

EXHIBIT E

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5.30 GENERAL MANUFACTURING DISTRICT M-2

5.31 USES. No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered or enlarged in this district, except for the following uses:

- 5.311 Any use permitted in an M-3 light manufacturing district.
- 5.312 Any of the following uses to be conducted wholly within a completely enclosed building except off-street parking and loading:
- (a) Automobile wrecking.
 - (b) Automobile assembling, painting, upholstering, rebuilding, reconditioning, body and fender works, truck repairing or overhauling, tire-retreading or recapping and battery manufacturing.
 - (c) Blacksmith shop or machine shop with drop-hammer or punch press.
 - (d) Bottle manufacturing plant.
 - (e) Can manufacture.
 - (f) Dry cleaning or dyeing, using explosive materials.
 - (g) Emery cloth or other abrasive materials manufacture.
 - (h) Enameling and metal coating (galvanizing).
 - (i) Feed and fuel storage.
 - (j) Fish smoking, curing and canning.
 - (k) Fabrication plant and ornamental metal works.
 - (l) Flour milling, grain storage or elevator.
 - (m) Ice and cold storage plant.
 - (n) Junk, rags, paper or metal storage and sorting, collecting or baling.
 - (o) Mattress factory, building and renovating.
 - (p) Pickle, sauerkraut or vinegar manufacture.

- (q) Planing mill.
- (r) Plastics manufacturing.
- (s) Poultry and rabbit slaughter.
- (t) Rubber or gutta percha manufacture.
- (u) Sheet metal shop and other manufacturing of similar nature.
- (v) Soap and cleaning compounds manufacturing other than those that are highly combustible, explosive or offensive in smell.
- (w) Tool and hardware manufacturing.
- (x) Weaving of cotton, wool, flax and other fibrous material using power looms.
- (y) Wool pulling or scouring.
- (z) Welding shop.
- (aa) Yeast plant.
- (bb) Accessory buildings when located on the same lot.

5.313 Any of the following uses are permitted in open storage provided a suitable sight-obscuring fence, approved by the Board of Adjustment, is erected surrounding the open storage except for suitable access and egress openings:

- (a) Building materials sales yard, including the sales of rock, sand, gravel and the like, as an incidental part of the main business, but excluding concrete mixing.
- (b) Contractors' equipment storage yard or plant, or rental of equipment commonly used by contractors.
- (c) Engine manufacturing.
- (d) Freightling or trucking yard or terminal.
- (e) Lumber yards including incidental mill work.
- (f) Small boat building (except ship building)

5.314 Any other use held similar to the above uses, as approved by the Planning Commission.

5.32 RESTRICTIONS

5.321 Yard Requirements.

- (a) Front, side and rear. None unless this property abuts a parcel of land of more restricted nature such as a commercial district, in which case the requirements on the abutting side shall be those of the abutting property. If an established building line exists, the setback shall be the same as the established building line as determined by the Board of Adjustment.
- (b)* If any use in this district abuts or faces any residential district, a setback of fifty (50) feet on the side abutting or facing the residential district may be required, with tree plantings or other conditions necessary to preserve the character of the residential district. The Planning Commission shall determine what these conditions shall be.

5.322 Height Restrictions. The maximum height for any structure shall be three (3) stories or forty-five (45) feet, whichever is less, unless the Board of Adjustment determines that a greater height is in keeping with the general character of the neighborhood.

5.323 No new permanent residence, school or institution not incidental to the above uses shall be permitted in this district. Any permitted residence shall meet the requirements of the A-2 apartment-residential district.

5.324 Off-Street Parking and Loading. Off-street parking and loading shall be provided as required in Section 6.20.

5.325 All lots in this district shall abut a street or shall have such other access held suitable by the Planning Commission.

5.326 Half Streets. The minimum front or side yards or other setbacks as stated herein, shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and the additional yard or setback requirements in such cases.

*Amended December 22, 1960

- 5.327 No sale or conveyance of any portion of a lot, for other than a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot, yard or setback requirements of this district.
- 5.328 Artificially illuminated signs shall not be permitted if they face a residential district.

6.20 OFF-STREET PARKING AND LOADING DISTRICT O-P

6.21 USES. Off-street parking and loading.

6.22 RESTRICTIONS. At the time of the erection of a new building, or an addition to an existing building, or the intensification (change) of the use of an existing building, structure or land, off-street parking and loading space shall be provided according to the following requirements:

6.221 Standards of Measurement: "Square feet" means square feet of floor or land area primary to the functioning of the particular use of the property and excluding space devoted to off-street parking and loading.

6.222 Off-street parking and loading spaces in streets or alleys shall not be eligible in the fulfillment of any part of these parking and loading requirements.

6.223 All parking areas, except residential parking for six (6) spaces or less, shall provide for the turning, maneuvering and parking of the required number of vehicles on the lot.

6.224 Minimum required off-street parking spaces:

USE

PARKING SPACES REQUIRED

USE		PARKING SPACES REQUIRED
(a) Dwelling and other living units.	(1) Single-family dwelling	One (1) space for each dwelling unit
	(2) Two-family dwelling	One (1) space for each dwelling unit
	(3) Apartment dwelling	One (1) space for each dwelling unit for the first twenty (20) dwelling units plus three (3) additional parking spaces for each additional four (4) dwelling units
	(4) Residential hotel, fraternity, rooming or boarding house	One (1) space for each five (5) guest accommodations
	(5) Motel or tourist court	One (1) space for each guest room or suite

O-P

USE

PARKING SPACES REQUIRED

- (6) Convalescent home or sanitarium One (1) space for each six (6) beds for patients plus one (1) additional space for each two (2) employees
- (7) Institution for the aged One (1) space for each six (6) beds for patients plus one (1) additional space for each two (2) employees
- (8) Institution for children One (1) space for each six (6) beds for patients plus one (1) additional space for each two (2) employees
- (9) Welfare or correctional institution One (1) space for each six (6) beds for patients plus one (1) additional space for each two (2) employees

(b) Club or association

(1) Club or association

These shall be treated as combinations of uses such as hotel, restaurant, auditorium, etc., and the required spaces for each separate use shall be provided

(2) Hospital

One (1) space for each two (2) beds, including bassinets

(c) Commerce and Industry

(1) Retail stores other than in item (2) below

One (1) space for each seven hundred (700) square feet plus one (1) space for each two (2) employees

(2) Service or repair shop and retail store handling bulky merchandise such as automobiles and furniture

One (1) space for each one thousand (1,000) square feet plus one (1) space for each two (2) employees

