

SECTION 4.1500

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General Provisions

4.1501 Purpose

This section of the Community Development Code implements the Springwater Plan District (Plan District). The purposes of the Plan District are to: (1) implement the Comprehensive Plan’s goals, policies, and action measures for Springwater; (2) create a vibrant employment center; and, (3) further the central theme of Springwater’s vision to integrate land use, transportation, and natural resources. Springwater is intended to be a complete community that includes a variety of houses, business, civic and other uses, neighborhoods, a Village Center, a Research/Technology Industrial area, and an Industrial Area. The inclusion and provision of parks and schools, open spaces and trails, an effective and reliable transportation system, and extensive protection, restoration, and enhancement of the natural resources are all goals of this district.

The Plan District is intended to:

- A. Implement the overall Plan District purposes stated above,
- B. Guide the use, development, conservation, and environmental restoration of land within Springwater,
- C. Establish standards that are intended to guide individual land use decisions and development to result in a cohesive community,
- D. Create a harmonious and sustainable relationship between urban development and the unique natural landscape of Springwater and the surrounding region, and
- E. Establish the land use framework from which the logical and efficient provision of public facilities and services may occur.

4.1502 Springwater Plan District Plan Map

The purpose of the Springwater Plan District Plan Map (Plan Map) is to establish land use designations for Springwater. The Plan Map designations are to be used as the basis for amending the Community Development Plan Map. The Community Development Plan Map is amended at time of annexation. Once the Community Development Plan Map is amended it becomes the basis for all land use decisions and development permits.

The Plan Map identifies the general boundaries for Sub-districts and Overlay Sub-districts. Circulation and design elements are also shown to provide context and promote the integration of land use, transportation, and natural resources, and implement the goals, policies, and recommended action measures in the Comprehensive Plan. Amendments to the Community Development Plan must be consistent with the Plan Map and other applicable codes and regulations of the City.

4.1503 Springwater Sub-districts In General

The Plan District Sub-districts listed below apply to land in the Plan District. They are intended to work together to result in a complete community that includes attractive places to live, work, shop, and recreate, together with natural resource areas that are integrated into the urban environment, consistent with the purposes in **Section 4.1501** and the Comprehensive Plan.

The Sub-districts in Springwater are:

Full Name (Short Name/Map Symbol)

- Very Low Density Residential - Springwater (VLDR - SW)
- Low Density Residential - Springwater (LDR - SW)
- Townhouse Residential - Springwater (THR - SW)
- Village Center - Springwater (VC – SW)
- Research/Technology Industrial – Springwater (RTI-SW)
- Industrial – Springwater (IND – SW)
- Neighborhood Commercial - Springwater (NC - SW)

Springwater Residential Sub-districts

Purpose and Characteristics

4.1504 Very Low-Density Residential –Springwater (VLDR-SW)

The Very Low Density Residential District is primarily intended for Single Detached Dwellings and Middle Housing at an average lot size of 12,000 square feet, and at a maximum net density for Single Detached Dwellings of 3.6 units per acre, and for Townhouses of 14.4 units per acre. There is no minimum density in this zone.

4.1505 Low Density Residential –Springwater (LDR-SW)

The Low Density Residential District consists of primarily Single Detached Dwellings and Middle Housing at an average net density for single detached units of 5.8 to 7.3 dwelling units per acre and 5.8 to 25 units per acre for Townhouses. It is intended to provide for standard lot (6,000-7,500 sq. ft.) housing developments.

4.1506 Townhouse Residential - Springwater (THR-SW)

The Townhouse Residential District consists of dwellings at an average density of 12.0 to 17.4 dwelling units per net acre. It is intended to allow for primarily Townhouses and Cottage Clusters.

Permitted Uses

4.1507 Permitted Uses

Table 4.1507 lists those uses that are permitted in the Springwater Residential Sub-districts.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards in **Section 4.1500** and all other applicable requirements of the Community Development Code.

Table 4.1507: Permitted Uses in the Springwater District –Residential

| USES | VLDR-SW | LDR-SW | THR-SW |
|--------------------------|---------|--------|--------|
| RESIDENTIAL | | | |
| Single Detached Dwelling | P | P | NP |
| Duplex | P | P | NP |
| Triplex | P | P | NP |
| Quadplex | P | P | NP |
| Townhouse | P | P | P |
| Cottage Cluster | P | P | P |
| Multifamily ¹ | NP | NP | NP |
| Elderly Housing | NP | NP | SUR |

| USES | VLDR-SW | LDR-SW | THR-SW |
|---------------------------------------|---------------------|---------------------|---------------------|
| Manufactured Dwelling Park | NP | NP | NP |
| Residential Facility | P | P | P |
| Residential Home | P | P | P |
| Affordable Housing | L ² | L ² | P ³ |
| COMMERCIAL | | | |
| Auto-Dependent Use | NP | NP | NP |
| Business and Retail Service and Trade | NP | NP | NP |
| Clinics | NP | NP | NP |
| Commercial Parking | NP | SUR | SUR |
| Daycare Facilities | SUR | SUR | SUR |
| Live-Work | NP | NP | L ⁴ |
| Major Event Entertainment | NP | NP | NP |
| Mini-Storage Facilities | NP | NP | NP |
| Outdoor Commercial | NP | NP | NP |
| INDUSTRIAL | | | |
| Construction | NP | NP | NP |
| Exclusive Heavy Industrial Uses | NP | NP | NP |
| Industrial Office | NP | NP | NP |
| Information Services | NP | NP | NP |
| Manufacturing | NP | NP | NP |
| Miscellaneous Industrial | NP | NP | NP |
| Trade Schools | NP | NP | NP |
| Transportation/Distribution | NP | NP | NP |
| Warehousing/Storage | NP | NP | NP |
| Waste Management | NP | NP | NP |
| Wholesale Trade | NP | NP | NP |
| INSTITUTIONAL USES | | | |
| Civic Uses | L/SUR | SUR | SUR |
| Community Services | SUR | SUR | SUR |
| Medical | NP | NP | NP |
| Parks, Open Spaces, and Trails | SUR | SUR | SUR |
| Religious Institutions | L/SUR ³ | SUR | SUR |
| Schools | SUR | SUR | SUR |
| RENEWABLE ENERGY⁸ | | | |
| Solar Energy Systems | L ⁹ | L ⁹ | L ⁹ |
| Wind Energy Systems | L ¹⁰ | L ¹⁰ | L ¹⁰ |
| Biomass Energy Systems | L/SUR ¹¹ | L/SUR ¹¹ | L/SUR ¹¹ |
| Geothermal Energy Systems | L ¹² | L ¹² | L ¹² |
| Micro-Hydro Energy Systems | L ¹³ | L ¹³ | L ¹³ |

| OTHER | | | |
|--|--------------------|--------------------|--------------------|
| Basic Utilities | | | |
| Minor basic utilities | P | P | P |
| Major basic utilities | L/SUR ⁶ | L/SUR ⁶ | L/SUR ⁶ |
| Heliports ¹⁴ | NP | NP | NP |
| Wireless Communication Facilities | SUR | SUR | SUR |
| Temporary, Intermittent & Interim Uses | P | P | P |
| Marijuana Businesses | NP | NP | NP |

Notes

- ¹ Transitional housing for individuals transitioning from incarceration facilities are subject to a Special Use Review.
- ² Affordable housing shall be owned by a public body (ORS 174.109) or a nonprofit corporation that is owned by a religious corporation when the proposed residential use is only permitted in the land use district under the affordable housing provisions. See **Section 10.1700**.
- ³ Affordable housing development is permitted. See **Section 10.1700**.
- ⁴ The commercial portion of the structure shall face the street front, is limited to the first floor, and garage access must be from the alley.
- ⁵ A fascia, awning, or painted wall sign limited to 32 square feet is permitted per each unit. Live-work units are permitted only for buildings fronting on a collector within 300 feet of a VC-SW zone.
- ⁶ Limited to facilities used for religious worship with seating for 300 or fewer persons within the principal place of assembly.
- ⁷ Electrical generating facilities are not permitted.
- ⁸ See **Section 10.0900** for additional standards that apply.
- ⁹ For limitations, see **Section 4.1595** Solar Energy System Standards for Springwater Districts.
- ¹⁰ For limitations, see **Section 4.1596** Wind Energy System Standards for Springwater Districts.
- ¹¹ For limitations, see **Section 4.1597** Biomass Energy System Standards for Springwater Districts.
- ¹² For limitations, see **Section 4.1598** Geothermal Energy System Standards for Springwater Districts.
- ¹³ For limitations, see **Section 4.1599** Micro-Hydro Energy System Standards for Springwater Districts.
- ¹⁴ Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process.

