and standards.

Finding: The MUPD Overlay’s purpose, applied to NMU zones, is to create pedestrian-friendly mixed use neighborhoods which provide pedestrian and bicycle access to, and through, the site and provide connectivity to adjacent areas for motorized and non-motorized modes of transportation. Development plans for pedestrian and bicycle access are required to include a transportation system that emphasizes pedestrian mobility and accessibility that provides connections within the property and to adjacent properties. Proposed commercial and institutional uses that are located in the designated “Village Center” are required to be compact and pedestrian friendly and are encouraged to use Forest Grove’s Town Center Design Guidelines as a basis for development. As described in Exhibit C (Transportation Analysis), the

proposed intensities and densities allowed by the proposed NMU zone and associated MUPD overlay are consistent with the City's adopted Transportation System Plan.

Review Criteria 10.2.630.B: The text amendment is consistent with relevant statewide and regional planning goals, programs and rules.

Regional Planning Goals

Metro Regional Framework Plan

Introduction: It is the policy of the Metro Council to exercise its powers to achieve the following six outcomes, characteristics of a successful region:

1. People live, work and play in vibrant communities where their everyday needs are easily accessible....

Finding: The proposed new NMU zone and associated MUPD overlay are intended to facilitate the development of complete neighborhoods that offer a mix of uses in a pedestrian friendly environment where residents can walk to the village center.

Policy 1.1 Compact Urban Form

1.1.1. Ensure and maintain a compact urban form within the UGB.

1.1.7. Promote excellence in community design.

Finding: The proposed new NMU zone and associated MUPD overlay establish minimum densities which are consistent with development within the UGB. The efficient use of land and building styles that establish a cohesive sense of place are stated purposes of the MUPD and required to be addressed as approval criteria.

Policy 1.3 Housing Choices and Opportunities

Finding: The proposed new NMU zone will increase housing choices and opportunities in Forest Grove through regulations that allow new housing to be developed. The associated MUPD overlay will ensure new development provides a range of diverse housing, including single family house, apartments, row houses, cottages, senior housing, etc. in a compact urban form. Standards require a mix of housing types for MUPDs over 3 acres.

1.10 Urban Design

Policy 1.10.1 Support the identity and functioning of communities in the region through:

c. Ensuring that incentives and regulations guiding the development and redevelopment of the urban area promote a settlement pattern that:

iv) Reinforces nodal, mixed-use, neighborhood-oriented community designs to provide walkable access to a mix of destinations to support meeting daily needs, such as jobs, education, shopping, services, transit and recreation, social and cultural activities.

Finding: The proposed new NMU zone and associated MUPD overlay are intended to facilitate the development of complete neighborhoods that offer a mix of uses in a pedestrian friendly environment where residents can walk to the village center. Standards emphasize compact urban forms with access to, and through the area.

Metro Urban Growth Management Functional Plan

Title 1: Housing Capacity

Finding: The proposed new NMU zone and associated MUPD overlay will allow the development of mixed use areas at urban densities and intensities, helping ensure that the City meets its regional housing target.

Statewide Planning Goals

Goal 1, Citizen Involvement – To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding: As described above, an extensive public outreach program was conducted as a part of this project including: community events, public hearings, and stakeholder interviews. These allowed for citizen involvement, throughout the course of developing the proposed amendments.

Goal 9, Economic Development – To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

Finding: The proposed amendments to add the NMU zone with associated MUPD overlay will help promote economic development by allowing a mix of neighborhood-scale and pedestrian-oriented quality residential and commercial development to occur. All of the areas with the proposed NMU designations will have the flexibility to develop a mix of housing types as long as the minimum residential density targets are met. In addition, the two smaller areas with the proposed NMU designation will have the available option to develop a mix of commercial and institutional uses within designated “Village Centers” up to a maximum square footage. The third and largest of the areas is proposed to have a minimum square footage requirement, ensuring a

minimum amount of commercial or institutional uses are developed to support the surrounding areas.

Goal 10, Housing – To provide for the housing needs of citizens of the state.

Finding: NMU zoned lands, while potentially providing opportunities for additional housing within the City of Forest Grove, were not identified in the City’s 2009 Economic Opportunity Analysis and Buildable Lands Inventory as necessary to provide “needed housing”. While areas designated as Mixed Use in the Comprehensive Plan are not required to provide “needed housing”, the proposed amendments to add the NMU zone with associated MUPD overlay will allow a variety of additional housing to be built. All the areas with the proposed NMU designations will have the flexibility to develop a mix of housing types, including single-family housing, apartments, row houses, senior housing, etc. as long as the minimum residential density targets are met. In addition, developments in areas with NMU designations will be required to provide basic amenities such as open space, pedestrian facilities, and parking, to support housing development.

