SECTION 4.0400
CORRIDOR DISTRICTS

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General

4.0401 Purpose
This section of the Community Development Code implements the Central Rockwood Plan and creates districts for the city’s transit corridors. The Central Rockwood Plan originated in the Gresham 2020 Action Plan, which called for this area to accommodate intensive commercial, residential, and mixed-use development. Central Rockwood is envisioned as a Town Center, growing into a lively pedestrian-oriented, transit-supportive district. Transit Corridors are made up of lands adjacent to streets with transit service, identified in Map 21, Volume IV – Transportation System Plan, of the Gresham Community Development Plan. The land use districts of both the Central Rockwood Plan and the transit corridors are designed to take advantage of the substantial public investments which have been made in transit service, and to create attractive places to live, work, shop, and recreate with less reliance on the automobile than might be found elsewhere in the community.

Corridor District Characteristics

4.0410 Rockwood Town Center (RTC)
This district encompasses the heart of Central Rockwood. It is centered on the triangle formed by E. Burnside, NE 181st Ave., and SE Stark St., but also takes in adjacent properties around the triangle. Primary uses permitted in RTC are retail commercial, services, office uses and housing. Mixed-use developments and various institutional uses (e.g. library, public meeting halls, government facilities) are also permitted. The scale and character of new development is intended to support and reinforce the image of a town center, with buildings of at least two stories, oriented to streets and pedestrians, and with parking lots behind or to the sides of buildings.

A portion of the Rockwood Town Center will be the focus of more concentrated high-density residential, office, commercial, service and institutional mixed-use development in a village type urban form. Within this area, proposals to develop attached dwellings that front on streets (multi-family and attached single-family dwellings) are required to have a mixed-use component along the street frontage. Mixed-use consists of commercial, office, or institutional uses or combinations thereof in combination with residential uses. This “Mixed-Use” Rockwood Town Center area consists of the “triangle” described above, and other properties which front on its abutting streets (see Appendix 9.000).

4.0411 Station Centers (SC)
This district takes in properties which are adjacent to, or within easy walking distance, of light rail stations at 162nd Avenue, 172nd Avenue, Ruby Junction (197th Ave.), and Gresham City Hall. The Station Centers district is intended to accommodate uses which are directly supportive of light rail transit. Development types permitted include retail and service businesses, offices, mixed-use projects, higher-density housing, and attached single family dwellings. Acknowledging the different character of existing land uses adjacent to the Ruby Jct. light rail station, an overlay designation here will also permit auto-dependent uses, and small-scale light industrial uses.

4.0412 Corridor Multi-Family (CMF)
This district designation is applied to properties along segments of Transit Streets. The CMF district
primarily provides opportunities for moderate-density residential development, including attached dwellings and attached single family dwellings. To help create a pleasant pedestrian environment, most new residential buildings will be oriented to public sidewalks, with parking lots behind or beside buildings. Standards will require that the scale of new housing diminish as buildings approach abutting single-family residential districts.

4.0413 Corridor Mixed Use (CMU)
This district designation is applied to certain clusters of properties along Transit Streets. In addition to moderate-density, multi-family residential uses, the CMU district permits small-scale commercial uses and mixed-use developments. Commercial businesses operating in this district will serve primarily the day-to-day needs of residents in nearby housing developments and neighborhoods. Design standards in Section 7.0600 for new construction and remodels which meet the thresholds described in Section 7.0003 will help to ensure that new buildings become attractive additions to existing and developing neighborhoods.

4.0414 Community Commercial (CC)
This district designation is applied to larger nodes of primarily commercial development clustered around the intersections of major and/or standard arterial streets. This district services the surrounding community with a larger trade area than the Moderate Commercial district but still has building size limitations for compatibility with the adjacent residential properties. The CC district will accommodate a wide range of community-scale commercial uses, including retail, services, and offices. This district also permits housing as a secondary use, with attached dwellings being developed in conjunction with commercial construction. New buildings will be pedestrian-oriented, with parking placed behind or beside buildings. Design Standards in Section 7.0600 for new construction and remodels which meet the thresholds described in Section 7.0003 will help to ensure that new buildings become attractive additions to existing and developing neighborhoods.

4.0415 Moderate Commercial (MC)
The MC district is applied to smaller nodes of commercial activity than the Community Commercial and is clustered around key intersections. This district is intended to function primarily as locally-oriented centers serving smaller trade areas than the Community Commercial district. Building size limitations ensure compatibility with the surrounding neighborhoods. Permitted development types include commercial retail, service, and office uses. This district also permits housing as a secondary use, with attached dwellings being developed in conjunction with commercial construction. Design Standards in Section 7.600 for new construction and remodels which meet the thresholds described in Section 7.0003 will ensure a strong pedestrian orientation for new development.

