CHAPTER 17.30
ZONING DISTRICTS

17.30.00 ZONING DISTRICT DESIGNATIONS

For the purposes of this title, the city is divided into districts designated as follows:

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>SYMBOL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks and Open Space</td>
<td>POS</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
</tr>
<tr>
<td>Single Family Residential</td>
<td>SFR</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>R-1</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>R-2</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>R-3</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
</tr>
<tr>
<td>Central Business District</td>
<td>C-1</td>
</tr>
<tr>
<td>General Commercial</td>
<td>C-2</td>
</tr>
<tr>
<td>Village Commercial</td>
<td>C-3</td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
</tr>
<tr>
<td>Industrial Park</td>
<td>I-1</td>
</tr>
<tr>
<td>Light Industrial</td>
<td>I-2</td>
</tr>
<tr>
<td>General Industrial</td>
<td>I-3</td>
</tr>
<tr>
<td>Overlay Districts</td>
<td></td>
</tr>
<tr>
<td>Planned Development</td>
<td>PD</td>
</tr>
<tr>
<td>Cultural &amp; Historic Resource</td>
<td>CHR</td>
</tr>
<tr>
<td>Flood Slope Hazard</td>
<td>FSH</td>
</tr>
<tr>
<td>Specific Area Plan Overlay</td>
<td>SAP</td>
</tr>
</tbody>
</table>

17.30.10 ZONING MAP

The Zoning Map is incorporated herein and is deemed as much a part of this Code as if fully set forth. If a conflict appears between the Zoning Map and the written portion of this Code, the written portion shall control. The map and each amendment shall remain on file in the Planning Director’s Office.

The boundaries of all districts are established as shown on the Zoning Map, which is made a part of this Code. All notations and references and other matters shown shall be and are hereby made part of this Code.

17.30.20 RESIDENTIAL DENSITY CALCULATION PROCEDURE

The number of dwelling units permitted on a parcel of land is calculated after the determination of the net site area and the acreage of any restricted development areas (as defined by Chapter 17.60). Limited density transfers are permitted from restricted development areas to unrestricted areas consistent with the provisions of the Flood and Slope Hazard Area Overlay District, Chapter 17.60.

Calculation of Net Site Area (NSA): Net site area should be calculated in acres based upon a survey of the property boundaries excluding areas dedicated for public use.

Revised by Ordinance 2013-04 effective 7/03/13
A. Minimum and Maximum Dwelling Units for Sites with No Restricted Areas

The allowable range of housing units on a piece of property is calculated by multiplying the net site area (NSA) in acres by the minimum and maximum number of dwelling units allowed in that zone.

For example: A site (NSA) containing 10 acres in the Single Family Residential Zoning District requires a minimum of 30 units and allows a maximum of 58 units. (NSA x 3 units/acre = 30 units minimum) (NSA x 5.8 units/acre = 58 units maximum)

B. Minimum and Maximum Dwelling Units for Sites with Restricted Areas

1. Unrestricted Site Area: To calculate unrestricted site area (USA): subtract all restricted development areas (RDA) as defined by Section 17.60.20(A) from the net site area (NSA), if applicable.

   \[ NSA - RDA = USA \]

2. Minimum Required Dwelling Units: The minimum number of dwelling units required for the site is calculated using the following formula:

   \[ USA \text{ (in acres)} \times \text{Minimum Density (Units per Acre)} \text{ of Zoning District} = \text{Minimum Number of Dwelling Units Required}. \]

3. Maximum Allowed Dwelling Units: The maximum number of dwelling units allowed on a site is the lesser of the results of these two formulas:

   a. NSA (in acres) x Maximum Density of Zoning District (units/acre)

   b. USA (in acres) x Maximum Density of Zoning District (units/acre) x 1.5 (maximum allowable density transfer based on Chapter 17.60)

   For example: suppose a site in a zone with a maximum density of eight (8) units per acre has 6 acres of unrestricted site area (USA= 6) and two acres of restricted development area (RDA=2), for a total net site area of 8 acres (NSA= 8). Then NSA (8) x 8 units/acre = 64 and USA (6) x 8 units/acre x 1.5 = 72, so the maximum permitted number of dwelling units is 64 (the lesser of the two results).

C. Lot Sizes: Lot sizes shall comply with any minimum lot size standards of the underlying zoning district.

D. Rounding: A dwelling unit figure is rounded down to the nearest whole number for all total maximum or minimum figures less than four dwelling units. For dwelling unit figures greater than four dwellings units, a partial figure of one-half or greater is rounded up to the next whole number.

   For example: A calculation of 3.7 units is rounded down to 3 units. A calculation of 4.2 units is rounded down to 4 units and a calculation of 4.5 units is rounded up to 5 units.
CHAPTER 17.32  
PARKS & OPEN SPACE (POS)

17.32.00  INTENT

This district is intended to recognize those publicly-owned lands designated or proposed for parks and open spaces. Parks include publicly developed parks and undeveloped park land where typical uses include active and passive outdoor recreation activities, trails, open space, cultural activities, park buildings and structures, concessions, general park operations and maintenance, and storm drainage facilities. Open space includes publicly developed and undeveloped lands and sensitive areas such as wetlands, steep slopes, forested areas, and stream corridors.

17.32.10  PERMITTED USES

A. Primary Uses Permitted Outright:
   1. Park improvements identified in the Parks Master Plan or Park Specific Master Plans adopted by the City Council.
   2. Trails in otherwise undeveloped open space.
   3. Other uses similar in nature.

B. Accessory Uses Permitted Outright:
   1. Accessory structures, detached or attached;
   2. Educational activities in accordance with the primary purposes of the zone;
   3. Interpretive displays;
   4. Park furnishings, including arbors, barbeques, benches, bicycle racks, drinking fountains, gazebos, kiosks, picnic tables, play equipment and signage.
   5. Public driveways and parking areas for uses permitted in this zone.
   6. Public restroom facilities.

17.32.20  MINOR CONDITIONAL USES AND CONDITIONAL USES

A. Minor Conditional Uses:
   None

B. Conditional Uses:
   1. Campgrounds;
   2. Swimming pools;
   3. Other uses similar in nature.

17.32.30  SANDY RIVER PARK

The above uses are inapplicable to the Sandy River Park property owned by the City of Sandy. This section contains requirements specific to Sandy River Park. Development of the Sandy River Park is guided by and limited to the uses identified in the Sandy River Park Master Plan dated June 3, 2010. The primary uses specified in the plan include hiking, nature study, and habitat restoration and the construction of a trail system to facilitate this use. Accessory structures identified in the plan include installation of interpretative signage, benches, picnic tables, restroom facilities, and limited parking.
17.32.40 DEVELOPMENT STANDARDS

A. Parks & Open Space

<table>
<thead>
<tr>
<th>Park &amp; Open Space</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot Dimension</td>
<td>No minimum</td>
</tr>
<tr>
<td>Setbacks</td>
<td>No minimum or maximum</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>No maximum</td>
</tr>
<tr>
<td>Structure Height</td>
<td>35 ft. maximum</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>See Chapter 17.98</td>
</tr>
<tr>
<td>Design Review Standards</td>
<td>See Section 17.90.120</td>
</tr>
</tbody>
</table>

17.32.50 ADDITIONAL REQUIREMENTS

A. Where applicable, park improvements shall comply with city design standards.
B. Provisions for pedestrian and vehicular off-street access to adjoining properties shall be included in park master plan.
CHAPTER 17.34
SINGLE-FAMILY RESIDENTIAL (SFR)

17.34.00 INTENT

The district is intended to implement the Low Density Residential Comprehensive Plan designation by providing for low-density residential development in specific areas of the city. The purpose of this district is to allow limited development of property while not precluding more dense future development, as urban services become available. Density shall not be less than 3 or more than 5.8 units per net acre.