USE

PARKING SPACES REQUIRED

- | | |
|--|---|
| (3) Bank or office including medical and dental | One (1) space for each four hundred (400) square feet plus one (1) space for each two (2) employees |
| (4) Restaurant, tavern or bar | One (1) space for each one hundred (100) square feet of table, bar, dance floor, and other patron serving area plus one (1) space for each two (2) employees |
| (5) Transient hotel | One (1) space for each five (5) guest rooms plus one (1) space for each two (2) employees, and additional spaces as required for restaurants, bars, and rooms of public assembly |
| (6) Mortuary | One (1) space for each one hundred and fifty (150) square feet of area in rooms to which the public has access plus one (1) space for each two (2) employees |
| (7) Passenger terminal (bus, air or rail) | One (1) space for each one thousand (1,000) square feet |
| (8) Wholesale or freight terminal (water, air, rail or trucking) | One (1) space for each two thousand (2,000) square feet for the first ten thousand (10,000) square feet with one additional space for each additional ten thousand (10,000) square feet |
| (9) Storage | One (1) space for each five thousand (5,000) square feet for the first twenty thousand (20,000) square feet plus one (1) additional space for each additional fifty thousand (50,000) square feet |

USE

PARKING SPACES REQUIRED

	(10)	Manufacturing	One (1) space for each two (2) employees on the largest shift
(d)		Sports and commercial amusement	
	(1)	Stadium or race track	One (1) space for each twelve (12) seats or twenty-four (24) feet of bench length for spectators
	(2)	Indoor arena or theatre	One (1) space for each eight (8) seats or sixteen (16) feet of bench length for spectators
	(3)	Bowling alley	One (1) space for each alley plus one (1) space for each two (2) employees
	(4)	Dance hall or skating rink	One (1) space for each one hundred and fifty (150) square feet of patron area plus one (1) space for each four (4) employees
	(5)	Golf driving range	One (1) space for each ten (10) linear feet of driving line
	(6)	Amusement park	One (1) space for each one thousand (1,000) square feet of patron serving area
(e)		Church, school or other place of public assembly	
	(1)	Auditorium or meeting room, except schools	One (1) space for each eight (8) seats or sixteen (16) feet of bench length for spectators
	(2)	Library	One (1) space for each four hundred (400) square feet of reading room
	(3)	Church	One (1) space for each eight (8) seats or sixteen (16) feet of bench length in the auditorium
	(4)	College or commercial school for adults	One (1) space for each six (6) seats in classrooms plus one (1) space for each employee

USE	PARKING SPACES REQUIRED
(5) High school, elementary school, and other school	One (1) space for each twelve (12) seats or twenty-four (24) feet of bench length in the auditorium or assembly room plus one (1) space for each two (2) employees

6.225 Minimum required off-street loading spaces:

USE	SQUARE FEET OF FLOOR OR LAND AREA	MINIMUM LOADING SPACES REQUIRED
(a) Hotel	0 - 29,999	1
	30,000 - 69,999	2
	70,000 - 129,999	3
	130,000 - 219,999	4
	220,000 - 379,999	5
	380,000 - 699,999	6
	700,000 - 1,499,999	7
	OVER 1,500,000	8
(b) Local or general commercial	UNDER 5,001	0
	OVER 5,001	1
	5,000 - 24,999	1
	25,000 - 59,999	2
	60,000 - 99,999	3
	100,000 - 159,999	4
	160,000 - 249,999	5
	250,000 - 369,999	6
	370,000 - 579,999	7
	580,000 - 899,999	8
900,000 - 2,999,999	9	
OVER 3,000,000	10	

O-P

USE	SQUARE FEET OF FLOOR OR LAND AREA	MINIMUM LOADING SPACES REQUIRED
(c) Manufacturing, wholesale storage, or hospital	UNDER 5,001	0
	OVER 5,001	1
	5,000 - 39,999	1
	40,000 - 99,999	2
	100,000 - 159,999	3
	160,000 - 239,999	4
	240,000 - 319,999	5
	320,000 - 399,999	6
	400,000 - 489,999	7
	490,000 - 579,999	8
	580,000 - 669,999	9
	670,000 - 759,999	10
	760,000 - 849,999	11
	850,000 - 939,999	12
940,000 - 1,029,999	13	
OVER 1,030,000	14	
(d) Motion picture theatre		1
(e) Apartment residential		One (1) loading space for each fifty (50) dwelling units
(f) Public or semi-public use		Treated as mixed uses
(g) Office or bank		Same as local and general commercial
(h) Commercial amusement		Same as local and general commercial, excluding motion picture theatres

6.23 GENERAL REQUIREMENTS: PARKING AND LOADING

- 6.2301 Residential parking for six (6) spaces or less are exempt from these General Requirements.
- 6.2302 The designation of an area for Off-Street Parking and Loading (O-P) shall not permit the use of this land for any other purpose without formal hearing and change of district. The provision for and maintenance of off-street parking and loading facilities shall be a continued obligation of the property owner. No building permit or other kind of permit shall be issued until satisfactory evidence is presented that

property is, and will remain, available for the designated use as a parking or loading facility.

- 6.2303 Requirements for structures or uses not specifically listed shall be determined by written decision of the Planning Commission. These requirements shall become part of the requirements of this Ordinance upon approval of the Board of County Commissioners.
- 6.2304 Off-street parking or loading spaces existing prior to the effective date of this Ordinance may be included in the amount necessary to meet these requirements in case of subsequent enlargements of the building or change of use to which such spaces are accessory.
- 6.2305 In case of enlargement or change of use, the number of parking or loading spaces required shall be based on the total floor area concerned with the change in use.
- 6.2306 Any change of use concerning any properties shall be unlawful unless reported by the owner, in writing, to the Building Department within thirty (30) days before such change. Where such change indicates an increase in parking or loading requirements the Building Department shall order such an increase.
- 6.2307 Required parking or loading spaces not within a garage, carport or other structure may be located within the required front, side or rear yards or court on the lot of the primary use in any district, unless otherwise specified herein.
- 6.2308 All areas used for parking and maneuvering of vehicles shall be surfaced with screened gravel or crushed rock, or better, and shall provide for suitable drainage, all in accordance with standards established by the County Roadmaster.
- 6.2309 Artificial lighting which may be provided shall be deflected so as to not shine into adjoining dwellings or other types of living units, and so as not to create a hazard to the traveling public on any road.
- 6.2310 Signs which are provided on lots or spaces located in residential districts shall fulfill the sign requirements of the particular residential district, and shall be for the purpose of directing traffic only.
- 6.2311 In the event the owners of one or more adjoining properties containing different uses desire to utilize joint facilities the total requirement shall be the sum of the requirements for each individual use.

- 6.2312 Owners of two (2) or more adjoining uses, structures, or parcels of land may utilize jointly the same parking or loading area when the hours of operation do not overlap, provided satisfactory legal evidence is presented in the form of deeds, leases or contracts securing full access to such parking or loading areas for all the parties jointly using them.
- 6.2313 Required parking and loading areas shall be improved and in condition for use before the final inspection of the building is made, or a performance bond equivalent to the cost of completing such improvements shall be placed with the Building Department. If the improvement has not been completed within one and one-half (1½) years after issuance of the permit, the bond shall be forfeited.