Goal 12, Transportation – To provide and encourage a safe, convenient and economic transportation system.

Finding: As described in Exhibit C (Transportation Analysis), the proposed intensities and densities allowed by the proposed NMU zone and associated MUPD overlay are consistent with the City’s adopted Transportation System Plan.

Goal 14, Urbanization – To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: As noted above, the proposed NMU designations will allow for the development of new livable neighborhoods to be built within Forest Grove’s Urban Growth Boundary (UGB). The additional opportunities are being provided within the UGB, where City services and amenities are best provided, will help decrease the demand for housing outside of the UGB in more rural areas, and help preserve valuable forest and agricultural land.

TOWN CENTER

Review Criteria 10.2.630.A: The text amendment is consistent with the relevant goals and policies of the Forest Grove Comprehensive Plan.

Community Sustainability Goals

Goal 6: Foster excellence in the design of public and private development projects to minimize environmental impacts, maximize financial efficiency, optimize social equity and benefits, and improve public health.

Goal 7: Promote interconnected land uses that encourage diverse, accessible, and proximate land uses that promote active living and access to vital services including employment, education, and healthy food.

Goal 8: Create complete neighborhoods, through land use regulations, with housing, recreational opportunities, retail, services and employment nearby.

Finding: Town Center zones in the Development Code allow for residential development to occur in an area generally considered to be an existing complete neighborhood, with access to retail, services, transit, etc. The proposed amendments to the Town Center zones would increase the maximum residential density from 20.23 to 40 dwelling units per acre allowed outright, and to 100 dwelling units per acre with density bonuses. The increase in residential capacity will allow for more residents to live in the Town Center where they will be able to access existing neighborhood amenities and transit. The proposed density incentives promote and reward excellence in design and maximize social equity by encouraging affordable housing.

Housing Goals and Policies

Goal 2: Provide incentives for increased residential development densities within the Forest Grove Town Center

Policy 2.1 Establish incentive programs to leverage local resources with private investments. Incentive may take the form of direct financial participation (grants or loans), or indirect participation such as land write-downs.

Policy 2.3 Amend Development Code standards to increase maximum development densities within the Forest Grove Town Center, identified high capacity transit station areas, and mixed-use target areas along the Pacific Avenue commercial corridor.

Finding: Town Center zones in the Development Code currently allow for residential development to occur as part of mixed use developments. Proposed amendments to the Development Code would increase the allowed maximum floor area ratio (FAR) and residential density in Town Center zones. FAR would increase from 3:1 to 4:1, while the outright allowed residential density would increase from 20.28 to 40 dwellings units per acre. In addition, the maximum residential density can be increased above the proposed outright allowed amount, up to 100 dwelling units per acre, through density incentives. The proposed residential density incentive is intended to allow significantly higher densities, while ensuring that livability is preserved and sustainability is encouraged, by allowing developments to include affordable housing and building amenities that exceed minimum design standards.

Goal 5: Develop and implement standards for sustainable neighborhood development.

Policy 5.1 Encourage the use of Leadership in Energy and Environmental Design (LEED) development practices in subdivisions and residential structures.

Policy 5.2 Encourage the use of energy efficient building materials and practices in the design, construction, and remodeling of housing.

Finding: As noted above, the proposed amendment to the Forest Grove Development Code includes incentives to increase the residential density beyond the maximum allowed outright amount. Density incentives are organized by amenity categories and are heavily focused on sustainable building designs including LEED certification. Notable amenities oriented toward sustainable building designs include: Energy Efficiency, “Green” Materials, Low Impact Design, Residential Gardening, Rooftop Garden or Eco-Roof, Public Plaza/Outdoor Patio/Seating Area, and LEED Certification.

Economic Development Goals & Policies

Goal 5: Promote Retail Activities

Policy 5.3 Promote opportunities for mixed-use development, including retail, near major transportation intersections (nodes) within the City including the Forest Grove Town Center.

Policy 5.4 Adopt development standards to encourage the creation of commercial areas at a scale proportionate for meeting the daily needs of nearby residents.