17.34.10 PERMITTED USES

A. Primary Uses Permitted Outright:
   1. Single detached dwelling subject to design standards in Chapter 17.90;
   2. Single detached manufactured dwelling subject to design standards in Chapter 17.90;

B. Accessory Uses Permitted Outright:
   1. Accessory dwelling unit subject to the provisions in Chapter 17.74;
   2. Accessory structure, detached or attached subject to the provisions in Chapter 17.74;
   3. Family day care, as defined in Chapter 17.10 subject to any conditions imposed on the residential dwellings in the zone;
   4. Home business subject to the provisions in Chapter 17.74;
   5. Livestock and small animals, excluding carnivorous exotic animals: The keeping, but not the propagating, for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;
   6. Minor utility facility;
   7. Other development customarily incidental to the primary use.

17.34.20 MINOR CONDITIONAL USES AND CONDITIONAL USES

A. Minor Conditional Uses:
   1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
   2. Single detached or attached zero lot line dwelling;
   3. Duplex;
   4. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
   5. Other uses similar in nature.

B. Conditional Uses:
   1. Community services;
   2. Funeral and interment services, cemetery, mausoleum or crematorium;
   3. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
   4. Hospital or home for the aged, retirement, rest or convalescent home;

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Revised by Ordinance 2013-11 effective 12/18/13
5. Lodges, fraternal and civic assembly;
6. Major utility facility;
7. Preschool, orphanage, kindergarten or commercial day care;
8. Residential care facility [ORS 443.000 to 443.825];
9. Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
10. Other uses similar in nature.

17.34.30 DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>Type</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Minimum Lot Area</td>
<td>7,500 square ft.</td>
</tr>
<tr>
<td>- Single detached dwelling</td>
<td></td>
</tr>
<tr>
<td>- Other permitted uses</td>
<td>No minimum</td>
</tr>
<tr>
<td>B. Minimum Average Lot Width</td>
<td>60 ft.</td>
</tr>
<tr>
<td>- Single detached dwelling</td>
<td></td>
</tr>
<tr>
<td>C. Minimum Lot Frontage</td>
<td>20 ft. except as allowed by Section 17.100.160</td>
</tr>
<tr>
<td>D. Minimum Average Lot Depth</td>
<td>No minimum</td>
</tr>
<tr>
<td>E. Setbacks (Main Building)</td>
<td></td>
</tr>
<tr>
<td>Front yard</td>
<td>10 ft. minimum</td>
</tr>
<tr>
<td>Rear yard</td>
<td>20 ft. minimum</td>
</tr>
<tr>
<td>Side yard (interior)</td>
<td>7.5 ft. minimum</td>
</tr>
<tr>
<td>Corner Lot</td>
<td>10 ft. minimum on side abutting the street 1</td>
</tr>
<tr>
<td>F. Setbacks (Garage/Carport)</td>
<td>22 ft. minimum for front vehicle access</td>
</tr>
<tr>
<td></td>
<td>15 ft. minimum if entrance is perpendicular to street (subject to Section 17.90.220)</td>
</tr>
<tr>
<td></td>
<td>5 ft. minimum for alley or rear access</td>
</tr>
<tr>
<td>G. Projections into Required Setbacks</td>
<td>See Chapter 17.74</td>
</tr>
<tr>
<td>H. Accessory Structures in Required Setbacks</td>
<td>See Chapter 17.74</td>
</tr>
<tr>
<td>I. Structure Height</td>
<td>35 ft. maximum</td>
</tr>
<tr>
<td>J. Building Site Coverage</td>
<td>No minimum</td>
</tr>
<tr>
<td>K. Off-Street Parking</td>
<td>See Chapter 17.98</td>
</tr>
</tbody>
</table>

17.34.40 MINIMUM REQUIREMENTS

A. Must connect to municipal water.
B. Must connect to municipal sewer if service is currently within 200 feet of the site. Sites more than 200 feet from municipal sewer, may be approved to connect to an alternative disposal system provided all of the following are satisfied:
1. A county septic permit is secured and a copy is provided to the city;
2. The property owner executes a waiver of remonstrance to a local improvement district and/or signs a deed restriction agreeing to complete improvements, including but not limited, to curbs, sidewalks, sanitary sewer, water, storm sewer or other improvements which directly benefit the property;
3. The minimum size of the property is one acre or is a pre-existing buildable lot, as determined by the city;

1 Must comply with clear vision requirements of Chapter 17.74.

Revised by Ordinance 2013-11 effective 12/18/13
4. Site consists of a buildable parcel(s) created through dividing property in the city, which is less than five acres in size.

C. The location of any real improvements to the property must provide for a future street network to be developed.

D. Must have frontage or approved access to public streets.

17.34.50 ADDITIONAL REQUIREMENTS

A. Design review as specified in Chapter 17.90 is required for all uses.

B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.

C. Lots with alley access may be up to 10 percent smaller than the minimum lot size of the zone.

D. Zero Lot Line Dwellings: Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and the abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than 5 ft. in width.
CHAPTER 17.36
LOW DENSITY RESIDENTIAL (R-1)

17.36.00 INTENT

This district is intended to implement the Low Density Residential Comprehensive Plan designation by providing for an urban level of low-density residential development. It is to be used as a transition between the Single Family Residential zone and the higher densities of a village. The uses are to be fully serviced by public facilities. This zone is intended to provide walkable neighborhoods with excellent linkage between residential areas, schools, parks, and village commercial. This zone is one of four zones included in a village area and is designed as a mixed-use neighborhood with a range of housing types and accessible commercial areas. Density shall not be less than 5 or more than 8 units per net acre.

17.36.10 PERMITTED USES

A. Primary Uses Permitted Outright:
   1. Single detached dwelling (subject to design standards in Chapter 17.90);
   2. Single detached manufactured dwelling (subject to design standards in Chapter 17.90);
   3. Single detached or attached zero lot line dwelling;
   4. Duplex;
   5. Row houses;
   6. Manufactured home parks (see Chapter 17.96).

B. Accessory Uses Permitted Outright:
   1. Accessory dwelling unit;
   2. Accessory structure, detached or attached in accordance with specified size limitations (see Chapter 17.74);
   3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone;
   4. Home business (see Chapter 17.74);
   5. Livestock and small animals, excluding carnivorous exotic animals: The keeping, but not the propagating, for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;
   6. Minor utility facility;
   7. Other development customarily incidental to the primary use.

17.36.20 MINOR CONDITIONAL USES AND CONDITIONAL USES

A. Minor Conditional Uses:
   1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
   2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
   3. Other uses similar in nature.
B. Conditional Uses:
   1. Community services;
   2. Funeral and interment services, cemetery, mausoleum or crematorium;
   3. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
   4. Hospital or home for the aged, retirement, rest or convalescent home;
   5. Lodges, fraternal and civic assembly;
   6. Major utility facility;
   7. Preschool, orphanage, kindergarten or commercial day care;
   8. Residential care facility [ORS 443.000 to 443.825];
   9. Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
   10. Other uses similar in nature.