6.24 GENERAL REQUIREMENTS: PARKING

- 6.241 Spaces required by this section shall be provided on the site of the primary use, or within three hundred (300) feet therefrom, measured in a straight line from the property line to the nearest parking space. Streets and alleys shall be included in the measurement.
- 6.242 Required parking spaces shall be available for the parking of passenger automobiles of customers, patrons and employees only. No parking of trucks, equipment, or the conduct of any business activity shall be permitted on the required parking spaces.
- 6.243 Where the boundary of a parking lot adjoins a residential district, such parking lot shall be screened by a sight obscuring fence. The screening shall be continuous along that boundary, and shall be at least five (5) feet but not more than six (6) feet in height. Where conditions exist that make this requirement impractical, the Board of Adjustment shall determine the height necessary to fulfill the intent of this requirement.
- 6.244 Parking spaces along outer boundaries of a parking lot shall be provided with a bumper rail or curbing at least four (4) inches in height, and at least one (1) foot from the lot line.
- 6.245 Each parking space shall be of usable shape and accessible from a street or other right-of-way, and the access shall be of a width and location established by the County Roadmaster. In no case shall such access be less than twenty (20) feet wide for commercial or non-residential off-street parking, or nine (9) feet for residential off-street parking.

6.246 A plot plan showing the dimensions, legal description and layout, grade, drainage and abutting land use, of the off-street parking area shall be submitted in duplicate to the Building Department for approval.

6.25 GENERAL REQUIREMENTS: LOADING

6.2501 Loading spaces and maneuvering area shall be located only on or abutting the property served.

6.2502 Required loading spaces shall be available for the loading and unloading of vehicles concerned with the transportation of goods and services. Excepting residential and local commercial districts only, loading areas shall not be used for any other purpose than such loading or unloading. In any district it shall be unlawful to store or accumulate goods in a loading area in a manner which would render such an area useless for loading operations.

6.2503 The minimum length and width of loading spaces shall be according to the following requirements:

USE	LENGTH IN LINEAR FEET	WIDTH IN LINEAR FEET
(a) Hotel, local or general commercial, motion picture theatre, office or bank, commercial amusement, or hospital	35	12
(b) Industry, wholesale storage	60	12
(c) Apartment residential	25	12

6.2504 Areas required for off-street loading for Local Commercial (C-4) and residential districts only may be included in areas devoted to parking required by this Section

6.2505 Off-street loading areas shall be screened by a sight-obscuring fence of a height determined by the Board of Adjustment. Where the boundary of a loading area adjoins a residential district, the screening shall be continuous along that boundary.

6.2506 Each loading area shall be of useable shape and accessible from a street or alley by driveways or aisles at least twelve (12) feet wide.

6.2507 Every off-street loading area shall provide a minimum clearance height of thirteen (13) feet.

- 6.2508 The owner of property required to have one or more loading spaces shall provide a plan drawn to scale indicating how such requirements are to be fulfilled.
- 6.2509 The plan shall be submitted to the Building Department and the County Roadmaster for approval.

[Added 1977, Ord. 148, §8]

3.161 PURPOSES.

The purposes of the Rural Center District are to provide standards and review procedures which will encourage concentrations of rural residential development, together with limited local and tourist commercial uses which satisfy area and regional needs; to provide for local employment through light industrial uses consistent with rural character and to manage the location and extent of public service centers and limit the extension of public services.

3.162 AREA AFFECTED.

This subsection shall apply to those lands designated RC on the Multnomah County Zoning Map.

3.163 USES.

No building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged in this district except for the following uses:

3.163.1 PRIMARY USES.

a. Farm use, as defined in ORS 215.203(2) (a) (1977 Replacement Part), for the following purposes only:

1. Raising and harvesting of crops;
2. Raising of livestock and honeybees; or
3. Any other agricultural or horticultural purpose or animal husbandry purpose or combination thereof, except as provided in subsection 3.163.3.b.

b. The propagation or harvesting of forest products;

c. Residential use consisting of a single-family dwelling constructed on a lot; and

d. Public and private conservation areas and structures for the protection of water, soil, open-space, forest and wildlife resources.

3.163.2 USES UNDER PRESCRIBED CONDITIONS.

a. Residential use, consisting of a single-family dwelling constructed off-site, including a mobile or modular home, subject to the following conditions:

1. Construction shall comply with the standards of the Building Code or as prescribed in ORS 446.002 through 446.200 relating to mobile homes.
 2. The dwelling shall be attached to a foundation for which a building permit has been obtained.
 3. The dwelling shall have a minimum floor area of 600 square feet.
- b. Residential use consisting of a single-family dwelling, for the housing of help required to carry out a primary use listed in subsection 3.163.1.a. or b., when the dwelling occupies the same lot as a residence permitted by subsections 3.163.1.c. or 3.163.2.a, subject to the following conditions:
1. In the event the dwelling is constructed off-site, construction shall comply with subparagraphs a.1. and 3. of this subsection.
 2. The location of the dwelling shall be subject to approval of the Planning Director on a finding that:
 - (a) the use is needed to carry out a use listed in subsection 3.163.1.a. or b;
 - (b) the standards of subsection 3.164.b. are satisfied; and
 - (c) the minimum distance between dwellings will be 20 feet.

The decision of the Director may be appealed to the Board of Adjustment pursuant to subsections 12.38 and 12.39.

- c. Wholesale or retail sales, limited to those products raised or grown on the premises, subject to the following condition:
1. The location and design of any building, stand or sign in conjunction with wholesale or retail sales shall be subject to approval of the Planning Director on a finding that the location and design are compatible with the character of the area; provided that the decision of the Director may be appealed to the Board of Adjustment pursuant to subsections 12.38 and 12.39.

3.163.3 CONDITIONAL USES.

The following uses may be permitted when found by the Hearings Council to satisfy the applicable ordinance standards:

- a. Community Service Uses pursuant to the provisions of Section 7.00;

- b. The following Conditional Uses pursuant to the provisions of Section 7.50:
 - 1. Limited rural service commercial uses such as local stores, shops, offices, repair shops, and similar uses;
 - 2. Tourist commercial uses such as restaurants, taverns, gas stations, motels, guest ranches, and similar uses;
 - 3. Cottage industries; and
 - 4. Commercial processing of agricultural products primarily grown in the vicinity.
- c. Rural planned developments pursuant to the provisions of Section 7.10. Duplex and apartment dwellings, not to exceed four dwelling units per lot, may be approved by the Hearings Council pursuant to the provisions of subsection 7.105.5.

3.163.4 ACCESSORY USES.

- a. Unless otherwise prohibited or regulated, the following non-illuminated signs shall be permitted in this district:
 - 1. A temporary sign advertising the sale or rental of the premises, with a maximum area on one side of eight square feet, erected not less than ten feet from the front property line;
 - 2. A sign stating the name of the owner or occupant of the property, with a maximum area on one side of two square feet;
 - 3. Not more than two signs, with a combined area of no more than 18 square feet, advertising the sale of agricultural products pursuant to the provisions of subsection 3.163.2.c.
- b. Off-street parking and loading;
- c. Home occupations; and
- d. Other structures or uses customarily accessory or incidental to any use permitted or approved in this district.