Standards

4.1508 Development Standards Table

The development standards listed in **Table 4.1508** are applicable to all development within the Springwater Residential Sub-districts. Development within these Sub-districts shall also be consistent with all other applicable requirements of the Community Development Code, including but not limited to the Section 7.0400 Residential Design Standards.

Table 4.1508 Development Standards in Springwater Residential Sub-districts

| | VLDR-SW | LDR-SW | THR-SW |
|--|----------------|---------------|---------------|
| A. Minimum Buildable Lot Size (square feet) | | | |
| Townhouse | none | none | 1,800 sq. ft. |
| All other uses | 10,000 sq. ft. | 5,000 sq. ft. | none |

Table 4.1508 Development Standards in Springwater Residential Sub-districts

| | VLDR-SW | LDR-SW | THR-SW |
|--|--|--|---------------------|
| B. Minimum Net Density¹ (See definition of Net Density in Article 3) | | | |
| Cottage Cluster | 4 units per acre | 5.8 units per acre | 12.0 units per acre |
| All uses | none | 5.8 units per acre | 12.0 units per acre |
| C. Maximum Net Density² (See definition of Net Density in Article 3) | | | |
| Duplex, Triplex, Quadplex, | none | none | NA |
| Townhouses | 14.4 units per acre | 25 units per acre | 17.4 units per acre |
| Cottage Cluster | none | none | 17.4 units per acre |
| All other uses | 3.6 units per acre | 7.3 units per acre | 17.4 units per acre |
| D. Minimum Lot Width | | | |
| 1. Width at building line: Interior lot | | | |
| Townhouse | 16 ft. | 16 ft. | 20 ft. |
| All other uses | 75 ft. | 45 ft. | 20 ft. |
| 2. Width at building line: Corner lot | | | |
| Townhouse | 20 ft. | 20 ft. | 25 ft. |
| All other uses | 100 ft. | 45 ft. | 25 ft. |
| E. Minimum Lot Depth (Interior or corner lot) | | | |
| All uses | 100 ft. | 80 ft. | 65 ft. |
| F. Minimum Street Frontage | | | |
| 1. Interior lot | | | |
| Townhouse | None | None | 20 ft. |
| All other uses | 50 ft. | 35 ft. | 20 ft. |
| 2. Corner lot | | | |
| Townhouse | None | None | 20 ft. |
| All other uses | 75 ft. | 40 ft. | 20 ft. |
| G. Maximum Building Height³ | | | |
| All uses | 40 ft. | 35 ft. | 45 ft. |
| H. Modifications to Maximum Height Standards | | | |
| 1. Section 7.0400 Rear Height Limits | | | |
| Single Detached, Duplex, Triplex, Quadplex | See Section 7.0400 for applicability | See Section 7.0400 for applicability | NA |
| All other uses | NA | NA | NA |
| I. Maximum Floor Area Ratio (See definition in Article 3) | | | |

| | | | |
|---|--------------------------------------|---------------------------------------|------------------|
| Single Detached, Duplex, Triplex, Quadplex | 0.7 | 1.0 | NA |
| All other uses | NA | NA | NA |
| J. Maximum Number of Attached Townhouses | | | |
| Townhouse | 4 units | 4 units | NA |
| All other uses | NA | NA | NA |
| K. Minimum and Maximum Off-Street Parking Required | | | |
| All Uses | As provided in Section 9.0851 | | |
| L. Alley Access Required for Garage Entrances | | | |
| Townhouse | No | No | Yes |
| All other uses | No | Yes, if lot width is less than 60 ft. | Yes |
| M. Buffering Required (Section 4.1535) | | | |
| All Uses | No | No | Yes ⁴ |
| N. Clear Vision Area Required (Section 9.0200) | | | |
| All uses | Yes | Yes | Yes |
| O. Master Plan Requirement (Section 4.1530) | | | |
| | No | No | Yes ⁴ |

Table Note

¹ Minimum net density does not apply to affordable housing development. See **Section 10.1700**.

² A density bonus applies to affordable housing development. See **Section 10.1700**.

³ A height bonus applies to affordable housing development. See **Section 10.1700**.

⁴ Required only in the THR-SW area adjacent to the east edge of the Village Center.

Table 4.1508 (continued) Minimum Setbacks

| | FRONT | | | SIDE | | | | | | REAR | |
|------------------------|-------------------|-------------|--------|---------------|-------------|----------------------|------------------|-------------------|---------------------------|---------------|-----------------|
| | Front Façade/Wall | Front Porch | Garage | Interior Side | Common Wall | Zero Lot Line Option | Street Side Wall | Street Side Porch | Street Side Garage Access | Rear No Alley | Rear With Alley |
| Townhouse | | | | | | | | | | | |
| VLDR-SW | 20 ft. | 8 ft. | 25 ft. | 5 ft. | 0 ft. | NA | 8 ft. | 8 ft. | 20 ft. | 20 ft. | 8 ft. |
| LDR-SW | 10 ft. | 8 ft. | 20 ft. | 5 ft. | 0 ft. | NA | 8 ft. | 8 ft. | 20 ft. | 15 ft. | 8 ft. |
| THR-SW | 6 ft. | 1 ft. | NA | 5 ft. | 0 ft. | NA | 8 ft. | 8 ft. | 20 ft. | NA | 8 in. |
| Cottage Cluster | | | | | | | | | | | |

Table 4.1508 (continued) Minimum Setbacks

| | FRONT | | | SIDE | | | | | | REAR | |
|----------------|-------------------|-------------|--------|---------------|-------------|----------------------|------------------|-------------------|---------------------------|---------------|-----------------|
| | Front Façade/Wall | Front Porch | Garage | Interior Side | Common Wall | Zero Lot Line Option | Street Side Wall | Street Side Porch | Street Side Garage Access | Rear No Alley | Rear With Alley |
| VLDR-SW | 10 ft. | 8 ft. | 20 ft. | 5 ft. | NA | NA | 10 ft. | 8 ft. | 20 ft. | 10 ft. | 8 ft. |
| LDR-SW | 10 ft. | 8 ft. | 20 ft. | 5 ft. | NA | NA | 10 ft. | 8 ft. | 20 ft. | 10 ft. | 8 ft. |
| THR-SW | 10 ft. | 8 ft. | NA | 5 ft. | NA | NA | 10 ft. | 8 ft. | 20 ft. | 10 ft. | 8 ft. |

All Other Uses

| | | | | | | | | | | | |
|----------------|--------|-------|--------|-------|----|-----------------------------|--------|-------|---------------------|--------|-------|
| VLDR-SW | 20 ft. | 8 ft. | 25 ft. | 5 ft. | NA | NA | 20 ft. | 8 ft. | 25 ft. | 20 ft. | 8 ft. |
| LDR-SW | 10 ft. | 8 ft. | 20 ft. | 5 ft. | NA | 6 in. on zero / 6 ft. other | 10 ft. | 8 ft. | 20 ft. | 15 ft. | 8 ft. |
| THR-SW | 8 ft. | 8 ft. | NA | 5 ft. | NA | 6 in. on zero / 6 ft. other | 8 ft. | 8 ft. | 10 ft. ⁵ | NA | 8 ft. |

Table Notes

⁵ Permitted only on side frontage more than 70 ft. in length.