17.36.30 DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>Type</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Minimum Lot Area</td>
<td></td>
</tr>
<tr>
<td>- single detached dwelling</td>
<td>5,500 square ft.</td>
</tr>
<tr>
<td>- single detached zero lot line</td>
<td>5,000 square ft.</td>
</tr>
<tr>
<td>- Other permitted uses</td>
<td>No minimum</td>
</tr>
<tr>
<td>B. Minimum Average Lot Width</td>
<td></td>
</tr>
<tr>
<td>- Single detached dwelling</td>
<td>50 ft.</td>
</tr>
<tr>
<td>- Single detached zero lot line dwelling</td>
<td>40 ft.</td>
</tr>
<tr>
<td>- Single attached zero lot line dwelling</td>
<td>30 ft.</td>
</tr>
<tr>
<td>- Other permitted uses</td>
<td>No minimum</td>
</tr>
<tr>
<td>C. Minimum Lot Frontage</td>
<td>20 ft. except as allowed by Section 17.100.160</td>
</tr>
<tr>
<td>D. Minimum Average Lot Depth</td>
<td>No minimum</td>
</tr>
<tr>
<td>E. Setbacks</td>
<td></td>
</tr>
<tr>
<td>- Front yard</td>
<td>10 ft. minimum</td>
</tr>
<tr>
<td>- Rear yard</td>
<td>15 ft. minimum</td>
</tr>
<tr>
<td>- Side yard (interior)</td>
<td>5 ft. minimum (^1)</td>
</tr>
<tr>
<td>- Corner Lot</td>
<td>10 ft. minimum on side abutting the street (^2)</td>
</tr>
<tr>
<td>- Garage</td>
<td>22 ft. minimum for front vehicle access</td>
</tr>
<tr>
<td></td>
<td>15 ft. minimum if entrance is perpendicular to the street (subject to Section 17.90.220)</td>
</tr>
<tr>
<td></td>
<td>5 ft. minimum for alley or rear access</td>
</tr>
<tr>
<td>Projections into Required Setbacks</td>
<td>See Chapter 17.74</td>
</tr>
<tr>
<td>Accessory Structures in Required Setbacks</td>
<td>See Chapter 17.74</td>
</tr>
<tr>
<td>Structure Height</td>
<td>35 ft. maximum</td>
</tr>
<tr>
<td>Building Site Coverage</td>
<td>No minimum</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>See Chapter 17.98</td>
</tr>
</tbody>
</table>

\(^1\) Excluding zero-lot line development

\(^2\) Must comply with clear vision requirements of Chapter 17.74

Revised by Ordinance 2013-11 effective 12/18/13
17.36.40 MINIMUM REQUIREMENTS

A. Must connect to municipal water.
B. Must connect to municipal sewer if service is currently within 200 feet of the site. Sites more than 200 feet from municipal sewer, may be approved to connect to an alternative disposal system provided all of the following are satisfied:
   1. A county septic permit is secured and a copy is provided to the city;
   2. The property owner executes a waiver of remonstrance to a local improvement district and/or signs a deed restriction agreeing to complete improvements, including but not limited, to curbs, sidewalks, sanitary sewer, water, storm sewer or other improvements which directly benefit the property;
   3. The minimum size of the property is one acre or is a pre-existing buildable lot, as determined by the city;
   4. Site consists of a buildable parcel(s) created through dividing property in the city, which is less than five acres in size.
C. The location of any real improvements to the property must provide for a future street network to be developed.
D. Must have frontage or approved access to public streets.

17.36.50 ADDITIONAL REQUIREMENTS

A. Design review as specified in Chapter 17.90 is required for all uses.
B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.
C. Lots with alley access may be up to 10 percent smaller than the minimum lot size of the zone.
D. Zero Lot Line Dwellings: Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and the abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than 5 feet in width.
CHAPTER 17.38
MEDIUM DENSITY RESIDENTIAL (R-2)

1738.00 INTENT

This district intended to implement the Medium Density Residential Comprehensive Plan designation by providing for medium density single-family and multiple-family uses in suitable locations, where public sewer, water and other services are readily accessible. All development shall also provide access to the surrounding neighborhood with excellent linkage between residential areas, schools, and parks. Density shall not be less than 8 or more than 14 units per net acre.

17.38.10 PERMITTED USES

A. Primary Uses Permitted Outright:
   1. Single detached dwelling (subject to design standards in Chapter 17.90);
   2. Single detached manufactured dwelling (subject to design standards in Chapter 17.90); 
   3. Single detached or attached zero lot line dwelling (subject to design standards in Chapter 17.90);
   4. Row house;
   5. Duplex;
   6. Multi-family dwelling;
   7. Manufactured home parks (see Chapter 17.96).

B. Accessory Uses Permitted Outright:
   1. Accessory dwelling unit subject to the provisions in Chapter 17.74;
   2. Accessory structure, detached or attached subject to the provisions in Chapter 17.74;
   3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone (see Chapter 17.74);
   4. Home business (see Chapter 17.74);
   5. Livestock and small animals, excluding carnivorous exotic animals: The keeping, but not the propagating, for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such livestock shall be located within the rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;
   6. Minor utility facility;
   7. Other development customarily incidental to the primary use.

17.38.20 MINOR CONDITIONAL USES AND CONDITIONAL USES

A. Minor Conditional Uses:
   1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
   2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;
   3. Other uses similar in nature.
B. Conditional Uses:
1. Community services;
2. Congregate housing;
3. Funeral and interment services, cemetery, mausoleum or crematorium;
4. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
5. Hospital or home for the aged, retirement, rest or convalescent home;
6. Lodges, fraternal and civic assembly;
7. Major utility facility;
8. Preschool, orphanage, kindergarten or commercial day care;
9. Residential care facility [ORS 443.000 to 443.825];
10. Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
11. Other uses similar in nature.

17.38.30 DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>Type</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>No minimum</td>
</tr>
<tr>
<td>Minimum Average Lot Width</td>
<td></td>
</tr>
<tr>
<td>- Single detached dwelling</td>
<td>50 ft.</td>
</tr>
<tr>
<td>- Single detached zero lot line dwelling</td>
<td>40 ft.</td>
</tr>
<tr>
<td>- Single attached zero lot line dwelling</td>
<td>30 ft.</td>
</tr>
<tr>
<td>- Other permitted uses</td>
<td>No minimum</td>
</tr>
<tr>
<td>Minimum Lot Frontage</td>
<td>20 ft. except as allowed by Section 17.100.160</td>
</tr>
<tr>
<td>Minimum Average Lot Depth</td>
<td>No minimum</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
</tr>
<tr>
<td>- Front yard</td>
<td>10 ft. minimum</td>
</tr>
<tr>
<td>- Rear yard</td>
<td>15 ft. minimum</td>
</tr>
<tr>
<td>- Side yard (interior)</td>
<td>5 ft. minimum 1</td>
</tr>
<tr>
<td>- Corner Lot</td>
<td>10 ft. minimum on side abutting the street 2</td>
</tr>
<tr>
<td>- Garage</td>
<td>20 ft. minimum for front vehicle access</td>
</tr>
<tr>
<td></td>
<td>15 ft. minimum if entrance is perpendicular</td>
</tr>
<tr>
<td></td>
<td>to the street (subject to Section 17.90.220)</td>
</tr>
<tr>
<td></td>
<td>5 ft. minimum for alley or rear access</td>
</tr>
<tr>
<td>Projections into Required Setbacks</td>
<td>See Chapter 17.74</td>
</tr>
<tr>
<td>Accessory Structures in Required Setbacks</td>
<td>See Chapter 17.74</td>
</tr>
<tr>
<td>Multi-family - Landscaping</td>
<td></td>
</tr>
<tr>
<td>- Setbacks</td>
<td>25% minimum</td>
</tr>
<tr>
<td></td>
<td>See Section 17.90.230</td>
</tr>
<tr>
<td>Structure Height</td>
<td>35 feet maximum</td>
</tr>
<tr>
<td>Building Site Coverage</td>
<td>No minimum</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>See Chapter 17.98</td>
</tr>
</tbody>
</table>

1 Excluding zero lot line development
2 Must comply with clear vision requirements of Chapter 17.74

Revised by Ordinance 2013-11 effective 12/18/13
17.38.40 MINIMUM REQUIREMENTS

A. Must connect to municipal water

B. Must connect to municipal sewer if service is currently within 200 hundred feet of the site.
   Sites more than 200 feet from municipal sewer, may be approved to connect to an alternative
disposal system provided all of the following are satisfied:
   1. A county septic permit is to be secured and a copy is provided to the city;
   2. The property owner executes a waiver of remonstrance to a local improvement district
      and/or signs a deed restriction agreeing to complete improvements
   3. The minimum size of the property is one acre or is a pre-existing buildable lot, as
determined by the city.
   4. Site consists of a buildable parcel(s) created through dividing property in the city, which
      is less than five acres in size.