**Permitted Uses**

4.0420 Permitted Uses
Table 4.0420 lists those uses that are permitted in each Corridor Land Use District.

- P = Permitted use
- L = Use is permitted, but is limited in the extent to which it may be permitted
- NP = Use not permitted
- SUR = Use permitted subject to a Special Use Review
In addition to the permitted commercial land use types listed in Table 4.0420, the manager, under the Type II procedure, may permit other commercial uses which the manager finds to be supportive of, and consistent with, the purposes of the Central Rockwood Plan (Appendix 39 of Volume 1) and Corridor Districts (Section 4.0400), and with applicable land use policies and implementation strategies of the Community Development Plan.

Table 4.0420: Permitted Uses in the Corridor Land Use Districts

<table>
<thead>
<tr>
<th>USES</th>
<th>RTC</th>
<th>SC</th>
<th>SC-RJ</th>
<th>CMF</th>
<th>CMU</th>
<th>CC</th>
<th>MC</th>
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<tr>
<td><strong>RESIDENTIAL</strong></td>
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<td>Single-Family Detached Dwelling</td>
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<tr>
<td>Single-Family Attached Dwellings</td>
<td>L³</td>
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<td>P</td>
<td>P</td>
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<td>NP</td>
<td>NP</td>
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<tr>
<td>Attached Dwellings on a Single Lot</td>
<td>L³</td>
<td>L⁴</td>
<td>P</td>
<td>P</td>
<td>L⁵</td>
<td>L⁵</td>
<td>L⁷</td>
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<tr>
<td>Elderly Housing</td>
<td>SUR</td>
<td>SUR</td>
<td>SUR</td>
<td>SUR</td>
<td>SUR</td>
<td>SUR</td>
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<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td>Residential Facility</td>
<td>P³</td>
<td>P</td>
<td>P</td>
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<td>L⁵</td>
<td>L⁵</td>
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<td>Residential Home</td>
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<td>L⁵</td>
<td>L⁷</td>
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<tr>
<td>Business and Retail Service and Trade</td>
<td>P</td>
<td>L¹⁰</td>
<td>P</td>
<td>NP</td>
<td>L⁹</td>
<td>L⁵</td>
<td>L⁷</td>
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<tr>
<td>Clinics</td>
<td>P</td>
<td>L¹⁰</td>
<td>P</td>
<td>NP</td>
<td>L⁹</td>
<td>L⁵</td>
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<td>Daycare Facilities</td>
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<td>L¹⁰</td>
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<td>Live-Work</td>
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<tr>
<td>Outdoor Commercial</td>
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<td>NP</td>
<td>L¹¹</td>
<td>NP</td>
<td>L¹¹</td>
<td>L⁵</td>
<td>L⁷</td>
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<td><strong>INDUSTRIAL</strong></td>
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<td>Construction</td>
<td>NP</td>
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<td>Transportation/Distribution</td>
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<td>Warehousing/Storage</td>
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<td>Waste Management</td>
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<td>NP</td>
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<td>L/SUR</td>
<td>L/SUR</td>
<td>L/SUR</td>
<td>L/SUR</td>
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<td>Wholesale Trade</td>
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### USES

<table>
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<tr>
<th>INSTITUTIONAL USES</th>
<th>RTC</th>
<th>SC</th>
<th>SC-RJ</th>
<th>CMF</th>
<th>CMU</th>
<th>CC</th>
<th>MC</th>
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<tr>
<td>Civic Use</td>
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<td>SUR</td>
<td>SUR</td>
<td>SUR</td>
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<td>SUR</td>
<td>SUR</td>
<td>SUR</td>
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<td>Parks, Open Spaces and Trails</td>
<td>L/SUR</td>
<td>L/SUR</td>
<td>SUR</td>
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<td>SUR</td>
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<tr>
<td>Religious Institutions</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>SUR</td>
<td>P</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Schools</td>
<td>P/SUR</td>
<td>P/SUR</td>
<td>P/SUR</td>
<td>SUR</td>
<td>P/SUR</td>
<td>P/SUR</td>
<td>P/SUR</td>
</tr>
</tbody>
</table>

#### RENEWABLE ENERGY

| Solar Energy Systems                | L/SUR | L/SUR | L/SUR | L/SUR | L/SUR | L/SUR | L/SUR |
| Wind Energy Systems                 | L/SUR | L/SUR | L/SUR | L/SUR | L/SUR | L/SUR | L/SUR |
| Biomass Energy Systems              | L     | L    | L     | L     | L     | L    | L    |
| Geothermal Energy Systems           | L/SUR | L/SUR | L/SUR | L/SUR | L/SUR | L/SUR | L/SUR |
| Micro-Hydro Energy Systems          | L     | L    | L     | L     | L     | L    | L    |

#### OTHER

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

### Table 4.0420 Notes

1. Temporary health hardship dwellings may be permitted with a pre-existing single-family detached dwelling home.
2. Permitted only along the NE Glisan and NE 162nd Avenue corridors. Detached dwellings in the CMF district shall conform with development standards of Table 4.0130 for the TLDR district.
3. Within the area identified on the Appendix 9.000 map (Rockwood Town Center Mixed Use Area), all buildings on Stark shall have non-residential uses at the ground floor frontages with primary entries on Stark. In a mixed use building, residential uses are allowed above and behind the non-residential uses on Stark.