Finding: The Town Center designations currently allow mixed use developments to occur. The proposed amendments to the Town Center designations will continue to allow mixed use

development to occur and encourage it by increasing the allowed outright minimum residential density and by adding residential density bonus incentives. All development within the Town Center will continue to be subject to the design review process provided in Article 2 and standards provided in Article 8 to ensure commercial and mixed use areas develop a scale proportionate to the residents' needs. Proposed amendments to Article 8 are primarily focused on minor edits for consistency with proposed Town Center and NMU zone amendments. In addition, the City will have the capacity to limit residential density incentives based on the availability of public service, traffic impacts, and compatibility with adjacent single-family residential zoning districts.

Goal 7: Promote the Forest Grove Town Center as the Focal Point of the Community

Policy 7.10 Amend development standards to increase minimum development densities in the Town Center to improve the economic investment climate for residential construction and encourage a variety of housing types.

Finding: The proposed amendments will decrease the minimum floor area ratio (FAR) standard from 0.75:1 to 0.5:1 in limited areas of the Town Center by consolidating TCT and TCS designations. Minimum requirements for building height, residential densities, and setbacks will remain the same. However, the economic investment climate will be improved with the proposed amendments by increasing the maximum allowed residential density and allowing residential density to increase further through density bonus incentives in all Town Center zones.

Urbanization Goals & Policies

Goal 4: Implement policies to create complete neighborhoods in areas undergoing urbanization

Policy 10 The City of Forest Grove will continue to promote the efficient use of land within the Forest Grove Town Center and any areas designated as transit station communities on the Forest Grove Comprehensive Plan land use map.

Finding: The proposed amendments will increase the maximum allowed FAR and residential densities in the Town Center zones and the maximum allowed residential densities in the Commercial Corridor. This will enable development to occur at higher densities, which can take advantage of existing public services and promote the use of transit.

Transportation Goals & Policies

Goal 6: Establish and maintain a context sensitive set of transportation design and development regulations

Policy 6.3 Require developers to include pedestrian, bicycle, and transit-supportive improvements within proposed developments and to adjacent right-of-way in accordance with adopted policies and standards.

Finding: As described in Exhibit C (Transportation Analysis), the proposed intensities and densities allowed by the proposed Town Center text amendments are consistent with the City's adopted Transportation System Plan. The proposed increase in density is intended to allow for transit-supportive densities within the Town Center. In addition, bicycle parking and public plazas are proposed as potential amenities that would qualify for a density incentive.

Review Criteria 10.2.630.B: *The text amendment is consistent with relevant statewide and regional planning goals, programs and rules.*

Regional Planning Goals

Metro Regional Framework Plan

Introduction: It is the policy of the Metro Council to exercise its powers to achieve the following six outcomes, characteristics of a successful region:

1. People live, work and play in vibrant communities where their everyday needs are easily accessible....

Finding: The proposed amendments to expand the Town Center and increase the residential densities in the Town Center and Commercial Corridor will encourage higher-density, mixed use redevelopment to occur. Redevelopment in the Town Center and Commercial Corridor will provide walkable access to a mix of existing complete neighborhood amenities and reduce the need for single-occupancy automotive trips.

Policy 1.1 Compact Urban Form

1.1.3 Facilitate infill and re-development, particularly within Centers, Corridors, Station Communities, Main Streets and Employment Areas, to use land and urban services efficiently, to support public transit, to promote successful, walkable communities and to create equitable and vibrant communities.

1.1.7. Promote excellence in community design.

Finding: The proposed amendments to expand the Town Center and increase the residential densities in the Town Center and Commercial Corridor will encourage higher-density, mixed use redevelopment to occur within a center and a corridor. Redevelopment in the Town Center and

Commercial Corridor will support access to public transit and locate additional residents within walking distance to a wide range of commercial, civic uses, and transit.

Policy 1.3 Housing Choices and Opportunities

Finding: The proposed amendments to expand the Town Center and increase the residential densities in the Town Center and Commercial Corridor will allow for a variety of multi-family development to occur. The residential density incentives will also encourage multi-family development to incorporate affordable housing and/or sustainable building design.

1.10 Urban Design

1.10.1 Support the identity and functioning of communities in the region through:

c. Ensuring that incentives and regulations guiding the development and redevelopment of the urban area promote a settlement pattern that:

v) Includes concentrated, high-density, mixed-use urban centers developed in relation to the region's transit system.