C. The location of any real improvements to the property must provide for a future street
   network to be developed.

D. Must have frontage or approved access to public streets.

17.38.50 ADDITIONAL REQUIREMENTS

A. Design review as specified in Chapter 17.90 is required for all uses.

B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private
   driveway.

C. Zero Lot Line Dwellings: Prior to building permit approval, the applicant shall submit a
   recorded easement between the subject property and the abutting lot next to the yard having
   the zero setback. This easement shall be sufficient to guarantee rights for maintenance
   purposes of structures and yard, but in no case shall it be less than 5 feet in width.
CHAPTER 17.40
HIGH DENSITY RESIDENTIAL (R-3)

17.40.00 INTENT

This district is intended to implement the High Density Residential Comprehensive Plan designation by providing for housing in close proximity to retail, public amenities; major transportation routes and transit services where public sewer, water and other services are readily accessible. R-3 uses are designed to be a transition area between commercial and industrial uses and low density single family uses. Pedestrian connections are required to ensure a direct walking route to retail shops. All development shall also provide access to the surrounding neighborhood with excellent linkage between residential areas, schools, parks, and commercial. Density shall not be less than 10 or more than 20 units per net acre.

17.40.10 PERMITTED USES

A. Primary Uses Permitted Outright:
   1. Single Detached, if located on an existing lot of record or in conjunction with a planned development;
   2. Single Detached (Zero Lot Line), if located in conjunction with a planned development;
   3. Single Attached Zero Lot Line;
   4. Duplex;
   5. Row houses;
   6. Multi-family dwellings;
   7. Manufactured home parks;
   8. Boarding houses and rooming houses;

B. Accessory Uses Permitted Outright:
   1. Accessory dwelling unit (see Chapter 17.74);
   2. Accessory structure, detached or attached (see Chapter 17.74);
   3. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone;
   4. Home business (see Chapter 17.74);
   5. Livestock: The keeping, but not the propagating, of one horse, or one cow, or two sheep for solely domestic purposes on a lot having a minimum area of one acre. The structures for the housing of such livestock shall be located within rear yard and at a minimum distance of 100 feet from an adjoining lot in any residential zoning district;
   6. Minor utility facility;
   7. Other development customarily incidental to the primary use.

17.40.20 MINOR CONDITIONAL USES AND CONDITIONAL USES

A. Minor Conditional Uses:
   1. Accessory structures for agricultural, horticultural or animal husbandry use in excess of the size limits in Chapter 17.74;
   2. Projections or free-standing structures such as chimneys, spires, belfries, domes, monuments, fire and hose towers, observation towers, transmission towers, flagpoles, radio and television towers, masts, aerials, cooling towers and similar structures or facilities not used for human occupancy exceeding 35 feet in height;

Revised by Ordinance 2013-11 effective 12/18/13
3. Other uses similar in nature.

B. Conditional Uses:
1. Community services;
2. Congregate housing;
3. Funeral and interment services, cemetery, mausoleum or crematorium;
4. Golf course and club house, pitch-and-putt, but not garden or miniature golf or golf driving range;
5. Hospital or home for the aged, retirement, rest or convalescent home;
6. Lodges, fraternal and civic assembly;
7. Major utility facility;
8. Preschool, orphanage, kindergarten or commercial day care;
9. Residential care facility [ORS 443.000 to 443.825];
10. Schools (public, private, parochial or other educational institution and supporting dormitory facilities, excluding colleges and universities);
11. Other uses similar in nature.

17.40.30 DEVELOPMENT STANDARDS

<table>
<thead>
<tr>
<th>Type</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Average Lot Width</td>
<td></td>
</tr>
<tr>
<td>- Single detached dwelling</td>
<td>40 ft.</td>
</tr>
<tr>
<td>- Single detached zero lot line dwelling</td>
<td>30 ft.</td>
</tr>
<tr>
<td>- Single attached zero lot line dwelling</td>
<td>20 ft.</td>
</tr>
<tr>
<td>- Other permitted uses</td>
<td>No minimum</td>
</tr>
<tr>
<td>Minimum Lot Frontage</td>
<td>20 ft. except as allowed by Section 17.100.160</td>
</tr>
<tr>
<td>Minimum Average Lot Depth</td>
<td>No minimum</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
</tr>
<tr>
<td>- Front yard</td>
<td>10 ft. minimum</td>
</tr>
<tr>
<td>- Rear yard</td>
<td>15 ft. minimum</td>
</tr>
<tr>
<td>- Side yard (interior)</td>
<td>5 ft. minimum 1</td>
</tr>
<tr>
<td>- Corner Lot</td>
<td>10 ft. minimum on side abutting the street 2</td>
</tr>
<tr>
<td>- Garage</td>
<td>20 ft. minimum for front vehicle access</td>
</tr>
<tr>
<td></td>
<td>15 ft. minimum if entrance is perpendicular to the street (subject to Section 1.79.220)</td>
</tr>
<tr>
<td></td>
<td>5 ft. minimum for alley or rear access</td>
</tr>
<tr>
<td>Projections into Required Setbacks</td>
<td>See Chapter 17.74</td>
</tr>
<tr>
<td>Accessory Structures in Required Setbacks</td>
<td>See Chapter 17.74</td>
</tr>
<tr>
<td>Multi-family – Landscaping</td>
<td>25% minimum</td>
</tr>
<tr>
<td>Setbacks</td>
<td>See Section 17.90.230</td>
</tr>
<tr>
<td>Structure Height</td>
<td>35 ft. maximum</td>
</tr>
<tr>
<td>Building Site Coverage</td>
<td>No maximum</td>
</tr>
<tr>
<td>Landscaping</td>
<td>See Chapter 17.92</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>See Chapter 17.98</td>
</tr>
</tbody>
</table>

1 Excluding zero lot line development
2 Must comply with clear vision requirements of Chapter 17.74

Revised by Ordinance 2013-11 effective 12/18/13
17.40.40 MINIMUM REQUIREMENTS

A. Must connect to municipal water.
B. Must connect to municipal sewer.
C. The location of any real improvements to the property must provide for a future street network to be developed.
D. Must have frontage or approved access to public streets.

17.40.50 ADDITIONAL REQUIREMENTS

A. Design review as specified in Chapter 17.90 is required for all uses.

B. Lots with 40 feet or less of street frontage shall be accessed by a rear alley or a shared private driveway.

C. Zero Lot Line Dwellings: Prior to building permit approval, the applicant shall submit a recorded easement between the subject property and the abutting lot next to the yard having the zero setback. This easement shall be sufficient to guarantee rights for maintenance purposes of structures and yard, but in no case shall it be less than 5 feet in width.
CHAPTER 17.42
CENTRAL BUSINESS DISTRICT - C-1

17.42.00 INTENT

This district is intended to provide the community with a mix of retail, personal services, offices and residential needs of the community and its trade area in the city's traditional commercial core. This district is not intended for intensive automobile or industrial uses. This district is intended to provide the principal focus for civil and social functions within the community.