Ground floor residential uses on Burnside within the area identified on the Appendix 9.000 map (Rockwood Town Center Mixed Used Area) shall have individual entries oriented to Burnside and located above grade a minimum of 4 feet and a maximum of 9 feet. Windows into living areas for ground floor residential uses shall be sited for privacy. Except for Section 7.0210(A)(4) and (5), Transit and Pedestrian Design Criteria and Standards of Section 7.0210 shall apply to all residential development with frontage on Burnside within the RTC district. All other applicable design and development criteria in this code shall apply.
4. New Attached Dwellings on a Single Lot shall be developed as a mixed use project when the subject parcel fronts East Burnside and is within 500 feet of the center lines of the intersections of East Burnside and 162nd, 172nd or 197th Avenues. A development proposal may be exempted from this standard upon an affirmative finding that the street frontage has insufficient dimensions, such as in the case of flag lots or irregular shaped parcels, whereby it is physically impracticable to develop commercial or institutional uses. Housing developed for persons with special needs is exempted from the mixed use requirement. This is housing for persons with “special needs” consistent with the definition of the most recent “Consolidated Action Plan” as approved by the US. Department of Housing and Urban Development.
5 May be permitted in conjunction with mixed use developments. Such developments are permitted provided they remain primarily non-residential. This is achieved by having: 1) at least 51% of the site's ground floor uses be commercial or institutional uses; and 2) at least 75% of the linear street footage be fronted by a ground floor commercial or institutional use. The street frontage requirement only applies to a street classified as principal arterial, major arterial, standard arterial or boulevard. The 75% standard does not apply to those parts of street not fronted by a building due to a driveway or other site element required by the Development Code, such as a required buffer or height transition area.

6 Community Commercial. a) The maximum building footprint size permitted for any building, regardless of the type of uses within it, shall be 100,000 square feet; and b) The maximum total building size (floor area) for commercial uses shall be 100,000 sq. ft.

7 Moderate Commercial. a) The maximum building footprint size permitted for any building, regardless of the type of uses within it, shall be 40,000 square feet with an exception for a maximum building footprint size of 60,000 square feet for a grocery store use; b) The maximum total building size (floor area) for commercial uses shall be 80,000 sq. ft.

8 In the Town Center district, Auto-Dependent Uses are limited to sites fronting on standard, major or principal arterial streets.

9 The maximum building footprint size permitted for any building occupied entirely by a commercial use or uses shall be 20,000 square feet. For mixed use buildings, the residential and commercial components shall comply with the standards of Section 7.0103(B)(1)(d)(2).

10 A commercial use permitted in the Station Center district (except for the Ruby Junction Overlay) must be located on a parcel of which some portion is within 500 feet of the intersection of the centerlines of East Burnside / 162nd, or East Burnside / 172nd, or East Burnside / 197th Ave, or East Burnside / 181st, or within ¼ mile of the intersection of the centerlines of Division Street / Eastman Parkway or Division Street / Kelly Avenue.

11 The maximum site size for a new Outdoor Commercial use is 2 acres. Certain types of Outdoor Commercial Uses may be prohibited. See Section 4.0437.

12 Any industrial use shall be limited to a maximum of 45,000 square feet of gross floor area. In addition, any new industrial use shall employ at least one person per 500 square feet of gross floor area. An applicant for design review for a new industrial use shall submit documentation as part of the application demonstrating conformance with this employee density requirement. Industrial developments are subject to standards pertaining to GI in Sections 4.0330 and 4.0331.

13 Solid waste transfer stations, composting facilities, and landfills may pursue approval through the Special Use Review process. When located in the Corridor Districts, waste management uses adjacent to residentially designated land shall be located at least 100 feet from the residential property.

14 Golf courses are not permitted through a Special Use Review.

15 Schools are permitted in the SC district if they are located on a parcel of which some portion is within 500 feet of the intersection of the centerlines of East Burnside / 162nd, or East Burnside / 172nd, or East Burnside / 197th Ave, or East Burnside / 181st, or within ¼ mile of the intersection of the centerlines of Division Street / Eastman Parkway or Division Street / Kelly Avenue. If they are not within this area, they are subject to a Special Use Review.

16 Electrical generating facilities are not permitted through the Special Use Review process.

17 Permitted as an accessory use to Medical and Civic Uses through the Special Use Review process.

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

19 See Section 10.0900 for additional standards that apply.

20 For limitations, see Section 4.0442 Solar Energy Standards for Corridor Districts.

21 For limitations, see Section 4.0443 Wind Energy Standards for Corridor Districts.

22 For limitations, see Section 4.0444 Biomass Energy Standards for Corridor Districts.

23 For limitations, see Section 4.0445 Geothermal Energy Standards for Corridor Districts.

24 For limitations, see Section 4.0446 Micro-Hydro Energy Standards for Corridor Districts.

25 For limitations, see GRC 9.63.090.
Corridor District Standards

### 4.0430 Development Standards

Table 4.0430, below, summarizes development standards which apply in the Corridors Districts. The standards contained in this table are supplemented by referenced subsections which provide additional clarification or guidance. Furthermore, the regulations of **Section 7.0600** Corridor Design District Commercial Design Guidelines and Standards and **Section 7.0500** Rockwood Design District Design Guidelines and Standards shall also apply.