Finding: The proposed amendments to expand the Town Center and increase the residential densities in the Town Center and Commercial Corridor will encourage higher density development within the mixed use urban center in proximity to transit service.

Metro Urban Growth Management Functional Plan

Title 1: Housing Capacity

Title 6: Centers, Corridors, Station Communities, and Main Streets

Finding: The proposed increases in residential density will allow the development within the Town Center at appropriate transit-supportive densities, helping ensure that the City meets its regional housing target.

Statewide Planning Goals

Goal 1, Citizen Involvement – To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Finding: As described above, an extensive public outreach program was conducted as a part of this project including: community events, public hearings, and stakeholder interviews. These allowed for citizen involvement, throughout the course of developing the proposed amendments.

Goal 9, Economic Development – To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon’s citizens.

Finding: The proposed amendments to consolidate the Town Center zones, increase outright residential density, and add residential density bonus incentives will promote economic development by reducing the complexity of Town Center zoning designations and increasing the residential capacity of areas with the most immediate access to existing services.

Current standards and regulations for Town Center Transition and Town Center Support designations are almost identical. Zoning boundaries for these designations are not uniformly distributed across individual blocks increasing the complexity of applying the development code. The proposed amendments to the development code will consolidate the Town Center Support with the Town Center Transition designation, allowing for the development code to be applied to developments more uniformly while still achieving Forest Grove Town Center goals.

The Town Center and Civic Corridor contains the majority of commercial services within Forest Grove. Increasing the maximum allowed residential density and adding residential density bonus incentives will contribute to the creation of complete neighborhoods in these areas by allowing Forest Grove’s growing population to locate nearby existing commercial services. Allowing Forest Grove’s growing population to locate in these areas will help existing and new businesses to grow.

Goal 10, Housing – To provide for the housing needs of citizens of the state.

Finding: The proposed amendments to increase the maximum allowed residential density in the Town Center and Civic Corridor and the addition of residential density bonus incentives to the Town Center will create additional opportunities and incentives for multi-family housing to be developed.

The increase in the maximum allowed residential density will create additional opportunities for a variety of multi-family housing to be developed at a range of densities.

The residential density bonus provide two tiers of incentives which allow flexibility and incentives for new housing development beyond the base residential density to high quality design and sustainability and/or affordable housing. The first tier of incentives encourage the use project amenities, such as sustainable building design or public plazas. The second tier of incentives encourage the development of affordable housing, where 20% are set aside for qualified residents.

Goal 12, Transportation – To provide and encourage a safe, convenient and economic transportation system.

Finding: As described in Exhibit C (Transportation Analysis), the proposed intensities and densities allowed by the proposed Town Center text amendments are consistent with the City’s adopted Transportation System Plan.

Goal 14, Urbanization – To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: As noted above, the proposed amendments to the Town Center and Civic Corridor designations will allow a variety of additional housing to be built within Forest Grove’s Urban Growth Boundary (UGB) to meet the City’s housing needs as population growth occurs over the next 20 years. The additional capacity to supply housing within the UGB, where City services and amenities are best provided, will help decrease the demand for housing outside of the UGB in more rural areas, and help preserve valuable forest and agricultural land.

FINDINGS - MAP AMENDMENTS (SUBJECT TO 10.2.750 – 10.2.770)

MIXED USE AREAS

Review Criteria 10.2.770.A: The zone change is consistent with the Comprehensive Plan Map. When the Comprehensive Plan has more than one implementing zone as shown on the Correspondence Table in Article 3, it must be shown that the proposed zone is the most appropriate, taking into consideration the purposes of each zone and the zoning pattern of surrounding land.

Finding: The recommended zoning designation for the three mixed use areas is consistent with the Comprehensive Plan Map, as amended in Ordinance No. 2014-02. However, only a portion of the David Hill site is proposed to be rezoned at this time. The area proposed to be rezoned consistent with the Comprehensive Plan Map is at the northwest corner of David Hill Road and Thatcher Road. This area has a gross size of approximately 8.5 acres with approximately one-third (2.9 acres) developable. The remaining area (approximately 20.6 gross acres) currently shown as Mixed Use on the Comprehensive Plan map north of David Hill Road will be addressed further as part of the Westside Planning Project. This area will likely be recommended for rezoning to Single Family Residential (R-10). Parallel amendments to include the NMU designation in the Forest Grove Development Code are currently proposed (see Text Amendments above), which would allow for a mix of housing types and commercial uses.