4.1510 Design Standards

- A. The design standards of **Section 7.0420** shall apply to single detached dwellings, duplexes, triplexes, and quadplexes in the VLDR-SW and LRD-SW districts.
- B. The design standards of **Section 7.0431** shall apply to Townhouses in the VLDR-SW, LRD-SW, and THR-SW districts.
- C. The design standards of **Section 7.0440** shall apply to Cottage Clusters in the VLDR-SW, LRD-SW, and THR-SW districts.
 - 1. In addition, Cottages in the THR-SW district shall have individual entries distinguished by porches, porticos, or stoops, of at least 40 square feet.

Springwater Mixed-Use, Employment and Industrial Sub-districts

Purpose and Characteristics

4.1516 Village Center - Springwater (VC-SW)

- A. Purpose. The Village Center is intended to be the heart of the Springwater community. It will contain a

mix of retail, office, and civic uses, and housing opportunities in a pedestrian oriented area. The Village Center shall serve the daily needs of the local neighborhood and the adjacent employment areas. It shall be served by a multi-modal transportation system with good access by vehicular, pedestrian, bicycle, and transit traffic.

- B.** The need for a Village Center comes from a desire to deliver daily services and amenities to the industrial employees and nearby residents. In addition it will:
- provide for a variety of small-scale retail and upper-floor residential uses in a mixed-use environment
 - not compete with surrounding Town Centers
 - be designed to be an area that is appealing to walk in
 - maximize views of Mt. Hood

4.1517 Research/Technology Industrial – Springwater (RTI-SW)

Purpose and Characteristics

The Research/Technology Industrial District (RTI-SW) is primarily intended to provide space for industrial uses, related enterprises serving primarily industrial clients, and research and technology employment in office-type buildings. Primary uses shall include knowledge-based industries (graphic communications, creative services, and information technology), research and development facilities, limited professional service uses primarily serving industrial clients, and other industry focused uses. Emphasis is placed on businesses that are sustainable in nature and utilize green development practices.

4.1518 Industrial – Springwater (IND-SW)

Purpose and Characteristics

The Industrial (IND-SW) sub-district is intended to provide industrial land for the city of Gresham and the east metro area. It is intended to be a mix of the following industries:

- Advanced Materials
- Medical Devices
- Specialized Software Applications
- Forestry & Agricultural Biotechnology
- Nanotechnology
- Recreational Equipment/Recreation Technology
- Headquarters
- Professional Services
- Specialty Food Processing
- Transportation Equipment/Technology
- Logistics

The IND-SW sub-district shall have the following characteristics:

- A.** The IND-SW sub-district is designed to provide for a functional industrial district with a high level of landscaping and sustainable design.
- B.** It is intended to develop with a high degree of sustainable design practices, reflecting the water quality and quantity concerns of the area as well as the sensitive streams that cross the district.

4.1519 Neighborhood Commercial - Springwater (NC-SW)

This sub-district is identical to the City of Gresham’s Neighborhood Commercial (NC) District, **Section 4.0210**, except for site size. The Neighborhood Commercial sub-district is intended to provide for small to medium sized shopping and service facilities and limited office uses adjacent to residential neighborhoods and the industrial employment area. The sub-district is intended to meet the shopping and service needs of the immediate neighborhood and to have minimal negative impacts on surrounding residential uses.

Permitted Uses

4.1520 Permitted Uses

Table 4.1520 lists those uses that are permitted in the Springwater Mixed-Use, Employment and Industrial districts.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review

Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Table 4.1520: Permitted Uses in the Springwater District Mixed-Use, Employment and Industrial

| USES | VC-SW | RTI-SW | IND-SW ²⁰ | NC-SW |
|---------------------------------------|------------------|------------------|----------------------|-----------------|
| RESIDENTIAL | | | | |
| Single Detached Dwelling | NP | NP | NP | NP |
| Duplex | NP | NP | NP | NP |
| Triplex | NP | NP | NP | NP |
| Quadplex | NP | NP | NP | NP |
| Townhouse | NP | NP | NP | NP |
| Cottage Cluster | NP | NP | NP | NP |
| Multifamily | L ^{1,2} | L ² | L ² | NP |
| Elderly Housing | SUR | NP | NP | NP |
| Manufactured Dwelling Park | NP | NP | NP | NP |
| Residential Facility | L ¹ | NP | NP | NP |
| Residential Home | NP | NP | NP | NP |
| Affordable Housing | P ³ | P ³ | L ⁴ | P ³ |
| COMMERCIAL | | | | |
| Auto-Dependent Use | NP | NP | NP | L ⁵ |
| Business and Retail Service and Trade | L ⁶ | L ^{7,8} | L ⁹ | L ¹⁰ |
| Clinics | L ¹¹ | L ⁷ | L ⁹ | NP |
| Commercial Parking | SUR | NP | NP | SUR |
| Daycare Facilities | P | SUR | SUR | SUR |
| Live-Work | P | NP | NP | NP |

| USES | VC-SW | RTI-SW | IND-SW²⁰ | NC-SW |
|--|---------------------|---------------------|----------------------------|---------------------|
| Major Event Entertainment | L/SUR ¹² | SUR | SUR | SUR |
| Mini-Storage Facilities | NP | NP | NP | NP |
| Outdoor Commercial | L ¹³ | NP | NP | NP |
| INDUSTRIAL | | | | |
| Construction | NP | NP | P | NP |
| Exclusive Heavy Industrial Uses | NP | NP | NP | NP |
| Industrial Office | NP | P | P | NP |
| Information Services | NP | P | P | NP |
| Manufacturing | NP | L ²¹ | L ¹⁴ | NP |
| Miscellaneous Industrial | NP | L ¹⁵ | L ¹⁵ | NP |
| Trade Schools | NP | P | P | NP |
| Transportation/Distribution | NP | L ¹⁶ | L ¹⁶ | NP |
| Warehousing/Storage | NP | L ¹⁶ | L ¹⁶ | NP |
| Waste Management | NP | SUR | SUR | NP |
| Wholesale Trade | NP | NP | L ¹⁶ | NP |
| INSTITUTIONAL USES | | | | |
| Civic Uses | SUR | SUR | SUR | SUR |
| Community Services | SUR | L/SUR ¹⁷ | L/SUR ¹⁷ | SUR |
| Medical | SUR | SUR | NP | SUR |
| Parks, Open Spaces, and Trails | L/SUR ¹⁸ | L/SUR ¹⁸ | L/SUR ¹⁸ | SUR |
| Religious Institutions | SUR | L/SUR ¹⁹ | L/SUR ¹⁹ | SUR |
| Schools | P/SUR ²³ | L/SUR ¹⁹ | L/SUR ¹⁹ | SUR |
| RENEWABLE ENERGY²⁴ | | | | |
| Solar Energy Systems | L/SUR ²⁵ | P ²⁵ | P ²⁵ | L/SUR ²⁵ |
| Wind Energy Systems | L/SUR ²⁶ | L/SUR ²⁶ | L/SUR ²⁶ | L/SUR ²⁶ |
| Biomass Energy Systems | L ²⁷ | L/SUR ²⁷ | L/SUR ²⁷ | L ²⁷ |
| Geothermal Energy Systems | L/SUR ²⁸ | P ²⁸ | P ²⁸ | L/SUR ²⁸ |
| Micro-Hydro Energy Systems | L ²⁹ | L ²⁹ | L ²⁹ | L ²⁹ |
| OTHER | | | | |
| Basic Utilities | | | | |
| Minor basic utilities | P | P | P | P |
| Major basic utilities | SUR ²² | SUR | SUR | SUR |
| Heliports | SUR | SUR | SUR | NP |
| Wireless Communications Facilities | SUR | SUR | SUR | SUR |
| Temporary, Intermittent & Interim Uses | P | P | P | P |
| Marijuana Businesses | NP | L ³⁰ | L ³⁰ | L ³⁰ |

Notes

¹ Residential uses permitted only as part of a mixed use building and are not permitted on ground floor.