3.163.5 TEMPORARY USES.

- a. Except as provided in subsections 3.164.1, 3.164.2, 3.165, and 7.104.1, the minimum lot size shall be one acre.
 - 1. That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.

b.	Minimum Front Lot Line Length	Maximum Structure Height		Minimum Yard Dimensions - Feet			
		Stories	Feet	Front	Side	Street Side	Rear
	50 feet	2 1/2	35	30	10	30	30

1. The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The Planning Commission shall determine the necessary right-of-way widths and additional yard requirements not otherwise established by Ordinance.
2. Structures such as barns, silos, windmills, antennae, chimneys, or similar structures may exceed the height requirement if located at least 30 feet from any property line.

3.164.1 LOTS OF EXCEPTION.

The Hearings Council may grant an exception to permit creation of a lot of less than one acre, after the effective date of Ordinance No. 148, when in compliance with the dimensional requirements of subsection 3.164.b. Any exception shall be based on findings that the proposal will:

- a. substantially maintain or support the character and stability of the overall land use pattern of the area;
- b. be situated upon land generally unsuitable for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation and the location or size of the tract;
- c. be compatible with accepted farming or forestry practices on adjacent lands;
- d. be consistent with the purposes described in subsection 3.161;
- e. satisfy the applicable standards of water supply, sewage disposal and minimum access; and
- f. not require public services beyond those existing or programmed for the area.

3.164.11 In no event shall the Lot of Exception provisions be used to divide any Lot of Record into more than two parcels.

3.164.12 The Hearings Council may attach conditions to the approval of any Lot of Exception to insure that the use is consistent with the Comprehensive Plan and the purposes described in subsection 3.161.

3.164.13 The Planning Director may grant a Lot of Exception based on a finding that the permitted number of dwellings will not thereby be increased above that otherwise allowed in this district; provided that the decision of the Director may be appealed to the Hearings Council pursuant to subsections 12.38 and 12.39.

3.164.2 LOT OF RECORD.

- a. For the purposes of this district, a Lot of Record is a parcel of land:
 1. for which a deed or other instrument dividing land was recorded with the Department of Administrative Services, or was in recordable form prior to the effective date of Ordinance No. 148; and
 2. which, when established, satisfied all applicable laws.
- b. A Lot of Record which has less than the area or front lot line minimums required may be occupied by any permitted or approved use when in compliance with the other requirements of this district.
- c. Separate Lots of Record shall be deemed created when a street or zoning district boundary intersects a parcel of land.

3.164.3 Except as otherwise provided by subsection 3.164.1, 3.165, and 7.104.1, no sale or conveyance of any portion of a lot, other than for a public purpose, shall leave a structure on the remainder of the lot with less than the minimum lot or yard requirements or result in a lot of less than the area or width requirements of this district.

3.165 LOT SIZES FOR CONDITIONAL USES.

The minimum lot size for a conditional use permitted pursuant to subsection 3.163.3, except subparagraph c, shall be based upon:

- a. the site size needs of the proposed use;
- b. the nature of the proposed use in relation to its impact on nearby properties; and
- c. consideration of the purposes of this district.

3.166 OFF-STREET PARKING AND LOADING.

Off-street parking and loading shall be provided as required by Section 6.20.

3.167 ACCESS.

Any lot in this district shall abut a street, or shall have other access determined by the Hearings Council to be safe and convenient for pedestrians and passenger and emergency vehicles.

3.168 EXEMPTIONS FROM NON-CONFORMING USE PROVISIONS.

3.168.1 Conditional Uses listed in subsection 3.163.3, legally established prior to the effective date of Ordinance No. 148, shall be deemed conforming, and not subject to the provisions of subsection 12.75; provided, however, that:

- a. any change from one conditional use listed in subsection 3.163.3 to another such conditional use shall be subject to approval pursuant to the provisions of subsection 3.163.3; and
- b. any alteration of such conditional use listed in subsection 3.163.3 shall be subject to Design Review pursuant to the provisions of Section 7.60.

[Amended 1965, Ord. 539, §1]

6.21 PURPOSE.

The purpose of these off-street parking and loading regulations are to reduce effectively traffic congestion associated with residential, commercial, industrial and other land uses to protect the character of neighborhoods and to protect community investment in streets and arterials.

6.22 GENERAL PROVISIONS.

At the time of the erection of a new building, or an addition to an existing building, or any change in the use of an existing building, structure or land which results in an intensified use by customers, occupants, employees or other persons, off-street parking and loading shall be provided according to the requirements of this Section.

6.2201 O-P Classification.

Land classified Off-Street Parking and Loading (O-P) shall not be used for any purpose other than off-street parking and loading without a change of district as provided in Section 12.20.

6.2202 Continuing Obligation.

The provision for and maintenance of off-street parking and loading facilities shall be a continuing obligation of the property owner. No building or any other required permit for a structure or use under this or any other applicable Rule, Ordinance or Regulation shall be issued with respect to Off-Street Parking and Loading District land, or land served by such land, until satisfactory evidence is presented that the property is, and will remain, available for the designated use as a parking or loading facility.

6.2203 Plans Required.

A plot plan showing the dimensions, legal description, access and layout, grade, drainage and abutting land in respect to the off-street parking area and such other information as shall be required, shall be submitted in duplicate to the Planning Director with each application for a building or land use permit, or for a change of classification to O-P. [Amended 1975, Ord. 111, §6]

6.2204 Use of Space.

- (a) Required parking spaces shall be available for the parking of vehicles of customers, occupants and employees.

- (b) No parking of trucks, equipment or the conduct of any business activity shall be permitted on the required parking spaces.
- (c) Required loading spaces shall be available for the loading and unloading of vehicles concerned with the transportation of goods or services.
- (d) Excepting residential and local commercial districts only, loading areas shall not be used for any other purpose than such loading or unloading.
- (e) In any district, it shall be unlawful to store or accumulate goods in a loading area in a manner which would render such an area temporarily or permanently incapable of immediate use for loading operations.

6.2205 Location.

- (a) Spaces required by this Section shall be provided on the site of the primary use; provided that, when practical difficulties prevent their establishment upon the same site, with the approval of the Board of Adjustment, they may be located within three hundred (300) feet therefrom, measured in a straight line (including streets and alleys) from the nearest property line to the nearest parkspace; but in any case the location shall meet all provisions of this Ordinance which apply.
- (b) Loading spaces and maneuvering area shall be located only on or abutting the property served.

6.2206 Improvements Required.

- (a) Required parking and loading areas shall be improved and in condition for use before the final inspection of the building is made, or a performance bond in favor of Multnomah County equivalent to the cost of completing such improvements shall be filed with the Planning Director. [Amended 1975, Ord. 111, §6]
- (b) Any such bond shall be conditioned that if the improvement has not been completed within one and one-half (1 1/2) years after issuance of the permit, the bond shall be forfeited.
- (c) Any bond filed hereunder shall be subject to the approval of the Planning Director and the District Attorney.