Review Criteria 10.2.770.B: The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.

Finding: The Comprehensive Plan describes the opportunity to create three mixed use areas as follows:

A potential opportunity site for commercial land is located west of Sunset Drive and south of Highway 47. This site, under single ownership is approximately 23.5 acres in gross land area. Other potential opportunity sites include the area near Watercrest Road and Thatcher Road and David Hill Road and Thatcher Road.

The proposed zone changes for the mixed use areas are consistent with the Comprehensive Plan since the zoning map amendments will affect only the areas identified above. Furthermore, the proposed zone changes for the mixed use areas are consistent with the location factor contained in the Comprehensive Plan which states:

Areas where a mixture of residential, office and retail uses are appropriate to create complete neighborhoods or provide needed services and housing.

The zoning map amendments are consistent with this location factor since all three mixed use areas are located outside of the Town Center and off the Pacific Avenue/19th Avenue commercial corridor in areas that are predominantly residential in character. For the reasons stated above, this criterion is met. In addition, the commercial development in the NMU zones will be limited to “Village Centers” which cannot comprise more than 50% of the buildable land within a mixed use planned development or three acres, whichever is greater. As a result of this standard, the largest “village center” would be at the Davidson Site (9.4 acres based on overall developable site area of 18.8 acres). This ensures the NMU zoning at Mixed Use Area 3 (Davidson Site) is consistent with the Comprehensive Plan location criteria that mixed use sites tend to be 10 acres in land area or less. The basis for this conclusion is the premise that mixed use commercial/residential area is the “village center”, and the “village center” is capped at 9.4 acres.

The NMU areas are also consistent with the Comprehensive Plan location factor that the NMU designation apply to areas where a mixture of residential, office, and retail uses are appropriate to create complete neighborhoods or provide needed service. Mixed use areas are in locations previously zoned for single family residential development. The Gales Creek mixed use area was previously designated as Commercial Planned Development on the Forest Grove Comprehensive Plan Map which promoted commercial development near residential areas. Zoning these areas

as NMU will promote the creation of complete neighborhoods where residents are able to find goods and services in close proximity.

As provided for in the findings in the Text Amendment section above, the proposed map amendment is consistent with the Forest Grove Comprehensive Plan’s goals and policies for housing, economic development, urbanization, and transportation.

Review Criteria 10.2.770.C: The site is suitable for the proposed zone and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed zone and its potential uses vary. The factors to be considered in determining suitability are parcel size and location.

Finding: The Forest Grove Comprehensive Plan created a new Mixed Use plan designation to provide for a variety of retail and office uses near residential neighborhoods. The Comprehensive Plan states the Mixed Use plan designation is established to provide for a variety of retail and office uses near residential neighborhoods. Such limited commercial zones should be located on or bounded by arterial and collector streets to create nodes or concentrations of activity. The location of these new plan designations, as seen in the Forest Grove Comprehensive Plan Map, are located on or bounded by arterial and collector streets and adjacent to residential areas, so as to create nodes or concentrations of activity. The proposed zoning map amendments implement the adopted Comprehensive Plan designation and are consistent the requirement that the proposed zone change be considered based on parcel suitability and location. Therefore, this criterion is met.

Review Criteria 10.2.770.D: The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities, or reduce the level of service of transportation facilities below the minimum acceptable level identified in the Transportation System Plan. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if it may impact transportation facilities.

Finding: The proposed amendments to the Forest Grove Zoning Map are consistent with the Forest Grove Comprehensive Plan Map, which informed the Forest Grove Transportation System Plan’s assessment of future transportation needs. The future transportation needs assessment was based on the Preferred Land Use Alternative, and reflects changes to the City’s existing Comprehensive Land Use Plan to encourage more nodal mixed use development. A Transportation Analysis was prepared and is attached as Exhibit C. As noted in this analysis, the proposed map amendments are not expected to substantially impact transportation facilities below the minimum acceptable levels identified in the City’s adopted Transportation System

Plan. Based on the transportation analysis completed for the updated Comprehensive Plan Map which included mixed use areas the proposed zoning amendment this criterion is met.

Review Criteria 10.2.770.E: Public facilities and services for water supply, sanitary waste disposal, stormwater disposal, and police and fire protection are capable of supporting the uses allowed by the zone. Adequacy of services is based on the projected service demands of the site and the ability of the public services to accommodate those demands.