² Conversion of a hotel or motel to an emergency shelter or to affordable housing is permitted. See **Section 10.0420**.

³ Affordable housing development is permitted. See **Section 10.1700**.

⁴ Affordable housing shall be owned by a public body (ORS 174.109) or a nonprofit corporation that is owned by a religious corporation, when the proposed residential use is only permitted in the land use district under the affordable housing provisions. See **Section 10.1700**.

⁵ Limited to gas stations and similar retail uses with a maximum gross floor area of 10,000 square feet.

⁶ The maximum building ground floor footprint size permitted for any building shall be 35,000 square feet, except as permitted by an approved master plan, and except for buildings occupied entirely by an office, in which case the maximum building ground floor footprint is 10,000 square feet, except as permitted by an approved master plan.

⁷ Buildings for restaurants, stores, branches, agencies or other outlets for these retail uses and professional services that depend on selling goods or services to the general public shall not occupy more than 5,000 square feet of sales or service area in a single outlet, or multiple outlets that occupy more than 20,000 square feet of sales or service area in a single building or in multiple buildings that are part of the same development project.

⁸ Casino hotels are not permitted.

⁹ Buildings for Clinics, restaurants, stores, branches, agencies or other outlets for retail uses and professional services that depend on selling goods or services to the general public shall not occupy more than 3,000 square feet of sales or service area in a single outlet, or multiple outlets that occupy more than 20,000 square feet of sales or service area in a single building or in multiple buildings that are part of the same development project.

¹⁰ Business and Retail Service and Trade are limited to the following:

- Eating and drinking establishments with a maximum gross floor area of 3,500 square feet
- Insurance, real estate, and other similar offices with a maximum gross floor area of 5,000 square feet
- Laundries, dry cleaners, barber salons, and other similar personal services with a maximum gross floor area of 5,000 square feet
- Clothing, drug stores, and similar retail trade uses with a maximum gross floor area of 10,000 square feet
- Grocery store with a maximum gross floor area of 35,000 square feet

¹¹ The maximum building footprint for any building occupied entirely by a Clinic use or uses shall be 10,000 square feet, except as permitted by an approved master plan.

¹² Theme parks are not permitted.

¹³ See **Section 4.1527**.

¹⁴ The following types of Manufacturing are not permitted: animal slaughtering and processing, leather and hide tanning, sawmills and wood preservation, paper manufacturing, petroleum and coal products manufacturing, chemical manufacturing (except pharmaceutical and medicine manufacturing is permitted) cement manufacturing, lime manufacturing, and primary metals manufacturing.

¹⁵ Limited to electrical and precision equipment repair, and commercial/industrial machine repair.

¹⁶ Permitted as an ancillary use to a permitted use. No more than 20% of the building floor area may be devoted to these uses.

¹⁷ The following Community Service Uses are not permitted in the RTI-SW and IND-SW districts: adult or senior centers, drug and alcohol treatment facilities, cemeteries, and mausoleums.

¹⁸ Golf courses are not permitted in the VC-SW, RTI-SW or IND-SW districts. The following additional Parks, Open Spaces, and Trails are not permitted in the RTI-SW or IND-SW districts: public urban plazas, public neighborhood parks, and public community parks. However, public urban plazas, public neighborhood parks, and public community parks are permitted in the RTI-SW and IND-SW districts when an applicant demonstrates that title for the parcel(s) where the facility is to be developed was held by the governing body for the applicant as of April 2, 2009.

¹⁹ Religious institutions, elementary schools, middle schools, and high schools are permitted in the RTI-SW and IND-SW districts when an applicant demonstrates that title for the parcel(s) where the facility is to be developed was held by the governing body for the applicant as of April 2, 2009. Elementary schools, middle schools, and high schools are permitted in the RTI-SW pending city approval of a report that specifically addresses 1) the lack of available non-employment designated land in the vicinity; and 2) specifically addresses need and location of multi-modal connections (such as trails and local streets) between the proposed school site and adjacent Springwater residential neighborhoods.

²⁰ For those legally existing parcels currently designated in the Multnomah County West of Sandy River Rural Area Plan as Orient Commercial-Industrial (OCI), those uses allowed under Section 36.3525 of the adopted West of Sandy River Plan are adopted as permitted uses in the Springwater Industrial District (IND-SW). For purposes of this Section, only those parcels and allowed uses in effect as part of Section 36.3525, West of Sandy Plan, effective as of the date of the Springwater Plan Adoption would be permitted uses. All other applicable standards of the Springwater Plan would apply. Permitted uses are not required to meet approval criteria of

West of Sandy Plan Section 36.3527.

²¹ Permitted as an accessory use.

²² Electrical Generating Facilities are not permitted.

²³ Schools are permitted without a Special Use Review if they are occupying an existing commercial space. Schools must pursue a Special Use Review if they are proposing new construction.

²⁴ See **Section 10.0900** for additional standards that apply.

²⁵ For limitations, see **Section 4.1595** Solar Energy System Standards for Springwater Districts.

²⁶ For limitations, see **Section 4.1596** Wind Energy System Standards for Springwater Districts.

²⁷ For limitations, see **Section 4.1597** Biomass Energy System Standards for Springwater Districts.

²⁸ For limitations, see **Section 4.1598** Geothermal Energy System Standards for Springwater Districts.

²⁹ For limitations, see **Section 4.1599** Micro-Hydro Energy System Standards for Springwater Districts.

³⁰ For limitations, see **GRC 9.63.090**.

Standards

4.1521 Development Standards Table

Table 4.1521 summarizes development standards which apply within the Springwater Village Center, Research/Technology Industrial and Industrial sub-districts. The standards contained in this table are supplemented by the referenced subsections, which provide additional clarification and guidance. The minimum floor area ratios contained in **Table 4.1521** apply to all non-residential building development. In mixed-use developments, residential floor space is included in the calculations of floor area ratio to determine conformance with minimum FAR. The standards for the NC-SW zone are the same as the Gresham NC District and are contained in **Section 4.0230** and **Section 4.0231** and in **Table 4.0230**.

Table 4.1521 Development Standards in Springwater Village Center, Research/Technology Industrial and Industrial Sub-districts¹

| | VC-SW | RTI-SW | IND-SW |
|--|---|--|---|
| A. Minimum Lot Size | None | None | None ² |
| B. Minimum Avg. Floor Area Ratio (FAR) | .35:1 | .40:1 | None |
| C. Minimum Residential Density | None | NA | NA |
| D. Maximum Residential Density | None | NA | NA |
| E. Minimum Building Setbacks | 0 feet | 0 feet | 10 feet front and street side; 5 feet for each 20 feet of height for interior side and rear |
| F. Maximum Building Setbacks | 10 feet front and street side; none for interior side and rear ³ | 20 feet front and street side; none for interior side and rear | None |
| G. Minimum Building Height (Section 4.1524) | 2 stories ⁴ | None | None |
| H. Maximum Building Height (Section 4.1524) | 45 feet ⁵ | 100 feet | 120 feet |
| I. Minimum Off-Street Parking Required | 1 space/unit for residential; all others as provided in Section 9.0851 | As provided in Section 9.0851 | As provided in Section 9.0851 |

Table 4.1521 Development Standards in Springwater Village Center, Research/Technology Industrial and Industrial Sub-districts¹

| | VC-SW | RTI-SW | IND-SW |
|---|--------------------------------------|--------------------------------------|--------------------------------------|
| J. Maximum Off-Street Parking | As provided in Section 9.0851 | As provided in Section 9.0851 | As provided in Section 9.0851 |
| K. Pedestrian Design Criteria and Standards Apply (Section 4.1525) | Yes | Yes | No |
| L. Screening & Buffering Required (Section 4.1535) | No | No | Yes |
| M. Landscaping (Section 4.1526) | Yes | Yes | Yes |
| N. Outdoor Commercial and Industrial Uses (Section 4.1527) | Yes | Yes | Yes |
| O. Architectural Design Review Guidelines (Section 4.1528) | Yes | Yes | No |
| P. Maximum Block Length | 300 | 530 | None |
| Q. Master Plan Requirement (Section 4.1530) | Yes | No | No |

Table 4.1521 Notes:

¹ The development standards for NC-SW shall be identical for those in the NC District, **Table 4.0230**.