6.2207 Change of Use.

- (a) Any change of use of any land or structure served by land subject to this Section shall be unlawful unless reported by the owner, in writing, to the Planning Director before such

change, and where such change indicates an increase in parking or loading requirements the Planning Director shall order such an increase. [Amended 1975, Ord. 111, §6]

- (b) In case of enlargement or change of use, the number of parking or loading spaces required shall be based on the total area involved in the enlargement or change in use.

6.2208 Joint Facilities.

- (a) In the case of different uses occupying the same or adjoining land or structure, the total off-street parking and loading requirements shall be the sum of the requirements for each individual use.
- (b) Owners of two (2) or more adjoining uses, structures, or parcels of land may utilize jointly the same parking or loading area when the hours of operation do not overlap, provided satisfactory legal evidence is presented in the form of deeds, leases or contracts securing full access to such parking or loading areas for all the parties jointly using them.

6.2209 Existing Spaces.

Off-street parking or loading spaces existing prior to the effective date of this Ordinance may be included in the amount necessary to meet these requirements in case of subsequent enlargements of the structure or change of use to which such spaces are accessory.

6.2210 Interpretation.

Requirements for structures or uses not specifically listed shall be determined by written decision of the Planning Director and shall become part of the requirements of this Ordinance upon approval by the Planning Commission and the Board of County Commissioners. [Amended 1975, Ord. 111, §6]

6.2211 Standards of Measurement.

- (a) "Square feet" means square feet of floor or land area primary to the functioning of the particular use of the property and excluding space devoted to off-street parking and loading.
- (b) When units or measurements determining the number of required off-street parking or off-street loading spaces result in a requirement of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded, and fractions over one-half (1/2) shall require one (1) off-street parking or off-street loading space.

6.23 DESIGN STANDARDS - PARKING AND LOADING.

6.2301 Scope.

- (a) These design standards shall apply to all parking, loading and maneuvering areas except those for single and two-family residential dwellings on individual lots.
- (b) All parking and loading areas shall provide for the turning, maneuvering and parking of all vehicles on the lot.

6.2302 Access.

- (a) Where a parking or loading area does not abut directly on a public street, there shall be provided an unobstructed drive not less than twelve (12) feet in width for one (1) way traffic, and not less than twenty (20) feet in width for two (2) way traffic, leading to a public street, and traffic directions shall be plainly marked.
- (b) Off-street parking and loading spaces in streets or alleys shall not be counted in the fulfilling of any part of these parking and loading requirements.

6.2303 Size.

(a) Parking Space.

- (1) Each required off-street parking space shall be at least nine and one-half (9 1/2) feet in width and at least twenty (20) feet in length, measured at right angles to the axis of the vehicle and shall be exclusive of access drives, aisles, ramps or columns. Such space shall have a vertical clearance of at least six (6) feet, six (6) inches.
- (2) Parking spaces for more than twenty (20) employees of industrial uses operating on a regular shift basis may be eight and one-half (8 1/2) feet in width and twenty (20) feet in length.
- (3) For parallel parking the length of the parking space shall be increased to twenty-three (23) feet.

(b) Aisles.

- (1) Aisles shall not be less than:

- 25'0" in width for 90° parking
- 20'0" in width for 60° parking
- 20'0" in width for 45° parking
- 12'0" in width for parallel parking

- (2) Widths for other angles shall be proportional to the above.
- (3) Angle measurements shall be between the center line of the parking space and the center line of the aisle.

(c) Parking Area.

- (1) Parking areas provided under these regulations shall not be less than one thousand (1,000) square feet in area.
- (2) Large parking areas shall be divided into sections containing not more than sixty (60) parking spaces by landscaped dividing strips or landscaped walks, in accordance with Section 6.2502.

(d) Loading Spaces.

- (1) Apartment: Each required space shall be at least twelve (12) feet in width and twenty-five (25) feet in length.
- (2) Commercial: Each required space shall be at least twelve (12) feet in width and thirty-five (35) feet in length.
- (3) Industrial: Each required space shall be at least twelve (12) feet in width and sixty (60) feet in length.
- (4) Clearance: The height of each required loading space shall provide a minimum vertical clearance of thirteen (13) feet.

6.2304 Improvements.

(a) Surfacing.

- (1) All areas used for parking, loading and maneuvering of vehicles shall be surfaced with two (2) inches of blacktop on a four (4) inch crushed rock base or six (6) inches of Portland cement or other material so as to provide a durable and dustless surface capable of carrying a wheel load of four thousand (4,000) pounds.
- (2) Large parking fields for intermittent uses such as amusement parks, race tracks, stadiums, and the like may be surfaced with gravel or grass and spaces may be unmarked if parking is supervised.

(b) Bumper Rails.

- (1) All areas used for parking, loading, and maneuvering of vehicles shall be physically separated from public streets or adjoining property by landscaped required yards or in those cases where no landscaped yard is required, by other effective and suitable barrier against unchanneled motor vehicle access or egress.
 - (2) Such areas along outer boundaries of a parking lot shall be provided with a bumper rail or curbing at least four (4) inches in height, and at least three (3) feet from the lot line.
- (c) Marking. All areas used for parking and maneuvering of vehicles shall be marked in accordance with the approved plan and such marking shall be continuously maintained.
- (d) Drainage. All areas used for parking and maneuvering of vehicles shall be so graded and drained to provide for the disposal of all surface water on the site.
- (e) Covered Walkways. Covered walkway structures for the shelter of pedestrians only, and consisting solely of roof surfaces and necessary supporting columns, posts and beams may be located in an O-P district and such structures shall meet the setback height and other requirements of the district which apply.

6.2305 Lighting.

- (a) Artificial lighting which may be provided shall be deflected so as to not shine into adjoining dwellings or other types of living units, and so as not to create a hazard to the traveling public on any street.

6.2306 Signs.

- (1) Accessory signs shall be permitted on parking areas in accordance with the provisions specified in each district, and in addition signs designating entrances, exits or conditions of use may be maintained on a parking area.
- (2) Such signs shall not exceed four (4) square feet and there shall not be more than one (1) such sign for each entrance or exit.

6.24 DESIGN STANDARDS - SETBACKS.

- (a) Required yards, exclusive of driveways, which abut upon a street lot line shall not be used for parking or loading areas.

- (b) Parking or loading areas not in an "F", "R" or "A" district but which adjoin such district along the same street shall not be located closer to the street property line than the required setback of the adjoining district for a distance of fifty (50) feet from any such district.
- (c) Parking or loading areas not in an "F", "R" or "A" district, but which are across a street from such a district, shall have a setback of not less than five (5) feet from the street property line, and such five (5) foot setback shall be permanently landscaped and maintained.
- (d) Required yards which abut a street lot line shall not be paved, except for walkways which do not exceed twelve (12) feet in total width and not more than two (2) driveways which do not exceed the width of their curb cuts for each one hundred fifty (150) feet of the street frontage.