<table>
<thead>
<tr>
<th>A. Minimum Lot Size (Section 4.0431)</th>
<th>Rockwood Town Center</th>
<th>Station Centers</th>
<th>Station Center (Ruby Jct. Overlay)</th>
<th>Corridor Multi-Family</th>
<th>Corridor Mixed-Use</th>
<th>Community Commercial</th>
<th>Moderate Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,000 square feet for residential; none for commercial, institutional and mixed-use</td>
<td>10,000 square feet for residential; none for commercial, institutional and mixed-use</td>
<td>10,000 square feet for residential; none for commercial, institutional and mixed-use</td>
<td>10,000 square feet for residential; none for commercial, institutional, mixed-use, &amp; industrial</td>
<td>10,000 sq. ft.</td>
<td>10,000 square feet for residential; none for commercial, institutional and mixed-use</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
</table>

| B. Minimum Street Frontage (Section 4.0431) | 100 feet for residential; none for commercial, institutional and mixed use | 100 feet for residential; none for commercial, institutional and mixed use | 100 feet for residential; none for commercial, institutional, mixed use, & industrial | 100 feet for residential; | 100 feet for residential; none for commercial, institutional and mixed use | None | None |

| C. Minimum Lot Width/Depth Ratio (Section 4.0431) | .5 : 1 for residential; none for commercial, institutional and mixed use | .5 : 1 for residential; none for commercial, institutional and mixed use | .5 : 1 for residential; none for commercial, institutional, mixed use, & industrial | .5 : 1 for residential; | None | None |

| D. Minimum Floor Area Ratio (FAR) (Section 4.0432) | .5 : 1 | .6 : 1 | .6 : 1 for commercial, institutional and mixed-uses; none for industrial | None | None, except .4 : 1 in Central Rockwood Plan Area | None, except .4 : 1 in Central Rockwood Plan Area | None, except .4 : 1 in Central Rockwood Plan Area |

City of Gresham Development Code
<table>
<thead>
<tr>
<th>E. Minimum Residential Net Density (See definition of Net Density in Article 3)</th>
<th>Rockwood Town Center</th>
<th>Station Centers</th>
<th>Station Center (Ruby Jct. Overlay)</th>
<th>Corridor Multi-Family</th>
<th>Corridor Mixed-Use</th>
<th>Community Commercial</th>
<th>Moderate Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>18 units per acre for attached single-family dwellings; 20 units per acre for attached dwellings</td>
<td>18 units per acre for attached single-family dwellings; 24 units per acre for attached dwellings</td>
<td>18 units per acre for attached single-family dwellings; 24 units per acre for attached dwellings</td>
<td>12 units per acre</td>
<td>12 units per acre</td>
<td>12 units per acre</td>
<td>12 units per acre</td>
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</table>

| F. Maximum Residential Net Density (See definition of Net Density in Article 3) | Unlimited inside Stark/ Burnside/ 181st Avenue Triangle; 40 units per net acre elsewhere | 60 units per acre | 60 units per acre | 24 units per acre | 24 units per acre | 40 units per acre | 40 units per acre |

| G. Minimum Building Setbacks (Section 4.0433 and Section 7.0500) | 0 feet front, side and rear for commercial, mixed-use, and institutional uses; 5 feet front and street-side, 0 feet interior side, 15 feet rear for residential | 0 feet front, side and rear for commercial, mixed-use, and institutional uses; 5 feet front and street-side, 0 feet interior side, 15 feet rear for residential | 5 feet front; 15 feet rear; 0 feet interior side; 5 feet streetside | 5 feet front; 15 feet rear; 0 feet interior side; 5 feet streetside | 0 feet front, side and rear, including streetside | 0 feet front, side and rear, including streetside |
# Table 4.0430 Development Requirements For Corridor Districts

<table>
<thead>
<tr>
<th>H. Maximum Building Setbacks (Section 4.0433)</th>
<th>Rockwood Town Center</th>
<th>Station Centers</th>
<th>Station Center (Ruby Jct. Overlay)</th>
<th>Corridor Multi-Family</th>
<th>Corridor Mixed-Use</th>
<th>Community Commercial</th>
<th>Moderate Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial, Institutional &amp; Mixed-Use: 10 feet front and streetside&lt;sup&gt;2&lt;/sup&gt; None for interior side and rear. Residential: 20 feet front; None for interior side and rear; 20 feet streetside&lt;sup&gt;3a&lt;/sup&gt;</td>
<td>20 feet front; None for rear and interior side; 20 feet for street-side&lt;sup&gt;3a&lt;/sup&gt;</td>
<td>For residential, commercial, institutional and mixed-use: 20 feet front; none for rear and interior side; 20 feet for street-side&lt;sup&gt;3a&lt;/sup&gt; No maximum for industrial uses.</td>
<td>20 feet front; None for rear and interior side; 20 feet for street-side&lt;sup&gt;3a&lt;/sup&gt;</td>
<td>20 feet front; None for rear and interior side; 20 feet for street-side&lt;sup&gt;3a&lt;/sup&gt;</td>
<td>10 feet front; None for rear and interior side; 10 feet for street-side&lt;sup&gt;3b, 3c&lt;/sup&gt;</td>
<td>10 feet front; None for rear and interior side; 10 feet for street-side&lt;sup&gt;3b, 3c&lt;/sup&gt;</td>
<td></td>
</tr>
</tbody>
</table>