This commercial district is intended for civic uses and to provide all basic services and amenities required to keep the downtown the vital center of our community. While the district does not permit new low density building types, it is not intended to preclude dwelling units in buildings containing commercial activities. All development and uses shall be consistent with the intent of the district, as well as compatible with the space, access and exposure constraints and opportunities of the central city.

17.42.10 PERMITTED USES

A. Primary Uses Permitted Outright – Residential:
   1. Attached row houses existing prior to adoption of this Code;
   2. Duplexes existing prior to adoption of this Code;
   3. Residential Care Facility;
   4. Residential dwellings attached to a commercial business;
   5. Single Attached (Zero Lot Line, 2 Units) existing prior to adoption of this Code;
   6. Single Detached existing prior to adoption of this Code;
   7. Single Detached (Zero Lot Line) existing prior to adoption of this Code.

B. Primary Uses Permitted Outright – Commercial in buildings with up to 30,000 square feet of gross floor area and without drive-through facilities:
   1. Retail uses, including but not limited to:
      a. Automotive trailer, recreational vehicle, motorcycle sales and rental;
      b. Convenience market/store;
      c. Eating and drinking establishment including fast-food and high-turnover sit down restaurants but excluding drive-up/drive-through uses;
      d. Grocery store or supermarket;
   2. Service and professional businesses and organizations, including but not limited to:
      a. Athletic club, indoor recreation, or entertainment;
      b. Automotive repair and service;
      c. Commercial day care facility;
      d. Community services;
      e. Education facility (e.g., pre-school, school, college);
      f. Financial institution;
      g. Medical facility (e.g., clinic, hospital, laboratory);
      h. Professional or general business office;
      i. Self-service storage;
      j. Social organization;
   3. Manufacturing, assembly, processing, and production that do not produce significant levels of noise or odor beyond the boundaries of the site;
      a. Brewery, distillery, or winery with pub/tasting room;
4. Bus station or terminal;
5. Group care and assisted living;
6. Minor public facility;
7. Nursery/greenhouse;
8. Outdoor recreation;
9. Overnight lodging;
10. Park and ride station;
11. Parking lot or garage (when not an accessory use);
12. Public park, plaza, playground or recreational area, and buildings;
13. Warehousing and distribution facilities for wholesale merchandise;
14. Other uses similar in nature.

C. Accessory Uses Permitted Outright:
1. A use customarily incidental and subordinate to a principal use permitted outright;
2. Outdoor display or storage of merchandise covering no more than 10% of the total retail sales area;
3. Accessory dwelling unit;
4. Accessory structures, detached or attached;
5. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone;
6. Home businesses;
7. Parking lot or garage (when associated with development).

17.42.20 MINOR CONDITIONAL USES AND CONDITIONAL USES

A. Minor Conditional Uses:
1. Brewery, distillery, or winery without pub/tasting room;
2. Congregate housing;
3. Outdoor product display or storage of merchandise covering greater than 10% of the total retail sales area;
4. Other uses similar in nature.

B. Conditional Uses:
1. Automotive fueling station;
2. Buildings designed for one or more occupants with more than 30,000 square ft. of gross floor area;
3. Drive-up/drive-in/drive-through (drive-up windows, kiosks, ATM, restaurants, car wash, quick vehicle servicing, and similar uses);
4. Major public facility;
5. Multi-family dwellings not contained within a commercial building;
6. Wholesale lumber or building materials;
7. Other uses similar in nature.

17.42.30 DEVELOPMENT STANDARDS

A. Residential - Not Above Commercial Building

<table>
<thead>
<tr>
<th>Type</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density/Lot Dimension</td>
<td>In conformance with Chapter 17.40 (R-3)</td>
</tr>
<tr>
<td>Setbacks</td>
<td>In conformance with Chapter 17.40 (R-3)</td>
</tr>
</tbody>
</table>

17.42 - 2

Revised by Ordinance 2013-11 effective 12/18/13
<table>
<thead>
<tr>
<th>Requirement</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Coverage</td>
<td>No maximum</td>
</tr>
<tr>
<td>Structure Height</td>
<td>45 ft. maximum</td>
</tr>
<tr>
<td>Landscaping</td>
<td>20% minimum</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>See Chapter 17.98</td>
</tr>
</tbody>
</table>

### Commercial

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot Dimension</td>
<td>No minimum</td>
</tr>
<tr>
<td>Setbacks</td>
<td>No minimum (^1); maximum 10 ft.</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>No maximum</td>
</tr>
<tr>
<td>Landscaping</td>
<td>10% minimum (includes required civic space in Section 17.90.110.)</td>
</tr>
<tr>
<td>Structure Height</td>
<td>45 ft. maximum</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>See Chapter 17.98</td>
</tr>
<tr>
<td>Design Review Standards</td>
<td>See Section 17.90.110</td>
</tr>
</tbody>
</table>

#### B. Special Setbacks - Side or Rear Yard Abutting a More Restrictive District.
1. Property abutting a more restrictive zoning district shall have the same yard setback as required by the abutting district. An additional 10 ft. shall be added for each 10 foot increment in building height over 35 ft.
2. Measurement of the height transition area shall be made between the foundation of the proposed building and the property line of the abutting district.
3. When the proposed structure has different sections that have different heights, the height transition area shall be measured for each vertical surface as if it were to be freestanding. The building then must be located on the site so that no section is closer to the abutting property line than it would be if the section was freestanding.
4. The required buffering and screening and utilities may be located within the height transition area. Off-street parking, accessory structures and incidental development may be located within the height transition area but not any areas designated as buffering and screening area.

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^1 Unless abutting a more restrictive zoning district or as required to maintain vision clearance.

Revised by Ordinance 2013-11 effective 12/18/13
CHAPTER 17.44
GENERAL COMMERCIAL - C-2

17.44.00 INTENT

This district is intended to provide for a wide range of commercial activities in a community scale shopping center and for commercial uses and related services and businesses, which require large land areas for structures and parking facilities and direct automobile access. This district is not intended for exclusively residential uses, although mixed-use developments are encouraged.

17.44.10 PERMITTED USES

A. Primary Uses Permitted Outright in buildings with less than 60,000 square ft. of gross floor area:
   1. Retail businesses, including but not limited to:
      a. Automotive fueling station;
      b. Automotive, trailer, recreational vehicle, and motor cycle sales and rental;
      c. Convenience market/store;
      d. Drive-up/drive-in/drive-through (drive-up windows, kiosks, ATM, restaurants, car wash, quick vehicle servicing, and similar uses);
      e. Eating and drinking establishments including fast-food and high-turnover sit down restaurants;
      f. Grocery store or supermarket;
   2. Service and professional businesses and organizations, including but not limited to:
      a. Athletic club, indoor recreation, or entertainment;
      b. Automotive repair and service;
      c. Commercial day care facility;
      d. Community services;
      e. Education facility (e.g., pre-school, school, college);
      f. Financial institution;
      g. Medical facility (e.g., clinic, hospital, laboratory);
      h. Professional or general business office;
      i. Self-service storage;
      j. Social organization;
   3. Manufacturing, assembly, processing, and production that do not produce significant levels of noise or odor beyond the boundaries of the site, including but not limited to:
      a. Brewery, distillery, or winery, with or without pub or tasting room;
   4. Bus station or terminal;
   5. Group care and assisted living;
   6. Minor public facility;
   7. Nursery/greenhouse;
   8. Outdoor recreation;
   9. Overnight lodging;
   10. Park and ride station;
   11. Parking lot or garage (when not an accessory use);
   12. Public park, plaza, playground or recreation area, and buildings;
   13. Trucking terminal, distribution center, or transit center;
   14. Warehousing and distribution facilities for wholesale merchandise;
   15. Wholesale lumber or building materials yard;
   16. Other uses similar in nature.
B. Accessory Uses Permitted Outright:
   1. A use customarily incidental and subordinate to a use permitted outright;
   2. Outdoor product display or storage of merchandise covering no more than 15% of the total lot area;
   3. Parking lot or garage (when associated with development).