Finding: The three mixed use areas range from vacant to partially developed with a related range of available facilities and services. Availability, need, and necessary improvements to facilities and services will be determined as new development occurs and is evaluated through the Mixed Use Planned Development process. The applicant will be responsible for providing all services necessary for the functionality of the MUPD. Facilities such as streets, water supply facilities, sanitary sewers, and storm water detention facilities must be dedicated to the public if they are to provide service to any property not included in the MUPD. Mixed Use Area 1 (David Hill) is primarily vacant and will require new facilities and services as development occurs. Mixed Use Area 2 (CPD Area) is currently a mix of residential and commercial uses in a developed area and will likely not need new facilities and services. Mixed Use Area 3 (Davidson Site) is developed as a residential use and has been historically utilized as a farm use.

Existing Services (Water): Water lines are present adjacent to all three mixed use areas. Development of the mixed use areas is subject to the requirements of Development Code Article 8: Public Improvements. Future improvements to the water system necessary to serve development are identified in the Forest Grove Water Master Plan. The City's Water System Plan shows the City has sufficient capacity to serve future development in the mixed use areas.

Existing Services (Sanitary Sewer):

Mixed Use Area 1 (David Hill): An existing 8" PVC sanitary sewer line is located within the David Hill Right of Way west of Thatcher Road. David Hill Road/Thatcher Road: The City's Waste Water Master Plan shows a proposed 12 inch sanitary sewer trunk line within the David Hill Road right-of-way west of Thatcher Road. This line when installed will serve the David Hill Road/Thatcher Road mixed use area.

Mixed Use Area 2 (CPD Area): A 12 inch corrugated steel pipe is located adjacent to the mixed use area within the Thatcher Road right-of-way.

Mixed Use Area 3 (Davidson Site): A 10 inch PVC sanitary sewer line is adjacent to the Davidson Site within the Sunset Drive right-of-way. An 8 inch PVC line also exists across Hwy 47 to a manhole at the Davidson Site from the 36" Clean Water Services trunk line

north/east of Hwy. 47. The City's Waste Water Master Plan shows a future extension of the 8" line into the Davidson site to serve future development.

Existing Services (Storm Sewer):

Mixed Use Area 1 (David Hill): This area is not currently served with storm water piping. The City's Storm Drainage Master Plan shows a capital improvement project for stream restoration within the mixed use area. The Master Plan also shows future piping improvements along Thatcher Road.

Mixed Use Area 2 (CPD Area): An existing 12 inch storm line is present along the north side of Gales Creek Road adjacent to the mixed use area. A storm line is also present along the east side of Thatcher Road This line runs for a distance of approximately 150 feet from the Gales Creek Road/Thatcher Road intersection.

Mixed use Area 3 (Davidson Site): A 30 inch corrugated steel pipe exists along the west side of Sunset Drive. There are five storm inlets along the west side of Sunset Drive adjacent to the Davidson Site. Storm water is conveyed from the inlet to the storm pipe west of Sunset Drive. In addition to the storm pipe, a storm water swale and storm pond exist south of the Davidson Site approximately 730 feet east of Sunset Drive providing additional opportunity to accommodate drainage.

With future improvements shown in the Storm Drainage Master Plan and improvements required for development approval the City will have the ability to serve the mixed use areas.

The three mixed use areas are within the Forest Grove city limits. As such, the City will provide police and fire protection necessary to serve future development. Service needs are assessed though the annual budget process.

Review Criteria 10.2.770.A: The establishment of a zone district is not subject to the meeting of conditions.

Finding: No conditions are proposed.

TOWN CENTER/CIVIC CORRIDOR

Review Criteria 10.2.770. A: The zone change is consistent with the Comprehensive Plan Map. When the Comprehensive Plan has more than one implementing zone as shown on the Correspondence Table in Article 3, it must be shown that the proposed zone is the most appropriate, taking into consideration the purposes of each zone and the zoning pattern of surrounding land.

Finding: As described above, the proposed amendments consolidate the Town Center Support (TCS) zone into the Town Center Transition (TCT) zone. This change requires that all land currently zoned TCS be rezoned to TCT. In addition, the Town Center Expansion area, which is currently zoned Community Commercial (CC), is proposed to be rezoned to TCT. The transition from CC to TCT will encourage more urbanized development to occur by restricting new auto-oriented development, reducing landscape requirements, applying “urban” design standards, and allowing residential uses in mixed use or stand-alone development. **Of the Town Center zones, TCT is the most appropriate for this area given its location adjacent to the Town Center Core and its function as a transition area between Core and adjacent residential areas.**

Review Criteria 10.2.770. B: The zone change is consistent with relevant goals and policies of the Comprehensive Plan, as identified by the Director.