| I. Maximum Building Height (Section 4.0434) | Inside the Triangle Area: commercial and institutional: 6 stories; Buildings that include other uses: 4 stories; Outside the Triangle Area: 10 stories for all uses.<sup>15</sup> | 10 stories in Outside Triangle Area and 80 feet elsewhere<sup>15</sup> | 10 stories in Outside Triangle Area and 80 feet elsewhere<sup>15</sup> | 45 feet | 45 feet | 45 feet | 45 feet |

| J. Transit Design Criteria and Standards Apply (Section 4.0435) | Yes<sup>7</sup> | Yes<sup>7</sup> | Yes<sup>7</sup> | Yes<sup>7</sup> | Yes<sup>7</sup> | Yes | Yes |
### Table 4.0430 Development Requirements For Corridor Districts

<table>
<thead>
<tr>
<th>K. Minimum Off-Street Parking Required</th>
<th>Rockwood Town Center</th>
<th>Station Centers</th>
<th>Station Center (Ruby Jct. Overlay)</th>
<th>Corridor Multi-Family</th>
<th>Corridor Mixed-Use</th>
<th>Community Commercial</th>
<th>Moderate Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>None required for commercial; 1 space/unit for residential; 1 space per 1,000 square feet of building floor area or the minimum in Table 9.0851, whichever is less, for Institutional; All other uses see Section 9.0851.</td>
<td>None required for commercial; 1 space/unit for residential; All other uses see Section 9.0851.</td>
<td>None required for commercial; 1 space/unit for residential; All other uses as provided in Section 9.0851.</td>
<td>As provided in Section 9.0851</td>
<td>As provided in Section 9.0851</td>
<td>As provided in Section 9.0851</td>
<td>As provided in Section 9.0851</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>L. Maximum Off-Street Parking Permitted</th>
<th>Rockwood Town Center</th>
<th>Station Centers</th>
<th>Station Center (Ruby Jct. Overlay)</th>
<th>Corridor Multi-Family</th>
<th>Corridor Mixed-Use</th>
<th>Community Commercial</th>
<th>Moderate Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 spaces/unit for residential; all other uses see Section 9.0851.</td>
<td>1.5 spaces/unit for residential; all other uses see Section 9.0851.</td>
<td>1.5 spaces/unit for residential; all other uses see Section 9.0851.</td>
<td>As provided in Section 9.0851</td>
<td>As provided in Section 9.0851</td>
<td>As provided in Section 9.0851</td>
<td>As provided in Section 9.0851</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>M. Screening and Buffering Required</th>
<th>Rockwood Town Center</th>
<th>Station Centers</th>
<th>Station Center (Ruby Jct. Overlay)</th>
<th>Corridor Multi-Family</th>
<th>Corridor Mixed-Use</th>
<th>Community Commercial</th>
<th>Moderate Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>No, except where abutting LDR-5, LDR-7, TR, TLDR, CMF, or CMU</td>
<td>No, except where abutting LDR-5, LDR-7, TR, TLDR, CMF, or CMU</td>
<td>No, except where abutting LDR-5, LDR-7, TR, TLDR, CMF, or CMU</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>N. Clear Vision Area Required (Section 4.0439)</th>
<th>Rockwood Town Center</th>
<th>Station Centers</th>
<th>Station Center (Ruby Jct. Overlay)</th>
<th>Corridor Multi-Family</th>
<th>Corridor Mixed-Use</th>
<th>Community Commercial</th>
<th>Moderate Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

Table 4.0430 Notes:

1. Minimum setbacks for single-family attached dwellings are:
   a. Front Yard:
      i. Front façade = 5 feet
      ii. Front Porch = 3 feet
      iii. Garage = 20 feet

City of Gresham Development Code (10/16)
(b) Side Yard:
   (i) Interior = 5 feet for any side of a dwelling structure that is not a common wall with another dwelling structure;
   (ii) Street side (corner lot): Façade = 5 feet; Porch = 5 feet; Garage with access from street side = 20 feet.
(c) Rear Yard = 10 feet if there is no alley; 5 feet if there is an alley.
(d) Additional setbacks = see Table 7.0201(M)(3)(a).