² Lots or parcels larger than 50 acres may be divided into smaller lots and parcels pursuant to a master plan approved by the City so long as the resulting division yields at least one lot or parcel of at least 50 acres in size.

³ The maximum front or street side setback of up to 20 feet may be permitted when enhanced pedestrian spaces and amenities are provided.

⁴ Retail stores of greater than 20,000 square feet are exempted from this requirement, however buildings must be built to a height of 20 feet or contain a parapet wall of at least 20 feet of height.

⁵ A height bonus applies to affordable housing development. See **Section 10.1700**.

4.1523 Setbacks

- A.** Required minimum and maximum setback standards are specified in **Table 4.1521**.
- B.** Minimum setback distances shall be determined in conformance with the definition for “Setback” as specified in **Section 3.0103**.
- C.** Conformance with maximum setback distance is achieved for a commercial or mixed-use building when at least one primary entrance located on the façade facing the street is placed no farther from the property line than the distance specified for Maximum Building Setback in **Table 4.1521**.

Maximum building setbacks may be exceeded when a development incorporates enhanced pedestrian spaces and amenities in the setback area. Enhanced pedestrian spaces and amenities consist of features such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. In addition, on sites with more than one building, the maximum setback may be exceeded, provided conformance is achieved with the maximum setback distance for at least one building.

4.1524 Building Height

- A.** Minimum and maximum building heights are specified in **Table 4.1521**. Any required building story must contain a habitable floor.
- B.** The minimum building height standard applies, with the following exceptions, to new commercial, residential, and mixed-use

buildings. It does not apply to institutional buildings, accessory structures, or to buildings with less than 1,000 square feet of floor area.

- C. In the VC zone, in addition to conforming to the Ground Floor Windows requirements of **Section 7.0210 (5)**, for any new commercial or mixed-use building subject to a two-story height minimum, at least 20% of the upper façade area shall be made up of display areas or windows for all facades facing a street.

4.1525 Pedestrian Design Criteria and Standards

- A. The VC-SW District is a pedestrian district. As such, new development must have a strong orientation to the pedestrian and be transit-supportive, as well as enhance the appearance and functioning of this district.
- B. In order to achieve these purposes, the provisions of **Section 7.0103** apply to multifamily, elderly housing and mixed-use (residential) developments, and **Section 7.0310** apply to new commercial, mixed-use (commercial), and employment development requiring design review approval in these Sub-districts, along with other applicable standards and criteria.
- C. Incidental Drive Through Uses - Drive through uses as defined in **Section 3.0103** are not permitted in VC, except when such use is incidental to a primary site use and when the incidental drive through use is limited to one service window, which is part of a primary use structure, and to no more than two queuing lanes. Vehicular service bays or islands are not permitted.

4.1526 Landscaping

- A. **Section 7.0310(A)** and **Section 7.0320** regarding design review landscaping criteria and standards for permitted development is amended as follows:
 - 1. A minimum of 15% of the gross site area: RTI-SW
 - 2. A minimum of 10% of the gross site area: IND-SW
 - 3. Any site area not developed for structures, paving or enhanced pedestrian spaces shall be improved with landscaping: VC-SW
- B. Landscaping for storm water management shall count towards total percentage of required landscaping.

4.1527 Outdoor Commercial and Industrial Uses

- A. At least 85% of business activities in connection with permitted uses in the VC-SW or the RTI-SW zone in **Tables 4.1520** shall be conducted within a completely enclosed structure. No more than 15 percent of the area devoted to buildings may be used for outdoor business activities, product display, or storage. Areas devoted to on-site outdoor business activities, product display, or storage shall be located so that they do not interfere with pedestrian circulation.
- B. Outdoor uses are not limited in the IND zone, but all outdoor uses shall be screened from view from public rights-of-way and public trails and paths according to the standards of **Section 4.1535**.

4.1528 Architectural Design Review

- A. Purpose
The standards contained in this section are intended to ensure good quality design in new building construction within the Plan District. Good design results in buildings that are visually compatible with one another and adjacent neighborhoods contributing to a district that is attractive, stimulating, active, and safe. These qualities in turn contribute to the creation of mixed-use areas, which facilitate easy pedestrian movement and establishment of a rich mixture of uses. A diversity of architectural styles is encouraged in the Village Center Main Street Sub-district.
- B. Provisions of this section shall apply to proposals for the following types of building construction within the Plan District:
 - 1. New multifamily developments (three or more units);

2. New commercial buildings;
 3. New mixed-use buildings;
 4. New institutional buildings;
 5. Substantial improvement (as defined in **Section 3.0103**) of any of the building types specified in this subsection.
- C.** Provisions of this section shall not apply to new accessory structures with less than 1,000 square feet of floor area, to alterations of existing accessory structures with less than 1,000 square feet of floor area, or to the conversion of a hotel or motel to an emergency shelters or to affordable housing under **Section 10.0420**.
- D.** In addition to other application materials required for a development permit, the applicant shall submit exterior building elevation drawings for the proposed construction at a minimum scale of one-eighth inch equals one foot. These plans shall show the size, location, materials, colors, and characteristics of all proposed exterior building features.
- E.** A development permit application for construction subject to architectural design shall be referred to the Design Commission for review. In its review, the Design Commission shall make findings and recommendations concerning conformance with the guidelines of this section. The findings of the Design Commission shall be considered advisory only, and not binding upon the applicant.
- F.** Review of plans by the Design Commission shall take place in accordance with **Article 11** for referral and review of development permit applications.
- G.** General Guidelines for Architectural Design Review:
1. Buildings should promote and enhance a comfortable pedestrian scale and orientation. Facades should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes are encouraged to create the appearance of several smaller buildings.
 2. Upper stories should be articulated with features such as bays and balconies.
 3. To balance horizontal features on longer facades, vertical building elements, such as stairs to upper stories and building entries, should be emphasized.
 4. Buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain and sun.
 5. Special attention should be given to designing a primary building entrance, which is both attractive and functional. Primary entrances should be clearly visible from the street, and incorporate changes in mass, surface, or finish to give emphasis to the entrance. All building entrances and exits should be well lit.
 6. Buildings located at the intersection of two streets should consider the use of a corner entrance to the building.
 7. Exterior building materials and finishes should convey an impression of permanence and durability, and reflect a northwest architectural style by using locally produced building materials. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays.
 8. Where masonry is used for exterior finish, decorative patterns (other than running bond pattern) should be considered. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone, or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile bands used in conjunction with materials such as concrete or stucco.
 9. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite

dishes and vent pipes, shall be removed or screened from public view by parapets, walls, fences, dense evergreen foliage, or by other suitable means.

10. For buildings designed to house most types of retail, service, or office businesses, traditional storefront elements are encouraged for any façade facing a primary pedestrian street. These elements include:
 - a. Front and side building walls placed within 10 feet of abutting street right-of-way boundaries;
 - b. Clearly delineated upper and lower facades;
 - c. A lower facade containing large display windows and a recessed entry or entries;
 - d. Smaller, regularly spaced windows in upper stories;
 - e. Decorative trim, such as window hoods, surrounding upper floor windows;
 - f. A decorative cornice near the top of the facade;
 - g. Piers or pilasters, typically of masonry.
11. Ornamental devices, such as molding, entablature, and friezes are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band should be at least 8 inches wide.
12. Arbors or trellises supporting living landscape materials should be considered for ornamentation of exterior walls.

4.1529 Public Facilities and Supplementary Requirements

All developments shall also be subject to the applicable requirements of **Article 9** – Common Requirements and **Appendix 5.000** – Public Facilities Standards.

4.1530 Master Plans

4.1531 Purpose

Master plans are intended to:

- A. Guide the design and development of the Village Center and the adjacent areas.
- B. Ensure that land proposed for development is planned with an overall intent to create a cohesive and livable neighborhood.