17.44.20 MINOR CONDITIONAL USES AND CONDITIONAL USES

A. Minor Conditional Uses:
   1. Outdoor product display or storage of merchandise covering greater than 15% of the total lot area;
   2. Other uses similar in nature.

B. Conditional Uses:
   1. Buildings designed for one or more occupants with more than 60,000 square ft. of gross floor area;
   2. Major public facility;
   3. Planned unit developments, including but not limited, to single-family attached and detached residential and multi-family developments, in conjunction with recreation or supportive commercial facilities. Residential uses are limited to a maximum of 50% of the total gross acreage;
   4. Traveler accommodation facilities including campgrounds, overnight travel parks, and recreational vehicle parks;
   5. Other uses similar in nature.

17.44.30 DEVELOPMENT REQUIREMENTS

A.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot Dimension</td>
<td>No minimum</td>
</tr>
<tr>
<td>Setbacks1</td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>10 ft. minimum; 50 ft. maximum</td>
</tr>
<tr>
<td>Side</td>
<td>None</td>
</tr>
<tr>
<td>Rear</td>
<td>None</td>
</tr>
<tr>
<td>Corner</td>
<td>15 ft.</td>
</tr>
<tr>
<td>Outside Display/Sales Lot Area</td>
<td>80%</td>
</tr>
<tr>
<td>Lot Coverage - Impervious Area</td>
<td>No maximum</td>
</tr>
<tr>
<td>Landscaping</td>
<td>20% (includes required civic space in Section 17.90.120)</td>
</tr>
<tr>
<td>Structure Height</td>
<td>45 ft.</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>See Chapter 17.98</td>
</tr>
<tr>
<td>Design Review Standards</td>
<td>See Section 17.90.120</td>
</tr>
</tbody>
</table>

1 Unless abutting a more restrictive zoning district, or as required under Section 17.90.120 Design Standards for C-2.
B. Special Setbacks - Side or Rear Yard Abutting a More Restrictive District.
   1. Property abutting a more restrictive zoning district shall have the same yard setback as required by the abutting district. An additional 10 ft. shall be added for each 10 foot increment in building height over 35 ft;
   2. Measurement of the height transition area shall be made between the foundation of the proposed building and the property line of the abutting district;
   3. When the proposed structure has different sections that have different heights, the height transition area shall be measured for each vertical surface as if it were to be freestanding. The building then must be located on the site so that no section is closer to the abutting property line than it would be if the section was free-standing;
   4. The required buffering and screening and utilities may be located within the height transition area. Off-street parking, accessory structures and incidental development may be located within the height transition area but not any areas designated as buffering and screening area.
17.46.00 INTENT

The intent of the village commercial district is primarily oriented to serve residents of the village and the immediately surrounding residential area. The Village Commercial area is intended to help form the core of the villages. Allowing a mixture of residential uses beside and/or above commercial uses will help create a mixed-use environment, which integrates uses harmoniously and increases the intensity of activity in the area. The orientation of the uses should integrate pedestrian access and provide linkages to adjacent residential areas, plazas and/or parks, and amenities.

17.46.10 PERMITTED USES

A. Primary Uses Permitted Outright – Residential:
   1. Single family dwelling above, beside or behind a commercial business;
   2. Multi-family dwellings above, beside or behind a commercial business.

B. Primary Uses Permitted Outright – Commercial (in buildings with up to 7,500 square ft. of gross floor area):
   1. Retail uses, including but not limited to:
      a. Automotive, trailer, recreational vehicle, motorcycle sales and rental;
      b. Convenience market/store;
      c. Eating and drinking establishment including fast-food and high-turnover sit down restaurant but excluding drive-through;
      d. Grocery store or supermarket;
   2. Service and professional businesses and organizations, including but not limited to:
      a. Athletic club, indoor recreation, or entertainment;
      b. Automotive repair and service;
      c. Commercial day care facility;
      d. Community services;
      e. Education facility (e.g., pre-school, school, college);
      f. Financial institution excluding drive-through;
      g. Medical facility (e.g., clinic, hospital, laboratory);
      h. Professional or general business office;
      i. Social organization;
   3. Manufacturing, assembly, processing, and production that do not produce significant levels of noise or odor beyond the boundaries of the site;
      a. Brewery, distillery, or winery with pub/tasting room;
   4. Bus station or terminal;
   5. Group care and assisted living;
   6. Minor public facility;
   7. Overnight lodging;
   8. Park and ride station;
   9. Parking lot or garage (when not an accessory use);
   10. Other uses similar in nature.

C. Accessory Uses Permitted Outright:
   1. A use customarily incidental and subordinate to a principal use permitted outright;
2. Outdoor display or storage of merchandise covering no more than 10% of the total retail sales area;
3. Accessory dwelling units, detached or attached;
4. Accessory structures;
5. Family day care homes, subject to any conditions imposed on the residential dwellings in the zone;
6. Home businesses;
7. Parking lot or garage (when associated with development).

### 17.46.20 MINOR CONDITIONAL USES AND CONDITIONAL USES

**A. Minor Conditional Uses:**

1. Congregate housing;
2. Multi-family dwellings not located above a commercial business and occupying no more than 30% of the C-3 district area in a village;
3. Nursery/greenhouse;
4. Outdoor product display or storage of merchandise covering greater than 10% of the total retail sales area;
5. Outdoor recreation;
6. Public park, plaza, playground or recreational area, and associated buildings;
7. Other uses similar in nature.

**B. Conditional Uses:**

1. Automotive fueling stations;
2. Buildings designed for one or more occupants with more than 7,500 square feet of gross floor area;
3. Drive-through facilities in conjunction with a bank, savings and loan, credit union, or an eating and drinking establishment on a site abutting a state highway, subject to all other applicable provisions of the Sandy Development Code and the following special conditions:
   a. No drive-through facility will be permitted unless the development site is at least 2 acres in size and only one drive-through facility shall be allowed on each development site.
   b. Each drive-through facility shall be oriented to the adjacent public street and shall be otherwise designed to prioritize pedestrian access and circulation over vehicular access and circulation. Pedestrians shall not have to cross drive-through lanes to access entry doors.
   c. A drive-through facility may be conditioned to operate during hours that do not negatively impact adjacent residential uses in terms of noise and lighting.
   d. Each drive-through facility may have only one (1) drive-through lane, which shall not be positioned between the primary building and a local residential street.
4. Major public facility;
5. Other uses similar in nature.