2 A maximum front or streetside setback of up to twenty (20) feet may be permitted when enhanced pedestrian spaces and amenities are provided that comply with Section 7.0603(A)(5)(D).

3 The following setback standards apply:
   a. When abutting a Principal Arterial, a Major Arterial, a Minor Arterial or Boulevard street, the maximum front or streetside setback for a building containing dwelling units is thirty (30) feet. The maximum front or streetside setback may be exceeded when enhanced pedestrian spaces and amenities are provided that comply with Section 7.0603(A)(5)(D).
   b. When abutting a Principal Arterial, a Major Arterial, a Minor Arterial or Boulevard street, the maximum front or streetside setback for a building containing commercial uses is ten (10) feet. The maximum front or streetside setback may be exceeded when enhanced pedestrian spaces and amenities are provided per Section 7.0603(A)(5)(D).
   c. When abutting a Collector, Community or Local streets, the maximum front or streetside setback is five (5) feet. The maximum front or streetside setback may be exceeded when enhanced pedestrian spaces and amenities are provided that comply with Section 7.0603(A)(5)(D).

4 There is no maximum parking limitation for single-family attached dwelling units.

5 For commercial uses, when included in a mixed-use development, the maximum amount of off-street parking shall be as provided in Section 9.0850 for each commercial use.

6 Conformance with clear vision standards of Section 9.0200 shall be required only for developments with direct access to an arterial street.

7 Ground floor window standards for commercial buildings on Design Streets (Section 7.0210) do not apply to residential developments.

8 Minimum lot size and lot width/depth ratio standards do not apply to lots or parcels created for single-family attached dwellings. Minimum lot dimensions for single-family attached dwelling lots are as follows:

**Width at building line**

- Interior Lot: 16 feet (lots of less than 22 feet in width shall take access from an alley or from a shared access)
- Corner Lot: 16 feet where it abuts an alley 25 feet where there is no alley or shared access

**Depth**

0 feet - all developments that include single family attached dwellings shall receive both land division approval to create lots for the single family attached dwellings as required in Section 6.0001, and design review approval as required in Section 7.0001.

9 The standards of Section 4.0440 shall apply for single-family attached dwellings.

10 There is no minimum lot size requirement for duplexes in the SC, CMF and CMU districts.

11 Minimum street frontage for duplex in the SC, CMF and CMU districts is 35 feet, except corner lots shall be 40 feet as measured from the corner radius end point to the property corner.

12 Screening and buffering are not required for attached single-family dwellings abutting the LDR-5, LDR-7, TLDR, or TR District.

13 The Central Rockwood Plan Area is the area shown as Central Rockwood Plan Land Use Districts on Figure 1 of Appendix 39, Volume 1 of the Gresham Community Development Plan.

14 Minimum street frontage for single family attached dwellings shall be 16 feet, except corner lots shall be 25 feet as measured from the corner radius end point to the property corner if there is an alley or shared access, and 32 feet from the corner radius end point to the property corner if there is no alley or shared access. A reduction in the minimum street frontage may be approved when the applicant can document compliance with Section 10.1520 of the Community Development Code.
Within the Rockwood Design District:

a. Triangle Area. For lands in the Triangle Area as described in Section 7.0501 buildings shall not exceed six stories for buildings with exclusively commercial and/or institutional uses and four stories in height for buildings that include other uses.

b. Outside Triangle Area. For lands in the Outside Triangle Area as described in Section 7.0501 buildings shall not exceed ten (10) stories in height.

See Section 7.0503(B)(6) Gateways and Prominent Façade Sections for additional building height requirements for properties at the three gateway street intersections of:

a. 181st and Burnside
b. 181st and Stark
c. Burnside and Stark

Within the Rockwood Design District:


Minimum parking standard only applies within 1,000 feet of a MAX station. The only exceptions allowed to this minimum are Sections 9.0853(C) and (E) and Sections 10.1510 and 10.1530. Institutional uses more than 1,000 feet from a MAX station, see Section 9.0851.

4.0431 Lot Size and Dimensions

A. Minimum lot size, minimum street frontage, and minimum lot width/depth ratio shall be as specified in Table 4.0430 for new development. The lot width/depth ratio shall be determined by dividing the lot width dimension by the lot depth dimension.

B. Minimum lot size, street frontage, and lot width/depth ratio standards of Table 4.0430 shall be satisfied prior to issuance of a development permit for attached dwellings.

C. Existing lots of record which do not meet the minimum lot size or street frontage standard, or the minimum lot width/depth ratio standard, may be developed with a duplex or two single-family attached dwellings, consistent with permitted uses as listed in Table 4.0420. Development permitted under this subsection is exempt from the minimum residential density standard of Table 4.0430.