4.1532 Applicability

Master Plan approvals are required prior to development. Subsequent land use approvals must be consistent with the master plan.

4.1533 Level of Detail

Master Plans are intended to display conceptual designs for:

- A. Land use: building types and uses, general location of building footprints and any proposed refinements of **Section 4.1528** Architectural Design Standards;
- B. Transportation: block size, local streets, proposed refinements of street cross-sections;
- C. Natural resource protection;
- D. Village Center neighborhood park;
- E. Public facility information: submitted at a conceptual level of detail sufficient to demonstrate compliance with the approval criteria;
- F. Provisions for a minimum of 180 housing units.

4.1534 Location of Master Plan

The Master Plan shall cover at a minimum the areas included in the VC-SW sub-district, the THR-SW sub-district adjacent east of the Village Center, and the proposed Village Center neighborhood park.

4.1535 Buffering and Screening

- A. The standards of **Section 9.0100** - Buffering and Screening - apply.
- B. Buffering in the IND-SW sub-district is not required when adjacent parcels are outside City limits.
- C. Buffers and screens shall have on-going maintenance.
- D. Buffer and screening landscaping shall comply with the landscaping requirements of **Section 4.1566** – Xeriscape Landscaping Requirements.

Springwater Overlay Sub-districts

General

4.1560 Overlay Sub-districts in General

Overlay sub-districts apply land use designations and standards that combine with the underlying zone. Where a conflict exists between the overlay and the underlying zone, the overlay zone applies.

The Neighborhood Park Overlay and Community Park Overlay are intended to indicate the general location of parks, consistent with the Plan Map and Comprehensive Plan.

4.1561 Sub-district Location and Boundaries

The locations and boundaries of the Overlay Sub-districts are initially established on the Plan Map. Modifications of sub-district boundaries shall be consistent with sub-district characteristics and location criteria provided below.

Purpose and Characteristics

4.1562 Neighborhood Park Overlay

A. Purpose

The Neighborhood Park Overlay Sub-district marks the desired location of new neighborhood parks in Springwater, consistent with the Comprehensive Plan. This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. The base zone for the Village Center neighborhood park is RTI-SW. All land use reviews where the subject property affects the potential site of the park will include a determination of how the park can be incorporated into the land use decision, including potential acquisition or dedication of the park site.

B. Location Criteria

In general, Springwater's neighborhood parks are intended to serve each neighborhood as described in the characteristics cited above. It is recognized that the final location and size of parks will be determined as part of land use reviews, considering site specific conditions, availability of land for dedication or sale, proposed area master plans, and other factors. Locational criteria for Neighborhood Parks are described in the Parks section of the Plan District.

The purpose of the neighborhood park designated east of the Village Center is to provide a wide variety of recreational opportunities in a central location of the community.

4.1563 Community Park Overlay

A. Purpose

The purpose of Springwater's community park is to provide active and/or passive recreational opportunities for all area residents and accommodate large group activities. Community parks are intended to serve several neighborhoods, rather than the whole city. They provide a variety of accessible recreation opportunities for all age groups, environmental education opportunities, serve recreation needs of families, and provide opportunities for community social activities.

The Community Park Overlay Sub-district marks the desired location of a community park in

Springwater, consistent with the Comprehensive Plan. This overlay does not preclude the submittal and review of applications for any use permitted in the base zone. The base zone for the Springwater Community Park is VLDR-SW. The base zone for the East Springwater Park is IND-SW. All land use reviews where the subject property or area-wide master plan affects the potential site of the park will include a determination of how the park can be incorporated into the land use decision, including potential acquisition or dedication of the park site, or portions of it.

B. Location Criteria

In general, Springwater’s community park is intended to provide a wide variety of recreational opportunities in a central location of the community as described in the characteristics cited above. It is recognized that its final location and size will be determined as part of land use reviews, considering site specific conditions, availability of land for dedication or sale, proposed area master plans, and other factors. Locational criteria for the Community Park are described in the Parks section of the Plan District.

Additional Springwater Standards

4.1564 Stormwater Green Development Practices

Stormwater shall be managed using green development practices to the maximum extent practicable following the requirements in this chapter, as well as **Section 9.0501** and the Stormwater Management Manual.

Stormwater Management

- A. Purpose and Scope.** The regulations of this chapter implement the management of stormwater runoff from all new development in ways that minimize impacts on localized and downstream flooding and protect water quality and aquatic habitat through the use of green development practices. The guiding principal of green development practices is to mimic the natural hydrology of watersheds to manage stormwater drainage and water quality, moderate air and water temperatures, and provide aesthetic value.
- B.** Stormwater runoff from new development shall be managed on-site. Applicants for new development must submit a stormwater report that must be approved by the manager prior to issuance of a building permit. The stormwater management plan, as required by the Gresham Stormwater Management Manual, shall provide details for developing in a manner that eliminates adverse impacts to water quality and aquatic habitat in downstream water bodies, with a particular focus on water quality parameters that are listed under Section 303(d) of the Clean Water Act and species that are listed as threatened or endangered under the Endangered Species Act. Specific requirements for the stormwater report are detailed in the Stormwater Management Manual.
- C.** Parking lot landscaping may be used as the water quality treatment facility for parking lots.
 - 1.** Purpose: This section is enacted with the purpose of achieving multiple functions from parking lot landscaping by using it for on-site/on-lot stormwater facilities for water quality treatment.
 - 2.** Appropriate designs are contained in the Gresham Stormwater Management Manual.
 - 3.** Landscaping for stormwater management within parking lots will count towards total percentage of landscaping required on site.
- D.** Stormwater discharges from private property must be discharged into an approved conveyance facility. Direct discharge to the Johnson Creek and its tributaries must be limited to the maximum extent possible and must have prior approval from the City.
- E.** A grading or building permit may not be issued for a property unless a stormwater management plan has

been approved that is consistent with this section.

F. Operations and maintenance requirements

1. The property owner, its successors or assigns, including any property manager, shall adequately maintain the on-site/on-lot stormwater management facilities according to the operations and maintenance specifications for those facilities outlined in the most recent version of Gresham's Stormwater Management Manual.
2. A homeowners association may take over maintenance of on-site stormwater facilities provided that the homeowners association enters into a contract with the City agreeing to take over operations and maintenance from the property owner(s) and provided that provisions for financing necessary maintenance are included in deed restrictions or other contractual agreements. In lieu of a contract with the homeowners association, the City may adopt code provisions regarding a property owner's ultimate responsibility to adequately maintain on-site stormwater facilities if the homeowner association fails to do so.

G. Impervious Surface Coverage

The total percentage of a lot that can be covered by impervious surfaces (structures, including roof projections, impervious decks, and surfaces such as asphalt or concrete driveways, which substantially reduce and alter the natural filtration characteristics of the soil) is limited by the slope of the lot for all developments as follows:

- Lot Slope (Lot Coverage limit for impervious surfaces)
- Less than 15% (40%)
- 15% or greater (35%)

4.1565 Tree Planting Requirements

A. Purpose and scope

This section is enacted with the goal of enhancing and protecting the existing tree canopy within the community to improve water quality, habitat, and aesthetics, and to minimize urban heat island effects. The tree-planting standard is a requirement for all new development. It encourages the planting and protection of trees, minimizes the impact of tree loss during development, and ensures a sustained tree canopy.

B. Tree planting requirements

Applicants must submit a tree preservation or planting plan indicating how they will meet the following requirements. All planted trees shall be selected from the City of Gresham Recommended Tree List.