### 17.46.30 DEVELOPMENT STANDARDS

**A. Residential - Not in Conjunction with a Commercial Business**

<table>
<thead>
<tr>
<th>Type</th>
<th>Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Dimension</td>
<td>In conformance with Chapter 17.40 (R-3)</td>
</tr>
<tr>
<td>Setbacks</td>
<td>In conformance with Chapter 17.40 (R-3)</td>
</tr>
<tr>
<td>----------</td>
<td>---------------------------------------</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>No minimum</td>
</tr>
<tr>
<td>Structure Height</td>
<td>45 ft. maximum</td>
</tr>
<tr>
<td>Landscaping</td>
<td>20%</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>See Chapter 17.98</td>
</tr>
</tbody>
</table>

### Commercial

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>No minimum or maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Width</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot Depth</td>
<td>Maximum 100 ft. recommended;</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>No maximum</td>
</tr>
<tr>
<td>Setbacks</td>
<td>No minimum; maximum 20 ft.</td>
</tr>
<tr>
<td>Structure Height</td>
<td>45 ft.</td>
</tr>
<tr>
<td>Landscaping</td>
<td>10% (includes required civic space per 17.90.110.)</td>
</tr>
<tr>
<td>Off-Street Parking</td>
<td>See Chapter 17.98</td>
</tr>
<tr>
<td>Design Review Standards</td>
<td>See Section 17.90.110</td>
</tr>
</tbody>
</table>

**B. Special Setbacks - Side or Rear Yard Abutting a More Restrictive District**

1. Property abutting a more restrictive zoning district shall have the same yard setback as required by the abutting district. An additional 10 ft. shall be added for each 10 foot increment in building height over 35 ft.;

2. Measurement of the height transition area shall be made between the foundation of the proposed building and the property line of the abutting district. When the proposed structure has different sections that have different heights, the height transition area shall be measured for each vertical surface as if it were to be free-standing. The building then must be located on the site so that no section is closer to the abutting property line than it would be if the section was free-standing;

3. The required buffering and screening and utilities may be located within the height transition area. Off-street parking, accessory structures and incidental development may be located within the height transition area but not any areas designated as buffering and screening area.

---

1 Unless abutting a more restrictive zoning district or as required to maintain vision clearance.
CHAPTER 17.48
INDUSTRIAL PARK (I-1)

17.48.00 INTENT

It is the intent of this district to allow desirable and beneficial mixing of light industrial and warehousing businesses and commercial uses totally enclosed within buildings on large, landscaped sites, which will blend harmoniously with their surroundings, and adjacent land uses.

This district is intended primarily for light manufacturing, select warehousing and wholesaling, storage and office uses, with limited provisions for limited commercial uses which, due to their activity and space requirements, are compatible in industrial areas without causing use or other activity conflicts with the primary uses. Commercial uses located in this district are those whose activities are compatible with industrial uses, those which supplement and support surrounding industrial activity and the needs of the employees of nearby firms and those which have extensive space and land area requirements.

17.48.10 PERMITTED USES

A. Primary Uses Permitted Outright in buildings with less than 60,000 square ft. of gross floor area:
   1. Manufacturing, assembly, processing, and production (that do not produce significant levels of noise or odor beyond the boundaries of the site), including but not limited to:
      a. Brewery, distillery, or winery, with or without pub or tasting room;
   2. Service and professional businesses and organizations, including but not limited to:
      a. Athletic club, indoor recreation, or entertainment;
      b. Automotive repair and service;
      c. Commercial day care facility;
      d. Community services;
      e. Education facility (e.g., pre-school, school, college);
      f. Financial institution;
      g. Medical facility (e.g., clinic, hospital, laboratory);
      h. Professional or general business office;
      i. Self-service storage;
      j. Social organization;
   3. Retail businesses, including but not limited to:
      a. Automotive fueling station;
      b. Automotive, trailer, recreational vehicle, and motorcycle sales and rental;
      c. Convenience market/store;
      d. Drive-up/drive-in/drive-through (drive-up windows, kiosks, ATM, restaurants, car wash, quick vehicle servicing, and similar uses);
      e. Eating and drinking establishments including fast-food and high-turnover sit down restaurants;
      f. Grocery store or supermarket;
   4. Bus station or terminal;
   5. Group care and assisted living;
   6. Overnight lodging;
   7. Minor public facility;
   8. Nursery/greenhouse;
   9. Outdoor recreation;
10. Park and ride station;
11. Parking lot or garage (when not an accessory use);
12. Public park, plaza, playground or recreation area, and buildings;
13. Trucking terminal, distribution center, or transit center;
14. Warehousing and distribution facilities for wholesale merchandise;
15. Wholesale lumber or building materials yard;
16. Other uses similar in nature.

B. Accessory Uses Permitted Outright:
1. Use customarily incidental and subordinate to a use permitted outright;
2. Outdoor product display or storage of merchandise covering no more than 15% of the total lot area;
3. Parking lot or garage (when associated with development).

17.48.20 MINOR CONDITIONAL USES AND CONDITIONAL USES

A. Minor Conditional Uses:
1. Outdoor product display or storage of merchandise covering greater than 15% of the total lot area;
2. Other uses similar in nature.

B. Conditional Uses:
1. Buildings designed for one or more occupants with more than 60,000 square ft. of gross floor area;
2. Major public facility;
3. Planned unit developments, including but not limited, to single-family attached and detached residential and multi-family developments, in conjunction with recreation or supportive commercial facilities. Residential uses are limited to a maximum of 50 % of the total gross acreage;
4. Traveler accommodation facilities including campgrounds, overnight travel parks, and recreational vehicle parks;
5. Other uses similar in nature.

17.48.30 DEVELOPMENT REQUIREMENTS

A. | Lot Area – Park | No minimum |
   | Lot Area - Individual Lot | No minimum |
   | Lot Dimension | No minimum |
   | Setbacks | 10 ft. minimum; 50 ft. maximum |
   | Front | None - Unless abutting a more restrictive district; if abutting, the min. setback is 30 ft. |
   | Side | None |
   | Rear | 15 ft. |
   | Corner | 10 ft. minimum; 50 ft. maximum |
   | Lot Coverage | 80% maximum |
   | Landscaping Requirement | 20% minimum (includes required civic space per Section 17.90.120) |
   | Structure Height | 45 ft. maximum |

Revised by Ordinance 2013-11 effective 12/18/13
B. Special Setbacks - Side or Rear Yard Abutting a More Restrictive District

1. An additional 10 ft. shall be added for each 10 ft. increment in building height over 35 ft.;
2. Measurement of the height transition area shall be made between the foundation of the proposed building and the property line of the abutting district;
3. When the proposed structure has different sections that have different heights, the height transition area shall be measured for each vertical surface as if it were to be freestanding. The building then must be located on the site so that no section is closer to the abutting property line than it would be if the section was free-standing;
4. The required buffering and screening and utilities may be located within the height transition area. Off-street parking, accessory structures and incidental development may be located within the height transition area but not any areas designated as buffering and screening area.
CHAPTER 17.50
LIGHT INDUSTRIAL (I-2)

17.50.00  INTENT

It is the intent of this district to provide locations in suitable areas for manufacturing and warehousing business, or other commercial uses that do not depend on high visibility. Commercial or retail uses must be compatible with an environment that includes heavy truck traffic and outdoor storage of industrial materials. Because building design standards are less restrictive in this zone than in other zones, buildings (regardless of use) shall be screened from view from arterial streets and highways.

17.50.10  PERMITTED USES

A. Primary Uses Permitted Outright:
   1. Manufacturing, assembly, processing, and production that do not produce significant levels of noise or odor beyond the boundaries of the site, including but not limited to:
      a. Brewery, distillery, or winery, with or without tasting room or tap room;
   2. Service and professional businesses and organizations, including but not limited to:
      a. Automotive repair and service;
      b. Commercial day care facility in conjunction with a permitted use;
      c. Community services;
      d. Indoor recreation/sports arena, excluding athletic club/gym;
      e. Laboratory;
      f. Professional or general business office;
      g. Self-service storage;
      h. Social organization;
   3. Retail businesses, limited to the following:
      a. Any retail use that is incidental to, and associated with, the primary (permitted) use of the building. The retail use shall occupy less than 35% of the gross floor area of the building;
      b. Automotive, trailer, recreation vehicle, and motorcycle, sales and rental;
      c. Eating/drinking establishment, excluding fast-food restaurant, high-turnover sit down restaurant, and drive-up/drive-through uses, and limited to no more than 40 seats;
      d. Meat market, produce market, excluding grocery stores and convenience stores;
   4. Bus station or terminal;
   5. Group care and assisted living;
   6. Minor public facility;
   7. Nursery/greenhouse;
   8. Outdoor recreation;
   9. Park and ride station;
   10. Parking lot or garage (when not an accessory use);
   11. Public park, plaza, playground or recreation area, and buildings;
   12. Salvage yards, including processing, storage or sales;
   13. Trucking terminal, distribution center, or transit center;
   14. Warehousing and distribution facilities for wholesale merchandise;
   15. Wholesale lumber or building materials yard;
   16. Other uses similar in nature.
B. Accessory Uses Permitted Outright:
   1. A use customarily incidental and subordinate to a use permitted outright;
   2. Caretaker quarters;
   3. Parking lot or garage (when associated with development).