4.0432 Floor Area Ratio

A. The minimum floor area ratios contained in Table 4.0430 apply to non-residential and mixed-use development. Alterations to existing development are exempt from the minimum FAR standard. For mixed-use developments in areas with a minimum commercial FAR and a minimum residential density requirement, minimum FAR and residential density requirements are satisfied when consistent with the following formula:

\[
\frac{\text{Number Of Proposed Dwelling Units}}{\text{Minimum Number Of Units Required}} + \frac{\text{Proposed Commercial Floor Area}}{\text{Minimum Required Commercial Floor Area}} \geq 1
\]
B. Sites that have all the following characteristics shall calculate their minimum required floor area using a site area equal to 100 feet times the site width:

1. The site width is less than 150 feet; and
2. The site depth is more than three times the site width; and
3. The site has street frontage on only one street, and that street is on the site’s shorter dimension, which is its width.

4.0433 Setbacks
Required minimum and maximum setback standards are specified in Table 4.0430 and Section 7.0500.

A. Minimum setback distances shall be determined in conformance with the definition for "Setback" as specified in Section 3.0103.

B. 1. For Rockwood Town Center (RTC), Station Centers (SC) and Station Center-Ruby Junction (SC-RJ) within the Rockwood Design District see Section 7.0500. For Station Center elsewhere in the city, the following shall apply: Conformance with maximum setback distance is achieved for a commercial or mixed-use building when at least one (1) primary entrance located on the façade facing the street is placed no farther from the property line than the distance specified for Maximum Building Setback in Table 4.0430. Maximum building setbacks may be exceeded when a development incorporates enhanced pedestrian spaces and amenities in the setback area. Enhanced pedestrian spaces and amenities consist of features such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks. In addition, on sites with more than one building, the maximum setback may be exceeded for commercial, mixed-use, and residential buildings containing three (3) or more dwelling units, provided conformance is achieved with the maximum setback distance for at least one (1) building. For single-family attached residential buildings, conformance also must be achieved with building orientation standards of Section 7.0201(E).

2. For commercial developments in Corridor Mixed-Use (CMU), Community Commercial (CC), and Moderate Commercial (MC), see Section 7.0600.

3. For mixed-use developments and attached residential dwellings on a single lot in all districts, see Section 7.0100.

C. Setback standards for single family attached dwellings are in Table 7.0201(L)(3)(a).

4.0434 Building Height
Maximum building heights are specified in Table 4.0430. Any required building story must contain a habitable floor.

A. In addition to conforming with the Ground Floor Windows requirement of Section 7.0210, for any new commercial or mixed-use building of more than one story, at least twenty percent of the upper facade area shall be made up of display areas or windows for all facades facing a street, except those developments subject to the Corridor Commercial Design Standards of Section 7.0600 and those subject to the Rockwood Design Standards of Section 7.0500, and those subject to Plan District requirements such as the Downtown Plan District.

B. The maximum building height for any building containing dwelling units shall be reduced when located adjacent to an LDR-5, LDR-7, TLDR, or TR District, as provided in Section 7.0201(J).

C. Heights of single-family attached dwelling buildings are identified in Table 7.0201(L)(3)(g).
4.0435 Transit Design Criteria and Standards in Central Rockwood and Corridor Districts

The Central Rockwood Plan and Corridor districts are pedestrian districts. As such, new development must have a strong orientation to the pedestrian and be transit-supportive, as well as enhance the appearance and functioning of these districts. In order to achieve these purposes, the provisions of Section 7.0500 apply to development within the Rockwood Design District. Additionally, the provisions of Section 7.0210(B)(8) and 7.0210(B)(10)(b) apply to new development requiring design review approval in the Rockwood Design District. Section 7.0103 and 7.0201 apply to new residential and mixed-use (residential) development. Section 7.0202 applies to new commercial and mixed-use (commercial) development requiring design review approval that is not in the Corridor Design District. Section 7.0203 applies to new industrial development requiring design review approval. Section 7.0600 Corridor District Commercial Design Guidelines and Standards applies to all commercial development in the Corridor Design District. Section 7.0210(A) applies in addition to other applicable standards and criteria to all developments except to those commercial developments in the Corridor Design District. Additionally, the provisions of Section 7.0210(B) apply to new development requiring design review approval in the Station Center outside the Rockwood Design District.

4.0436 Commercial Uses

A. At least 85% of business activities in connection with commercial uses permitted in Table 4.0420 shall be conducted within a completely enclosed structure, except for outdoor commercial uses. No more than 15% of the area devoted to buildings may be used for outdoor business activities, product display, or storage. However, in the Rockwood Town Center, the Station Center district, and the Corridor Mixed-Use district, the amount of site area used for outdoor business activities, product display, or storage may be up to 50% of the amount of floor area on the site.

B. No outdoor business activities, product display or storage shall be located within yard setback or buffering and screening areas. Areas devoted to on-site outdoor business activities, product display or storage shall be located so that they do not interfere with pedestrian circulation.

4.0437 Outdoor Commercial Uses

A. Outdoor commercial uses may be permitted in the Station Center (Ruby Junction Overlay) District or the Corridor Mixed-Use District as indicated in Table 4.0420, subject to the following limitations:

1. Total site size for any new outdoor commercial use shall not exceed two acres.
2. The amount of total site area covered by buildings shall amount to no less than 25% of the amount of site area used for outdoor storage or display.
3. Except for buildings used entirely for storage associated with the business, the maximum front or streetside setback for any building shall be 20 feet.
4. Screening shall be provided along any portion of the site’s street frontage which is not occupied by a building, in a manner which satisfies provisions of Section 9.0823(C)(3).

