

Chapter 18.610
TIGARD DOWNTOWN PLAN DISTRICT

Sections:

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- 18.610.015 Pre-Existing Uses and Developments within the Downtown District**
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18.610.010 Purpose and Procedures

A. Purpose. The objectives of the Tigard Downtown Plan District are to implement the comprehensive plan, Tigard Downtown Improvement Plan, and urban renewal plan and ensure the quality, attractiveness, and special character of the downtown. The regulations are intended to:

1. Facilitate the development of an urban village by promoting the development of a higher density, economically viable, and aesthetically pleasing pedestrian-oriented downtown where people can live, work, play and shop for their daily needs without relying on the automobile. The quality and scale of the downtown urban environment shall foster social interaction and community celebration.
2. Encourage the integration of natural features and the open space system into downtown by promoting development sensitive to natural resource protection and enhancement; addressing the relationship to Fanno Creek Park; and promoting opportunities for the creation of public art and use of sustainable design.
3. Enhance the street level as an inviting place for pedestrians by guiding the design of the building “walls” that frame the right-of-way (the “public realm”) to contribute to a safe, high quality pedestrian-oriented streetscape. Building features will be visually interesting and human-scaled, such as storefront windows, detailed façades, art and landscaping. The impact of parking on the pedestrian system will also be limited. The downtown streetscape shall be developed at a human scale and closely connected to the natural environment through linkages to Fanno Creek open space and design attention to trees and landscapes.
4. Promote Tigard’s downtown as a desirable place to live and do business. Promote development of high-quality high density housing and employment opportunities in the downtown.
5. Provide a clear and concise guide for developers and builders by employing greater use of graphics to explain community goals and desired urban form to applicants, residents and administrators.

B. Conflicting standards. The following standards and land use regulations apply to all development within the mixed use central business district (zoning district MU-CBD) whose boundaries are set

forth in Map 18.610.B and on the official zoning map. With the exception of public facility requirements, if a design standard found in this section conflicts with another standard in the development code, the standards in this section shall govern, even if less restrictive than other areas of the code.

C. Applicability.

1. New buildings and redevelopment: All applicable design standards apply to new buildings and related site improvements.
2. Expansion, modification and site improvements to existing development: An addition, expansion, enlargement, modification, and/or site improvements associated with such lawfully preexisting uses and structures shall be allowed, provided the application for such proposed project moves toward compliance with the applicable development code standards. Only those Downtown building and site design standards applicable to the proposed expansion, modification or site improvements to the existing development shall be applicable.
3. Design standards do not apply to the following projects:
 - a. Maintenance and repair of a building, structure, or site in a manner that is consistent with previous approvals and/or necessary for safety;
 - b. Projects undertaken to bring an existing development into compliance with the Americans with Disabilities Act;
 - c. Exterior painting;
 - d. Any exterior project that doesn't require a building permit;
 - e. Interior remodeling;
 - f. Temporary structures/uses (as defined in Chapter 18.785);
 - g. Any project involving a pre-existing single-family residential building or duplex (that is not being or already been converted to a nonresidential use).

D. Downtown design review approval process.

1. To achieve the purpose of the downtown site and building design standards, there are three methods or “tracks” to apply for approval:
 - a. Track 1. The design compliance letter provides for a Type I review process, using the clear and objective design standards. It is intended for smaller building and site renovation projects, which meet the threshold of paragraph E.1 of this section.
 - b. Track 2. The administrative review track provides for a more complex process (Type II) that requires staff review utilizing clear/quantifiable standards. It applies to new development and renovation/remodeling projects listed in paragraph E.2 of this section.
 - c. Track 3. The design review board track provides for a Type III review process through which a design review board determines compliance with the design objectives. After or

concurrently with receiving design approval, a project will be administratively reviewed as a Type II decision for all other applicable standards (Type III if a conditional use).

2. Designing a project to the design and development standards would result in an administrative review process. However, applicants, at their option, may choose to use Track 3 with the design review board. Applicants can address design review requirements through a combination of satisfying certain design standards, and in instances where they elect not to utilize design standards, satisfy applicable design objectives. In such a case, the public hearing and decision will focus on whether or not the project satisfies the requirements of the applicable design objectives only.

E. Procedures.

1. Track 1: Design review compliance letter using design standards.

- a. Applicability.

- i. Addition, elimination, or change in location of windows that does not decrease the minimum required window coverage;
- ii. Addition, elimination, or change in location of entry doors and loading doors;
- iii. Addition of new and change to existing awnings, canopies, and other mounted structures to an existing façade;
- iv. For commercial and mixed use developments, modification of up to 15% on-site landscaping with no reduction in required landscaping. Modification refers to changing the hardscape elements and the location of required landscape areas and/or trees;
- v. Modification of off-street parking with no reduction in required parking spaces or increase in paved area;
- vi. Addition of new fences, retaining walls, or both;
- vii. Changing of existing grade;
- viii. An increase in the height of the building(s) less than 20%;
- ix. A change in the type and location of access ways and parking areas where off-site traffic would not be affected;
- x. An increase in the floor area proposed for a nonresidential use by less than 10% or under 5,000 square feet;
- xi. A reduction in the area reserved for common open space and/or usable open space which does not reduce the open space area below the minimum required by this code or reduces the open space area by less than 10%.

- b. Process and procedure type. The Type I procedure, as described in Section 18.390.030 of this code, shall apply to an application for design compliance letter. The decision-making

authority is the director. The applicant must show compliance to the design standards prior to issuance of the design review compliance letter.

- c. Process and approval criteria. The director shall approve, approve with conditions, or deny an application based on finding that the following criteria are satisfied: the applicable building and site design standard(s) for the project (Section 18.610.030) and/or the applicable additional standards (Section 18.610.035).

2. Track 2: Administrative review with design standards.

- a. Applicability. A Track 2 review will be required for one or more of the following:
 - i. All new development except those listed in paragraph E.1 of this section;
 - ii. A change that requires additional on-site parking in accordance with Chapter 18.765;
 - iii. A change in the type of commercial or industrial structures as defined by the State Building Code;
 - iv. An increase in the height of the building(s) by more than 20%;
 - v. A change in the type and location of access ways and parking areas where off-site traffic would be affected;
 - vi. An increase in the floor area proposed for a nonresidential use by more than 10% excluding expansions under 5,000 square feet;
 - vii. A reduction in the area reserved for common open space and/or usable open space which reduces the open space area below the minimum required by this code or reduces the open space area by more than 10%.
- b. Procedure type. The Type II procedure, as described in Section 18.390.040, shall apply to an application using the building and site design and development standards. The decision-making authority is the director.

Applicants are required to identify how their proposed site/building plan meets the design standards, through architectural drawings, illustrations, graphics, photographs, a narrative with findings and other materials that demonstrate how the proposed development implements the intent of the design standards.

- c. Process and approval criteria. The director shall approve, approve with conditions, or deny an application based on finding that the following criteria are satisfied: Sections 18.610.030, Building and Site Design Standards, and 18.610.035, Additional Standards.

3. Track 3: Discretionary design review using design objectives.

- a. Applicability. Any project, at the applicant's option. The applicant may also choose this track if a project is unable to meet a clear and objective standard.
- b. Procedure type. Applicants are required to identify how their proposed site/building plan meets the intent statements of the design objectives, through architectural drawings,

illustrations, graphics, photographs, a narrative with findings and other materials that demonstrate how the proposed development implements the intent of the design standards.

The Type III procedure, as described in Section 18.390.050, shall apply to an application using discretionary design objectives. The decision-making authority is the design review board. Projects receiving approval must also undergo review for land use, engineering, and building approval.

- c. Process and approval criteria. The design review board shall approve, approve with conditions, or deny an application based on finding that the following criteria are satisfied: Section 18.610.050, Building and Site Design Objectives.

4. Adjustments and variances.

- a. Variances and adjustments as outlined in Chapter 18.370 may be granted for the provisions and regulations of the underlying zone, the development standards (Section 18.610.020), and for the additional standards (Section 18.610.035). Variances cannot be granted for building and site design standards in Section 18.610.030. Instead, applications unable to meet a standard should use the Track 3 discretionary design review using design objectives.
- b. For applications using Track 3, variances and adjustments may only be granted for the provisions and regulations of the underlying zone, the development standards (Section 18.610.020), and for the additional standards (Section 18.610.035), not for the design objectives themselves.

F. Downtown design review submittal requirements.

1. General submission requirements. The applicant shall submit an application containing all of the general information required for a Type II procedure, as governed by Section 18.390.040, or for a Type III procedure, as governed by Section 18.390.050.
2. Additional information. In addition to the submission requirements required in Chapter 18.390, Decision-Making Procedures, an application must include the following additional information in graphic, tabular and/or narrative form. The director shall provide a list of the specific information to be included in each of the following:
 - a. An existing site conditions analysis;
 - b. A site plan;
 - c. A grading plan;
 - d. A landscape plan;
 - e. An urban forestry plan consistent with Chapter 18.790;
 - f. Architectural elevations of all structures; and
 - g. A copy of all existing and proposed restrictions or covenants.

3. All drawings submitted with applications for development using Tracks 2 and 3 shall be stamped by a registered architect. Applications for landscaping projects only may be stamped by a registered landscape architect. Applications that require engineering or transportation reports must be stamped by the appropriate specialist.
- G. Approval period. Approval by the director or design review board shall be effective for a period of 1-1/2 years from the date of approval. The approval shall lapse if:
1. Substantial construction of the approved plan has not begun within a 1-1/2 year period; or
 2. Construction on the site is a departure from the approved plan.
- H. Extension. The director shall, upon written request by the applicant and payment of the required fee, grant an extension of the approval period not to exceed one year; provided that:
1. No changes are made on the plan as approved by the director or design review board;
 2. The applicant can show intent of initiating construction on the site within the one-year extension period; and
 3. There have been no changes to the applicable comprehensive plan policies and ordinance provisions on which the approval was based.
- I. Phased development.
1. If the development of a site takes more than one year, the applicant shall submit a phased development time schedule for approval by the director. In no case shall the total time period for all phases be greater than seven years without reapplying for design review.
 2. The criteria for approving a phased development proposal is that all of the following are satisfied:
 - a. The public facilities are constructed in conjunction with or prior to each phase;
 - b. The development and occupancy of any phase is not dependent on the use of temporary public facilities. A temporary public facility is any facility not constructed to the applicable city or district standard;
 - c. The phased development shall not result in requiring the city or other property owners to construct public facilities that were required as part of the approved development proposal; and
 - d. The director's decision may be appealed as provided by 18.390.040.G. No notice need be given of the director's decision.
- J. Bonding and assurances.
1. Performance bonds for public improvements. On all projects where public improvements are required the director shall require a bond in an amount not greater than 100% or other adequate assurances as a condition of approval of the plan in order to ensure the completed project is in conformance with the approved plan; and

2. Release of performance bonds. The bond shall be released when the director finds the completed project conforms to the approved plan and all conditions of approval are satisfied.
 3. Completion of landscape installation. Landscaping shall be installed prior to issuance of occupancy permits, unless security equal to the cost of the landscaping as determined by the director is filed with the city recorder assuring such installation within six months after occupancy:
 - a. Security may consist of a faithful performance bond payable to the city, cash, certified check or such other assurance of completion approved by the city attorney; and
 - b. If the installation of the landscaping is not completed within the six-month period, the security may be used by the city to complete the installation.
- K. Business tax filing. The applicant shall ensure that all occupants of the completed project, whether permanent or temporary, shall apply for and receive a City of Tigard business tax prior to initiating business. (Ord. 13-04 §1; Ord. 12-13 §1; Ord. 12-09 §1; Ord. 10-02 §2)

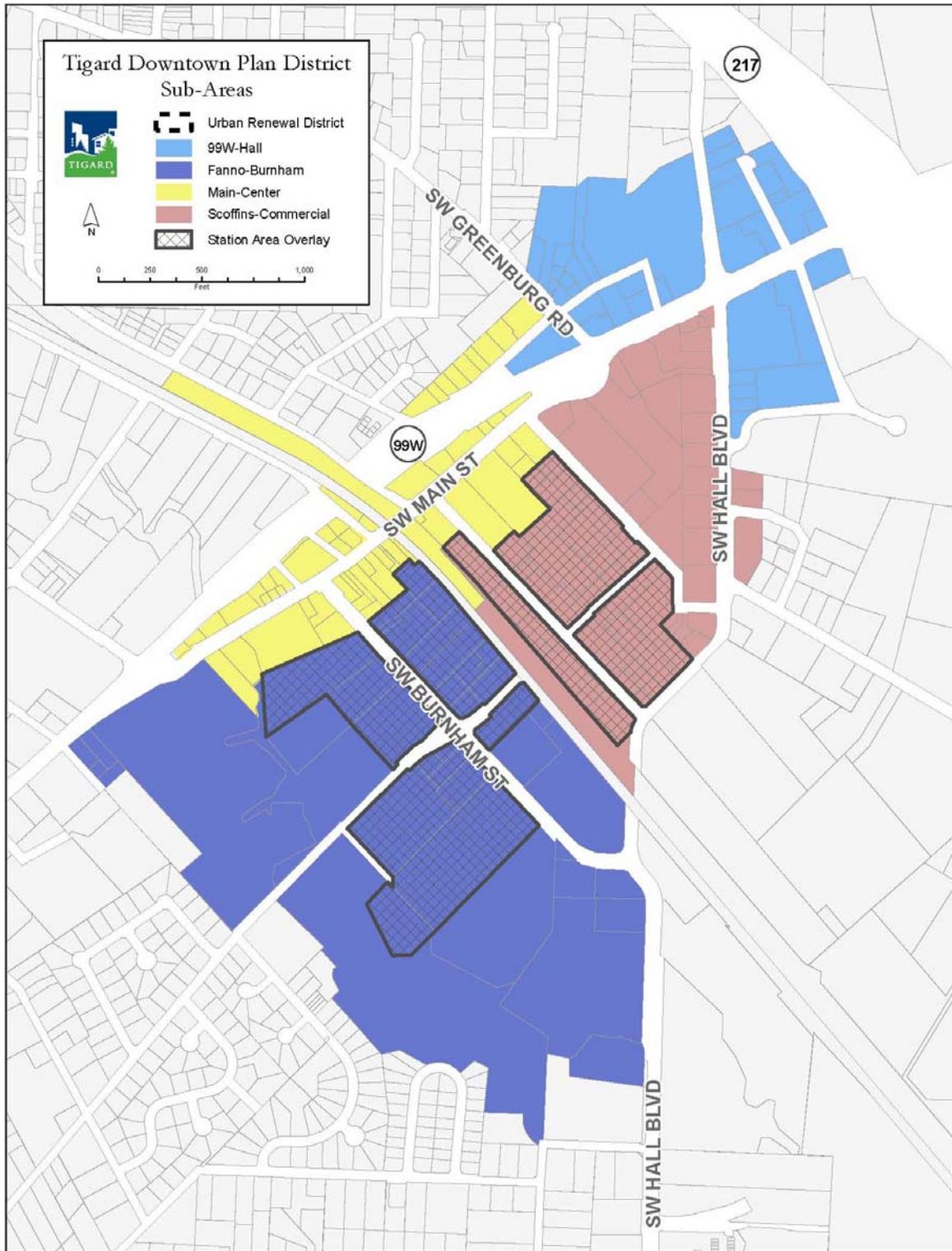
18.610.015 Pre-Existing Uses and Developments within the Downtown District

- A. Applicability. Notwithstanding the provisions of Section 18.760.040 (Criteria for Nonconforming Situations), land uses and associated development in the MU-CBD district that were lawfully in existence at the time of adoption of these standards may continue as lawful uses and developments.
1. Land uses and associated development that were in existence at the time of the adoption of the MU-CBD district and Chapter 18.610 may continue on the property. Additions, expansions, or enlargements to such uses or developments, shall be limited to the property area of said use or development lawfully in existence at the time of adoption of this ordinance, January 26, 2010.
 2. If a pre-existing structure or use is destroyed by fire, earthquake or other act of God, or otherwise abandoned then the use will retain its pre-existing status under this provision so long as it is substantially reestablished within one year of the date of the loss. The new structure would have to conform to the code.
- B. Standards for projects involving existing single-family and duplex dwellings.
1. Existing single-family buildings and duplexes used for residential purposes are exempt from the standards.
 2. For projects involving preexisting housing units used for nonresidential uses, the applicable standards are: Section 18.610.020, Building and Site Development Standards, including the applicable sub-area from Map 610.A; Section 18.610.030, Building and Site Design Standards, and Section 18.610.035, Additional Standards.
- C. Existing nonconforming industrial structures. Existing nonconforming industrial structures at the following locations may continue to be utilized for I-P industrial uses after the nonconforming use limit of six months: Map 2S 1 2AA tax lot 4700, Map 2S 1 2AC tax lots 100 and 202, Map 2 1 2AD tax lot 1203, Map 2S 1 2DB tax lot 100, and Map 2S 1 2DA tax lot 300. (Ord. 10-02 §2)

18.610.020 Building and Site Development Standards

- A. Sub-areas. The four sub-areas located on Map 18.610.A and described below have different setback and height limits in order to create a feeling of distinct districts within the larger zone.
1. Highway 99W and Hall Boulevard Corridor. This sub-area is intended to create a “pulse-point” along the Highway 99W corridor. Located at the intersection of 99W and Hall Boulevard, the area has the high traffic and visibility to draw potential retail customers from the region. It will also serve the potential for future high capacity transit in the corridor. The area will accommodate higher levels of vehicular circulation, while maintaining a pedestrian scale at the ground-floor level of buildings. It would allow development of mixed use and retail buildings that could vary in scale from one-story retail-only buildings, to mixed use buildings up to eight stories tall with retail on the ground floor and residential and/or office uses above.
 2. Main Street - Center Street. This sub-area is centered on the city’s historic downtown Main Street. It is intended to be pedestrian oriented with smaller scale development that would function like a “traditional Main Street.” A pedestrian environment would be improved with a continuous building wall broken only intermittently. New buildings in the sub-area must include ground floors with commercial storefront features. Residential and commercial uses are permitted on upper floors.
 3. Scoffins Street - Commercial Street. This sub-area is intended to provide an opportunity for higher density residential as well as an employment base comprised of civic, office and commercial uses in the areas of Commercial Street and Scoffins. Residential-only buildings, office/commercial buildings, and mixed use developments are all permitted.
 4. Fanno - Burnham Street. This sub-area provides an opportunity for medium scale residential or mixed use development. Compatible mixed uses (live-work, convenience retail, office and civic uses) are encouraged on the frontage of Burnham Street. The area in proximity to Fanno Creek Park will be an opportunity to create a high quality residential environment with views and access to the natural amenity of Fanno Creek Park. Building heights will step down to three stories so as not to overwhelm or cast shadows on the park.

Map 18.610.A: Tigard Downtown Plan District Sub-Areas



Note: for standards for development surrounding the future public plaza see Section 18.610.040, Special Requirements for Development Bordering Urban Plaza.

B. Development standards. Development standards apply to all new development in the MU-CBD zone, including developments utilizing the Track 3 approval process. Variances or adjustments may be granted if the criteria found in Chapter 18.370 is satisfied.

1. Development standards matrix. See Table 18.610.1 and Map 18.610.A.

Table 18.610.1
MU-CBD Development Standards Matrix^{1, 2, 3}

STANDARD	SUB-AREAS			
	Main Street (MS)	99W/Hall Corridor (99H)	Scoffins/Commercial (SC)	Fanno/Burnham (FB)
Front setback				
Minimum	0 ft.	0/5 ft. (5 ft. for frontage on 99W)	0 ft.	0 ft.
Maximum	10 ft.	25 ft.	20 ft.	20 ft.
Side facing street on corner and through lots				
Minimum	0 ft.	0 ft.	0 ft.	0 ft.
Maximum	10 ft.	N/A	N/A	N/A
Sideyard				
Minimum/maximum	N/A	N/A	N/A	N/A
Rear setback				
Minimum	0 ft.	5 ft.	5 ft.	5 ft.
Maximum	N/A	N/A	N/A	N/A
Building height				
Minimum	20 ft.	20 ft.	20 ft.	20 ft.
Maximum	45 ft.	45 ft.	80 ft.	80 ft. ⁷
Ground floor height minimum	15 ft.	15 ft.	None	None
Site coverage maximum	100%	90%	90%	80%
Minimum landscaping ⁴	0% ⁵	10%	10%	20%
Minimum building frontage	50%	50%	50%	50%
Residential density (units per acre)				
Minimum ⁸	25	25	25	15
Maximum	50	50	50 ⁶	50 ⁶

¹ This table does not apply to existing development. All new buildings in the district must meet these development standards, including projects using the Track 3 approval process.

² For standards for development surrounding the future public plaza see Section 18.610.040, Special Requirements for Development Bordering Urban Plaza.

³ See also Section 18.610.045, Exceptions to Standards.

⁴ In the MU-CBD zone, required landscaping can be provided on roofs or within the right-of-way where the applicant is required to provide landscaping as part of a street improvement in accordance with Section 18.610.025.

⁵ Landscaping/screening requirements for parking lots must be met.

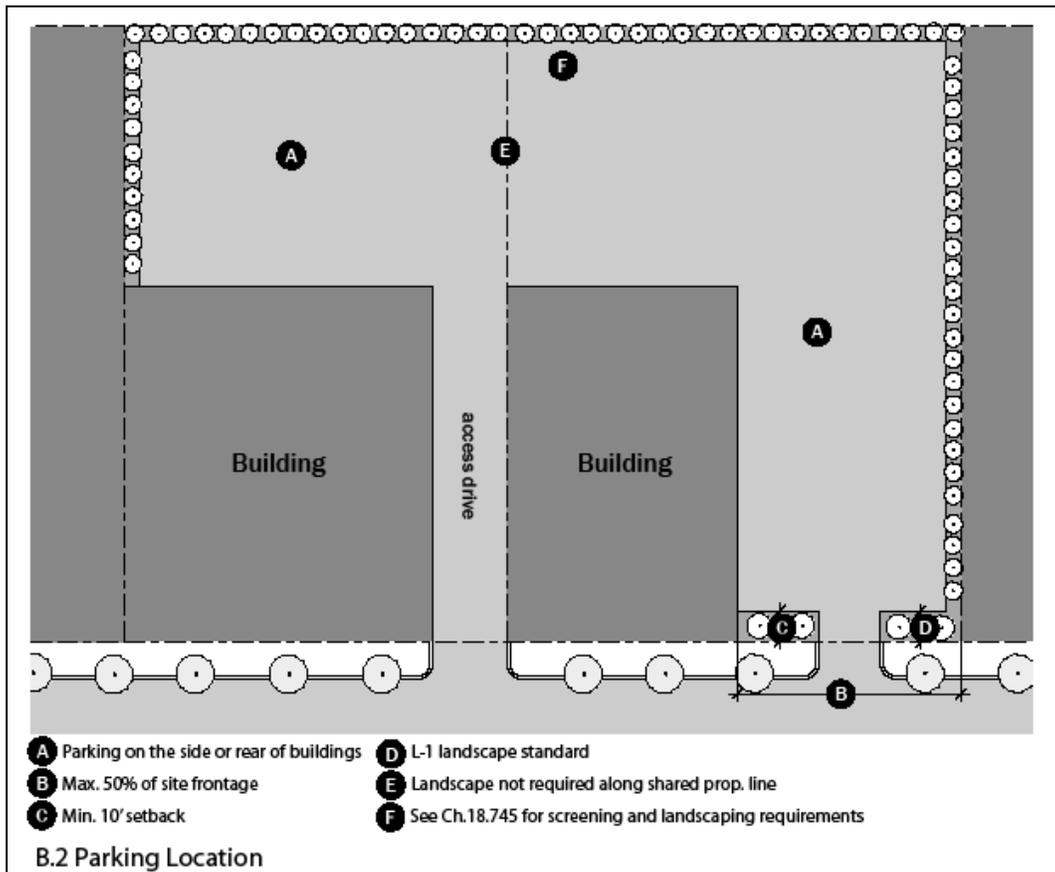
⁶ Station area overlay permits a maximum of 80 units per acre (see Map 18.610A).

⁷ 45 feet within 200 feet of Fanno Creek Park boundary (see Map 18.610.A) or within 50 feet of low or medium density residential district.

⁸ Minimum density applies to residential-only development (not mixed use).

2. Parking location.

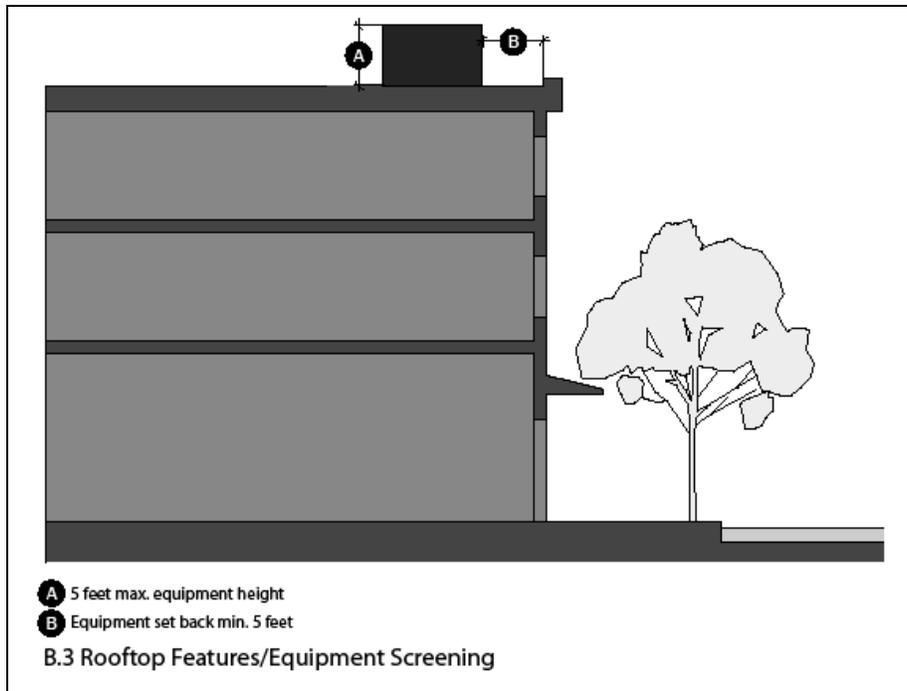
- a. Parking is allowed on the side or rear of newly constructed buildings. If located on the side, the parking area shall not exceed 50% of the total frontage of the site.
- b. Parking is set back a minimum of 10 feet from the front property line.
- c. When abutting a public street, parking areas must be behind a landscaped area constructed to an L-1 standard.
- d. Where a parking lot shares a property line with an adjacent parking lot, the landscape requirement along the shared property line is not required.

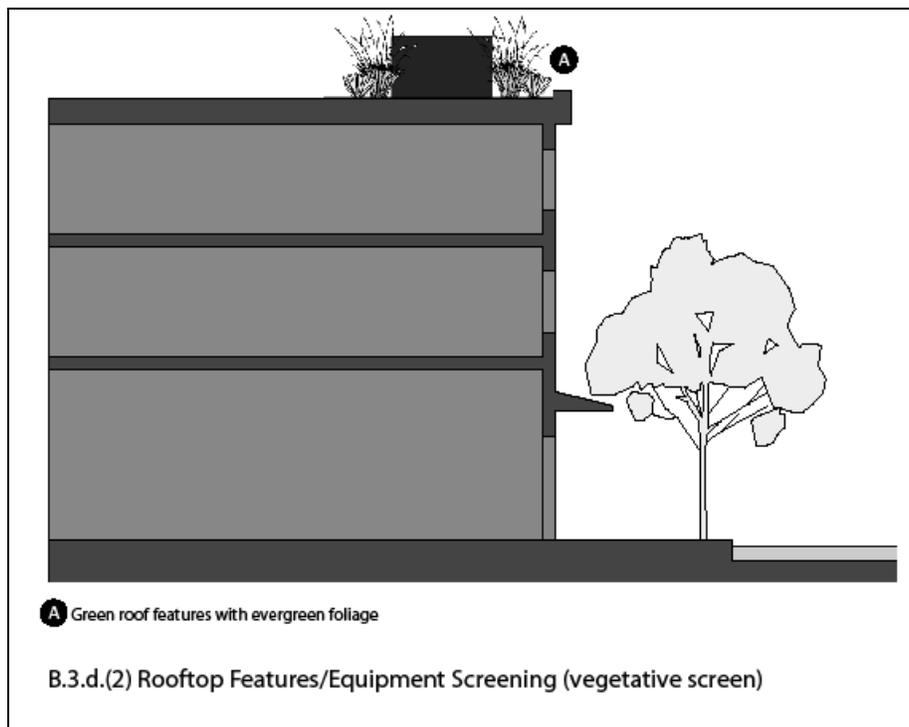
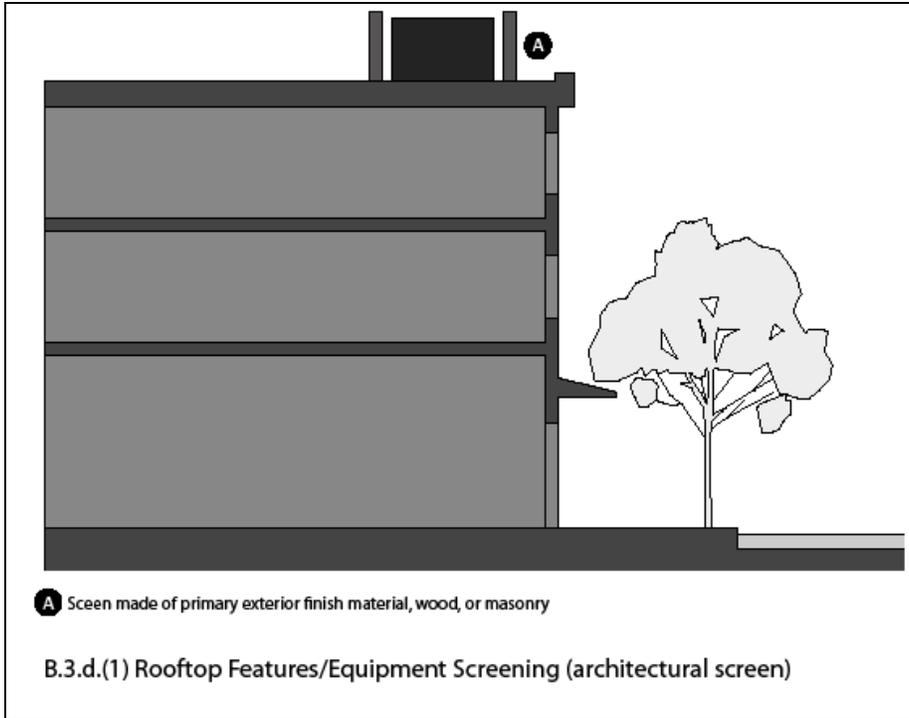


3. Rooftop features/equipment screening.

- a. The following rooftop equipment does not require screening:
 - i. Solar panels, wind generators, and green roof features;
 - ii. Equipment under two feet in height.
- b. Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.

- c. Satellite dishes and other communications equipment shall be limited to 10 feet in height, shall be set back a minimum of five feet from the roof edge and screened from public view to the extent possible.
- d. All other roof-mounted mechanical equipment shall be limited to 10 feet in height, shall be set back a minimum of five feet from the roof edge and screened from public view and from views from adjacent buildings by one of the following methods:
 - i. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building or architectural grade wood fencing or masonry;
 - ii. Green roof features or regularly maintained dense evergreen foliage that forms an opaque barrier when planted.
- e. Required screening shall not be included in the building's maximum height calculation.





4. Other exterior mechanical equipment. Other exterior mechanical equipment on the site (electrical boxes, etc.) shall be screened from view from adjacent ROW, public spaces, and parking areas by one or a combination of the following:
 - a. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building or architectural grade wood fencing or masonry; or

- b. Set back from the street-facing elevation so it is not visible from the public ROW; or
- c. Dense evergreen foliage that forms an opaque barrier when planted that will be regularly maintained. (Ord. 15-05 §2; Ord. 13-04 §1; Ord. 12-13 §1; Ord. 10-02 §2)

18.610.025 Connectivity

- A. Purpose statement. The purpose of this section is to implement the City of Tigard 2035 Transportation System Plan which describes a more complete system of streets and pathways to improve multi-modal access to, from and within the downtown mixed use central business district. The standards in this section are intended to execute connectivity improvement projects that will foster creation of smaller block sizes, efficient routes into and within downtown, and new streets to accommodate and encourage downtown development. The standards are also intended to solve some existing connectivity issues, such as access across railroad tracks.
- B. Applicability. The connectivity standards in this section apply only to those properties with designated streets or alleys as shown on Figures 5-14A through 5-14I of the City of Tigard 2035 Transportation System Plan. Development on properties with designated streets or alleys is subject to the connectivity requirements below.
- C. Required new street and alley connections. Required new street and alley connections shall be provided as follows.
 - 1. New development and major redevelopment. For new development and for major redevelopment valued at more than 60% of its total current value as assessed by the Washington County assessor, the applicant shall comply with subparagraphs a and b of this paragraph 1.
 - a. Dedicate the required right-of-way. The applicant shall dedicate the amount of right-of-way necessary to construct the required street or alley consistent with the designated street cross-section.

As an alternative, the city engineer may approve the dedication of a public easement in lieu of a portion of the public right-of-way in accordance with 18.810.030.C.
 - b. Construct the required improvements. The applicant shall construct the full street or alley improvements as shown in the designated street cross-section.
 - 2. All other projects. For projects other than new development and major redevelopment, the applicant shall comply with subparagraphs a and b of this paragraph 2:
 - a. Preserve the potential for a future connectivity improvement. No new buildings shall be located within the area identified as future street or alley alignment. Surface parking, landscaping, temporary structures, driveways and similar types of development are allowed within the future alignment.
 - b. Sign a non-remonstrance to future Local Improvement District (LID). The property owner shall sign a non-remonstrance agreement for formation of a future LID to pay for the identified street or alley improvement.
- D. Required new pedestrian pathway. For new development and for major redevelopment valued at more than 60% of its total current value as assessed by the Washington County assessor that is within the

area designated for required multi-use pathway, the applicant shall provide multi-use pathway on public easements or rights-of-way through the block in a manner which ensures that connections through the block are provided at least every 330 feet. The required pathway shall provide direct connection through the block and be subject to the requirements of Section 18.810.110.

- E. Adjustments to the connectivity standards are subject to Section 18.370.020.
- F. Replacement of a pre-existing structure that is destroyed by fire, earthquake or other cause beyond the control of the owner, shall not be considered a major redevelopment for the purposes of subsections C and D of this section. (Ord. 12-13 §1; Ord. 10-02 §2)

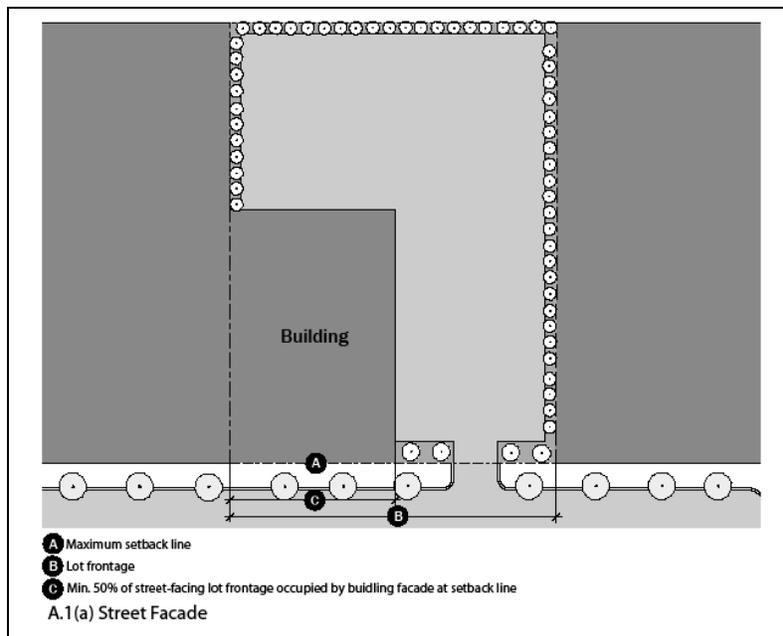
18.610.030 Building and Site Design Standards

- A. Create vibrant ground floors, streetscapes and rights-of-way; provide weather protection; and promote safety and security.

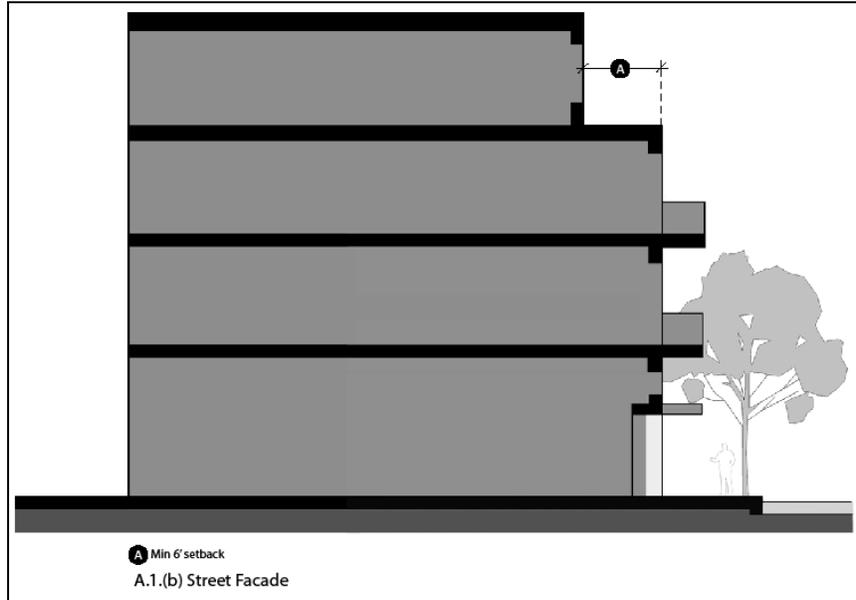
Intent. Design standards in this section are intended to foster vibrant, inviting streetscapes and sidewalk-facing ground floors and entryways. They are also intended to create buildings that are easily accessible to and provide protection from the elements for pedestrians. They also will help ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm. Building and site design should also address crime prevention through defensible spaces lighting, and features that allow observation and “eyes on the street.”

1. Street façade.

- a. Street-facing façades shall be built in proximity to the street. This standard is met when at least 50% of the ground floor front building elevation(s) is located no further from the front property line than the maximum front setback standard established in Table 18.610.1; and, where maximum street-facing side setbacks are required within the Main Street sub-area, at least 50% of the ground floor street-facing side building elevation(s) is located no further from the street-facing side property line than the maximum street-facing side setback standard established in Table 18.610.



- b. Buildings more than three stories are required to step back six feet from the building façade at the beginning of the fourth story.



2. Primary entry.

- a. For commercial/mixed use buildings:

- i. At least one entry door is required for each business with a ground floor frontage.
- ii. Each entrance shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
- iii. All primary ground-floor common entries shall be oriented to the street or a public space directly facing the street, not to the interior or to a parking lot.

- b. For residential buildings:

- i. Entry door. The primary public entrance to each building unit shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.
- ii. All primary ground-floor common entries of multifamily buildings and individual unit entries of attached single-family units that front the street shall be oriented to the street or public right-of-way, not to the interior or to a parking lot.

3. Windows.

- a. Ground floor windows for nonresidential and mixed use buildings:

- i. 60% minimum ground floor window coverage for street-facing wall (minimum window coverage includes any glazed portions of doors).

- ii. Ground floor window transparency. All buildings with nonresidential ground floor windows must have a visible transmittance (VT) of 0.6 or higher, with the exception of medical and dental offices, which may have tinted windows.
 - b. Ground floor windows for residential buildings: 30% minimum ground floor window coverage for street-facing wall (minimum window coverage includes any glazed portions of doors).
 - c. Upper floor windows/doors for all buildings:
 - i. 30% minimum upper floor window coverage for each floor of the street-facing wall (minimum window coverage includes any glazed portions of doors).
 - ii. The required upper floor window/balcony door percentage does not apply to floors where sloped roofs and dormer windows are used.
 - iii. Upper floor windows shall be vertically oriented (a minimum vertical to horizontal dimension ratio of 1.5:1).
 - d. Window shadowing for all buildings: Windows shall be designed to provide shadowing. This can be accomplished by recessing windows three inches into the façade and/or incorporating trim of a contrasting material or color.
4. Weather protection.

For nonresidential and mixed use buildings:

- a. A projecting façade element (awning, canopy, arcade, or marquee) is required on the street-facing façade of the street with the highest functional classification.
- b. Awnings/marquees/canopies may project a minimum of three feet and a maximum of six feet from the façade (a maximum of four feet into the public right-of-way).
- c. The element shall have a minimum 10-foot clearance from the bottom of the element to the sidewalk.
- d. Awnings must match the width of storefronts or window openings.
- e. Internally lit awnings are not permitted.
- f. Awnings must be made of glass, metal, or exterior grade fabric (or a combination of these materials).

A Primary entry doors oriented to street or public space
B Entrance is covered and/or recessed behind facade
C Max 4' balcony/deck projection
D Min 10' clearance
E Min 30% windows
F Upper windows vertically oriented

A.2-4 Residential (Only) Building

A Primary entry door oriented to street or public space
B Entrance is covered and/or recessed behind facade
C Min 3'; Max 6' projection
D Max 4' balcony/deck projection
E Min 10' clearance
F Min 60% windows
G Min 30% windows
H Upper windows vertically oriented

A.2-4 Commercial/Mixed-Use Building

B. Cohesive architectural façade standards.

Intent. Build and expand upon downtown Tigard’s architectural character by incorporating cohesive and repetitive architectural elements into the ground floor of street-facing façades.

1. Architectural bays for nonresidential and mixed use buildings. Divide the street-facing ground floor of commercial/mixed use storefronts into distinct architectural bays that are no more than 30 feet on center. For the purpose of this standard, an architectural bay is defined as the zone between the outside edges of an engaged column, pilaster, post, or vertical wall area.



C. Integrated building façade standards.

Intent. Build upon and improve downtown Tigard’s architecture by creating an attractive and unified building façade that encourages ground floor activities, and creates visually interesting façades and roofs.

1. Nonresidential and mixed use building tri-partite façades. Nonresidential and mixed use buildings two stories and above shall have three clearly defined elements on the street-facing façade(s): a base (extends from the sidewalk to the bottom of the second story or the belt course/string course that separates the ground floor from the middle of the building); a middle (distinguished from the top and base of the building by use of building elements); and a top (roof form/element at the uppermost portion of the façade that visually terminates the façade). A tri-partite façade creates a unified façade and breaks up vertical mass.



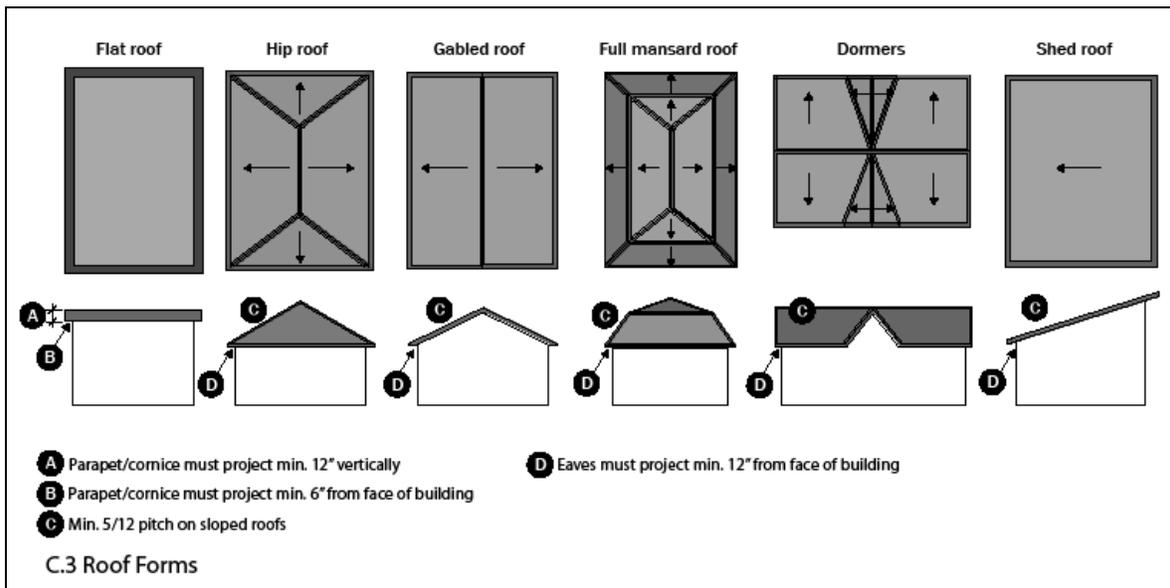
2. Residential building façades.

- a. Unit definition. Each street-facing dwelling unit shall be emphasized by including a roof dormer or bay windows on the street-facing elevation, or by providing a roof gable or porch or balcony that faces the street.
- b. Trim detail. Trim shall be used to mark all building roof lines, porches, windows and doors that are on a primary structure's elevation(s).



3. Roof forms.

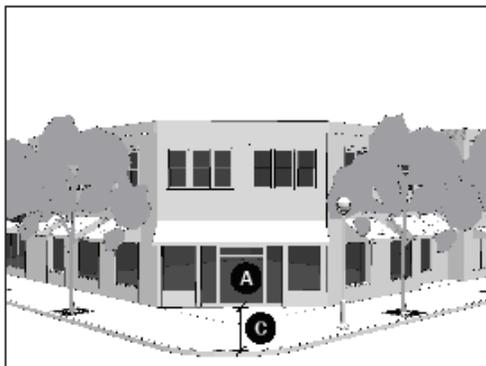
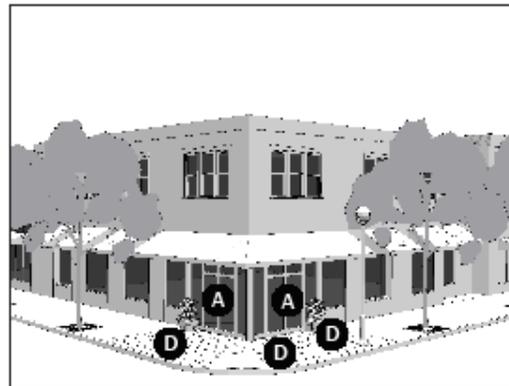
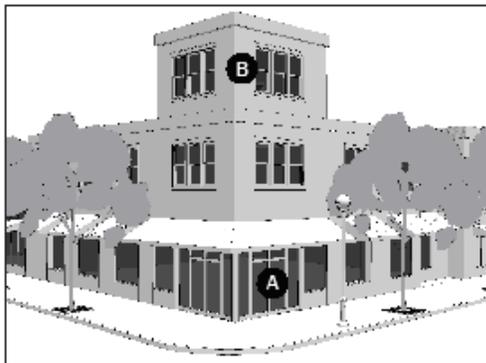
- a. The roof form of a building shall follow one (or a combination) of the following forms:
 - i. Flat roof with parapet or cornice;
 - ii. Hip roof;
 - iii. Gabled roof;
 - iv. Full mansard roof;
 - v. Dormers;
 - vi. Shed roof.
- b. All sloped roofs (other than full mansard roofs) exposed to view from adjacent public or private streets and properties shall have a minimum 5/12 pitch.
- c. Sloped roofs, shall have eaves, exclusive of rain gutters, that must project from the building wall at least 12 inches.
- d. All flat roofs or those with a pitch of less than 5/12 shall be architecturally treated or articulated with a parapet wall that must project vertically above the roof line at least 12 inches and/or a cornice that must project from the building face at least six inches.
- e. When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as the existing roof.
- f. Green roof features and/or rooftop gardens are encouraged. As part of the development permit, applicant shall execute a covenant ensuring the maintenance of any green roof. The covenant shall be approved by the director on city-provided forms.



D. Create street corners with strong identity.

Intent. Create a strong architectural statement at street corners. Establish visual landmarks and enhance visual variety.

1. For nonresidential or mixed-use buildings at the corner of two public streets or a street and public area, park or plaza (for the purposes of this standard an alley is not considered a public street) incorporate one of the following features:
 - a. Locate the primary entry to the building at the corner;
 - b. A prominent architectural element, such as increased building height or massing, a cupola, a turret or a pitched roof at the corner of the building or within 20 feet of the corner of the building;
 - c. The corner of the building cut at a 45 degree angle, or a similar dimension “rounded” corner;
 - d. A combination of special paving materials, street furnishings and, where appropriate, plantings, in addition to the front door.



- A Primary entry door to the building located at corner
- B Prominent architectural element within 20' of the corner of the building
- C Corner min 10' from street corner and cut at 45 degree angle
- D Special paving patterns, street furnishings, and plantings near front door

A.2-4 Commercial/Mixed-Use Building

E. Assure building quality, permanence and durability.

Intent. Use building materials that evoke a sense of permanence and are compatible with Downtown Tigard and the surrounding built and natural environment.

1. Building materials.
 - a. The following exterior building materials or finishes are prohibited:

- i. Vinyl siding;
- ii. T-111 or similar sheet materials;
- iii. Plain concrete block (not including split faced, colored, or other block designs that mimic stone, brick, or other masonry); foundation material may be skim-coated concrete block where the foundation material is not revealed for more than two feet;
- iv. Mirrored glass.

F. Open space/public plaza.

Intent: Assure adequate public, private and shared outdoor space.

1. Mixed use and commercial developments greater than 60,000 square feet.
 - a. Development projects with site areas greater than 60,000 square feet shall include at least one public space with a minimum size of 600 square feet.
 - b. Public spaces shall be abutted on at least two sides by retail shops, restaurants or services with windows entrances fronting on the space.
2. Mixed use buildings with residential units and residential only multifamily developments.
 - a. Private outdoor space. For all residential-only buildings and mixed-use buildings with more than four residential units, private open space, such as a private porch, a deck, a balcony, a patio, an atrium, or other outdoor private area, shall be provided.
 - i. Total required private open space shall be based on an average of 28 square feet per unit in a development.
 - ii. In order to be counted into the open space average, the private open space provided to a unit shall have a minimum of 32 square feet with a minimum depth of four feet.
 - iii. The private open space provided shall be contiguous with the unit.
 - iv. Balconies used for entrances or exits shall not be considered as open space except where such exits or entrances are for the sole use of the unit.
 - v. Balconies may project up to a maximum of four feet into the public right-of-way.
 - b. Shared outdoor space for mixed use buildings with residential units and multifamily buildings. In addition to the required private outdoor space, multifamily buildings and mixed use buildings with more than four residential units shall provide shared open space (e.g., courtyards, roof decks or garden, play areas, outdoor recreation facilities, indoor recreation room, and/or similar space) that is equal to or greater than 10% of the development site, except as follows:
 - i. Credit for private open space. Up to 50% of the shared open space standard may be met by providing additional private open space, such as balconies, porches and patios (above what is required in 18.610.030.F.2).

- ii. Credit for proximity to a park. A shared open space credit of 50% may be granted when a multiple-family development is directly adjacent to an improved public park.
 - iii. Credit for up to 100% of the shared open space standard may be met by paying a fee-in-lieu. The fee will fund parks and/or plazas within the downtown urban renewal district.
 - iv. Shared outdoor recreation space shall be readily observable to promote crime prevention and safety.
3. Private open space for single-family attached dwelling units. A minimum of 100 square feet of private open space per unit such as a private porch, yard, a deck, a balcony, a patio, or other outdoor private area is required.