1. Single Detached Dwellings, Duplexes, Triplexes, Quadplexes, Townhouses, and Cottage Clusters. The applicant shall meet any one of the three options below. The applicant may choose to meet one or more of these options. Trees used to meet this requirement may also be used to meet landscaping requirements in **Section 7.0400 Residential Design Standards** as applicable.
 - a. Tree preservation. At least 2 inches of existing tree diameter per 1,000 square feet of site area must be preserved. On lots that are 3,000 square feet or smaller, at least 3 inches of existing tree diameter must be preserved per lot.
 - b. Tree planting. At least 2 inches of tree diameter per 1,000 square feet of site area must be planted. On lots that are 3,000 square feet or smaller, at least 3 inches of tree diameter must be planted per lot.
 - c. Tree Fund. This option may be used where site characteristics or construction preferences do not support the planting or preservation of trees. Proceeds from the tree

fund may be used only in designated open space areas in Springwater. The applicant must contribute the cost to purchase and plant the required number of trees before a building permit will be issued:

- For lots with 3,000 square feet or more of area, the cost to purchase and plant at least 2 inches of tree diameter per 1,000 square feet of site area; or
 - For lots with less than 3,000 square feet of area, the cost to purchase and plant at least 3 inches of tree diameter per lot.
2. Multifamily. As required in **Section 7.0103**.
 3. All Other Development. At least 1 inch of tree diameter per 1,000 square feet of site area must be preserved or planted. This is in addition to any trees used to satisfy street tree or buffering and screening requirements.

4.1566 Xeriscape Landscaping Requirements

A. Purpose and Scope

Xeriscape landscaping is a method of landscaping that promotes water conservation by minimizing the amount of native vegetation removed, limiting new vegetation to native or drought tolerant vegetation, limiting the amount and type of irrigation and other related measures to conserve water and create a native landscape.

B. Applicability

These requirements shall apply to all development in the IND-SW, VC-SW and RTI-SW sub-districts. These requirements shall be guidelines for all other sub-districts in the Springwater Plan District.

C. Xeriscape Landscaping Requirements

All landscape plans should be designed to incorporate water conservation materials and techniques through application of xeriscape landscaping principles.

1. **Maximum Amount of Lawn Area.** The maximum amount of lawn/sod area shall not exceed 10% of the undeveloped area of the site.
2. **Plant Materials.** The selection of plant materials shall be based on Western Oregon's climate and site-specific conditions. These species shall be selected either because they are a native species to this climate or have a demonstrated drought tolerance and no threat of competition with native species.
3. **Limit of Work Area.** Prior to approval of any building permit, existing trees, shrubs, and/or Resource Areas that are to be preserved shall be defined in the field. These plants and areas shall be defined by a minimum of a four (4) foot high visibility fence (polyethylene, painted, wooden slat, snow fence, etc.) which is to be located no closer than the drip line of the vegetation to be preserved and which is to remain and be maintained throughout the construction period until ready for revegetation.
4. **Revegetation of Disturbed Land.** Development activities should only disturb, clear, or grade the area necessary for construction. All areas disturbed by grading or construction, not being formally landscaped, shall be mulched and revegetated with seeding and/or other plant materials. All seeded areas shall receive seeding mulch (straw-crimped in place or hydromulch, etc.).
5. **Keep vehicles and construction equipment out of undisturbed areas to preserve the natural ground cover and vegetation.**
6. **Noxious Weeds.** It is the duty of any property owner or occupant to control noxious weeds which aggressively invade native plant communities or are carriers of detrimental insects, diseases, or

parasites.

7. Irrigation System Requirements. Landscape improvements shall be properly irrigated during that period of time necessary for the plant to be established on the site and on an ongoing basis so as to maintain the landscape in good health and condition. The applicant must indicate what method of irrigation is proposed for any required landscape improvements. Some species may not require formal irrigation after their establishment period. It is encouraged that temporary, above ground piping and heads or hand watering be used for these plants during their establishment period to promote water conservation once the plant has become established.
8. Environmentally sensitive habitat. Where landscaping is required for new development on parcels adjacent to or including the Natural Resource Overlay, the protection or restoration of existing native tree canopy or wildlife habitat outside required buffers shall count toward landscaping percentage requirements. Restoration or protection shall consist solely of non-invasive, native plant materials appropriate to the habitat.

4.1567 Lighting Requirements

A. Purpose and Scope

The goals of this section are to improve night sky access and reduce development impact on nocturnal environments.

B. Lighting Requirements

All site lighting shall maintain safe light levels while avoiding off-site lighting and night sky pollution.

1. The maximum candela value of all exterior lighting shall fall within the property.
2. Any luminaire within a distance of 2.5 times its mounting height from the property boundary shall have shielding such that no light from that luminaire crosses the property boundary.
3. Strategies can include, but are not limited to, full cutoff luminaires, low-reflectance surfaces and low-angle spotlights.

4.1568 Green Building Standards

A. Purpose and Scope

These standards are based on the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The standards aim to improve occupant well being, environmental performance and economic returns of buildings using established and innovative practices, standards and technologies.

B. Green Building Standards

For mixed-use, industrial and office buildings, a total of 3 points shall be earned by implementing two or more of the following green building standards:

1. Provide secure bicycle storage with convenient changing/shower facilities (within 200 yards of the building) for 5 percent or more of regular building occupants. (1 point)
2. Provide alternative fuel vehicles for 3 percent of building occupants and provide preferred parking for these vehicles, or install alternative-fuel refueling stations for 3 percent of the total vehicle parking capacity of the site. Liquid or gaseous fueling facilities must be separately ventilated or located outdoors. (2 points)
3. Install a "green" (vegetated) roof for at least 50% of the roof area. (2 points)
4. Based on the US Energy Policy Act fixture performance requirements, reduce the use of municipally provided potable water for building sewage conveyance by a minimum of 50 percent, or treat 100% of wastewater on site to tertiary standards. (2 points)

5. Employ strategies that in aggregate use 20 percent less water than the water use baseline calculated for the building (not including irrigation). (1 point)
6. Supply at least 5 percent of the building's total energy use (as expressed as a fraction of annual energy cost) through the use of on-site renewable energy systems. (2 points)
7. Install base building level HVAC and refrigeration equipment and fire suppression systems that do not contain HCFCs or Halons. (1 point)
8. Provide at least 50 percent of the building's electricity from renewable sources by engaging in at least a two-year renewable energy contract. (2 points)
9. Provide an easily accessible area that serves the entire building and is dedicated to the separation, collection and storage of materials for recycling including (at a minimum) paper, corrugated cardboard, glass, plastics and metals. (1 point)
10. Use salvaged, refurbished or reused materials, products and furnishings for at least 5 percent of building materials. (1 point)
11. Use rapidly renewable building materials and products (made from plants that are typically harvested within a ten-year cycle or shorter) for 5 percent of the total value of all building materials and products used in the project. (1 point)
12. Use a minimum of 50 percent of wood-based materials and products, certified in accordance with the Forest Stewardship Council's Principles and Criteria, for wood building components including, but not limited to, structural framing and general dimensional framing, flooring, finishes, furnishings, and non-rented temporary construction applications such as bracing, concrete form work and pedestrian barriers. (2 points)
13. Prohibit smoking in the building and locating any exterior designated smoking areas away from entries and operable windows. (1 point)
14. Provide at least an average of one operable window and one lighting control zone per 200 square feet for all regularly occupied areas within 15 feet of the perimeter wall. (1 point)
15. Achieve a minimum Daylight Factor of 2 percent (excluding all direct sunlight penetration) in 75 percent of all space occupied for critical visual tasks. Spaces excluded from this requirement include copy rooms, storage areas, mechanical plan rooms, laundry and other low occupancy support areas. (2 points)

4.1595 Solar Energy Standards for Springwater Districts

Solar energy systems are limited in Springwater districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

- A. Scale.
 1. VLDR-SW, LDR-SW, and THR-SW: Small scale solar energy systems are permitted in these districts.
 2. NC-SW and VC-SW: Small and medium scale solar energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
 3. RTI-SW and IND-SW: Small, medium and large scale solar energy systems are permitted in these districts.
- B. Type.
 1. VLDR-SW, LDR-SW, and THR-SW: Roof-top, flat-roof, integrated and ground-mounted solar

energy systems are permitted in these districts.