17.50.20 MINOR CONDITIONAL USES AND CONDITIONAL USES

A. Minor Conditional Uses:
   None

B. Conditional Uses:
   1. Automotive fueling station;
   2. Concrete or asphalt batch plant;
   3. Convenience market/store of less than 2,500 gross square feet
   4. Drive-up/drive-in/drive-through (drive-up windows, kiosks, ATM, restaurants, car wash, quick vehicle servicing, and similar uses);
   5. Major public facility;
   6. Stand-alone retail uses of less than 5,000 gross square feet;
   7. Other uses similar in nature.

17.50.30 DEVELOPMENT REQUIREMENTS

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area</td>
<td>No minimum</td>
</tr>
<tr>
<td>Lot Dimension</td>
<td>No minimum</td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>30 ft. minimum; 70 ft. maximum from a transit street</td>
</tr>
<tr>
<td>Side or Rear</td>
<td>None, unless abutting a more restrictive district; if abutting, the minimum setback is 50 ft.</td>
</tr>
<tr>
<td>Corner</td>
<td>15 ft.</td>
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<tr>
<td>Outdoor Display/Sales Lot Area</td>
<td>40% maximum</td>
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<tr>
<td>Lot Coverage</td>
<td>80% maximum</td>
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<tr>
<td>Landscaping Requirement</td>
<td>15% minimum</td>
</tr>
<tr>
<td>Structure Height</td>
<td>45 ft. maximum</td>
</tr>
<tr>
<td>Transit Street Setback</td>
<td>See Chapter 17.82</td>
</tr>
<tr>
<td>Off-Street Parking</td>
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</tbody>
</table>

A. Special Setbacks - Side or Rear Yard Abutting a More Restrictive District
   1. An additional 10 ft. shall be added for each 10 ft. increment in building height over 35 ft.;
   2. Measurement of the height transition area shall be made between the foundation of the proposed building and the property line of the abutting district;
   3. When the proposed structure has different sections that have different heights, the height transition area shall be measured for each vertical surface as if it were to be freestanding. The building then must be located on the site so that no section is closer to the abutting property line than it would be if the section was free-standing;
   4. The required buffering and screening and utilities may be located within the height transition area. Off-street parking, accessory structures and incidental development may be located within the height transition area but not any areas designated as buffering and screening area.
B. Off-Street Parking. Parking shall not be located in a required standard 30’ setback area. Where feasible, ingress and egress to parking shall be provided from side streets or alleys. When access must be provided directly from a public right-of-way, driveways for ingress or egress shall be limited to one per 150 ft. For lots with frontage of less than 150 ft. or less, a shared driveway may be required.

C. Screening. All buildings (regardless of use) that are visible from an arterial street or highway shall be screened from view by a vegetative buffer as specified below:
1. Minimum depth of the buffer shall be 20 feet measured from the property line and run the entire length of the property.
2. Existing trees shall be preserved to the greatest extent possible.
3. Evergreen trees at least 8 feet in height and capable of growing to at least 30 feet in height shall be planted at a density that will create a visual screen within five years.
4. If the property does not abut a highway or arterial street, the screening requirement can be met by an offsite screen that has the effect of screening the property from view from arterial streets and highways.

17.50.40 ADDITIONAL REQUIREMENTS

A. Design review is required for all buildings and external building modifications.
B. All processes and storage shall be entirely enclosed within a building. However, outdoor storage of materials may be approved by the Director upon a finding that the proposed storage is screened from view from public rights-of-way by buildings, landscaping, fences, etc. All manufacturing operations shall be conducted wholly within an enclosed building.
C. Reasonable provisions for pedestrian and vehicular off-street access to adjoining properties shall be considered through the design review process.
CHAPTER 17.52
GENERAL INDUSTRIAL (I-3)

17.52.00 INTENT

It is the intent of this district to provide locations in suitable areas for general manufacturing and warehousing businesses which because of potential land use conflicts require large, isolated sites removed from neighboring residential uses.

17.52.10 PERMITTED USES

A. Primary Uses Permitted Outright:
   1. Any industrial use excluding uses with a primary function of storing, utilizing, or manufacturing toxic or hazardous materials;
   2. Administrative, educational or other related activities subordinate to a permitted use on the same premises;
   3. Carpentry, cabinetry, auto repair, painting, welding or machine shop not engaged in manufacturing, sheet metal shop, tire or lube shops or other similar uses when enclosed in a building;
   4. Minor utility facility;
   5. Truck, trailer and heavy equipment sales, rental or repair;
   6. Vehicle repair shop, entirely within an enclosed building;
   7. Warehousing and distribution facilities for wholesale merchandise, with indoor or outdoor storage (not including mini-storage facilities);
   8. Wholesale lumber or building materials yard with no retail sales;
   9. Other uses similar in nature.

B. Accessory Uses Permitted Outright:
   1. A use customarily incidental and subordinate to a principal use permitted outright.

17.52.20 MINOR CONDITIONAL USES AND CONDITIONAL USES

A. Minor Conditional Uses:
   None

B. Conditional Uses:
   1. Commercial uses which the Planning Commission finds meet the following criteria:
      a. The use is supportive and complementary to the principal industrial uses in the district;
      b. The scale, activity and design of the use proposed is appropriate to the location and trade area;
      c. The use is designed and landscaped so as to blend harmoniously with the surrounding area; and,
      d. Access to the commercial use is provided by a signal-controlled intersection.
   2. Any principal use involving storing, utilizing or manufacturing toxic or hazardous materials, including but not limited to, cement; chemicals; explosives; fertilizers, organic or inorganic; gas (all kinds (artificial, natural, liquefied or compressed); paint, lacquer or varnish; paper; petroleum products of all kinds; rubber; and soap;
   3. Any principal use involving the rendering of fats, the slaughtering of fish or meat, or the fermenting of foods such as beer, wine, sauerkraut, vinegar or yeast;

Revised by Ordinance 2013-11 effective 12/18/13
4. Brewery, distillery or winery;
5. Concrete or asphalt batch plant;
6. Incineration or burning of industrial wastes or by-products;
7. Junkyards, including processing, storage or sales;
8. Meat or poultry slaughter or packing;
9. Night watchman or caretaker facility;
10. Transfer station or recycling facility;
11. Trucking terminal and distribution center;
12. Other uses similar in nature.

17.52.30 DEVELOPMENT REQUIREMENTS

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B. Off-Street Parking. Parking shall not be located in a required standard 30’ front setback area. Where feasible, ingress and egress to parking shall be provided from side streets or alleys. When access must be provided directly from a public right-of-way, driveways for ingress or egress shall be limited to one per 150 ft. For lots with frontage of less than 150 ft. or less, shared access may be required.

17.52.40 ADDITIONAL REQUIREMENTS

A. Design review is required for all uses.

17.52 - 2

Revised by Ordinance 2013-11 effective 12/18/13
B. Reasonable provisions for pedestrian and vehicular off-street access to adjoining properties shall be considered through the design review process.