B. The following types of outdoor commercial uses shall be prohibited within the Station Center (Ruby Junction Overlay) District and the Corridor Mixed-Use District:

1. Vehicle sales lots;
2. Mobile home or manufactured home sales, service, or storage;
3. Recreational vehicles sales service, or storage.

4.0439 Clear Vision Area Requirements
New development in the Town Center District, in the Station Centers District, and in the Ruby Junction Overlay is exempt from the provisions of Section 9.0200 - Clear Vision Area, except where the development has direct access to a major arterial or standard arterial street.

4.0440 Off-street Parking for Single-Family Attached Dwellings in the Rockwood Town Center, Station Center, and Station Center (Ruby Junction Overlay) Districts
A. One space per dwelling unit. Each parking space shall be at least 8.5 feet wide by 18 feet deep.
B. Tandem (end-to-end) parking is allowed.
C. A maximum of one required parking space per unit may be located in a driveway in the front or street side yard setback or in the rear yard setback when there is an alley.
D. Driveways shall have minimum width of 10 feet.
E. Curb cuts shall meet all of the requirements contained in Section A5.400.

4.0441 Public Facilities and Supplementary Requirements
All developments shall also be subject to the applicable requirements of Section 4.0430 - Site Development Standards; Article 9 - Common Requirements; and Appendix 5.000 - Public Facilities Standards.

4.0442 Solar Energy Standards for Corridor Districts
Solar energy systems are limited in all Corridor districts as follows:
A. Scale. Small and medium scale solar energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.
B. Type. Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted.
C. Height. The following limitations on maximum height apply to all solar energy systems:
  1. Roof-top, Flat-roof and Integrated.
     a. For roofs that are flat or the horizontal portion of mansard roofs, the solar energy systems on frames shall not exceed 10 feet above the roof height on which the system is installed.
     b. For pitched, hipped or gambrel roofs, the solar energy system panels shall not exceed 18 inches in height from the surface of the roof on which the system is installed.
  2. Ground-mounted. Ground-mounted solar energy systems shall not exceed 20 feet in height.
D. Setbacks and Yards. Solar energy systems are not allowed in the required front or street-side setbacks.
4.0443 Wind Energy Standards for Corridor Districts
Wind energy systems are limited in all Corridor districts as follows:

A. Scale. Small and medium scale wind energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.

B. Type. Roof-top and ground-mounted wind energy systems are permitted.

C. Height. The following limitations on maximum height apply to all wind energy systems:

1. Roof-top. Wind energy system height shall not exceed a value equal to the building height when the building height is 45 feet or less. For example, a 20 foot tall building could have a 20 foot tall wind energy system installed on its roof for a total height of 40 feet from the ground to top of the wind energy system.

   For buildings which exceed 45 feet in height, the wind energy system shall not exceed 45 feet maximum. For example, a 60-foot tall building could have a 45-foot tall wind energy system installed on its roof for a total height of 105 feet from the ground to the top of the wind energy system.

2. Ground-mounted. Ground-mounted wind energy systems shall not exceed 45 feet in height. The height limit of 45 feet can be exceeded up to 110 feet with a Special Use Review.

D. Setbacks and Yards. Wind energy systems are not allowed in required front, street-side, side or rear setbacks, and are not allowed in the front or street-side yards between the building and the street.

4.0444 Biomass Energy Standards for Corridor Districts
Biomass energy systems are limited in all Corridor districts as follows:

A. Scale. Small scale biomass energy systems are permitted.

B. Type. Non-hazardous biomass systems are permitted.

C. Height. Biomass energy systems shall not exceed the maximum district height limits.

D. Setbacks and Yards. Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in the front or street-side yards between the building and the street.

4.0445 Geothermal Energy Standards for Corridor Districts
Geothermal energy systems are limited in all Corridor districts as follows:

A. Scale. Small scale geothermal energy systems are permitted. Large scale systems are permitted with a Special Use Review.

B. Type. Closed-loop geothermal energy systems that are not in any well field protection areas are permitted.

C. Height. Geothermal energy systems shall not exceed the maximum district height limits.

D. Setbacks and Yards. Geothermal energy systems are not allowed in the required front, street-side, side or rear setbacks, except that small geothermal heating and cooling units like heat pumps can project into the setbacks per Section 9.0900 Projections.
4.0446  Micro-Hydro Energy Standards for Corridor Districts
Micro-hydro energy systems are limited in all Corridor districts as follows:

A. Scale. Small scale micro-hydro energy systems are permitted.

B. Type. In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted.

C. Height. Generally the district height limits apply. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.

D. Setbacks and Yards. Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks. However, if supplemental equipment structures accompany the in-pipe systems, then the district setback limits apply.