6.25 [Repealed 1977, Ord. 151, §8]

6.26 MINIMUM REQUIRED OFF-STREET PARKING SPACES.

6.2601 Residential Uses.

- (a) Single Family Dwelling: Two (2) spaces for each dwelling unit.
- (b) Two-Family Dwelling: Two (2) spaces for each dwelling unit.
- (c) Apartment Building: One and one-half (1.5) spaces for each dwelling unit.
- (d) Rooming or Boarding House or Fraternity: Two (2) spaces plus one (1) space for each three (3) guest accommodations.
- (e) Motel or Tourist Court: One (1) space for each guest room or suite.
- (f) Trailer Court (Residential): One and one-half (1.5) spaces for each mobile home.
- (g) Trailer Court (Transient): One (1) space for each trailer.
- (h) Convalescent, Nursing and other Health Home and Institution, Home for Aged, Children's Home and Welfare or Correctional Institution: One (1) space for each four (4) beds for patients plus one (1) additional space for each two (2) employees.

6.2602 Public and Semi-Public Buildings and Uses.

- (a) Auditorium or Meeting Room (Except Schools): One (1) space for each 60 square feet of floor area in the auditorium or, where seating is fixed to the floor, one (1) space for each four (4) seats or eight (8) feet of bench length.

- (b) Churches: One (1) space for each 80 square feet of floor area in the main auditorium or, where seating is fixed to the floor, one (1) space for each four (4) seats or eight (8) feet of bench length.
- (c) Church Accessory Uses: In addition to spaces required for the church, one (1) space for each ten (10) persons residing in such building.
- (d) Club or Association: These shall be treated as combination of uses such as hotel, restaurant and tavern, etc., and the required spaces for each separate use shall be provided.
- (e) Hospital: One (1) space for each two (2) beds, including bassinets.
- (f) Library: One (1) space for each four hundred (400) square feet of reading room plus one (1) space for each two (2) employees.
- (g) Senior High School and Equivalent Private and Parochial School: One (1) space for each fifty-six (56) square feet in the auditorium or, where seating is fixed to the floor, one (1) space for each (8) seats or sixteen (16) feet of bench length or one (1) space for each ten (10) seats in classrooms, whichever is greater.
- (h) College, University, Institution of Higher Learning and Equivalent Private or Parochial School: One (1) space for each five (5) seats in classrooms.
- (i) Elementary, Junior High and Equivalent Private or Parochial School: One (1) space for eighty-four (84) square feet of floor area in the main auditorium or one (1) space for each twelve (12) seats or twenty-four (24) feet of bench length, whichever is greater.
- (j) Kindergarten, Day School, Equivalent Private or Parochial School: One (1) driveway, designed for continuous flow of passenger vehicles for the purpose of loading and unloading children plus one (1) parking space for each two (2) employees.
- (k) Passenger Terminal (Bus, Air or Rail): One (1) space for each two thousand (2,000) square feet for the first ten thousand (10,000) square feet with one (1) additional space for each additional ten thousand (10,000) square feet.

6.2603 Retail Uses.

- (a) Store, Supermarket, Department Store and Personal Service Shop: One (1) space for each four hundred (400) square feet of gross floor area plus one (1) space for each two (2) employees.

- (b) Service and Repair Shop and Retail Store handling bulky merchandise such as Automobiles and Furniture: One (1) space for each six hundred (600) square feet of gross floor area plus one (1) space for each two (2) employees.
- (c) Bank or Office including Medical and Dental except as provided in the A-1-B District: One (1) space for each three hundred (300) square feet plus one (1) space for each two (2) employees.
- (d) Restaurant, Tavern or Bar: One (1) space for each one hundred (100) square feet of gross floor area plus one (1) space for each (2) employees.
- (e) Hotel: One (1) space for each two (2) guest rooms.
- (f) Mortuary: One (1) space for each four (4) chapel seats plus one (1) space for each two (2) employees.

6.2604 Commercial Recreation.

- (a) Amusement Park: One (1) space for each one thousand (1,000) square feet of patron serving area.
- (b) Billiards and Pool: One (1) space for each table plus one (1) space for each (2) employees.
- (c) Bowling Alley: Five (5) spaces for each alley plus one (1) space for each (2) employees. Combination uses shall be totaled.
- (d) Dance Hall: One (1) space for each fifty (50) square feet of patron area plus one (1) space for each two (2) employees.
- (e) Go-Karts: One (1) space for each kart plus one (1) space for each two (2) employees.
- (f) Golf Driving Range: One (1) space for each ten (10) linear feet of driving line.
- (g) Gymnasium (Except Schools): One (1) space for each fifty (50) square feet of floor area plus one (1) space for each six (6) seats.
- (h) Indoor Arena or Theater: One (1) space for each four (4) seats or eight (8) feet of bench length.
- (i) Miniature Golf: One (1) space for each two (2) holes plus one (1) space for each two (2) employees.
- (j) Moorage (Boat): One (1) space for each two (2) boat berths plus one (1) space for each (2) employees.

- (k) Moorage (Houseboat): Two (2) spaces for each houseboat plus one (1) space for each two (2) employees.
- (l) Race Track: One (1) space for each eight (8) seats or sixteen (16) feet of bench length.
- (m) Skating Rink: One (1) space for each fifty (50) square feet of floor or rink area plus one (1) space for each two (2) employees.
- (n) Shooting Gallery: One (1) space for each five hundred (500) square feet of floor area plus one (1) space for each two (2) employees.
- (o) Stadium: One (1) space for each eight (8) seats or sixteen (16) feet of bench length.
- (p) Swimming Pool: One (1) space for each one hundred (100) square feet of pool plus one (1) space for each two (2) employees.
- (q) Tennis Court: One (1) space for each court.

6.2605 Industry.

- (a) Manufacturing: One (1) space for each two (2) employees on the largest shift.
- (b) Storage: One (1) space for each five thousand (5,000) square feet for the first twenty thousand (20,000) square feet plus one (1) additional space for each additional fifty thousand (50,000) square feet.

6.2606 Unspecified Uses.

Any use not specifically listed in the foregoing shall have the requirements of the listed use or uses deemed equivalent by the Planning Director.