2. NC-SW and VC-SW: Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted in these districts.
3. RTI-SW and IND-SW: Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted in these districts.

C. Height.

1. VLDR-SW, LDR-SW, and THR-SW: The following limitations on maximum height apply to all solar energy systems in these districts:
 - a. Roof-top, Flat-roof and Integrated. Solar energy systems shall not exceed the district height limit in which they are located and shall not exceed the roof height on which the system is installed.
 - b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 6 feet in height.
2. NC-SW and VC-SW: The following limitations on maximum height apply to solar energy systems in these districts:
 - a. Roof-top, Flat-roof and Integrated.
 - i. For roofs that are flat or the horizontal portion of mansard roofs, the solar energy systems on frames shall not exceed 10 feet above the roof height on which the system is installed.
 - ii. For pitched, hipped or gambrel roofs, the solar energy system panels shall not exceed 18 inches in height from the surface of the roof on which the system is installed.
 - b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 20 feet in height.
3. RTI-SW and IND-SW: The following limitations on maximum height apply to solar energy systems in these districts:
 - a. Roof-top, Flat-roof and Integrated. The solar energy systems on frames shall not exceed 10 feet above the roof height on which the system is installed.
 - b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 20 feet in height.

D. Setbacks and Yards.

1. VLDR-SW, LDR-SW, and THR-SW: Solar energy systems are not allowed in the required front, street-side or side setbacks and are not allowed in the front yard between the building and the street in these districts.
2. NC-SW and VC-SW: Solar energy systems are not allowed in the required front or street-side setbacks in these districts.
3. RTI-SW and IND-SW: Solar energy systems are not allowed in the required front or street-side setbacks in these districts.

4.1596 Wind Energy Standards for Springwater Districts

Wind energy systems are limited in Springwater districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

- A. Scale.**
 - 1. VLDR-SW, LDR-SW, and THR-SW: Small scale wind energy systems are permitted in these districts.
 - 2. NC-SW and VC-SW: Small and medium scale wind energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
 - 3. RTI-SW and IND-SW: Small, medium and large scale wind energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review when the system is:
 - a. Located on a building or on a site that is a historic, cultural or archeological resource; or
 - b. Located adjacent to residentially designated lands.
- B. Type.**
 - 1. VLDR-SW, LDR-SW, and THR-SW: Roof-top wind energy systems are permitted in these districts.
 - 2. NC-SW and VC-SW: Roof-top and ground-mounted wind energy systems are permitted in these districts.
 - 3. RTI-SW and IND-SW: Roof-top and ground-mounted wind energy systems are permitted in these districts.
- C. Height.**
 - 1. VLDR-SW, LDR-SW, and THR-SW: The following limitations on maximum height apply to all wind energy systems in these districts:
 - a. Roof-top. Wind energy systems shall not exceed the district height limit in which they are located and shall not exceed 10 feet above the height of the roof on which the system is installed.
 - 2. NC-SW and VC-SW: The following limitations on maximum height apply to all wind energy systems in these districts:
 - a. Roof-top. The height of roof-top wind energy systems shall not exceed a value equal to the building height when the building height is 45 feet or less. For buildings which exceed 45 feet in height, the wind energy system shall not exceed 45 feet maximum.
 - b. Ground-mounted. The height of ground-mounted wind energy systems shall not exceed 45 feet as measured from the grade at the base of the equipment to the top of the system.
 - 3. RTI-SW and IND-SW: The following limitations on maximum height apply to all wind energy systems in these districts:
 - a. Roof-top. Wind energy system height shall not exceed a value equal to 45 feet above the roof top.
 - b. Ground-mounted. Ground-mounted wind energy systems shall not exceed 110 feet in height.
- D. Setbacks and Yards.**
 - 1. VLDR-SW, LDR-SW, and THR-SW: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks or in any yards in these districts.
 - 2. NC-SW and VC-SW: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks and are not allowed in the front yard or street-side yard between the building and the street in these districts.

3. RTI-SW and IND-SW: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks in these districts.

4.1597 Biomass Energy Standards for Springwater Districts

Biomass energy systems are limited in Springwater districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

- A. Scale.
 1. VLDR-SW, LDR-SW, and THR-SW: Small scale biomass energy systems are permitted in these districts with a Special Use Review.
 2. NC-SW and VC-SW: Small scale biomass energy systems are permitted in these districts.
 3. RTI-SW and IND-SW: Small scale biomass energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
- B. Type.
 1. VLDR-SW, LDR-SW, and THR-SW: Non-hazardous biomass systems are permitted in these districts.
 2. NC-SW and VC-SW: Non-hazardous biomass systems are permitted in these districts.
 3. RTI-SW and IND-SW: Non-hazardous biomass systems are permitted in these districts.
- C. Height.
 1. VLDR-SW, LDR-SW, and THR-SW: Biomass energy systems shall not exceed the maximum district height limits in these districts.
 2. NC-SW and VC-SW: Biomass energy systems shall not exceed the maximum district height limits in these districts.
 3. RTI-SW and IND-SW: Biomass energy systems shall not exceed the maximum district height limits in these districts.
- D. Setbacks and Yards.
 1. VLDR-SW, LDR-SW, and THR-SW: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in front or street-side yards between the building and the street, or in side yards in these districts.
 2. NC-SW and VC-SW: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in the front or street-side yards between the building and the street in these districts.
 3. RTI-SW and IND-SW: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks in these districts.

4.1598 Geothermal Energy Standards for Springwater Districts

Geothermal energy systems are limited in Springwater districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

- A. Scale.
 1. VLDR-SW, LDR-SW, and THR-SW: Small scale geothermal energy systems are permitted in these districts.
 2. NC-SW and VC-SW: Small scale geothermal energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
 3. RTI-SW and IND-SW: Small or large scale geothermal energy systems are permitted.

- B. Type.
 - 1. VLDR-SW, LDR-SW, and THR-SW: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.
 - 2. NC-SW and VC-SW: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.
 - 3. RTI-SW and IND-SW: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.
- C. Height.
 - 1. VLDR-SW, LDR-SW, and THR-SW: Geothermal systems shall not exceed the maximum district height limits in these districts.
 - 2. NC-SW and VC-SW: Geothermal systems shall not exceed the maximum district height limits in these districts.
 - 3. RTI-SW and IND-SW: Geothermal systems shall not exceed the maximum district height limits in these districts.
- D. Setbacks and Yards.
 - 1. VLDR-SW, LDR-SW, and THR-SW: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units such as heat pumps can project into the setbacks per **Section 9.0900** Projections.
 - 2. NC-SW and VC-SW: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units such as heat pumps can project into the setbacks per **Section 9.0900** Projections.
 - 3. RTI-SW and IND-SW: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units such as heat pumps can project into the setbacks per **Section 9.0900** Projections.

4.1599 Micro-Hydro Energy Standards for Springwater Districts

Micro-hydro energy systems are limited in Springwater districts as follows (these standards may be restricted by 5.0700 Natural Resource Overlay):

- A. Scale.
 - 1. VLDR-SW, LDR-SW, and THR-SW: Small scale micro-hydro energy systems are permitted in these districts.
 - 2. NC-SW and VC-SW: Small scale micro-hydro energy systems are permitted in these districts.
 - 3. RTI-SW and IND-SW: Small scale micro-hydro energy systems are permitted in these districts.
- B. Type.
 - 1. VLDR-SW, LDR-SW, and THR-SW: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts.
 - 2. NC-SW and VC-SW: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts.
 - 3. RTI-SW and IND-SW: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts.
- C. Height.

1. VLDR-SW, LDR-SW, and THR-SW: Generally the district height limits apply in these districts. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.
2. NC-SW and VC-SW: Generally the district height limits apply in these districts. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.
3. RTI-SW and IND-SW: Generally the district height limits apply in these districts. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.

D. Setbacks and Yards.

1. VLDR-SW, LDR-SW, and THR-SW: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply.
2. NC-SW and VC-SW: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply.
3. RTI-SW and IND-SW: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply.