

ORDINANCE NO. 557

AN ORDINANCE AMENDING CHAPTER 4 OF THE WILSONVILLE PLANNING AND LAND DEVELOPMENT CODE TO ESTABLISH A "VILLAGE" ZONING DISTRICT, AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 553 amended the Wilsonville Comprehensive Plan text by adoption of the Villebois Village Concept Plan, a refinement of the Dammasch Area Transportation-Efficient Land Use Plan; and,

WHEREAS, to implement the Villebois Village Concept Plan, Ordinance No. 554 amended the Comprehensive Plan by creating and applying the Residential-Village plan designation to certain properties, and by adopting plan text that describes the nature, function and application of the Villebois Village Master Plan and "Village" Zone; and,

WHEREAS, Ordinance No. 556 amended the Wilsonville Comprehensive Plan by adopting the Villebois Village Master Plan, which includes Implementation Measure 4.1.6.c requiring that the Village Zone District apply to property designated Residential-Village on the Plan Map; and,

WHEREAS, proposed Code text amendments creating the Village Zone and providing development standards for properties in the Zone, Case File No. 02PC08, were considered by the Planning Commission on August 13, 2003; and

WHEREAS, the Planning Commission recommended approval of the proposed Village Zone regulations; and,

WHEREAS, the City Council conducted a duly notice public hearing on the proposed amendments on September 4, 2003; and

WHEREAS, the Council has considered the record before the Planning Commission, the Planning Division staff report and testimony and evidence of interested parties;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts as findings of fact the above recitals and the Statements of Fact and Conclusionary Findings in the staff report in this matter dated August 25, 2003, attached as Exhibit A and incorporated by reference as if fully set forth herein.

Section 2. Order. Based upon the forgoing findings, the City Council hereby adopts the Land Development Code text amendments set forth in Exhibit B, attached hereto and incorporated by reference herein as if fully set forth, and directs staff to make any conforming changes necessary to amend the Wilsonville Code in keeping with the adoption of these amendments.

Section 3. Effective Date. The City Council hereby determines that the State of Oregon's timeline for land acquisition by the master planner, time sensitive acquisition and construction financing commitments, public benefits resulting from application of this legislation to pending applications and potential development within the remaining construction season, and the legal necessity that this code be effective prior to necessary development approvals, operate to make time of the essence. As such, an emergency exists and it is in the public interest that this Ordinance shall take effect immediately upon final reading and passage by the Council.

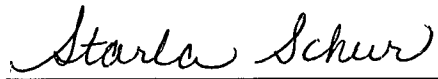
SUBMITTED to the Wilsonville City Council for first reading at its meeting of September 4, 2003 commencing at the hour of 7:00 p.m. at the Wilsonville Community Center, 7965 SW Wilsonville Road, Wilsonville, Oregon, and for second reading at its meeting of September 5, 2003, commencing at the hour of 2:00 p.m. at the Wilsonville City Hall, 30000 SW Town Center Loop E, Wilsonville, Oregon.


Starla Schur, Deputy City Recorder

ENACTED by the City Council on the 5th of September, 2003, by the following votes:

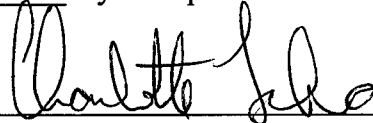
YEAS: 3

NAYS: 0



Starla Schur, Deputy City Recorder

DATED and signed by the Mayor this 5th day of September 2003.



CHARLOTTE LEHAN, Mayor

SUMMARY OF VOTES:

Mayor Lehan	<u>yea</u>
Councilor Helser	<u>yea</u>
Councilor Kirk	<u>yea</u>
Councilor Holt	<u>excused</u>
Councilor Scott-Tabb	<u>excused</u>

Attachments:

Exhibit A: August 25, 2003 Staff Report and Conclusionary Findings

Exhibit B: Chapter 4 Code Text Amendments, Planning File No. 02PC08

EXHIBIT A

WILSONVILLE PLANNING DIVISION Wilsonville City Council STAFF REPORT

HEARING DATE: September 4, 2003
DATE OF REPORT: August 25, 2003

APPLICATION NO.: 02PC08

REQUEST: Amend Chapter 4 of the Wilsonville Planning and Land Development Code by adding language to provide development standards and processes to implement the Villebois Village Concept Plan (Ordinance No. 553) and the *Villebois Village Master Plan* (Ordinance No. 556), said amendments being known as the "Village Zone."

APPLICANT: Costa Pacific Communities

STAFF REVIEWERS: Mike Wheeler, Lead Project Planner; Paul Lee; Blaise Edmonds; Barbara Coles; Maggie Collins; Eldon Johansen; Mike Stone; Chris Neamtzu; Kerry Rappold; Mike Kohlhoff; Dan Hoyt

CRITERIA: See Attachment B

DESCRIPTION OF ACTION: Amend the Wilsonville Planning and Land Development Code by (a) Adopting new text titled "Section 4.125 Village;" and (b) Adopting changes to existing Code Sections 4.001; 4.008(.01); 4.008(.02); 4.009(.01); 4.110(.01); 4.023(.01); 4.030(.01)(A)(4); 4.034(.08); 4.156.02(B)(1); 4.197(.02); and 4.420(.01). All amendments are intended to establish a "Village Zone" District as the base zone for land designated "Residential – Village" on the City of Wilsonville's Comprehensive Plan Map.

ATTACHMENTS & EXHIBITS: See last page of this Report. Oversize exhibits and attachments are available for review in the Planning Division.

BACKGROUND:

The Planning Commission advertised its first public hearing on File No. 02PC08 on July 9, 2003. No public hearing was held on that date, however, and the application was continued to August

13, 2003 because the *Villebois Village Master Plan* had not been fully deliberated by the Planning Commission. Having completed its review of the *Villebois Village Master Plan* at its Special Meeting on July 23, 2003, the Planning Commission held its public hearing on 02PC08, the proposed “Village” Zone district language, on August 13, 2003. After taking public testimony, the Commission acted unanimously to recommend approval of the proposed Code amendments found as Attachment B of Ordinance No. 557. Findings for this recommendation also were adopted and are found as Attachment 1 to this Staff Report.

The Commission made and took note of many comments during its deliberations on proposed V Zone text. Its motion directed staff to make appropriate changes and to address concerns identified during the public testimony. This resulted in a “rolling log” version of proposed Village Zone Code text, which was mailed out to the Commissioners on August 28, 2003. The Code text in Exhibit B of Ordinance No. 557 is the result of the Planning Commission’s directive. “Clean-up” work for editorial consistency also is reflected in it.

A. History

On June 2, 2003, the Wilsonville City Council adopted *Villebois Village Concept Plan* by Ordinance No. 553. This action provided the general direction for development of the former Dammasch Hospital site and surrounding properties by developing a land use concept for the 198 acres of the Dammasch State Hospital complex and for an additional 332 acres of surrounding properties within the Metro Urban Growth Boundary.

Also on June 2, 2003, the City Council adopted Ordinance No. 554, which added text and policy to the Comprehensive Plan about the *Villebois Village Concept Plan* area (File No. 02PC07A), and Ordinance No. 555, which amended the Comprehensive Plan Map to place approximately 481 acres of this area under a “Residential-Village” designation (File No. 02PC07C), in anticipation of future development outlined in the *Concept Plan*.

On August 18, 2003 the Wilsonville City Council adopted Ordinance No. 556, which is the *Villebois Village Master Plan* (File No. 02PC07B). The *Master Plan* identified the infrastructure expansion that is necessary for the development shown in the *Concept Plan* to occur.

B. General Description

This application is a text amendment package to Chapter 4 of the Wilsonville Code, which would apply to land with a “Residential-Village” Comprehensive Plan Map Designation. The Village Zone is the implementing tool for the goals and concepts of the *Villebois Village Concept Plan* and *Villebois Village Master Plan*.

The proposed text includes permitted and conditional uses, requirements for Specific Area Plans, what comprises a Preliminary Development Plan, what comprises a Final Development Plan, guidelines for Land Divisions and Development Permits, and processes for review of submittals under this Zone.

Amendments to existing Code Sections, including Section 4.010, Definitions, also are proposed where cross-reference to other Code sections is necessary.

A summary of major components of the V Zone is part of the public record for this application (Attachment 1 of the Wilsonville Planning Division Staff Report dated August 6, 2003).

D. Comments from the Planning Commission Public Hearing

1. Clear and Objective Criteria.

Public testimony from representatives of eastside property owners stated that Section 4.125 (.13), Design Principles Applying to the Village Zone, uses terms that are not "clear and objective."

Staff Response. The requirement that certain regulatory terms be "clear and objective" derives from Statewide Housing Goal 10 and needed housing statutes and rules. The policy behind these rules is the prohibition of vague criteria that may be discretionarily applied to discourage needed housing. ORS 197.307 specifically requires that "[a]ny approval standards, special conditions and the procedures for approval adopted by a local government shall be clear and objective and shall not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay."

Those testifying at the Planning Commission public hearing focused upon the particular requirements of Subsection (3) (b) of ORS 197.307. That section requires that "[a] local government shall attach only clear and objective approval standards or special conditions regulating, in whole or in part, appearance or aesthetics to an application for development of needed housing or to a permit . . . for residential development." According to the testimony, Design Principles that require buildings that "create a place of celebrated character" and "functionally relate to adjacent open spaces," are not clear and objective as required by law.

Staff's position is those terms cited by the testifiers are neither clear nor objective. The point would be well taken but for the fact that the Design Principles do not apply as "approval standards or special conditions" for needed housing. By definition, Design Principles "guide" the fundamental qualities of the built environment within the Village zone, and "are implemented through conformance with the Design Standards." [W.C. 125(.13)A; W.C. 4.001]. As it is, the Design Principles in the V zone serve as purpose statements, which reviewing bodies have held are not subject to the statutory requirements.

The "Design Standards," and not the "Design Principles" are what apply to an application or permit for housing on the individual project level. See, W.C. 4.125(13)B. These Design Standards, importantly, are clear and objective. They provide numerical requirements, state prohibitions and otherwise require development under criteria the administration of which does not involve the kind of discretion the statutes forbid.

Staff therefore notes that the subject zone provisions are consistent with applicable needed housing statutes.

2. Submittal of a Specific Area Plan (SAP) Application by a Landowner Other than the Master Planner.

Eastside landowners requested that the draft Code be amended to 1) require the Master Planner to share responsibility for development of a Specific Area Plan (SAP); or 2) give the individual landowners the authority to initiate a Specific Area Plan.

Staff Response. Staff recognizes and respects the role of landowners in development of Villebois, but recommends the current language for the following reasons:

--The primary role of the Master Planner is to make the Villebois concept a reality. This responsibility is recognized and reflected in the planning tools so far adopted. Beginning with the process of selecting a master planner for the DATELUP area and continuing through the adoption of the successor *Villebois Village Concept Plan*, Comprehensive Plan text provisions, *Villebois Village Master Plan* and now the implementing Village zone, the Master Planner has acted in partnership with the City and affected individuals in developing the unique regulatory framework necessary to develop the Village. The Master Planner's role is formalized throughout these plans and regulations as applicant and "insurer of the vision." The *Villebois Village Concept Plan*, which the *Master Plan* and V Zone implement, expressly requires that the Master Planner prepare the Pattern Book, Community Elements Plan and design elements of each Specific Area Plan. A change in the authority of the Master Planner in this context would involve diminished regulatory control and a policy shift not reflected in the long term development approach thus far taken by the City.

--The planning process has and will involve the meaningful participation of individual landowners. The record reveals a high degree of outreach and involvement of the citizens in the planning process. Of particular note is the conditional adoption of Figure 1A, the land use plan preferred by representatives of eastside property owners, as part of the *Villebois Village Master Plan*. The Village Zone Code contains mechanisms for adoption of appropriate alternatives to design standards advanced by the Master Planner. The Code provides that the City Council, Planning Commission, or Development Review Board may initiate a SAP. Any person may develop a SAP on his or her own and propose the plan for adoption. That person thereafter participates on the same footing as the Master Planner in arguing that the SAP is consistent with the approval criteria. Even in the case of SAP initiation by the Master Planner, third parties may propose alternative Pattern Books or other SAP elements. Ultimately, and as a practical matter, the Master Planner will not present a SAP without considering the interests of the SAP landowners. Staff finds that the proposed Code amply addresses the need for meaningful participation by landowners and other interested parties, and recommends retention of the present code language.

3. Transportation Amendments to the *Master Plan*.

The Planning Commission discussed making all changes to the Villebois Village transportation network as amendments to the *Master Plan* as a way to avoid the loss of connections that can happen through after-the-fact variance/waiver processes.

Staff Response. Staff recommends retention of the present language for the following reasons:

--Section 4.18(F)(1)(a)(1) is important for needed flexibility to respond to varying conditions. It concerns "changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or

pedestrians." In the actual development of the Village, varying terrain and adjacent development will necessitate minor changes to the transportation network.

--The proposed Code language states that the proponent of a refinement must show to the reviewing body that the change to the transportation system will not negatively affect multi-modal connectivity and will equally or better meet the circulation goals, policies and implementation measures of the *Villebois Village Master Plan*. With the reviewing body's attention so focused on the maintenance of the transportation system function, it is highly doubtful that an approved refinement of this nature will not be in the public interest. Consequently, staff recommends maintenance of the current language.

CONCLUSIONS AND RECOMMENDATIONS:

Based on the Findings of Fact and information included in this Staff Report; and based on information received from a duly advertised public hearing, Staff recommends that the City Council adopt Ordinance No. 557, which adopts the proposed text language in Planning File No. 02PC08 as the chief implementation regulation for the *Villebois Village Concept Plan* and *Villebois Village Master Plan*.

ATTACHMENTS:

1. Conclusionary Findings, Planning File 02PC08

ATTACHMENT 1
Planning Staff Report, August 25, 2003
ANALYSIS AND FINDINGS OF FACT:
Planning File No. 02PC08

Note: The City's Comprehensive Plan, as referenced in Section A below, includes auxiliary and supporting documents such as facilities and services master plans, the Transportation Systems Plan, the *Villebois Village Concept Plan*, and *Villebois Village Master Plan*, adopted by reference within the Comprehensive Plan.

Section A
CITY OF WILSONVILLE COMPREHENSIVE PLAN

This application proposes no changes to the Plan itself; rather, it proposes to add to the existing zoning Code (Chapter 4) provisions to implement the *Villebois Village Master Plan* (basically, new Section 4.125). These new provisions, the Village (V) Zone, apply to lands designated "Residential - Village" on the Comprehensive Plan Map. Staff finds that Residential-Village Policy 4.1.6 and Implementation Measures 4.1.6.a-d apply. *Villebois Village Master Plan* General-Land Use Plan Implementation Measures 1 and 2; Residential Neighborhood Housing Implementation Measures 1 and 2; and Village Center Implementation Measures 1 and 2 also apply.

Comprehensive Plan – Residential-Village Element

Policy 4.1.6: Require the development of property designated "Residential – Village" on the Comprehensive Plan Map to create livable, sustainable urban areas which provide a strong sense of place through integrated community design, while also making efficient use of land and urban services.

FINDING A-1: Section 4.125 (.02)(A) and (B) – *Purpose* states that, "The V zone provides for a range of intensive land uses and assures the most efficient use of land. [It] is intended to assure the development of pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed use buildings, commercial uses in the Village Center and Neighborhood Centers, and employment opportunities. The V zone, together with the Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines."

Section 4.125 (.14)(A) – *Design Principles* is a list of fundamental concepts supporting the objectives of the *Villebois Village Master Plan* which are intended to guide fundamental qualities of the built environment within the "Residential – Village" Plan Map area. These nine principles emphasize a distinct community character while supporting architectural diversity. The design of streets and public spaces provide for and promote pedestrian safety, connectivity, and activity while functionally relating to adjacent open spaces. Section 4.125 (.15)(A) – *Design Standards* is intended to implement these design principles. Staff finds that this Policy has been met.

Implementation Measure 4.1.6.a – *Development in the “Residential-Village” Map area shall be guided by the Villebois Village Concept Plan (depicting the general character of proposed land uses, transportation, natural resources, public facilities, and infrastructure strategies), and relevant Policies and Implementation Measures in the Comprehensive Plan, the “Village” Zone District, and any other provisions of the Wilsonville Planning and Land Development Ordinance that may be applicable.*

FINDING A-2: The City has determined that the *Villebois Village Master Plan* implements the *Villebois Village Concept Plan* (City Ordinance No. 553). The *Master Plan* directs creation of a phased development generally described as a mixed-use urban village (residential/commercial) that integrates land use, transportation, and natural resource elements, providing approximately 2300 housing units on approximately 520 acres around, and inclusive of, the former Dammasch Hospital site. Approximately 439 acres of the *Master Plan* area have been designated “Residential – Village” on the Comprehensive Plan Map. The Village (V) Zone is applied to lands within that designation. Applicable Comprehensive Plan criteria are discussed in this section of the staff report and applicable Code requirements are discussed in Section B. Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.6.b – *The Villebois Village Master Plan shall contain the following elements:*

FINDING A-3: Staff finds that this Implementation Measure is not applicable because it does not address the Village zone.

Implementation Measure 4.1.6.c – *The “Village” Zone District shall be applied in all areas that carry the Residential – Village Plan Map designation.*

FINDING A-4: Proposed Section 4.125(.02) – *Purpose* states, “The Village (V) zone is applied to lands within the Residential-Village Comprehensive Plan Map designation.” Staff finds that this Implementation Measure has been met.

Implementation Measure 4.1.6.d – *The “Village” Zone District shall allow a wide range of uses that benefit and support and “urban village”, including conversion of existing structures in the core area to provide flexibility for changing needs of service, institutional, governmental and employment uses.*

FINDING A-5: Proposed Section 4.125(03) – *Permitted Uses* provides for seven types of housing facilities; a list of 42 examples of Village Center commercial uses in categories titled Sales and Servicing of Consumer Goods, Food and Sundries, Lifestyle and Recreation, Service Commercial and General Office; 11 examples of Neighborhood Center commercial uses; and various non-commercial recreational and community uses owned and operated either publicly or by an owners association. Section 4.125(.04) lists Permitted Accessory Uses and Section 4.125(.05) identifies 16 proposed Conditional Uses. Village Center Design Standards (Section 4.125 (.15) would apply to any conversion of existing structures in the core area. Staff finds that this Implementation Measure has been met.

Villebois Village Master Plan

General-Land Use Plan Implementation Measure 1 – Allow for unique planning and regulatory tools that are needed to realize the Villebois Village Master Plan. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Plans.

FINDING A-6: The application describes in Section 4.125(.15) – *Design Standards* Pattern Book(s), a Village Center Design, and Community Elements Book(s) to help implement the Design Principles listed in Section 4.125(.14). The Pattern Book establishes building proportions and architectural character and elements of a proposed development. The Village Center Design identifies specific buildings, spaces and elements within the Village Center that delineate a related series of public and private spaces. The Community Elements Book is used to establish the type and location of community elements such as lighting, site furniture, benches, bicycle racks, and playground equipment. The Community Elements Book also includes the Street Tree Master Plan and Lighting Master Plan.

The application also proposes a Village Zone Development Permit Process (Section 4.125(.16)), which has features unique to the V zone. There are four phases of project approval. Some phases may be combined, but generally the approvals move from the conceptual stage through to detailed architectural, landscape and site plan review in stages. The first is the Specific Area Plan (SAP) approval by the Development Review Board (DRB). To be developed, a site must be included in an approved SAP. The second is the Preliminary Development Plan (PDP) approval by the DRB for an approved phase in accordance with the approved SAP. Application for a zone change is to be made concurrently with the application for PDP approval and land divisions may also be preliminarily approved at this stage. The third is the Final Development Plan (FDP) approval by the Development Review Board or the Planning Director, as appropriate. The fourth is Administrative Review, by the Planning Director, for final approval for land divisions, tree removal permits, grading permits, and compliance with prior approvals. Development permit issuance follows completion of the foregoing stages, however the PDP and FDP may be combined at the request of the applicant. Staff finds that this Implementation Measure has been met.

General-Land Use Plan Implementation Measure 2 – Adopt the newly created Village zone district, which may be applied to the Villebois Village Master Plan area designated Residential-Village on the Comprehensive Plan Map. The new Village zone shall be based on the Villebois Village Master Plan goals, Policies and Implementation Measures contained within this document.

FINDING A-7: Proposed Section 4.125(2) – *Purpose*, states that the Village Zone is to be applied to lands within the Residential-Village Comprehensive Plan Map designation. It is to be applied in accordance with the Villebois Village Master Plan and the Residential-Village District Comprehensive Plan designation. Staff finds that this Implementation Measure has been met in that the V Zone is applied only to lands designated “Residential – Village” on the Comprehensive Plan Map.

Residential Neighborhood Housing Implementation Measure 1 – *Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the Villebois Village Concept Plan and the contents of Villebois Village Master Plan.*

FINDING A-8: Proposed Sections 4.125 (.14) and (.15) outline the architectural features and design principles that are necessary to be complied with in order to develop a compact and pedestrian-oriented built environment. Section 4.125(.15)(c) indicates that “Proportions and massing architectural elements consistent with those established in an approved Pattern Book or Village Center Design” must be used. Staff finds that this Implementation Measure can be met.

Residential Neighborhood Housing Implementation Measure 2 – *Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.*

FINDING A-9: Proposed Section 4.125(16)(D)(3) – *Pattern Book* lists the required criteria for approval, which include architectural styles and elements (subsection (g)), and scale (massing) and proportions (subsection (g.ii)). The SAP Application Submittal Requirements, Section 4.125(.16)(D)(2) include identification of land use patterns and lot diagrams. The Pattern Book is to be submitted with the SAP application. Staff finds that this Implementation Measure has been met.

Village Center Implementation Measure 1 – *Establish a review process for the Village Center with the implementing Village zone ordinances. This review process shall guide development in the Village Center and recognize that uses may evolve over time as this area matures.*

FINDING A-10: Proposed Section 4.125(.16) – *Village Zone Development Permit Process* incorporates the Pattern Book requirement in subsection (D) – *SAP Application Submittal Requirements*. In addition Table V-4 indicates general design criteria that must be complied with over time, even as proposed uses evolve. Staff finds that this Implementation Measure can be met through the requirement of a Specific Area Plan for the Village Center area.

Village Center Implementation Measure 2 – *Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.*

- *Consumer Goods*
- *Food & Sundries*
- *General Office*
- *Service Commercial*
- *Lifestyle & Recreation*
- *Hospitality*

- *Light Manufacturing/Research and Development*
- *Civic/Institutional*
- *Residential*

FINDING A-11: Proposed Section 4.125(.03) – *Permitted Uses*, at subsection (H) *Commercial Uses within the Village Center*, is an extensive list of 42 examples of uses in the categories of Sales and Servicing of Consumer Goods, Food and Sundries, Lifestyle and Recreation, Service Commercial, and General Office. Residential uses are not restricted in the Village Center. Non-governmental civic services are captured as conditional uses that may be located in the Village Center. Staff finds that this implementation measure has been met.

Section B
WILSONVILLE PLANNING & LAND DEVELOPMENT ORDINANCE

In a review of the Wilsonville Planning and Land Development Ordinance (Wilsonville Code), Staff finds that the following sections apply: 4.003, 4.008(.01)(F), 4.009(.02), 4.197(.01)(B), 4.032(.01)(A), and 4.033.

Section 4.003 Consistency with Plan and Laws.

Actions initiated under this Code shall be consistent with the Comprehensive Plan and with applicable State and Federal laws and regulations as these plans, laws and regulations now or hereafter provide.

FINDING B-1: Comprehensive Plan amendments are not proposed under File No.02PC08. This Code text amendment proposes very specific procedural amendments, housekeeping amendments and additions to development standards for a limited set of uses within the “Residential-Village” Comprehensive Plan Map designation. These Findings have been prepared to demonstrate that the proposed Code text amendments are consistent with the Comprehensive Plan (see Section A of this document) and applicable State and Federal laws and regulations (see Section D of this document).

Section 4.008 Application Procedure – In General.

(.01) *The general application procedures listed in Section 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of the Wilsonville Code. These include applications for all of the following types of land use or development approvals:*

F. Changes to the text of Chapter 4, pursuant to Section 4.197;

FINDING B-2: Compliance with Section 4.197 is demonstrated within Section B of this document. All appropriate application procedures listed in Section 4.008 through 4.024 have been followed and carried out for developing and hearing this legislative proposal. Staff finds that the application complies with this section of the Wilsonville Code.

Section 4.009 Who May Initiate Applications.

(.02) *Applications involving large areas of the community or proposed amendments to the text of this Chapter or the Comprehensive Plan may be initiated by any property owner,*

business proprietor, or resident of the City, as well as the City Council, Planning Commission, or Development Review Board acting by motion.

FINDING B-3: The State of Oregon as owner of the Dammasch Hospital property initiated a public competitive process for selection of a master developer for the site. The City of Wilsonville participated in this competitive process. The Request For Proposals called for Developer proposals to purchase the Dammasch property from the State and to develop the entire DATELUP area. Villebois LLC was selected by the State and the City to purchase the Dammasch property and serve as the master developer. In December 2002, the City and Villebois LLC entered into a Memorandum of Understanding recognizing, in effect, that an agency relationship exists between the State as property owner and Villebois LLC as its designated master developer. Villebois LLC has designated Costa Pacific Communities as its representative in matters pertaining to development applications with the City. Application File No. 02PC08 has been initiated by the Master Planner for Code amendments enabling development within the "Residential-Village" Plan Map Designation area.

Sections 4.010-4.020 [These sections contain procedures to be followed for hearing a legislative application.]

FINDING B-4: Staff finds that all appropriate and required procedures have been followed and carried out for developing and hearing this legislative proposal.

Section 4.032(.01)(A) *[This Section states that the Planning Commission has authority to make recommendations to the City Council on legislative zone changes and changes to the text of Chapter 4 of the Code.]*

Section 4.033(.01)(A) *[This Section states that the City Council has final decision-making authority on applications for zone changes and changes to the text of Chapter 4, as authorized in Section 4.197.]*

Section 4.197 Zone Changes and Amendments To This Code – Procedures

(.01)(B) In recommending approval of a proposed text amendment, the Planning Commission shall, at a minimum, adopt findings relative to the following:

- 1. That the application was submitted in compliance with the procedures set forth in Section 4.008;*

FINDING B-5: See Finding B-2, above. Staff finds that the application has been submitted in compliance with Section 4.008.

- and 2. The amendment substantially complies with all applicable goals, policies and objectives set forth in the Comprehensive Plan;*

FINDING B-6: See Section A of this staff report. Staff finds that the application substantially complies with all applicable goals, policies and objectives set forth in the Comprehensive Plan.

and 3. *The amendment does not materially conflict with, nor endanger, other provisions of the text of the Code;*

FINDING B-7: New Code text has been prepared and now is being proposed for adoption, which is limited in application to the Residential-Village Plan Map Designated property. Proposed text has been evaluated by staff for conflicts with other existing provisions of the Code. Section 1.1 *Miscellaneous Enabling Amendments* of the proposed text provides those housekeeping text changes and additions needed to provide consistency and coordination with the language of the Code. Staff finds that the proposed text amendments do not materially conflict with, nor endanger, other provisions of the text of the Code.

and 4. *If applicable, the amendment is necessary to insure that the City's Land Use and Development Ordinance complies with mandated requirements of State or Federal laws and/or statutes.*

FINDING B-8: Staff finds that the application does not result in conflicts with other applicable jurisdictional requirements as demonstrated in Sections C (Metropolitan Service District) and D (State of Oregon) of this report.

Section C METROPOLITAN SERVICE DISTRICT

This section analyzes the applicability of the regional policies listed in Metro's Urban Growth Management Functional Plan as they may relate to these proposed text amendments that create a new Village Zone District.

Urban Growth Management Functional Plan

TITLE 1: *Requirements for Housing and Employment Accommodation*

FINDING C-1: Not applicable because the application does not propose to decrease the amount of land for residential or commercial/industrial use identified in the *Villebois Village Master Plan* and it would not reduce permitted densities.

TITLE 2: *Regional Parking Policy*

FINDING C-2: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations regarding parking.

TITLE 3: *Water Quality, Flood Management and Fish and Wildlife Conservation*

FINDING C-3: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations regarding water quality, flood management or fish and wildlife conservation.

TITLE 4: *Retail in Employment and Industrial Areas*

FINDING C-4: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations concerning retail in employment and industrial areas.

TITLE 5: *Neighbor Cities and Rural Reserves*

FINDING C-5: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations concerning neighbor cities and rural reserves.

REGIONAL TRANSPORTATION PLAN, CHAPTER 6 (replaces Title 6: *Regional Accessibility*)

FINDING C-6: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations concerning regional accessibility.

TITLE 7: *Affordable Housing*

FINDING C-7: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations regarding affordable housing.

TITLE 8: *Compliance Procedures*

FINDING C-8: Not applicable because this Title is administrative and relates to Metro's process for ensuring that local governments comply with the Functional Plan.

TITLE 9: *Performance Measures*

Finding C-9: Not applicable because this Title is administrative and relates to requirements for measuring whether the Functional Plan is achieving the intended outcomes in the region.

TITLE 10: *Functional Plan Definitions*

FINDING C-10: Not applicable. This Title contains definitions only.

TITLE 11: *Urban Growth Boundary Amendment Urban Reserve Plan*

FINDING C-11: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations concerning urban growth boundary amendments or urban reserve plan requirements.

Staff finds the application is consistent with the Metro Functional Plan.

Section D
STATE OF OREGON

This section is an analysis of Statewide Planning Goals & Guidelines as they may be applicable to creation of a new Village Zone District.

GOAL 1: Citizen Involvement

FINDING D-1: Not applicable because the application does not propose changing the structure of the City's citizen involvement program. Opportunities for citizen involvement in the amendment process have been provided, as indicated by the Findings in Section B.

Goal 2: Land Use Planning

FINDING D-2: Not applicable because the application does not propose to change the City's land use planning process. The City will continue to have an acknowledged Comprehensive Plan and implementing regulations that are consistent with the Plan.

Goal 3: Agricultural Lands:

FINDING D-3: Not applicable because the City's Comprehensive Plan does not designate any agricultural lands within the urban growth boundary.

Goal 4: Forest Lands

FINDING D-4: Not applicable because the City's Comprehensive Plan does not designate any forest lands within the urban growth boundary.

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources

FINDING D-5: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations regarding Goal 5 resources.

Goal 6. Air, Water and Land Resources Quality

FINDING D-6: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations regarding Goal 6 resources.

Goal 7: Areas Subject to Natural Disasters and Hazards

FINDING D-7: Not applicable because the application does not proposed to change the City's Comprehensive Plan or implementing regulations regarding natural disasters and hazards.

Goal 8: *Recreational Needs*

FINDING D-8: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations regarding recreational needs.

Goal 9: *Economy of the State*

FINDING D-9: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations regarding the economy.

Goal 10: *Housing*

FINDING D-10: The proposed amendments, if adopted, will allow other forms of housing options in the City, through a list of permitted residential uses to be applied to undeveloped property. This Code amendment is therefore consistent with Goal 10. The application does not propose changing the City's Comprehensive Plan or implementing regulations regarding compliance with the Land Conservation and Development Commission's Metropolitan Housing Administrative Rule or the amount of acreage designated and zoned to accommodate the population projected for Villebois Village. The proposal does not change the density allowed by the *Villebois Village Master Plan*. The proposed amendments are consistent with Goal 10.

Goal 11: *Public Facilities and Services*

FINDING D-11: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations regarding public facilities and services.

Goal 12: *Transportation*

FINDING D-12: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations regarding transportation.

Goal 13: *Energy Conservation*

FINDING D-13: Not applicable because the application does not propose to change the City's Comprehensive Plan or implementing regulations regarding energy conservation.

Goal 14: *Urbanization*

FINDING D-14: Not applicable because the application does not propose to move the Urban Growth Boundary or to change the City's Comprehensive Plan or implementing regulations regarding conversion of urbanizable land to urban uses.

Staff finds the application is consistent with the Statewide Planning Goals.

Oregon Revised Statute

426.508 [Entitled] Sale of F. H. Dammasch State Hospital; fair market value; redevelopment of property; property reserved for community housing. [1999 c.983 s.5]

Sub-section (3) Redevelopment of the real property formerly occupied by the F. H. Dammasch State Hospital shall be consistent with the Dammasch Area Transportation Efficient Land Use Plan developed by Clackamas County, the City of Wilsonville, the Oregon Department of Administrative Services, the Department of Land Conservation and Development, the Department of Transportation, the State Housing Council, the Mental Health and Developmental Disability Services Division and the Division of State Lands.

FINDING D-15: The proposed amendments comprise the principal implementing tool for the *Villebois Village Master Plan*, which the City has found to be consistent with both the DATELUP Adopted Conceptual Plan and subsequent *Villebois Village Concept Plan* (City Ordinance No. 553). Staff finds that the application proposes no significant changes to the *Master Plan*; therefore, it is also consistent with ORS 426.508(3).

Sub-section (4) The Oregon Department of Administrative Services shall reserve from the sale of the real property under subsection (2) of this section not more than 10 acres. The real property reserved from sale shall be transferred to the Mental Health and Developmental Disability Services Division for use by the division to develop community housing for chronically mentally ill persons. The department and the division shall jointly coordinate with the City of Wilsonville to identify the real property reserved from sale under this subsection.

FINDING D-16: The *Villebois Village Master Plan* provides for community housing and the proposed amendments identify community housing as a permitted use within the Village Zone. Staff finds that the proposed text amendments are consistent with ORS 426.508(4).

1. Proposed Amendments to the Planning and Land Development Ordinance

1.1 Miscellaneous Enabling Amendments

Section 4.001

Add: Definitions relating to Section 4.125 are on page 60 of this report.

Section 4.008

(.01) Add: (M.) Specific Area Plans, Preliminary Development Plans and Final Development Plans, pursuant to Section 4.125.

(.02) Add: (L.) For land in the Village zone, there are four (4) phases of project approval. Some of these phases may be combined, but generally the approvals move from the conceptual stage through to detailed architectural, landscape and plan review in phases:

1. Specific Area Plan (SAP);
2. Preliminary Development Plan (PDP) and Rezoning;
3. Land Division Approval; and,
4. Final Development Plan (FDP).

Section 4.009

(.01) Amend: Except for a Specific Area Plan, applications involving specific sites may be filed only by the owner of the subject property, by a unit of government that is in the process of acquiring the property, or by an agent who has been authorized by the owner, in writing, to apply. Changes to the Comprehensive Plan or zoning may also be initiated by the City Council, Planning Commission, or Development Review Board, acting by motion. Applications involving a Specific Area Plan shall be initiated as provided in Section 4.125(.18)(C) and (D).

Section 4.023

(.01) Amend: Except for Specific Area Plans, land use development permits and approvals, including both Stage I and Stage II approvals, and Preliminary Development Plan and Final Development Plan approval shall be valid for a maximum of two years, unless extended as provided in this Section. Specific Area Plan approvals shall not expire.

Section 4.030(.01)(A)

- (4) Amend: Building permits for single family or two-family dwellings, and in the Village zone, row houses or apartments, meeting zoning requirements and located on lots that have been legally created. The Planning Director's approval of such plans shall apply only to Development Code requirements and shall not alter the authority of the Building Official or City Engineer on these matters.

Section 4.034

- (.08) Add: Applications for development approvals within the Village zone shall be reviewed in accordance with the standards and procedures set forth in Section 4.125.

Section 4.110

- (.01) Add: (H.) Village, which shall be designated "V".

Section 4.156(.02)(B)

- (1) Amend: The Planning Director shall have authority over the administration, interpretation, and enforcement of the provisions of this Section, subject to appeal as provided in Section 4.022. Pursuant to a Class I Administrative Review procedure, the Planning Director may approve, approve with conditions, or deny applications for sign permits, except as provided in this Section. The Planning Director's authority to approve sign permits shall be limited to reviewing and acting upon temporary use sign permits, permits for replacement of existing signs, minor changes to approved sign permits, and signs that have already received preliminary approval as part of a master sign plan, or in the Village zone, as part of a master signage and wayfinding plan.

Section 4.197

- (.02) Amend: In recommending approval or denial of a proposed zone map amendment, the Planning Commission or Development Review Board shall at a minimum, adopt findings addressing the following criteria:
- A. That the application before the Commission or Board was submitted in accordance with the procedures

set forth in Section 4.008, Section 4.125(.18)(B)(2) or, in the case of a Planned Development, Section 4.140; and

Section 4.420

- (.01) Amend: Application of Section. Except for single-family or two-family dwellings in any residential zoning district, and in the Village zone, row houses or apartments, no Building Permit shall be issued for a new building or major exterior remodeling of an existing building, and no Sign Permit, except as permitted in Section 4.156, shall be issued for the erection or construction of a sign relating to such new building or major remodeling, until the plans, drawings, sketches and other documents required for a Sign Permit application have been reviewed and approved by the Board. [Amended by Ordinance No. 538, 2/21/02.]
- (.02) Development in Accord with Plans. Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents approved by the Board, unless altered with Board approval. Nothing in this subsection shall be construed to prevent ordinary repair, maintenance and replacement of any part of the building or landscaping which does not involve a substantial change from the purpose of Section 4.400. If the Board objects to such proposed changes, they shall be subject to the procedures and requirements of the site design review process applicable to new proposals.

Section 4.125.V – Village Zone.

Table of Contents:

Note: This Table of Contents is for the convenience of reviewers, but will not be incorporated into the adopted Code Text

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Table V-1 Development Standards
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- (.07) General Regulations - Off-Street Parking, Loading and Bicycle Parking
Table V-2 Parking Requirements
- (.08) Open Space
- (.09) Street and Access Improvement Standards
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Table V-4 Permitted Materials and Configurations
- (.15) Village Center Design Principles
- (.16) Village Center Design Standards
- (.17) Village Center Plaza Design Standards
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Figure V-2 - Specific Area Plan Boundaries
- (.19) Expiration of SAP, PDP and FDP Approvals
- (.20) Adherence to Approved Plan and Modification Thereof
- (.21) In the event of a failure to comply with the approved FDP

Section 4.125. V – Village Zone

(.01) Purpose.

The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The Village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.

- A. The Village zone provides for a range of intensive land uses and assures the most efficient use of land.
- B. The Village zone is intended to assure the development of bicycle and pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed-use buildings, commercial uses in the Village Center and Neighborhood Centers, and employment opportunities.
- C. The Village zone, together with the Architectural Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines.

(.02) Permitted Uses. Examples of principle uses that are typically permitted:

- A. Single Family Dwellings
- B. Accessory Dwelling Units, subject to the standards of Section 4.113 (.11)
- C. Duplexes
- D. Row Houses
- E. Multi-Family Dwellings
- F. Cluster Housing
- G. Residential Facilities, Residential Homes, and Community Housing developed to implement ORS 426.508
- H. Non-commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated either publicly or by an owners association.
- I. Commercial uses within the Village Center, subject to the standards of (.06) Standards Applying to Commercial Uses and similar to the following:
 - 1. Sales and servicing of consumer goods:
 - Bicycle shop
 - Bookstore
 - Clothing store
 - Electronics and appliances store
 - Florist
 - Furniture store
 - Jeweler
 - Pet shop

2. Food and sundries:

- Bakery
- Butcher shop
- Convenience store
- Delicatessen
- Drugstore
- Gifts Store
- Hardware store

3. Lifestyle and recreation:

- Art gallery
- Barbershop or hair salon
- Boutique shops and other specialty retail
- Coffee shops including outdoor eating areas
- Health club or gymnasium
- Restaurants and pubs including outdoor eating areas
- Dance or martial arts studio

4. Service Commercial:

- Banking and investment services
- Child day care
- Custom tailoring
- Dry cleaners
- Photo processing
- Postal service
- Reproduction services
- Laundromat
- Locksmith
- Telecommunications services
- Upholstery shop

5. General Office:

- Computer and technology companies
- Governmental services
- Health services
- Insurance agencies
- Nonprofit organizations
- Professional-type services
- Real estate offices
- Secretarial services
- Travel agencies

J. Commercial uses within a Neighborhood Center, subject to the standards of (.06) Standards Applying to Commercial Uses, and similar to the following:

- Bakery
- Barbershop and/or hair salon
- Bookstore
- Coffee shop including outdoor eating areas
- Convenience store

Dry cleaners
Florist
Newsstand
Postal services
Service oriented offices
Wine bar

K. Group Living Facility

(.03) Permitted Accessory Uses

- A. Uses, buildings and structures customarily incidental to any of the principal permitted uses and located on the same lot
- B. Home Occupations
- C. Structured parking, garages, and parking areas
- D. Temporary Uses per Section 4.163.
- E. Signs subject to the standards of (.12) Signage and Wayfinding.
- F. Temporary buildings for uses incidental to construction work, which buildings shall be removed immediately upon completion or abandonment of the construction work. In no case shall such buildings remain on the premises longer than ten (10) days after the receipt of a Certificate of Occupancy or the expiration of construction permits.

(.04) Conditional Uses Applications for the following conditional uses shall be processed in accordance with the procedures listed in Section 4.512:

- A. Public and semi-public buildings and/or structures essential to the physical and economic welfare of an area, such as fire stations, utility sub-stations and pump stations
- B. Public or private clubs, lodges or meeting halls
- C. Public or private libraries and museums
- D. Religious institutions.
- E. Transit Stations
- F. Community Centers
- G. Conference Centers
- H. Non-commercial community buildings and grounds, and other similar community uses, owned and operated either publicly or by an owners association.
- I. Commercial parks, plazas, playgrounds, recreational facilities, community buildings and grounds, tennis courts, and other similar recreational and community uses owned and operated privately.
- J. Schools (public, private, or commercial)
- K. Theaters

- L. Home Business
 - M. Commercial Parking Facility
 - N. Light Manufacturing / Research and Development located within the Village Center.
 - O. Overnight Lodging Facility
 - P. Grocery Store or Specialty Grocery Store
- (.05) Development Standards Applying to All Developments in the Village Zone. In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is a conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.
- A. Block, Alley, Pedestrian and Bicycle Standards:
 1. Maximum Block Perimeter: 1,800 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent a block perimeter from meeting this standard.
 2. Maximum spacing between streets for local access: 530 feet, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent street extensions from meeting this standard. Under such circumstances, intervening pedestrian and bicycle access shall be provided, with a maximum spacing of 330 feet from those local streets, unless the Development Review Board makes a finding that barriers such as existing buildings, topographic variations, or designated Significant Resource Overlay Zone areas will prevent pedestrian and bicycle facility extensions from meeting this standard.
 - B. Access: All lots with access to a public street, and an alley, shall take vehicular access from the alley to a garage or parking area, except as determined by the City Engineer.
 - C. Trailers, travel trailers, mobile coaches, or any altered variation thereof shall not be used for the purpose of conducting a trade or calling, or for storage of material, unless approved for such purpose as a temporary use.
 - D. Fences:
 1. General Provisions:
 - a. The maximum height of a sight-obscuring fence located in the side yard shall not exceed three (3) feet in the following locations: forward of the building line, within (8) feet of a frontage sidewalk; or, within (3) feet from a sidewalk at the side of corner lot. The maximum height of a fence shall not exceed six (6) feet in the rear or side yard. A fence of up to six

(6) feet in height may be constructed with no setback along the side, rear, or front yard of a lot adjoining the rear lot line of a corner lot.

- b. When two or more properties with different setbacks abut, the property with the largest front yard setback requirement shall be used to determine the length and height of the shared side yard fence, as required by Section 4.125(.05)(D)(1)(a), above.

Example: Building 'A' has 20' front yard setback and Building 'B' has zero front yard setback. Since Building 'A' has the larger front yard setback, it shall be used to determine the height and length of the shared side yard fence. It is 6' tall, but is reduced to 3' in front of Building 'A's building line.

- c. The Development Review Board may, in their discretion, require such fencing as deemed necessary to promote and provide traffic safety, noise mitigation, and nuisance abatement, and the compatibility of different uses permitted on adjacent lots of the same zone and on adjacent lots of different zones.

2. Residential:

- a. The maximum height of any fence located in the required front yard of a residential development shall not exceed three (3) feet.
- b. Fences on residential lots shall not include chain link, barbed wire, razor wire, electrically charged wire, or be constructed of sheathing material such as plywood or flake board. Fences in residential areas that protect wetlands, or other sensitive areas, may be chain link.

E. Outdoor Living Area:

1. The Outdoor Living Area requirement is intended to provide adequate outdoor recreational amenities for occupants of multiple family developments. Any Multiple Family Dwelling use shall be subject to the applicable provisions of this section, including the following:
 - a. Outdoor Living Area shall be provided on the subject property. Outdoor Living Area shall not be located in required yards. Parking, circulation, indoor, or inaccessible areas may not be used to meet the Outdoor Living Area requirement.
 - b. Outdoor Living Area shall be measured as the sum of all lawns, gardens, play lots, swimming pools, ball courts, roof decks and other similar areas for recreational uses. Private decks, porches, balconies, and terraces in excess of 30 square feet may be counted as Outdoor Living Area.
 - c. Multiple family developments shall provide the following minimum Outdoor Living Area:
 - i. For ten (10) or fewer dwelling units, not less than 1,000 square feet;
 - ii. For eleven (11) through twenty-nine (29) units, 200 square feet per unit;
 - iii. For thirty (30) or more units, 300 square feet per unit.
2. The Development Review Board may reduce the Outdoor Living Area requirement upon a finding, supplied by the applicant, that the recreational

needs of the residents will be adequately met through the use of other specific recreational facilities available within a ¼ mile walking distance.

3. Outdoor Living Area shall be considered to be part of the Open Space requirement in Section 4.125(.08).

F. Fire Protection:

1. All structures shall include a rated fire suppression system (i.e., sprinklers), as approved by the Fire Marshal

Table V-1: Development Standards

Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width ^{10,12} (%age)	Max. Bldg. Height ⁹ (ft.)	Setbacks ^{10,13,20}				Alley-Loaded Garage (note)	Street-Loaded Garage (note)
							Front Min. (ft.)	Front Max. (ft.)	Rear Min. (ft.)	Side Min. (ft.)		
Commercial Buildings - Village Center ¹⁴	NR	NR	NR	1	90	60	NR ³	5	NR	NR	NR	NA
Hotels - Village Center ¹⁴	NR	NR	NR	1	80	60	NR ³	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center ¹⁴	NR	NR	NR	1	90	60	NR ³	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center ¹⁴	NR	NR	NR	1	80	45	5 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹ - Village Center ¹⁴	NR	NR	NR	1	80	45	5 ⁴	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	1	60	45	8 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹	NR	15	50	1	80	45	8 ⁵	15	NR	NR	NR	NA
Duplexes	4,000	45	70	2	60 ¹⁶	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8,17,18
Single-Family Dwellings	2,250	35	50	2	60 ¹⁶	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8,17

- Notes:
- NR No Requirement
 - NA Not Allowed
 - 1 Lot < 8000sf: NR; Lot >8000sf: 80% (Max. Lot Coverage)
 - 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage
On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.
 - 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.
 - 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.
 - 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.
 - 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.
 - 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.
 - 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.
 - 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.
 - 10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.
 - 11 Row Houses shall be attached; however, no more than ten units shall be contiguous along a street edge.
 - 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.
 - 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the alley right of way.
 - 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.
 - 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.
 - 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.
 - 17 Dwellings on lots without alley access shall be at least 36 feet wide.
 - 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.
 - 19 Maximum setbacks may be increased as necessary to accommodate building cod, public utility easements or public open space requirements.
 - 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book.

(.06) Standards Applying To Commercial Uses

A. All commercial uses shall be subject to the following:

1. A Neighborhood Center shall only be located at a Neighborhood Commons
2. The total area of all commercial uses in a Neighborhood Center shall not exceed 3,500 sq. ft. (excluding residential uses, home occupations, or home businesses).
3. Commercial use shall not include "drive-through" facilities.
4. A commercial use shall be adjacent to a street.
5. All businesses, service or processing, shall be conducted wholly within a completely enclosed building; except for off-street parking and off-street loading. Except, however, that exterior displays, outdoor dining areas, or exterior sales may be specifically authorized through temporary use permit or development permit approval, subject to conditions of approval. Exterior sales that may be permitted are those that are limited in time duration, such as sidewalk sales, grand openings, or farmers' markets. Said areas must maintain the minimum required clear space accessible to pedestrian movement on pathways and/or sidewalks. See the following figure:

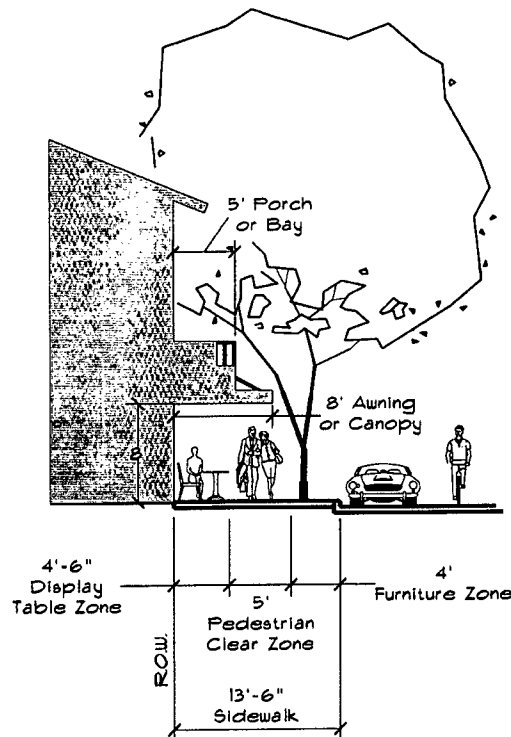


Figure V-1: Exterior Displays/Outdoor Dining

6. Except as may be approved through the processes noted in Section (.07)(A)(5), above, all commercial uses shall meet the performance standards specified in Section 4.135(.07).

(.07) General Regulations - Off-Street Parking, Loading and Bicycle Parking Except as required by Subsections (A) through (D), below, the requirements of Section 4.155 shall apply within the Village zone.

A. General Provisions:

1. The provision and maintenance of off-street parking spaces is a continuing obligation of the property owner. The standards set forth herein shall be considered by the Development Review Board as minimum criteria.
2. The Board shall have the authority to grant variances or refinements to these standards in keeping with the purposes and objectives set forth in this zone.

B. Minimum and Maximum Off-Street Parking Requirements:

1. Table V-2, Off-Street Parking Requirements, below, shall be used to determine the minimum and maximum parking standards for noted land uses. The minimum number of required parking spaces shown in Table V-2 shall be determined by rounding to the nearest whole parking space. For example, a use containing 500 square feet, in an area where the standard is one space for each 400 square feet of floor area, is required to provide one off-street parking space. If the same use contained more than 600 square feet, a second parking space would be required.
2. Minimum parking requirements may be met by dedicated off-site parking, including surfaced parking areas and parking structures.
3. Except for detached single-family dwellings and duplexes, on-street parking spaces, directly adjoining and on the same side of the street as the subject property, may be counted towards meeting the minimum off-street parking requirements.
4. Minimum parking requirements may be reduced under the following conditions:
 - a. When complimentary, shared parking availability can be demonstrated, or;
 - b. Bicycle parking may substitute for up to 25% of required Mixed-Use or Multi-Family Residential parking. For every five non-required bicycle parking spaces that meet the short or long-term bicycle parking standards, the motor vehicle parking requirement for compact spaces may be reduced by one space.

C. Minimum Off-Street Loading Requirements:

1. Loading facilities shall be sited at the rear or side whenever practicable, and if adjacent to a residential use, shall be screened. Screening shall match the adjacent residential development in terms of quality of materials and design. Such screening shall minimize light glare and noise levels affecting adjacent residential uses. See also Section 4.155(.03)(B).

D. Bicycle Parking Requirements:

- 1 Purpose: Bicycle parking is required for most use categories to encourage the use of bicycles by providing safe and convenient places to park bicycles for short and long stays.
 - a. Short-term bicycle parking is intended to encourage shoppers, customers, messengers, and other visitors to use bicycles by providing a convenient and readily accessible place to park bicycles.
 - b. Long-term bicycle parking is intended to provide employees, students, residents, commuters and others who generally stay at a site for several hours, a secure and weather-protected place to park bicycles. The intent of the long-term standards is to provide bicycle parking within a reasonable distance in order to encourage bicycle use.
2. General Provisions
 - a. Required Bicycle Parking:
 - i. The required minimum number of bicycle parking spaces for each use category is shown in Table V-2, Parking Requirements, below. Bicycle parking is not required for uses not listed.
 - ii. Bicycle parking spaces are not required for accessory uses. If a primary use is listed in Table V-2, bicycle parking is not required for the accessory use.
 - iii. When there are two or more primary uses on a site, the required bicycle parking for the site is the sum of the required bicycle parking for the individual primary uses.
3. Bicycle Parking Standards:
 - a. Short-term bicycle parking. Required short-term bicycle parking shall meet the following standards:
 - i. Short-term bicycle parking shall be provided in lockers or racks that meet the standards of this section.
 - ii. Short-term bicycle parking shall be located either within 30 feet of the main entrance to the building; or inside a building, in a location that is easily accessible for bicycles.
 - iii. If 10 or more short-term bicycle spaces are required, then at least 50 percent of the required short-term bicycle spaces shall be covered and meet the standards of this section.
 - b. Long-term bicycle parking. Required long-term bicycle parking shall meet the following standards:
 - i. Long-term bicycle parking shall be provided in racks or lockers that meet the standards of this section.
 - ii. Long-term bicycle parking shall be located on the site or in an area where the closest point is within 300 feet of the site
 - iii. At least 50 percent of required long-term bicycle parking shall be covered in compliance with the standards of this section
 - iv. To provide security, long-term bicycle parking shall be in at least one of the following locations:

- In a locked room or locker
 - In an area that is enclosed by a fence with a locked gate. The fence shall be either eight (8) feet high, or be floor-to-ceiling, subject to review and approval of a building permit;
 - In an area that is visible from employee work areas or within view of an attendant or security guard;
 - In a dwelling unit or dormitory unit. If long-term bicycle parking is provided in a dwelling unit or dormitory unit, neither racks nor lockers shall be required.
- c. **Bicycle Lockers, Racks and Cover (Weather Protection):**
- i. Where required bicycle parking is provided in lockers, the lockers shall be securely anchored.
 - ii. Covered bicycle parking, as required by this section, shall be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures. Where required covered bicycle parking is not within a building or locker, the cover must be permanent, designed to protect the bicycle from rainfall and provide seven (7) foot minimum overhead clearance.

Table V-2: Off Street Parking Requirements

	Min. Vehicle Spaces	Max. Vehicle Spaces	Bicycle Short-term (Spaces)	Bicycle Long-term (Spaces)
Permitted or Conditional Use				
Permitted Uses				
Single-Family Detached Dwellings	1.0/DU	NR	NR	NR
Single-Family Accessory Dwelling Units	1.0/DU	NR	NR	NR
Duplex	1.0/DU	NR	NR	NR
Row Houses	1.0/DU	NR	NR	NR
Multi-Family Dwellings	1.0/1 Bdr 1.5/2 Bdr 1.75/3 Bdr	NR	1 per 20 units Min. of 2	1 per 4 units Min. of 2
Community Housing	1 per 4 residents	1 per unit	None	1 per 8 residents Min. of 2
Commercial Uses				
Convenience Store	2/1000 sf	5/1000 sf	1 per 5000 sf Min. of 2	1 per 12,000 sf Min. of 2
Restaurant/Pub	2/1000 sf	10/1000 sf	1 per 5000 sf Min. of 2	1 per 12,000 sf Min. of 2
Child Day Care	0.2 per student/staff	0.3 per student/staff	None	1 per 10,000 sf Min. of 2
Medical/Dental	3/1000 sf	4/1000 sf	1 per 40,000 sf Min. of 2	1 per 70,000 sf Min. of 2
All other commercial uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2
Conditional Uses				
Schools	0.2 per student/staff	0.3 per student/staff	0.3 per student/staff	0.2 per classroom
Recreational Facilities	3/1000 sf ¹	5/1000 sf ¹	1 per 3,000 sf Min. of 4	1 per 3000 sf Min. of 4
Conference Center	0.3 per seat	0.5 per seat	1 per 15 seats Min. of 2	1 per 40 seats Min. of 10
Library/Museum	2/1000 sf	4/1000 sf	1 per 1000 sf Min. of 6	1 per 1000 sf Min. of 6
Religious Institution	.25 per seat	.5 per seat	1 per 2,000 sf Min. of 2	1 per 4,000 sf Min. of 2
Theater	.25 per seat	.5 per seat	1 per 20 seats Min. of 2	1 per 50 seats Min. of 4
Overnight Lodging Facility	1 per room	1.5 per room	1 per 20 rooms Min. of 2	1 per 20 rooms Min. of 2
Light Manufacturing/Research and Development	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2
All other Conditional Uses	2/1000 sf	4/1000 sf	1 per 10,000 sf Min. of 2	1 per 40,000 sf Min. of 2

Notes: 1 1/1000 sf min. for court facilities
NR No requirement

(.08) Open Space. Open space shall be provided as follows:

- A. In all residential developments and in mixed-use developments where the majority of the developed square footage is to be in residential use, at least twenty-five percent (25%) of the area shall be open space, excluding street pavement and surface parking. In multi-phased developments, individual phases are not required to meet the 25% standard as long as an approved Specific Area Plan demonstrates that the overall development shall provide a minimum of 25% open space. Required yard areas shall not be counted towards the required open space area.
- B. Open space area required by this Section may, at the discretion of the Development Review Board, be protected by a conservation easement or dedicated to the City, either rights in fee or easement, without altering the density or other development standards of the proposed development. Provided that, if the dedication is for public park purposes, the size and amount of the proposed dedication shall meet the criteria of the City of Wilsonville standards. The square footage of any land, whether dedicated or not, which is used for open space shall be deemed a part of the development site for the purpose of computing density or allowable lot coverage. See SROZ provisions, Section 4.139.10.
- C. The Development Review Board may specify the method of assuring the long-term protection and maintenance of open space and/or recreational areas. Where such protection or maintenance are the responsibility of a private party or homeowners' association, the City Attorney shall review and approve any pertinent bylaws, covenants, or agreements prior to recordation.

(.09) Street and Access Improvement Standards

- A. Except as noted below, the provisions of Section 4.177 shall apply within the Village zone:
 1. General Provisions:
 - a. All street alignment and access improvements shall conform to Figures 7, 8, 9A, and 9B of the Villebois Village Master Plan, or as refined in an approved Specific Area Plan, Preliminary Development Plan, or Final Development Plan, and the following standards:
 - i. All street improvements shall conform to the Public Works Standards and the Transportation Systems Plan, and shall provide for the continuation of streets through proposed developments to adjoining properties or subdivisions, according to the Master Plan.
 - ii. All streets shall be developed according to the Master Plan.
 2. Intersections of streets:
 - a. Angles: Streets shall intersect one another at angles not less than 90 degrees, unless existing development or topography makes it impractical.
 - b. Intersections: If the intersection cannot be designed to form a right angle, then the right-of-way and paving within the acute angle shall have a minimum of a thirty (30) foot centerline radius and said angle shall not be

less than sixty (60) degrees. Any angle less than ninety 90 degrees shall require approval by the City Engineer after consultation with the Fire District.

- c. Offsets: Opposing intersections shall be designed so that no offset dangerous to the traveling public is created. Intersections shall be separated by at least:
 - i. 1000 ft. for major arterials
 - ii. 600 ft. for minor arterials
 - iii. 100 ft. for major collector
 - iv. 50 ft. for minor collector
 - d. Curb Extensions:
 - i. Curb extensions at intersections shall be shown on the Specific Area Plans required in Subsection 4.125(.18)(C) through (F), below, and shall:
 - Not obstruct bicycle lanes on collector streets.
 - Provide a minimum 20 foot wide clear distance between curb extensions at all local residential street intersections, meet minimum turning radius requirements of the Public Works Standards, and shall facilitate fire truck turning movements as required by the Fire District.
3. Street Grades: Street grades shall be a maximum of 6% on arterials and 8% for collector and local streets. Where topographic conditions dictate, grades in excess of 8%, but not more than 12%, may be permitted for short distances, as approved by the City Engineer, where topographic conditions or existing improvements warrant modification of these standards.
 4. Centerline Radius Street Curves: The minimum centerline radius street curves shall be as follows:
 - a. Arterial streets: 600 feet, but may be reduced to 400 feet in commercial areas, as approved by the City Engineer.
 - b. Collector streets: 600 feet, but may be reduced to conform with the Public Works Standards, as approved by the City Engineer.
 - c. Local streets: 75 feet
 5. Rights-of-way:
 - a. See Section 4.125(.09)(A), above.
 6. Access drives:
 - a. See Section 4.125(.09)(A), above.
 - b. 16 feet for two-way traffic
 7. Clear Vision Areas
 - a. See Section 4.125(.09)(A), above.
 8. Vertical Clearance:
 - a. See Section 4.125(.09)(A), above.
 9. Interim Improvement Standard:

a. See Section 4.125(.09)(A), above.

(.10) Sidewalk and Pathway Improvement Standards

A. The provisions of Section 4.178 shall apply within the Village zone.

(.11) Landscaping, Screening and Buffering

A. Except as noted below, the provisions of Section 4.176 shall apply in the Village zone:

1. Streets in the Village zone shall be developed with street trees as described in the Community Elements Book.

(.12) Master Signage and Wayfinding

A. Except as this subsection may otherwise be amended, or until such time as a Master Signage and Wayfinding Plan is approved as required by Section 4.125(.18)(D)(2)(m), signs within the Village zone shall be subject to the provisions of Section 4.156.

(.13) Design Principles Applying to the Village Zone

A. The following design principles reflect the fundamental concepts, and support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities of the built environment within the Village zone.

1. The design of landscape, streets, public places and buildings shall create a place of distinct character.
2. The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the Villebois Village Master Plan.
3. The design of buildings shall functionally relate to adjacent open space, gateways, street orientation, and other features as shown in the Villebois Village Master Plan.
4. The design of buildings and landscape shall functionally relate to sunlight, climate, and topography in a way that acknowledges these conditions as particular to the Willamette Valley.
5. The design of buildings shall incorporate regional architectural character and regional building practices.
6. The design of buildings shall include architectural diversity and variety in its built form.
7. The design of buildings shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk.
8. The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.
9. The design of buildings and landscape shall minimize the visual impact of, and screen views of off-street parking from streets.

10. The design of exterior lighting shall minimize off-site impacts, yet enable functionality.

(.14) Design Standards Applying to the Village Zone

A. The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:.

1. General Provisions:

- a. Flag lots are not permitted.
- b. The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.
- c. Village Center lots may have multiple front lot lines.
- d. For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the facades of all buildings shall be used to calculate the Minimum Building Frontage Width.
- e. Neighborhood Centers shall only be located within a Neighborhood Commons.
- f. Commercial Recreation facilities shall be compatible with surrounding residential uses.
- g. Convenience Stores within the Village zone shall not exceed 4,999 sq. ft., and shall provide pedestrian access.
- h. Specialty Grocery Stores within the Village zone shall not be more 19,999 square feet in size.
- i. A Grocery Store shall not be more than 40,000 square feet in size.

2. Building and site design shall include:

- a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or Village Center Design.
- b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Design.
- c. Protective overhangs or recesses at windows and doors.
- d. Raised stoops, terraces or porches at single-family dwellings.
- e. Exposed gutters, scuppers, and downspouts, or approved equivalent.
- f. The protection of existing significant trees as identified in an approved Community Elements Book.
- g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.

- h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
 - i. Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
 - j. A porch shall have no more than three walls.
 - k. A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.
3. Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center design.
 4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.

Table V-3: Permitted Materials and Configurations

All Single Family Detached, Duplexes, Row Houses - any location
All Mixed-Use, Multi-Family, and Commercial Buildings - outside the Village Center*

Permitted Materials		Configuration and Application
Exterior Surfaces of Building Walls and Chimneys	<ul style="list-style-type: none"> ▪ Cedar siding and shingles ▪ Dimensional lumber elements ▪ Fiber-cement siding and shingles ▪ Stucco, cementitious ▪ Masonry: brick, stone, concrete, and faux-stone ▪ Exposed cast-in-place concrete ▪ Pre-cast concrete trim and veneer ▪ Plywood with battens (not primary façade) 	<ul style="list-style-type: none"> ▪ Materials can only be changed at horizontal lines or at an inside corner of two vertical planes ▪ Any material used on a front façade shall return a minimum of 16" on side wall ▪ Lap-siding shall not exceed 7" and drop-siding 10" to the weather ▪ Board and batten shall not exceed 10", and 2" running alternately ▪ Brick shall be laid in a true bonding pattern (no stack bond) ▪ Stucco shall be smooth sand finish ▪ Concrete block shall be split-faced or scored ▪ Cast concrete walls shall have a textured finish
Building Elements	<ul style="list-style-type: none"> ▪ Posts and columns shall be of stone masonry, brick, cast concrete, stucco, wood, built-up fiber-cement board, fiberglass, iron, or tubular steel ▪ Arches and piers shall be stone masonry, brick, cast concrete, or stucco ▪ Porches, balconies, decks, stoops, and stairs shall be of wood, wood polymer, stucco, concrete, brick, or stone ▪ Railings and balustrades shall be iron, welded steel, pre-cast concrete, stone, wood or wood polymer ▪ Trellises shall be iron, welded steel, or wood ▪ Walls and fences may be of permitted wall materials, and wood pickets, lattice, boards, or open painted metal 	<ul style="list-style-type: none"> ▪ All balconies, decks, and trellises - whether cantilevered or not - shall be visibly supported by columns, beams, or brackets ▪ Columns and posts shall be minimum 5" in section ▪ Masonry shall be terminated on a concrete base or carried to the ground ▪ The area under porches and decks shall be screened with wall or fencing material ▪ Landscape walls and fences shall match materials on buildings ▪ Concrete and masonry landscape walls shall be a minimum of 8" thick ▪ Stucco landscape walls shall be over concrete or block walls ▪ Metal fencing shall be of open nature and predominately vertical ▪ Fence heights may step up or down in one ft. increments but not at corners ▪ Ornamentation is only allowed to highlight or embellish a functional element ▪ Balconies shall extend no more than 36 inches beyond the furthestmost adjacent building face ▪ Fence boards must be stained or painted
Roofs	<ul style="list-style-type: none"> ▪ Architectural grade composition shingles ▪ Cedar shingles ▪ Concrete or clay tiles ▪ Slate ▪ Built-up flat roofs ▪ Standing seam metal, parallel to slope ▪ Eco/Green roofs ▪ Metal or wood gutters. Metal downspouts or (1) copper, brass or aluminum chain, (2) rope, or (3) freefall water, in lieu of metal downspouts. ▪ Fabric, steel, or glass awnings 	<ul style="list-style-type: none"> ▪ Principal sloped roofs shall have symmetrical 4:12 to 12:12 pitches ▪ Eaves shall overhang at least 12 inches or be tight to the wall and finished by a molding or stucco detail ▪ Eco/Green roofs are permitted on flat roofs or sloped roofs up to 6.9:12 pitch. ▪ Fascia gutters are not allowed ▪ Gutters shall have a half-round, ogee, or square profile ▪ Metal Downspouts shall be round or box and use standoffs instead of bending around trim boards or other elements. ▪ All roof-mounted components, such as mechanical equipment, solar equipment, antennas, satellites, etc., shall be screened from view. ▪ Chain or rope downspouts anchored at bottom, or gutter freefall, shall convey water to a no-splash basin. The basin and drainage conveyance away from the basin require City approval on a per design basis. ▪ Roof vents shall be minimized where visible from public areas ▪ Dormers shall be placed at least 36 inches from side building walls ▪ Flat roofs shall be enclosed by parapets
Windows & Doors	<ul style="list-style-type: none"> ▪ Wood, metal or vinyl-clad wood, vinyl or steel frames and sashes ▪ Clear or Low-E glass where visible from public areas ▪ Entry and garage doors of wood, fiberglass, or embossed metal ▪ Sliding glass doors are allowed only where screened from public areas ▪ Wood, fiber-cement, vinyl, or fiberglass shutters 	<ul style="list-style-type: none"> ▪ Individual windows shall be square or vertical in proportion ▪ Windows and doors shall be recessed at least 3" from the exterior wall surface or surrounded by trim ▪ Door and window shutters shall be sized to cover the window

Table V-4: Permitted Materials and Configurations:

Commercial Buildings - Inside the Village Center*		Educational Facilities (Schools) - any location	
Multi-Family Buildings - Inside the Village Center*		Religious Institutions - any location	
Mixed-Use Buildings - Inside the Village Center*			
	Permitted Materials	Configuration and Application	
Exterior Surfaces of Building Walls	<ul style="list-style-type: none"> ▪ Metal Panel ▪ Cedar siding and wood elements ▪ Fiber-cement siding ▪ Stucco, cementitious ▪ Masonry: brick, stone, concrete, concrete masonry units and faux-stone ▪ Exposed cast-in-place concrete ▪ Pre-cast concrete trim and veneer ▪ Plywood w/ battens (not primary façade) 	<ul style="list-style-type: none"> ▪ Materials may be changed at horizontal lines or at an inside corner of two vertical planes ▪ Lap-siding shall not exceed 7" and drop-siding 10" to the weather ▪ Board and batten shall not exceed 10", and 2" running alternately ▪ Brick shall be laid in a true bonding pattern (no stack bond) ▪ Concrete block shall be split-faced, ground-faced, or scored 	
Building Elements	<ul style="list-style-type: none"> ▪ Posts and columns shall be of stone, masonry, brick, cast concrete, stucco, wood, built-up fiber-cement board, fiberglass, or welded steel ▪ Arches and piers shall be stone masonry, brick, cast concrete, or stucco ▪ Porches, balconies, decks, stoops, and stairs shall be of wood, stucco, concrete, brick, stone, or welded steel ▪ Railings and balustrades shall be iron, welded steel, or wood ▪ Trellises shall be iron, welded steel, or wood ▪ Walls and fences may be of permitted materials, and wood pickets, lattice, boards, or open painted metal 	<ul style="list-style-type: none"> ▪ Balconies shall extend no more than 36 inches beyond the furthest adjacent building face ▪ Masonry shall be terminated on a concrete base or carried to the ground ▪ Columns and posts shall be minimum 5" in section ▪ The area under porches and decks shall be screened with wall or fencing material ▪ Concrete and masonry landscape walls shall be a minimum of 8" thick 	
Roofs	<ul style="list-style-type: none"> ▪ Architectural grade composition shingles ▪ Concrete or clay tiles ▪ Slate ▪ Built-up flat roofs ▪ Standing seam metal, parallel to slope ▪ Metal gutters and downspouts ▪ Eco/Green roofs ▪ Metal or wood gutters. Metal downspouts or (1) copper, brass or aluminum chain, (2) rope, or (3) freefall water, in lieu of metal downspouts. ▪ Fabric, steel, or glass awnings 	<ul style="list-style-type: none"> ▪ Principal sloped roofs shall have 4:12 to 12:12 pitches (excluding mansard roofs) ▪ Where eaves are used, rafter ends may be exposed or concealed by fascia ▪ Eco/Green roofs are permitted on flat roofs or sloped roofs up to 6.9:12 pitch. ▪ Fascia gutters are not allowed ▪ Gutters shall have a half-round, ogee, or square profile ▪ Downspouts shall be round or box and use standoffs instead of bending around trim boards or other elements ▪ Chain or rope downspouts anchored at bottom, or gutter freefall, shall convey water to a no-splash basin. The basin and drainage conveyance away from the basin require City approval on a per design basis. ▪ All roof-mounted components, such as mechanical equipment, solar equipment, antennas, satellites, etc., shall be screened from public streets ▪ Dormers shall be placed at least 36 inches from side building walls ▪ Flat roofs shall be enclosed by parapets or shall project horizontally a min. of 36 inches as an eave 	
Windows & Doors	<ul style="list-style-type: none"> ▪ Wood, metal or vinyl-clad wood, vinyl or steel frames and sashes ▪ Clear or Low-E glass where visible from public areas ▪ Entry and garage doors of wood, fiberglass, or embossed metal ▪ Wood, fiber-cement, vinyl, or fiberglass shutters 	<ul style="list-style-type: none"> ▪ Individual windows shall be square or vertical in proportion ▪ Hexagonal windows are not allowed ▪ Windows and doors shall be recessed at least 3" from the exterior wall surface or surrounded by trim ▪ Shutters shall be sized to cover the window or door 	

*Note: See Figure 2 of the Villebois Village Master Plan for boundaries of Village Center

(.15) Village Center Design Principles

- A. In addition to the design principles found in Section 4.125(.13), above, the following principles reflect the fundamental concepts, support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities within the Village Center:
1. The buildings, streets and open spaces of the Village Center are intended to relate in such a way as to create an identifiable and related series of public and private spaces.

(.16) Village Center Design Standards

- A. In addition to the design standards found in Section 4.125(.14), above, the following Design Standards are applicable to the Village Center, exclusive of single-family detached dwellings and row houses:
1. Off-street parking areas shall not be located between buildings and the street.
 2. The design of off-street parking areas shall include pedestrian connections to the buildings they serve, sidewalks, and adjacent parking areas.
 3. The design of buildings and public spaces shall include interior (through-buildings) and exterior public pedestrian accessways, as required, to facilitate pedestrian connections.
 4. The design of buildings shall include rear and side entrances in addition to primary street front entrances when necessary to facilitate pedestrian connections.
 5. Building facades shall be broken into multiple vertical elements.
 6. The design of buildings shall include awnings or canopies sufficient in depth to provide rain protection for pedestrians along the public right-of-way.
 7. The design of buildings and landscapes shall provide opportunities for public art at a minimum of one location per block.

(.17) Village Center Plaza Design Standards

- A. In addition to the design standards found in Section 4.125(.16), above, the following Design Standards are specific to the design of the Village Center Plaza:
1. The Village Center Plaza shall be measured as all space enclosed by the surrounding buildings.
 2. The Village Center Plaza landscape shall consist of textured paving differentiated from typical street pavement. All vehicular movement and on-street parking within the Village Center Plaza shall have similar paving treatments and occur at the same elevation as the sidewalk and the Village Center Plaza.
 3. The Village Center Plaza shall include the following:
 - a. Incorporation of existing significant trees, street furniture, bollards or similar elements, and exterior lighting.

- b. One vertical tower element facing the Village Center Plaza with proportions, massing, and architectural elements consistent with the Village Center Design.

(.18) Village Zone Development Permit Process. Except as noted below, the provision of Sections 4.140(.02) through (.06) shall apply to development in the Village zone.

- A. Purpose and Intent. It is the purpose of this subsection to describe the process by which development plans are proposed, reviewed and adopted and to provide the procedures and criteria for development permit application, review and approval.
- B. Unique Features and Processes of the Village (V) Zone: To be developed, there are four (4) phases of project approval. Some of these phases may be combined, but generally the approvals move from the conceptual stage through to detailed architectural, landscape and site plan review in stages. All development within the Village zone shall be subject to the following processes:
 - 1. Specific Area Plan (SAP) approval by the Development Review Board, as set forth in Sections 4.125(.18)(C) through (F), below (Stage I equivalent). To be developed, a site must be included in an approved SAP.
 - 2. Preliminary Development Plan (PDP) approval by the Development Review Board, as set forth in Sections 4.125(.18)(G) through (K) (Stage II equivalent), below. Following SAP approval, an applicant may file applications for Preliminary Development Plan approval (Stage II equivalent) for an approved phase in accordance with the approved SAP, and any conditions attached thereto. Land divisions may also be preliminarily approved at this stage. Application for a Zone Change shall be made concurrently with an application for PDP approval. The SAP and a PDP may be reviewed simultaneously when a common ownership exists.
 - 3. Final Development Plan (FDP) approval by the Development Review Board or the Planning Director, as set forth in Sections 4.125(.18)(L) through (P) (Site Design Review equivalent), below.
 - 4. Administrative Review approvals, by the Planning Director, as set forth in Section 4.030. To be developed, final approval for land divisions, tree removal permits, grading permits, and compliance with prior approvals must be received. Development permit issuance follows completion of the foregoing stages, however the PDP and FDP may be combined at the request of the applicant.

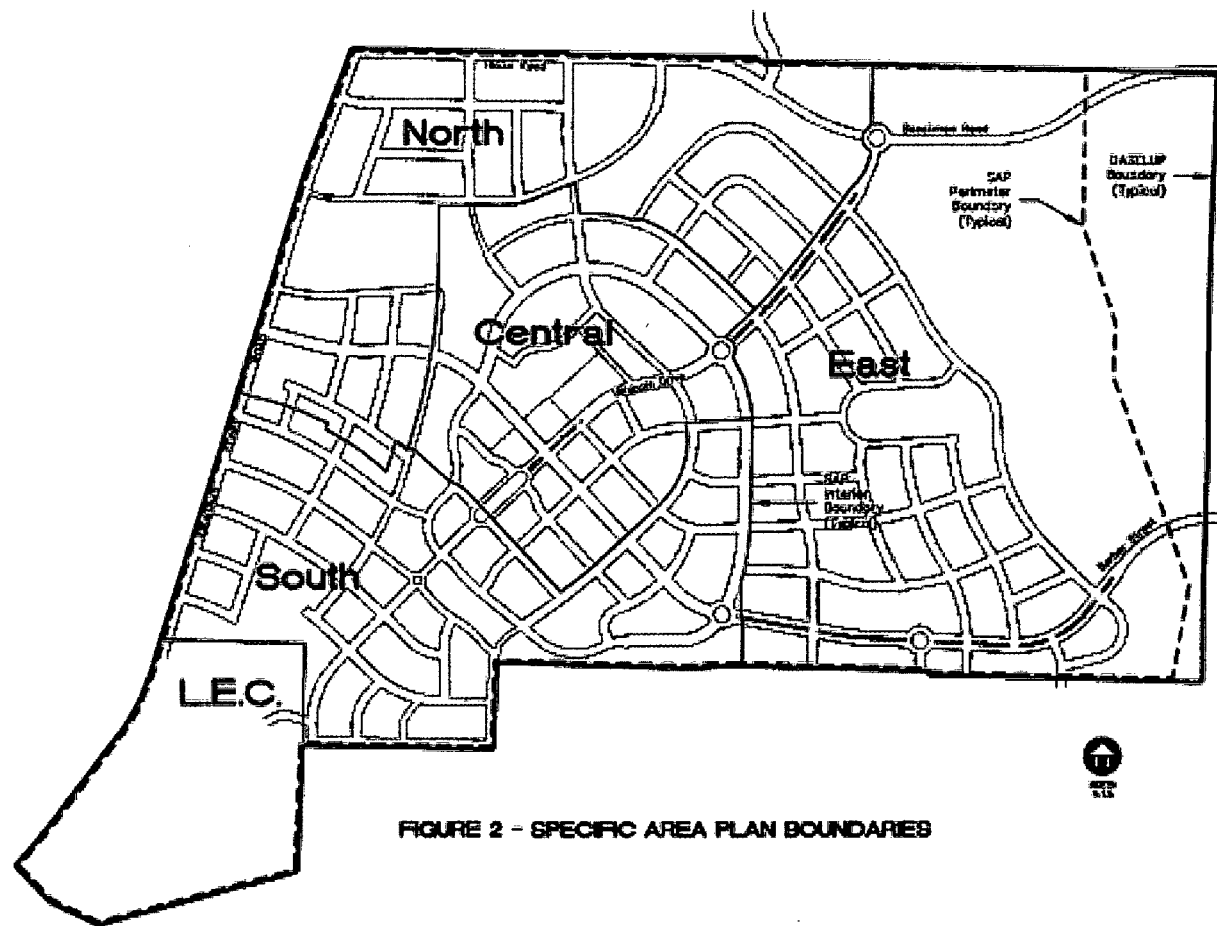


FIGURE 2 - SPECIFIC AREA PLAN BOUNDARIES

Figure V-2: Specific Area Plan Boundaries

C. Specific Area Plan (SAP) Application Procedures.

1. Purpose – A SAP is intended to advance the design of the Villebois Village Master Plan.
2. If not initiated by the City Council, Planning Commission or Development Review Board, an application for SAP approval shall be submitted by the Master Planner, or by landowners pursuant to subsection C.3 below. The application shall be accompanied by payment of a fee established in accordance with the City's fee schedule.
3. The owners of property representing at least 80 percent of a SAP area may request in writing that the Master Planner submit a SAP application. The Master Planner must provide a written response within thirty days. If the Master Planner agrees to submit a request, the Master Planner shall have 180 days to submit the SAP application. If the Master Planner denies the request, fails to respond within 30 days, or fails as determined by the Planning Director to diligently pursue the application after agreeing to submit it, by providing drafts of a pattern book and all other SAP elements within 60 days and thereafter pursuing approval in good faith, the property owners may submit a SAP application for review and approval. A copy of a SAP application submitted by property owners must be provided to the Master Planner. Once the application has been deemed complete by the City, the Master Planner shall have 30 days to review and comment in writing before the proposed SAP is scheduled for public hearing by the DRB.

D. SAP Application Submittal Requirements:

1. Existing Conditions – An application for SAP approval shall specifically and clearly show the following features and information on maps, drawings, application form or attachments. The SAP shall be drawn at a scale of 1" = 100' (unless otherwise indicated) and may include multiple sheets depicting the entire SAP area, as follows:
 - a. Date, north arrow and scale of drawing.
 - b. The boundaries of the Specific Area Plan as identified in Figure V-2.
 - c. A vicinity map showing the location of the SAP sufficient to define its location and boundaries and Clackamas County Tax Assessor's map numbers of the tract boundaries. The vicinity map shall clearly identify the nearest cross streets.
 - d. An aerial photograph (at 1" = 500') of the proposed site and properties within 50 feet of the SAP boundary.
 - e. The size, dimensions, and zoning of each lot or parcel tax lot and Tax Assessor's map designations for the SAP and properties within 50 feet of the SAP boundary.
 - f. The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the SAP, together with the location of existing and planned easements,

sidewalks, bike routes and bikeways, trails and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only in that SAP .

- g. Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
 - i. One (1) foot contours for slopes of up to five percent (5%);
 - ii. Two (2) foot contours for slopes of from six percent (6%) to twelve percent (12%);
 - iii. Five (5) foot contours for slopes of from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
 - iv. Ten (10) foot contours for slopes exceeding twenty percent (20%).
 - h. The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the SAP and within 50 feet of the SAP boundary, as required by Section 4.139.
2. SAP Development Information – The following information shall also be shown at a scale of 1" = 100' and may include multiple sheets depicting the entire SAP area:
- a. A site circulation plan showing the approximate location of proposed vehicular, bicycle and pedestrian access points and circulation patterns, and parking and loading areas.
 - b. The approximate location of all proposed streets, alleys, other public ways, curb extensions, sidewalks, bicycle and pedestrian accessways, neighborhood commons, and easements. The map shall identify existing subdivisions and development and un-subdivided land ownerships adjacent to the proposed SAP site.
 - c. The approximate project location, acreage, type, preliminary lot lines and density of the proposed development. For the residential portions of the SAP, the master planner shall identify: 1) the overall minimum and maximum number of housing units to be provided; and 2) the overall minimum and maximum number of housing units to be provided, by housing type.
 - d. The approximate locations of proposed parks, playgrounds or other outdoor play areas, outdoor common areas, usable open spaces, and natural resource areas or features proposed for preservation. This information shall include identification of areas proposed to be dedicated or otherwise preserved for public use and those open areas to be maintained and controlled by the owners of the property and their successors in interest for private use. This information shall be provided in tabular form, and shall reconcile all such areas as may have been adjusted through prior approvals.
 - e. A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.
 - f. A grading plan illustrating existing and proposed contours as prescribed previously in this section.

- g. A development sequencing plan
 - h. A utilities sequencing plan
 - i. A bicycle and pedestrian circulation plan
 - j. A tree removal, preservation and protection plan
 - k. A property ownership list, as required by Section 4.035(.04)(A)(6)(j).
 - l. At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).
 - m. A master signage and wayfinding plan
 - n. A rainwater management program
3. Architectural Pattern Book – An Architectural Pattern Book shall be submitted, addressing the following:
- a. Illustrate areas within the Specific Area Plan covered by the Architectural Pattern Book.
 - b. An explanation of how the Architectural Pattern Book is organized, and how it is to be used.
 - c. Define specific standards for architecture, color, texture, materials, and other design elements.
 - d. Include a measurement or checklist system to facilitate review of development conformity with the Architectural Pattern Book.
 - e. Include the following information for all row houses, duplexes, and single-family detached housing inside and outside of the Village Center, and for all other buildings outside of the Village Center, including Neighborhood Center(s) within the SAP:
 - i. Illustrate and describe the Regional and Climatic conditions affecting the SAP, and the proposed building types including:
 - Relationship of indoor and outdoor spaces.
 - Design for rainwater paths including roof forms, gutters, scuppers and downspouts.
 - Design for natural day-lighting.
 - Massing and materials.
 - f. Illustrate and describe examples of appropriate architectural styles and how they would be applied to specific land use types, including the definitions (i.e., specifications) of the elements, massing, and facade composition for each style including:
 - i. Architectural precedent and/or historic relevance of each style.
 - ii. Massing, proportions, and roof forms, including details.
 - iii. Doors, windows and entrances showing trim types and details.
 - iv. Porches, chimneys and unique features and details.
 - v. Materials, colors, light fixtures and accents.

- vi. Downspouts and gutters.
 - g. Illustrate and describe examples of appropriate exterior lighting types, and how their design:
 - i. Minimizes glare.
 - ii. Minimizes emission of light beyond the boundaries of a development site.
 - iii. Conserves energy.
 - iv. Maintains nighttime safety, utility, security, and productivity.
 - v. Minimizes the unnatural brightening of the night sky.
4. Community Elements Book – A Community Elements Book shall be submitted, including the following:
- a. Lighting Master Plan and Specifications, which address the requirements of Section 4.125(.18)(D)(3)(g), above.
 - b. Lighting Master Plan and Specifications
 - c. Site Furnishings Master Plan and Specifications
 - d. Curb Extensions Master Plan and Specifications
 - e. Street Sign Master Plan and Specifications meeting Public Works Standards regarding lettering size and public safety installation requirements.
 - f. Street Tree Master Plan and Specifications
 - g. Post Box Specifications
 - h. Bollard Specifications
 - i. Trash Receptacle Specifications
 - j. Recycling Receptacle Specifications
 - k. Bench Specifications
 - l. Bicycle Rack and Locker Specifications
 - m. Playground Equipment Specifications
 - n. Master Plant List and Specifications
5. Rainwater Management Program – A Rainwater Management Program shall be submitted, addressing the following:
- a. Provision for opportunities to integrate water quality, detention, and infiltration into the SAP's natural features and proposed development areas;
 - b. Provision of methods reducing the increase in runoff from the 90th percentile of all rain events and meet pre-development hydrology to the greatest extent practicable;
 - c. Identification of guidelines and standards for the design of all Rainwater Management Systems within the SAP, including:
 - i. Manage the ¼-inch, 24-hour rainfall event at pre-development levels.
 - ii. Mitigate 75% of impervious area from private areas on the respective private property and the remaining 25% of impervious area in public areas (i.e., parks and open space areas, public street rights-of-way).

- iii. Mitigate 100% of impervious area from all public areas within public areas (i.e., parks and open space areas, public street rights-of-way).
 - iv. Remove 70% of Total Suspended Solids (TSS) for ¼-inch, 24-hour storm event for all development areas.
 - v. Remove 65% of Phosphorous for ¼-inch, 24-hour storm event for all development areas.
 - vi. Integrate compost-amended topsoil in all areas to be landscaped to help detain runoff, reduce irrigation and fertilizer needs, and create a sustainable, low-maintenance landscape.
6. Village Center Design - A Village Center Design shall be submitted with an application for the Central SAP, addressing the following:
- a. The Village Center Design Standards required by Sections 4.125(.16) and (.17), above.
 - b. The Village Center Design shall include the preliminary design for the following buildings and spaces within the Village Center:
 - i. All mixed-use, multifamily, civic and commercial buildings
 - ii. All public and private landscape and open spaces, (exclusive of private yards associated with detached single-family dwellings and row houses.)
 - iii. All plazas, gardens, fountains and other public amenities.
 - iv. All public and private streets, lanes, alleys and parking areas.
 - v. All signage and wayfinding, including the coordination of these elements with the Signage and Wayfinding Plan.
 - vi. All street, lighting and community elements, including coordination of these elements with the Community Elements Book.
 - c. The Village Center Design shall include the following drawings:
 - i. Site Plan(s) at an appropriate scale, illustrating:
 - Building masses and locations
 - Landscapes
 - Parking areas
 - Site Circulation
 - Service and Delivery areas.
 - A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the Village Center.
 - ii. Typical Floor Plan(s) at an appropriate scale, for each building.
 - iii. Exterior Elevations at an appropriate scale, illustrating:
 - Massing and proportions
 - Roof forms, and typical details
 - Doors, windows and primary entrances including typical details
 - Porches, balconies, awnings, and unique details
 - Exterior materials and color palette.

7. SAP Narrative Statement – A narrative statement shall be submitted, addressing the following:
 - a. A description, approximate location and timing of each proposed phase of development within the SAP.
 - b. An explanation of how the proposed development complies with the applicable standards of this section.
 - c. A statement describing the impacts of the proposed development on natural resources within the SAP and how the proposed development complies with the applicable requirements of Chapter 4.
 - d. Includes a description of the goals and objectives of the Villebois Village Master Plan and the Design Principles of the V-Zone, and how they will be met for the specified land use area.
 - e. Includes information demonstrating how the Architectural Pattern Book satisfies the goals and concepts of the Villebois Village Master Plan, the Design Principles and Design Standards of the Village zone.
 - f. Where applicable, a written description of the proposal's conformance with the Village Center Design Principles and Standards.

E. SAP Approval Process and Review Criteria

1. An application for SAP approval shall be reviewed using the following procedures:
 - a. Notice of a public hearing before the Development Review Board regarding a proposed SAP shall be made in accordance with the procedures contained in Section 4.012.
 - b. The Development Review Board may approve an application for SAP approval only upon finding the following approval criteria are met:
 - i. That the proposed SAP:
 - Is consistent with the standards identified in this section.
 - Complies with the applicable standards of the Planning and Land Development Ordinance, and
 - Is consistent with the Villebois Village Master Plan. Those elements of the Village Master Plan with which the SAP must be consistent are the Plan's Goals, Policies, and Implementation Measures, and, except as the text otherwise provides, Figures 1, 5, 6A, 7, 8, 9A, and 9B.
 - ii. If the SAP is to be phased, as enabled by Sections 4.125(.18)(D)(2)(g) and (h), that the phasing sequence is reasonable.
 - iii. The Development Review Board may require modifications to the SAP, or otherwise impose such conditions, as it may deem necessary to ensure conformance with the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.

F. Refinements to Approved Villebois Village Master Plan

1. In the process of reviewing a SAP for consistency with the Villebois Village Master Plan, the Development Review Board may approve refinements, but not amendments, to the Master Plan. Refinements to the Villebois Village Master Plan may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(F)(2), below. Amendments to the Villebois Village Master Plan may be approved by the Planning Commission as set forth in Section 4.032(.01)(B).
 - a. Refinements to the Master Plan are defined as:
 - i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.
 - ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Specific Area Plan.
 - iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.
 - iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected SAP. For purposes of this subsection, "land uses" or "uses" are defined in the aggregate, with specialty condos, mixed use condos, urban apartments, condos, village apartments, neighborhood apartments, row houses and small detached uses comprising a land use group and medium detached, standard detached, large and estate uses comprising another.
 - v. A change in density that does not exceed ten percent, provided such density change does not result in fewer than 2,300 dwelling units in the Village.
 - vi. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the function of collector or minor arterial roadways.
 - b. As used herein, "significant" means:
 - i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(F)(1)(a), above, or,
 - ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.
2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:
 - a. The refinements will equally or better meet the Goals, Policies and Implementation Measures of the Villebois Village Master Plan
 - b. The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the SAP and Village area, and

- c. The refinement will not preclude an adjoining or subsequent SAP area from development consistent with the Master Plan.
 3. Amendments are defined as changes to elements of the Master Plan not constituting a refinement. Amendments to the Master Plan must follow the same procedures applicable to adoption of the Master Plan itself.
- G. Preliminary Development Plan Approval Process (Equivalent to Stage II):
 1. An application for approval of a Preliminary Development Plan for a development in an approved SAP shall:
 - a. Be filed with the City Planning Division for the entire SAP, or when submission of the SAP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.
 - b. Be made by the owner of all affected property or the owner's authorized agent; and
 - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution; and
 - d. Set forth the professional coordinator and professional design team for the project; and
 - e. State whether the development will include mixed land uses, and if so, what uses and in what proportions and locations.
 - f. Include a preliminary land division (concurrently) per Section 4.400, as applicable.
 - g. Include a concurrent application for a Zone Map Amendment (i.e., Zone Change) for the subject phase.
 2. The application for Preliminary Development Plan approval shall include conceptual and quantitatively accurate representations of the entire development sufficient to demonstrate conformance with the approved SAP and to judge the scope, size and impact of the development on the community and shall be accompanied by the following information:
 - a. A boundary survey or a certified boundary description by a surveyor licensed in the State of Oregon.
 - b. Topographic information sufficient to determine direction and percentage of slopes, drainage patterns, and in environmentally sensitive areas, (e.g., flood plain, wetlands, forested areas, steep slopes or adjacent to stream banks). Contour lines shall relate to North American Vertical Datum of 1988 and be at minimum intervals as follows:
 - i. One (1) foot contours for slopes of up to five percent (5%);
 - ii. Two (2) foot contours for slopes of from six percent (6%) to twelve percent (12%);
 - iii. Five (5) foot contours for slopes of from twelve percent (12%) to twenty percent (20%). These slopes shall be clearly identified, and
 - iv. Ten (10) foot contours for slopes exceeding twenty percent (20%).

- c. The location of areas designated Significant Resource Overlay Zone (SROZ), and associated 25-foot Impact Areas, within the PDP and within 50 feet of the PDP boundary, as required by Section 4.139.
- d. A tabulation of the land area to be devoted to various uses, and a calculation of the average residential density per net acre.
- e. The location, dimensions and names, as appropriate, of existing and platted streets and alleys on and within 50 feet of the perimeter of the SAP, together with the location of existing and planned easements, sidewalks, bike routes and bikeways, trails, and the location of other important features such as section lines, section corners, and City boundary lines. The plan shall also identify all trees 6 inches and greater d.b.h. on the project site only.
- f. Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP. and where required, the approved Village Center Design.
- g. A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the SAP.
- h. If it is proposed that the Preliminary Development Plan will be executed in phases, the sequence thereof shall be provided.
- i. A commitment by the applicant to provide a performance bond or other acceptable security for the capital improvements required by the project.
- j. At the applicant's expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the SAP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire SAP, and it shall meet Subsection 4.140(.09)(J)(2).

H. PDP Application Submittal Requirements:

- 1. The Preliminary Development Plan shall conform with the approved Specific Area Plan, and shall include all information required by Sections 4.125(.18)(D)(1) and (2), plus the following:
 - a. The location of water, sewerage and drainage facilities;
 - b. Conceptual building and landscape plans and elevations, sufficient to indicate the general character of the development;
 - c. The general type and location of signs;
 - d. Topographic information as set forth in Section 4.035;
 - e. A map indicating the types and locations of all proposed uses; and
 - f. A grading and erosion control plan illustrating existing and proposed contours as prescribed previously in this section.
- 2. In addition to this information, and unless waived by the City's Community Development Director as enabled by Section 4.008(.02)(B), at the applicant's

expense, the City shall have a Traffic Impact Analysis prepared, as required by Section 4.030(.02)(B), to review the anticipated traffic impacts of the proposed development. This traffic report shall include an analysis of the impact of the PDP on the local street and road network, and shall specify the maximum projected average daily trips and maximum parking demand associated with buildout of the entire PDP, and it shall meet Subsection 4.140(.09)(J)(2) for the full development of all five SAPs.

3. The Preliminary Development Plan shall be sufficiently detailed to indicate fully the ultimate operation and appearance of the phase of development. However, approval of a Final Development Plan is a separate and more detailed review of proposed design features, subject to the standards of Section 4.125(.18)(L) through (P), and Section 4.400 through Section 4.450.
4. Copies of legal documents required by the Development Review Board for dedication or reservation of public facilities, or for the creation of a non-profit homeowner's association, shall also be submitted.

I. PDP Approval Procedures

1. An application for PDP approval shall be reviewed using the following procedures:
 - a. Notice of a public hearing before the Development Review Board regarding a proposed PDP shall be made in accordance with the procedures contained in Section 4.012.
 - b. A public hearing shall be held on each such application as provided in Section 4.013.
 - c. After such hearing, the Development Review Board shall determine whether the proposal conforms to the permit criteria set forth in this Code, and shall approve, conditionally approve, or disapprove the application.

J. PDP Refinements to an Approved Specific Area Plan

1. In the process of reviewing a PDP for consistency with the approved Specific Area Plan, the DRB may approve refinements, but not amendments, to the SAP. Refinements to the SAP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section (.18)(J)(2), below.
 - a. Refinements to the SAP are defined as:
 - i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.
 - ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the Preliminary Development Plan.
 - iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the Preliminary Development Plan.
 - v. A change in density that does not exceed ten percent, provided such density change has not already been approved as a refinement to the underlying SAP or PDP, and does not result in fewer than 2,300 dwelling units in the Village.
 - vi. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial roadways.
- b. As used herein, "significant" means:
 - i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(J)(1)(a), above, or,
 - ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(J)(1)(a), above.
- 2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:
 - a. The refinements will equally or better meet the conditions of the approved SAP, and the Goals, Policies and Implementation Measures of the Villebois Village Master Plan
 - b. The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP and Village area, and
 - c. The refinement will not preclude an adjoining or subsequent PDP or SAP areas from development consistent with the approved SAP or the Master Plan.
 - 3. Amendments to the SAP must follow the same procedures applicable to adoption of the SAP itself. Amendments are defined as changes to elements of the SAP not constituting a refinement.
- K. PDP Approval Criteria. The Development Review Board may approve an application for a PDP only upon finding that the following approval criteria are met:
- 1. That the proposed PDP:
 - a. Is consistent with the standards identified in this section.
 - b. Complies with the applicable standards of the Planning and Land Development Ordinance, including Sections 4.140(.09)(J)(1) – (3).
 - c. Is consistent with the approved Specific Area Plan in which it is located.
 - d. Is consistent with the approved Architectural Pattern Book and, where required, the approved Village Center Design.
 - 2. If the PDP is to be phased, that the phasing schedule is reasonable and does not exceed two years between commencement of development of the first, and completion of the last phase, unless otherwise authorized by the Development Review Board.

3. The Development Review Board may require modifications to the PDP, or otherwise impose such conditions as it may deem necessary to ensure conformance with the approved SAP, the Villebois Village Master Plan, and compliance with applicable requirements and standards of the Planning and Land Development Ordinance, and the standards of this section.

L. Final Development Plan Approval Procedures (Equivalent to Site Design Review):

1. Unless an extension has been granted by the Development Review Board as enabled by Section 4.023, within two (2) years after the approval of a PDP, an application for approval of a FDP shall:
 - a. Be filed with the City Planning Division for the entire FDP, or when submission of the PDP in phases has been authorized by the Development Review Board, for a phase in the approved sequence.
 - b. Be made by the owner of all affected property or the owner's authorized agent.
 - c. Be filed on a form prescribed by the City Planning Division and filed with said division and accompanied by such fee as the City Council may prescribe by resolution.
 - d. Set forth the professional coordinator and professional design team for the project.

M. FDP Application Submittal Requirements:

1. An application for approval of a FDP shall be subject to the provisions of Section 4.034.

N. FDP Approval Procedures

1. An application for approval of a FDP shall be subject to the provisions of Section 4.421

O. FDP Refinements to an Approved Preliminary Development Plan

1. In the process of reviewing a FDP for consistency with the underlying Preliminary Development Plan , the DRB may approve refinements, but not amendments, to the PDP. Refinements to the PDP may be approved by the Development Review Board, upon the applicant's detailed graphic demonstration of compliance with the criteria set forth in Section 4.125(.18)(O)(2), below.
 - a. Refinements to the PDP are defined as:
 - i. Changes to the street network or functional classification of streets that do not significantly reduce circulation system function or connectivity for vehicles, bicycles or pedestrians.
 - ii. Changes to the nature or location of park type, trails, or open space that do not significantly reduce function, usability, connectivity, or overall distribution or availability of these uses in the PDP.
 - iii. Changes to the nature or location of utilities or storm water facilities that do not significantly reduce the service or function of the utility or facility.

- iv. Changes to the location or mix of land uses that do not significantly alter the overall distribution or availability of uses in the affected PDP.
 - v. Changes that are significant under the above definitions, but necessary to protect an important community resource or substantially improve the functioning of collector or minor arterial roadways.
- b. As used herein, "significant" means:
 - i. More than ten percent of any quantifiable matter, requirement, or performance measure, as specified in (.18)(O)(1)(a), above, or,
 - ii. That which negatively affects an important, qualitative feature of the subject, as specified in (.18)(F)(1)(a), above.
- 2. Refinements meeting the above definition may be approved by the DRB upon the demonstration and finding that:
 - a. The refinements will equally or better meet the approved conditions of approval of the PDP
 - b. The refinement will not result in significant detrimental impacts to the environment or natural or scenic resources of the PDP, the associated SAP, and
 - c. The refinement will not preclude adjoining or subsequent PDPs, associated or adjoining SAPs from development consistent with an approved SAP or the Villebois Village Master Plan.
 - 3. Amendments to the PDP must follow the same procedures applicable to adoption of the PDP itself. Amendments are defined as changes to elements of the PDP not constituting a refinement.

P. FDP Approval Criteria

- 1. An application for approval of a FDP shall be subject to the provisions of Section 4.421.
- 2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, Village Center Design and any conditions of a previously approved PDP.

(.19) Expiration of SAP, PDP and FDP Approvals

A SAP approval shall not expire. A PDP or FDP approval shall expire two years after its approval date, if substantial development has not occurred on the property prior to that time. Provided, however, that the Development Review Board may extend these expiration times for up to three (3) additional periods of not more than one (1) year each. Applicants seeking time extensions shall make their requests in writing at least thirty (30) days in advance of the expiration date. Requests for time extensions shall only be granted upon a showing that the applicant has in good faith attempted to develop or market the property in the preceding year or that development can be expected to occur within the next year. For purposes of this section, "substantial development" is deemed to have occurred if the subsequently-required development approval, building permit or public works permit has been submitted for the development, and the development has been diligently pursued, including the completion of all conditions of approval established for the permit.

- (.20) Adherence to Approved Plan and Modification Thereof: The applicant shall agree in writing to be bound, for her/himself and her/his successors in interest, by the conditions prescribed for approval of a FDP. The approved FDP and phase development sequence shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved FDP may be approved by the Planning Director if such changes are consistent with the purposes and general character of the approved development plan. All other modifications, including revision of the phase development sequence, shall be processed in the same manner as the original application and shall be subject to the same procedural requirements.
- (.21) In the event of a failure to comply with the approved FDP, or any prescribed condition of approval, including failure to comply with the phase development schedule, the Development Review Board may, after notice and hearing, revoke a FDP. General economic conditions that affect all in a similar manner may be considered as a basis for an extension of a development schedule.

Definitions

Section 4.001

Abutting: See Adjoining.

Access, Vehicular: The designed location of ingress and egress, where vehicles enter or leave property.

Access, Pedestrian: The designed location of ingress and egress, where pedestrians enter or leave property.

Access Control Strip: A reserve area established adjacent to and paralleling a half street improvement to insure proper participation by adjoining properties in completion of the required street improvements. See Street, Half.

Access Drive: A private travel lane primarily used as a means of approach for vehicles.

Accessory Dwelling Unit: A dwelling unit of not more than 600 square feet on the same lot as a single family dwelling, and being of substantially the same exterior design as that single family dwelling, whether attached or detached.

Adjacent: See adjoining.

Apartment: A type of multi-family dwelling.

Architectural Character: The distinctive qualities of the form, features, details, color and ornamentation that comprise a style of building.

Block Complex: An assemblage of buildings bounded entirely by intersecting streets so as to form a single, comprehensive group.

Block Perimeter: The outer boundary of a block.

Building Frontage Width, Minimum: A Development Standard that controls the degree of spatial definition of public open space. Described as a percentage, the Minimum Building Frontage Width is calculated as the ratio of the length of the primary building façade(s) to its corresponding lot line length, exclusive of required setbacks.

Building Façade: The exterior elevation(s) of a building; usually set parallel to the front lot line, often distinguished by elaboration of architectural characteristics.

Building Façade, Primary: The main exterior elevation of a building; usually associated with its primary entrance and/or street address.

Category of Use: Type of use. See Mixed Use.

Civic: Relating to, or derived from, a city or citizen.

Civic Building or Place: A building or place that functions communally, such as religious, cultural, environmental or educational institutions.

Clear Vision Area: A standard for sight lines at intersections of streets, railways, and driveways. See section 4.125.09, Street Improvement Standards.

Cluster Housing: Small lot detached single-family dwellings arranged in groups, with a courtyard(s) containing shared green space and a public access sidewalk easement.

Commercial: Development having to do with retail, service, commercial recreation, and/or office uses.

Community Center: A structure for the social, cultural, and educational activities of an entire neighborhood or group of people having common rights, privileges, or interests, or living in the same place under the same laws and regulations.

Community Elements Book: A plan which is used to establish the type and location of community elements within the Village zone. Community elements may include lighting, site furniture, bollards, trash receptacles, recycling receptacles, benches, bicycle racks, and playground equipment. The Community Elements Book also includes a Street Tree Master Plan and Lighting Master Plan.

Community Housing: Dwellings developed as defined by ORS 426.502(2).

Comprehensive Plan: The City of Wilsonville Comprehensive Plan (effective date June 7, 2000).

Conditional Use: A use allowable if processed in accordance with the procedures listed in Section 4.512 and 4.184.

Conference Center: A facility where the primary function is the formal gathering of large groups of people.

Contiguous: See Adjoining.

Convenience Store: A retail business that provides for the purchase of limited food and household sundries.

DATELUP: An acronym for the Dammasch Area Transportation-Efficient Land Use Plan, which is the City of Wilsonville's 1997 adopted land-use plan within the Comprehensive Plan Area of Special Concern "B".

Design: The conceptualization of the built environment in response to specific sets of human needs and desires.

Design Standards, Village Center: Criteria applicable to the design and construction of development within the Village Center, to guide the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.

Design Principles, Village Zone: The fundamental concepts that support the objectives of the Master Plan and guide the intrinsic qualities of the built environment within the Residential Village Plan District. Design Principles are implemented through conformance with the Design Standards.

Design Standards, Village Zone: Criteria applicable to the design and construction of development within the Village zone, to guide the selection and arrangement of building elements to achieve a minimum level of quality and consistency in the finished product.

Development Standards: Criteria established for initial planning of any change to improved or unimproved real estate that determines the relative size and arrangement of common building elements in order to achieve a certain level of quality and consistency in the built environment.

Dwelling, Multiple Family: Three or more attached dwelling units located on a single tax lot. In the Village zone, such use also includes stacked flats or townhouses.

Exterior Display: The outdoor exhibit of merchandise by a retail merchant.

Family: One or two persons with or without their direct descendants and adopted children (and including domestic employees thereof) together with not more than five (5) persons not so related, living together in a room or rooms comprising a single housekeeping unit. Every additional group of five (5) or fewer persons living in such housekeeping unit shall be considered a separate family. For housing developed to implement ORS 426.508 or under the Fair Housing Amendments Act of 1988, family shall mean all persons living in a dwelling unit, regardless of relationship.

Fill: Any act by which earth, sand, gravel, rock, structures or any similar material is deposited, erected, placed, pulled or transported, including the conditions resulting therefrom, whether within the limits of the 100-year flood plain or not.

Final Development Plan: A plan that includes a final map and other writing containing all the descriptions, locations, specifications, dedications, provisions and information concerning a land development, in the form required by Section 4.125(.18).

Flag Lot: A flag-shaped lot located behind another lot where the frontage on the street is only wide enough for its vehicular and pedestrian access; often found at the end of a street or adjacent to the outside corner of an L-shaped block.

Garage: Enclosure for the storage of vehicles.

Garage, private: An accessory building or portion of a main building used for the parking or temporary storage of vehicles owned or used by occupants of the main building.

Grocery Store: A retail business that sells food and household sundries.

Grocery Store, Specialty: A retail business that sells specialty food and specialty household sundries.

Group Living Facility: A building or group of buildings which provides residential facilities for six or more persons, not necessarily related, where a common dining room and food service is provided, and where the individual apartments or living areas do not contain full kitchens. The residents may or may not receive any combination of care, training, treatment or other support as long as they reside at the site. Group Living may include the State definition of residential facility.

Hearing Body: The City Council, the Development Review Board, or the Planning Commission having the authority to review an application assigned by Section 4.031, Section 4.032, and Section 4.033.

Home Business: A business operating from a dwelling unit that does not meet the definition of a "home occupation" listed below, and for which a conditional use permit has been issued by the City.

Hotel, Motel, or Overnight Lodging Facility: A building which is designed or used to offer lodging, with or without meals, for compensation, for six (6) or more people.

Lane: See "Alley".

Light Manufacturing: Low- to moderate-impact industrial, manufacturing, processing, and assembly uses that exhibit benign external characteristics compatible with the character and overall design of a Residential Village environment.

Lighting Master Plan: A plan that indicates the criteria for, and general location of exterior lighting within the Village zone. See also Community Elements Book.

Lot Line, Front: The boundary line of a lot abutting a street, other than a boundary line along a side or rear yard. If the lot does not abut a street, the narrowest boundary line shall be considered to be the front.

In the Village zone: the case of an interior lot, the lot line separating the lot from the public space, public street or private way, other than an alley. In the case of a corner lot, the shortest lot line along a public space, public street or private way, other than an alley.

The boundary line of a lot abutting a street, other than a boundary line along a side or rear yard. If the lot does not abut a street, the narrowest boundary line shall be considered to be the front.

Master Plan: See "Villebois Village Master Plan".

Master Planner: A professional team selected by the City of Wilsonville and the State of Oregon in accordance with ORS 426.508 to master plan the area prescribed in DATELUP.

Master Signage and Wayfinding Plan: A plan, that describes the design principles and standards of public and private signage and wayfinding elements within the Village zone.

Mixed Use: A development in which a site or building provides more than one type of use, such as commercial and residential.

Neighborhood: An urban sector of multiple uses served by a network of pedestrian-friendly streets and alleys within approximately ¼ mile in radius. Neighborhoods are defined by arterial or collector streets and/or open space at their edges and include a Neighborhood Commons at their center.

Neighborhood Center: An area of mixed use buildings at or near the center of a neighborhood, providing nearby residents with convenient access to goods and services.

Neighborhood Commons: A site within a neighborhood, for use by local residents, which may include a transit shelter and waiting place for transit riders, and public space, providing a social gathering place.

Office: A use category designating buildings commonly used as a workplace for professional or government functions.

Open Space Area: A specific measurement. See Section 4.125.098, Open Space Area.

Ornamentation: The details of shape, texture, and color that are deliberately added to a structure for decorative effect.

Outdoor Dining Area: A space designated for commercial dining, partially bounded by building walls, screening or property lines, but open to the sky, and open on at least one side to a street or public space.

Parking Facility, Commercial: A surface lot or parking structure that is operated as a business and is not integral to a specific use or uses within Villebois.

Parking Space, Accessible: A permanently surfaced and marked area not less than twelve (12) feet wide, eighteen (18) feet long, meeting the standards established by ORS 447.233. Such spaces shall be appropriately reserved and signed for use by the physically disabled and shall

be subject to any additional standards of the Americans with Disabilities Act (ADA) or other applicable provisions of local, state or federal law.

Parking Space, Accessible: A permanently surfaced and marked area meeting the standards established by ORS 447.233. Such spaces shall be appropriately reserved and signed for use by the disabled and shall be subject to any additional standards of the Americans with Disabilities Act (ADA) or other applicable provisions of local, state or federal law.

Pattern Book: An illustrative document that depicts the architectural character of a proposed development, in compliance with the Design Principles and Design Standards. See Section 4.125.15, Pattern Book.

Pedestrian Access: A path of travel to approach and enter a building , or open space on foot.

Phasing: To plan and then carry out development in stages over time The length of time will be determined by several factors, including response to market conditions, availability and capacity of existing utilities and infrastructure, and timing of road improvement approval and funding.

Planning Commission: The Planning Commission of the City of Wilsonville established in Chapter 2 of the Wilsonville Code.

Planning Director: The Planning Director as established in Section 2.190 of the Wilsonville Code. As used in this Chapter, the term "Planning Director" also applies to other staff persons or consultants specifically assigned to act on behalf of the Planning Director.

Plaza: A public space at the intersection of important streets, as illustrated and described in the Villebois Village Master Plan, for civic purposes and commercial activity.

Porch: An open-air room appended to the mass of a building, with floor and roof.

Preliminary Development Plan (PDP): A conceptual and quantitatively accurate representation of a defined area within an approved Specific Area Plan, in the form required by Section 4.125(.18).

Protected Outdoor Space: An outdoor space that is partially protected from direct exposure to the weather by a roof, building walls, and/or other enclosures.

Private Way: A private area dedicated to circulation, including the roadway for private streets, bikeways, paths or utilities.

Public Space: An area without buildings, reserved for public use, whether owned and maintained by a public or private organization, including but not limited to, plazas, parks, natural preserves, and trails.

Public Way: A public area dedicated to circulation, including the roadway or street, bikeways, paths and public utilities.

Rainwater Management Program: Infrastructure and procedures for the collection, filtration, and conveyance of rainwater.

Rainwater Management System: The physical components of the Rainwater Management Program.

Rainwater Path: The route of movement of rainwater from building roofs and paved surfaces to the Rainwater Management System.

Religious Institution: A building or structure, or groups of buildings or structures, such as a church, synagogue, temple or mosque that is used for conducting organized religious services, including ceremonies, rituals, and education pertaining to a particular system of beliefs.

Research and Development: Commercial and non-profit establishments primarily engaged in performing laboratory or other physical or biological, primary, basic, or applied research, development and testing. Does not include Light Manufacturing.

Residential Facility: As used in ORS 197, a residential facility is a residential treatment or training facility, licensed by the State of Oregon, which provides care, treatment or training for six (6) to fifteen (15) individuals, and which may also provide housing for staff persons who provide services to those individuals. For the purposes of this Code, unless inhabited by a single family, a residential facility is considered to be a form of multiple family residential development.

Residential Village Comprehensive Plan Designation: The area within which the Village zone applies, as illustrated on the Comprehensive Plan Map.

Row House: A form of single family dwelling where individual units are arranged in an unbroken row with no intervening side yards, with or without an accessory dwelling unit or building.

School: An educational facility.

School, Commercial: A school operated as a commercial enterprise. See Section 4.125(.05), Conditional Uses.

School, Private: Schools, including kindergartens, nurseries, children's or adult day care facilities, play schools, and other such facilities, operated primarily through private funding sources. See Section 4.125(.05), Conditional Uses.

School, Public: A school endowed and/or supported by taxation. See Section 4.125(.05), Conditional Uses.

Screening: Any construction whose essential function is to visually conceal, as in sight-obscuring fencing or sight-obscuring planting. See Section 4.176.

Setback: The distance between a reference line (usually a property line) and the nearest point of a building, or portion thereof. In the Village Zone, see Section 4.125.06, Standards Applying to all Developments.

Specific Area Plan (SAP): A plan with a series of detailed components covering one of the five distinct areas of the Villebois Village Master Plan. These plans provide a higher level of analysis and detail than the Villebois Village Master Plan.

Stacked Flats: Two or more single-level dwelling units, the second arranged above the first, etc.

Stoop: A small uncovered platform or porch at the entrance to a dwelling, usually up several steps from the sidewalk.

Street: The entire right-of-way of a dedicated public way, which provides vehicular and pedestrian access to adjacent properties. It shall include the terms street, court, road, drive, and other such terms. Except in the Village zone a right-of-way less than twenty (20) feet in width shall not be recognized as a street.

Street, Half: A portion of the width of a street, usually along the edge of a development where the remaining portion of the street could be provided in another adjacent development. In the Village Zone, see Section 4.125(.09), Street Improvement Standards.

Street Tree Master Plan: A plan that denotes the species, spacing, minimum size and location of all street trees.

Structured Parking: Enclosure for the storage of four or more vehicles.

Terrace: A raised space or platform adjoining a building, paved or planted, especially one used for leisure enjoyment.

Theater: A building or outdoor structure providing facilities for the presentation of performances.

Townhouse: A configuration of a Multiple Family Dwelling where multi-story units are attached in an unbroken row sharing common walls, and each having a separate entrance.

Transit Station: A facility at a major transit stop accommodating multiple types of transportation, including the seating, sheltering, pick-up, and drop-off of transit users; bicycle storage; automobile drop-off lanes; and other uses compatible with transit use.

Tree Preservation and Protection Plan: A plan that indicates the locations of existing trees to be preserved and the methods to be employed to do so. See the City of Wilsonville Tree Preservation Code, Section 4.600 for additional information.

View Corridor: As located and defined in the Master Plan, a view corridor is a panorama or line-of-site that, for aesthetic or cultural reasons, is to remain free of noncontributing elements.

Village Center: An area illustrated and described in the Villebois Village Master Plan, providing a mixture of residential and commercial uses, at the intersection of three neighborhoods. The Village Center is the focal point of civic and commercial activity.

Village Center Design: A design of specific buildings, spaces and elements within the Village Center that delineates a related series of public and private spaces.

Village Zone: The zoning district that is applied to areas designated Residential Village on the Wilsonville Comprehensive Plan Map. The Village zone implements the Residential-Village designation and the Villebois Village Master Plan. Also known as the V zone.

Villebois Village Master Plan: The approved document depicting the general organizational structure of the Villebois Village Concept Plan, implemented by the Residential-Village Comprehensive Plan designation, and the Village (V) zone, including but not limited to the form and location of public open spaces, types and alignment of the utilities and various thoroughfares, and land use types and locations.

Wall: An upright construction having a length greater than the thickness and presenting a continuous surface except where pierced by doors, windows, etc., used for shelter, protection, or privacy.

Wayfinding Plan: See Master Signage and Wayfinding Plan.