Finding: As provided for in the findings in the Text Amendment section above, the proposed map amendments are consistent with the Forest Grove Comprehensive Plan’s goals and policies for housing, economic development, urbanization, and transportation. This is reinforced by the fact that the proposed zone changes implement the 2014 Forest Grove Comprehensive Plan.

Review Criteria 10.2.770. C: The site is suitable for the proposed zone and there is a lack of appropriately designated alternative sites within the vicinity. The size of the vicinity will be determined on a case-by-case basis since the impacts of a proposed zone and its potential uses vary. The factors to be considered in determining suitability are parcel size and location.

Finding: The update to the Forest Grove Comprehensive Plan, completed in 2014, included consideration of site suitability for the proposed zoning classifications necessary to implement the Comprehensive Plan. Since the proposed zone changes simply implement the Comprehensive Plan the sites are determined to be suitable and consistent with this review criterion. Given that both TCS and TCT are Town Center zones and allow a very similar mix of uses, land which is currently suitable for TCS should be suitable for TCT. With the Town Center Expansion area, the transition from CC to TCT will encourage more urbanized development to occur by restricting new auto-oriented development, reducing landscape requirements, applying “urban” design standards, and allowing residential uses in mixed use or stand-alone development. In order to avoid making some existing uses non-conforming, exceptions are proposed within the TCT zone to allow for the continuation of those uses.

Review Criteria 10.2.770. D: The zone change is consistent with the adopted Transportation System Plan. Development allowed by the zone change will not substantially impact the functional classification or operation of transportation facilities, or reduce the level of service of transportation facilities below the minimum acceptable level identified in the Transportation

System Plan. To ensure proper review and mitigation, a traffic impact study may be required for the proposed zone change if it may impact transportation facilities.

Finding: The proposed amendment to the Forest Grove Zoning Map would be consistent with the Forest Grove Comprehensive Plan Map, which informed the Forest Grove Transportation System Plan’s assessment of future transportation needs. The future transportation needs assessment was based on the Preferred Land Use Alternative and reflects changes to the City’s existing Comprehensive Land Use Plan to encourage more nodal mixed use development. A Transportation Analysis was prepared and is attached as Exhibit C. As noted in this analysis, the proposed map amendments are not expected to substantially impact transportation facilities below the minimum acceptable levels identified in the City’s adopted Transportation System Plan. The City’s minimum acceptable level of service is LOS D.

Review Criteria 10.2.770. E: Public facilities and services for water supply, sanitary waste disposal, stormwater disposal, and police and fire protection are capable of supporting the uses allowed by the zone. Adequacy of services is based on the projected service demands of the site and the ability of the public services to accommodate those demands.

Finding: The proposed amendments to consolidate the Town Center Support with Town Center Transition zones and to expand the Town Center boundary to the east will occur in a developed area, currently provided with public facilities and services. The distinction between Town Center Support and Town Center transition is minor. The proposed change will not affect demand for public services currently planned for as reflected in the Comprehensive Plan. Service demand related to changing the zoning in the Town Center Expansion area from Community Commercial to Town Center Transition was considered during the Comprehensive Plan update. The Forest Grove Water Master Plan Updated (2010) indicates Forest Grove has a sufficient water supply for meeting service needs for at least the next twenty years. The Forest Grove Sanitary Sewer Master Plan update (2007) identifies a capital improvement project in the Town Center and Town Center Expansion areas. This project will increase the 8-inch and 10-inch diameter lines along 19th Avenue from Birch Street to A Street to the B Street pump station. This improvement will improve the City’s ability to serve development promoted by the proposed zone changes. The Forest Grove Storm Drainage Master Plan (2007) does not indicate a need for general storm drainage improvements in the areas affected by the zone changes. Necessary improvements meeting Clean Water Services and City standards resulting from individual development projects will be identified as part of the development review process. Projected service demands to Police and Fire resulting from the proposed zone changes, if any, will be addressed through the annual City budgeting process.



Review Criteria 10.2.770. F: The establishment of a zone district is not subject to the meeting of conditions.

Finding: No conditions are proposed