6.27 MINIMUM REQUIRED OFF-STREET LOADING SPACES.

Use	Square Feet of Floor or Land Area	Minimum Loading Spaces Required
6.2701 Commercial	Under 5,000	0
	5,000 - 24,999	1
	25,000 - 59,999	2
	60,000 - 99,999	3
	100,000 - 159,999	4
	160,000 - 249,000	5
	250,000 - 369,999	6
	370,000 - 579,999	7
	580,000 - 899,999	8
	900,000 - 2,999,999	9
Over 3,000,000	10	

6.2702 Hotel	Under 30,000	1
	30,000 - 69,999	2
	70,000 - 129,999	3
	130,000 - 219,999	4
	220,000 - 379,999	5
	380,000 - 699,999	6
	700,000 - 1,499,999	7
	Over 1,500,000	8

6.2703 Manufacturing, Wholesale Storage or Hospital	Under 5,000	0
	5,000 - 39,999	1
	40,000 - 99,999	2
	100,000 - 159,999	3
	160,000 - 239,999	4
	240,000 - 319,999	5
	320,000 - 399,999	6
	400,000 - 489,999	7
	490,000 - 579,999	8
	580,000 - 699,999	9
	670,000 - 759,999	10
	760,000 - 849,999	11
	850,000 - 939,999	12
	940,000 - 1,029,999	13
Over 1,030,000	14	

6.2704 Apartment Residential.

One (1) loading space for each fifty (50) dwelling units.

6.2705 Commercial Amusement.

Same as commercial, excluding motion picture theaters.

6.2706 Motion Picture Theaters.

One (1) space.

6.2707 Office or Bank.

Same as commercial.

6.2708 Public or Semi-Public Use.

Treated as mixed uses.

6.2709 Unspecified Uses.

Any use not specifically listed in the foregoing shall have the requirements of the listed use or uses deemed equivalent by the Planning Director.

7.60 DESIGN REVIEW

[Added 1977, Ord. 151, §1]

7.610 PURPOSE.

This section provides for the review and administrative approval of the design of certain developments and improvements in order to promote functional, safe, innovative and attractive site development compatible with the natural and man-made environment.

7.611 ELEMENTS OF DESIGN REVIEW PLAN.

The elements of a Design Review Plan are: The layout and design of all existing and proposed improvements, including but not limited to, buildings, structures, parking and circulation areas, outdoor storage areas, landscape areas, service and delivery areas, outdoor recreation areas, retaining walls, signs and graphics, cut and fill actions, accessways, pedestrian walkways, buffering and screening measures.

7.612 DESIGN REVIEW PLAN APPROVAL REQUIRED.

No building, grading, parking, land use, sign or other required permit shall be issued for a use subject to this section, nor shall such a use be commenced, enlarged, altered or changed until a final design review plan is approved by the Planning Director, pursuant to this ordinance.

7.612.1 The provisions of Section 7.60 shall apply to all conditional and community service uses in any district and developments in the following districts:

- a. Group dwellings in R-4, Two-Family Residential District, pursuant to subsection 3.833;
- b. A-2, Apartment Residential Districts;
- c. A-1-B, Apartment Residential - Business Office District;
- d. All Commercial Districts; and
- e. All Manufacturing Districts.

7.612.2 Noncompliance with a final approved design review plan, as approved, shall be a zoning ordinance violation.

7.612.3 The Board of County Commissioners, Planning Commission, Hearings Council and Board of Adjustment may, as a condition of approval of an action, as defined in subsection 12.21, Ordinance No. 100, require that design review plan approval be obtained prior to issuance of any required permit.

7.613 DESIGN REVIEW PLAN: CONTENTS AND PROCEDURE. MULTNOMAH COUNTY

7.613.1 Any preliminary or final design review plan shall be filed on forms provided by the Planning Director and shall be accompanied by such drawings, sketches and descriptions as are necessary to describe the proposed development. A plan shall not be deemed complete unless all information requested is provided.

7.613.2 Prior to filing a design review plan, the applicant shall confer with the Planning Director concerning the requisites of formal application.

7.613.3 Following the pre-application meeting, the applicant shall file with the Planning Director a preliminary design review plan, which shall contain the items listed in subsection 7.614.

7.614 PRELIMINARY DESIGN REVIEW PLAN: CONTENTS.

- a. Preliminary Site Development Plan;
- b. Preliminary Site Analysis Diagram;
- c. Preliminary Architectural Drawings, indicating floor plans and elevations;
- d. Preliminary Landscape Plan;
- e. Proposed minor exceptions from yard, parking and sign requirements; and
- f. Design Review Application Fee, as required pursuant to subsection 13.03(k).

7.614.1 A preliminary site analysis diagram may be in freehand form and shall generally indicate the following characteristics:

- a. Relation to adjacent lands;
- b. Location and species of trees greater than six inches in diameter at five feet;
- c. Topography;
- d. Natural drainage;
- e. Significant wildlife habitat;
- f. Information about significant climatic variables, including but not limited to, solar potential, wind direction and velocity; and
- g. Natural features and structures having a visual or other significant relationship with the site.

7.614.2 A preliminary site development plan may be in freehand form and shall generally indicate the following as appropriate to the nature of the use:

- a. Access to site from adjacent rights of way, streets and arterials;
- b. Parking and circulation areas;
- c. Location and design of buildings and signs;
- d. Orientation of windows and doors;
- e. Entrances and exits;
- f. Private and shared outdoor recreation spaces;
- g. Pedestrian circulation;
- h. Outdoor play areas;
- i. Service areas for uses such as mail delivery, trash disposal, above ground utilities, loading and delivery.
- j. Areas to be landscaped;
- k. Exterior lighting;
- l. Special provisions for handicapped persons; and
- m. Other site elements and spaces which will assist in the evaluation of site development.

7.614.3 The preliminary landscape plan shall indicate:

- a. The size, species and approximate locations of plant materials to be retained or placed on the site; and
- b. Proposed site contouring.

7.615 ACTION ON PRELIMINARY DESIGN REVIEW PLAN.

Within ten business days following filing of the preliminary design review plan, the Planning Director shall mail to the applicant summary findings and conclusions indicating the relationship between the preliminary design review plan and the criteria and standards listed in subsections 7.618, 7.619 and 7.620 of this ordinance.

7.616 FINAL DESIGN REVIEW PLAN.

Following receipt by the applicant of the summary findings and conclusions pursuant to subsection 7.615, the applicant may submit a revised preliminary design review plan or shall file with the Planning Director a final design review plan, which shall contain the following, drawn to scale:

- a. Site Development and Landscape Plans, indicating the locations and specifications of the items described in subsections 7.614.2 and 7.614.3, as appropriate.
- b. Architectural Drawings, indicating floor plans, sections and elevations; and
- c. Proposed minor exceptions from yard, parking and sign requirements.

7.617 DECISION ON FINAL DESIGN REVIEW PLAN.

The Planning Director may approve a final design review plan, disapprove it, or approve it with such modifications and conditions as may be consistent with the Comprehensive Plan or the criteria and standards listed in subsections 7.618, 7.619 and 7.620.

- 7.617.1 When the Planning Director determines that immediate execution of any feature of an approved final design review plan is impractical due to climatic conditions, unavailability of materials or other temporary condition, the Director shall, as a precondition to the issuance of a required permit pursuant to subsection 7.612, require the posting of a performance bond, cash deposit or other surety, to secure execution of the feature at a time certain.
- 7.617.2 Within ten business days following receipt of the final design review plan, the Planning Director shall file a decision with the Director of the Department of Environmental Services and mail a copy of the decision to the applicant and other persons who request the same.
- 7.617.3 A decision on a final design review plan shall include written conditions, if any, and findings and conclusions. The findings shall specifically address the relationships between the plan and the criteria and standards listed in subsections 7.618, 7.619 and 7.620.

7.618 DESIGN REVIEW CRITERIA.

Approval of a final design review plan shall be based on the following criteria:

- a. Relation of Design Review Plan Elements to Environment.
 - 1. The elements of the design review plan shall relate harmoniously to the natural environment and existing buildings and structures having a visual relationship with the site.
 - 2. The elements of the design review plan should promote energy conservation and provide adequate protection from adverse climatic conditions, noise, and air pollution.
 - 3. Each element of the design review plan shall effectively, efficiently and attractively serve its function. The elements shall be on a human scale, inter-related, and shall provide spatial variety and order.

b. Safety and Privacy.

The design review plan shall be designed to provide a safe environment, while offering appropriate opportunities for privacy and transitions from public to private spaces.

c. Special Needs of Handicapped.

Where appropriate, the design review plan shall provide for the special needs of handicapped persons, such as ramps for wheel-chairs and braille signs.

d. Preservation of Natural Landscape.

The landscape and existing grade shall be preserved to the maximum practical degree, considering development constraints and suitability of the landscape or grade to serve their functions. Preserved trees and shrubs shall be protected during construction.

e. Pedestrian and Vehicular Circulation and Parking.

The location and number of points of access to the site, the interior circulation patterns, the separations between pedestrians and moving and parked vehicles, and the arrangement of parking areas in relation to buildings and structures, shall be designed to maximize safety and convenience and shall be harmonious with proposed and neighboring buildings and structures.

f. Drainage.

Surface drainage systems shall be designed so as not to adversely affect neighboring properties or streets.

g. Buffering and Screening.

Areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking, and similar accessory areas and structures shall be designed, located, buffered or screened to minimize adverse impacts on the site and neighboring properties.

h. Utilities.

All utility installations above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

i. Signs and Graphics.

The location, texture, lighting, movement, and materials of all exterior signs, graphics or other informational or directional features shall be compatible with the other elements of the design review plan and surrounding properties.

7.618.1 Guidelines designed to assist applicants in developing design review plans may be adopted by the Planning Commission.

7.619 REQUIRED MINIMUM STANDARDS.

a. Private and Shared Outdoor Recreation Areas in Residential Developments.

1. Private Areas.

Each ground level living unit in a residential development subject to design review plan approval shall have an accessible outdoor private space of not less than 48 square feet in area. The area shall be enclosed, screened or otherwise designed to provide privacy for unit residents and their guests.

2. Shared Areas.

Usable outdoor recreation space shall be provided for the shared use of residents and their guests in any apartment residential development, as follows:

(a) One or two-bedroom units: 200 square feet per unit.

(b) Three or more bedroom units: 300 square feet per unit.

b. Storage.

Residential Developments. Convenient areas shall be provided in residential developments for the storage of articles such as bicycles, barbecues, luggage, outdoor furniture, etc. These areas shall be entirely enclosed.

c. Required Landscaped Areas.

The following landscape requirements are established for developments subject to design review plan approval:

1. A minimum of 15% of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subpart 3 of this subsection. [Amended 1979, Ord. 183 §2]
2. All areas subject to the final design review plan and not otherwise improved shall be landscaped.
3. The following landscape requirements shall apply to parking and loading areas: [Amended 1979, Ord. 183 §2]

- (a) A parking or loading area providing ten or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.
 - (b) A parking or loading area shall be separated from any lot line adjacent to a street by a landscaped strip at least ten feet in width, and any other lot line by a landscaped strip at least five feet in width. [Amended 1979 Ord. 183 §2]
 - (c) A landscaped strip separating a parking or loading area from a street shall contain:
 - (1) Street trees spaced as appropriate to the species, not to exceed 50 feet apart, on the average.
 - (2) Low shrubs, not to reach a height greater than 3'0", spaced no more than 5 feet apart, on the average; and
 - (3) Vegetative ground cover.
 - (d) Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.
 - (e) A parking landscape area shall have a width of not less than five feet.
- 4. Provision shall be made for watering planting areas where such care is required.
 - 5. Required landscaping shall be continuously maintained.
 - 6. Maximum height of tree species shall be considered when planting under overhead utility lines.
 - 7. "Landscaped" means the improvement of land by means such as contouring, planting, and the location of outdoor structures, furniture, walkways and similar features.

7.620 MINOR EXCEPTIONS: YARD, PARKING AND SIGN REQUIREMENTS.

- a. In conjunction with final design review plan approval, the Planning Director may grant minor exceptions from the following requirements:
 - 1. Dimensional standards for yards as required in the primary district.
 - 2. Dimensional standards for off-street parking as required in subsections 6.2302 and 6.2303, Ordinance No. 100.

3. Standards for minimum number of off-street parking spaces as required in the primary district; and
 4. Dimensional standards for signs as required in the primary district.
 5. In the case of a proposed alteration, standards for landscaped areas under subsection 7.619(c). [Added 1979, Ord. 183 §3]
- b. Except under subsection 7.620.a.5, no minor exception shall be greater than twenty-five percent of the requirement from which the exception is granted. [Amended 1979, Ord. 183 §3]
 - c. Approval of a minor exception shall be based on written findings, as required in this subpart.
 1. In the case of a minor yard exception, the Planning Director shall find that approval will result in:
 - (a) more efficient use of the site;
 - (b) preservation of natural features, where appropriate;
 - (c) adequate provision of light, air and privacy to adjoining properties; and
 - (d) adequate emergency access.
 2. In the case of a minor exception to the dimensional standards for off-street parking spaces or the minimum required number of off-street parking spaces, the Planning Director shall find that approval will provide adequate off-street parking in relation to user demands. The following factors may be considered in granting such an exception:
 - (a) Special characteristics of users which indicate low demand for off-street parking (e.g., low income, elderly);
 - (b) Opportunities for joint use of nearby off-street parking facilities;
 - (c) Availability of public transit; and
 - (d) Natural features of the site (topography, vegetation, and drainage) which would be adversely affected by application of required parking standards.

3. In the case of a minor exception to the dimensional standards for signs, the Planning Director shall find that approval is necessary for adequate identification of the use on the property and will be compatible with the elements of the design review plan and with the character of the surrounding area.
4. In the case of a minor exception to the standards for landscaped areas, the Planning Director shall find that approval is consistent with subsection 7.610, considering the extent and type of proposed alteration and the degree of its impact on the site and surrounding areas. [Added 1979, Ord. 183 §3]

7.621 APPEAL TO HEARINGS COUNCIL.

A decision on a final design review plan may be appealed to the Hearings Council in the manner provided in subsections 12.38 through 12.39, Ordinance No. 100.