G. Additional requirements for single-family attached dwelling units. Garage entry garages and carports shall be accessed from alleys, or otherwise recessed behind the front building elevation (i.e., living area or covered front porch) a distance of seven feet or less or 18 feet or greater. (Ord. 10-02 §2)

18.610.035 Additional Standards

Applications must conform to all applicable standards in the following chapters:

- A. Access Egress and Circulation (see Chapter 18.705).
- B. Environmental Performance Standards (see Chapter 18.725).
- C. Exceptions to Development Standards (see Chapter 18.730).
- D. Landscaping and Screening (see Chapter 18.745).
- E. Mixed Solid Waste and Recyclable Storage (see Chapter 18.755).
- F. Off-Street Parking and Loading Requirements (see Chapter 18.765).
- G. Sensitive Lands (see Chapter 18.775).
- H. Signs (see Chapter 18.780).
- I. Urban Forestry Plan (see Chapter 18.790).
- J. Visual Clearance (see Chapter 18.795).
- K. Wireless Communication Facilities (see Chapter 18.798).
- L. Street and Utility Improvement Standards (see Chapter 18.810). (Ord. 12-09 §1; Ord. 10-02 §2)

18.610.040 Special Requirements for Development Bordering Urban Plaza

The urban plaza is listed as a catalyst project in the Tigard Downtown Improvement Plan and Urban Renewal Plan. Developments on the parcels that directly abut the location of the new plaza will be expected to be in keeping with the character of the plaza. New development that is built concurrently or

subsequent to the construction of the plaza will need to conform to the following standards (in addition to the other applicable standards in this code):

- A. The building must be a minimum of two stories and a maximum of four stories.
- B. No parking lot may abut the plaza.
- C. The buildings shall follow the building and site design and development standards for commercial and mixed use buildings in the Main Street sub-area. (Ord. 10-02 §2)

18.610.045 Exceptions to Standards

- A. Exceptions to setback requirements. The director may grant an exception to the yard setback requirements in the applicable zone based on findings that the approval will result in the following:
 - 1. An exception which is not greater than 20% of the required setback;
 - 2. No adverse effect to adjoining properties in terms of light, noise levels and fire hazard;
 - 3. Safe vehicular and pedestrian access to the site and on-site;
 - 4. A more efficient use of the site which would result in more landscaping; and
 - 5. The preservation of natural features which have been incorporated into the overall design of the project.
- B. Exceptions to parking requirements. The director may grant an exception or deduction to the off-street parking dimensional and minimum number of space requirements in the applicable zoning district based on the following findings:
 - 1. The application is for a use designed for a specific purpose which is intended to be permanent in nature, e.g., senior citizen housing, and which has a demonstrated low demand for off-street parking;
 - 2. There is an opportunity for shared parking and there is written evidence that the property owners have entered into a binding agreement to share parking; or
 - 3. There is community interest in the preservation of particular natural feature(s) on the site, public transportation is available to the site, and reducing the standards will not adversely affect adjoining uses, therefore the public interest is not adversely affected by the granting of the exception.
- C. Exceptions for private or shared outdoor area. The director may grant an exception or deduction to the private outdoor area and shared outdoor recreation areas requirements, provided the application is for a use designed for a specific purpose which is intended to be permanent in nature (for example, senior citizen housing) and which can demonstrate a reduced demand for a private outdoor recreational area based on any one or more of the following findings:
 - 1. The development operates a motor vehicle which is available on a regular basis to transport residents of the development to public open space or recreation areas; or

2. The required square footage of either the private outdoor area or the shared outdoor recreation area may be reduced if together the two areas equal or exceed the combined standard for both.

D. Exceptions to landscaping requirements. The director may grant an exception to the landscaping requirements of this code, Chapter 18.745, upon finding that the overall landscape plan provides for at least 20% of the gross site to be landscaped. (Ord. 10-02 §2)

18.610.050 Building and Site Design Objectives (To Be Used With Track 3 Approval Process)

A. Applicability. All development using the Track 3 approval process must demonstrate compliance with the design objectives listed in subsection C of this section. The development must also meet the development standards of Table 18.610.1.

B. Approval criteria.

1. Applicants are required to identify how their proposed site/building plan meets the intent statements of the design objectives, through architectural drawings and a narrative.
2. The design review body will make findings that the intent of the design objective has been met.
3. Applications using the Track 3 process must also show compliance with the development standards set forth in Section 18.610.020 and Table 18.610.1.
4. Concurrently or after design review board approval, the application will be reviewed for compliance with the other relevant chapter sections, as listed in Section 18.610.035.

C. Design objectives. Each design objective has an intent statement followed by photographs of development exemplifying the objective.

1. Create vibrant streetscapes and rights-of-way; provide weather protection; and promote safety and security.

Intent. Foster vibrant, inviting streetscapes and sidewalk-facing ground floors and entry ways. Create buildings that are easily accessible to and provide protection from the elements for pedestrians. Ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm. Building and site design should also address crime prevention through defensible spaces, lighting, and features that allow observation and “eyes on the street.”

Examples:



2. Create cohesive architectural facades.

Intent. Build and expand upon downtown Tigard’s architectural character by incorporating cohesive and repetitive architectural elements into the ground floor of street-facing facades. Relate to the horizontal façade articulation and massing of surrounding development and/or utilize building and site design elements that connect Fanno Creek Park or extend natural elements to the downtown.

Examples:



3. Design buildings with integrated façades.

Intent. Build upon and improve downtown Tigard's architecture by creating an attractive and unified building façade that encourages ground floor activities and creates visually interesting façades and roofs.

Examples:



4. Create street corners with strong identity.

Intent. Create a strong architectural statement at street corners to create a strong identity and opportunities for activity. Establish visual landmarks and enhance visual variety.

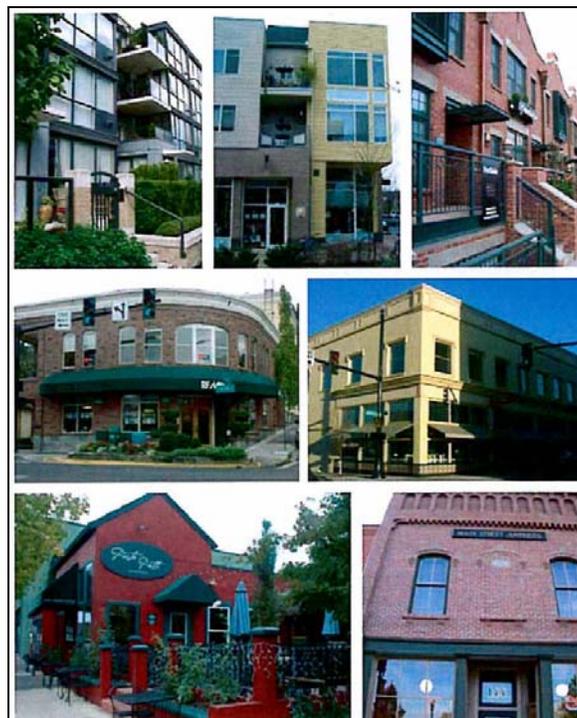
Examples:



5. Assure building quality, permanence and durability.

Intent. Use building materials that evoke a sense of permanence and durability and are compatible with downtown Tigard and the surrounding built environment. Windows, doors, roofs, and weather protection shall appear to be an integral part of the building design.

Examples:



6. Provide adequate outdoor spaces.

Intent. Assure new residential units have adequate private and shared outdoor space. (Ord. 10-02 §2)

18.610.055 Signs

- A. Sign standards. In addition to the requirements of Chapter 18.780 of the development code, the following standards shall be met:

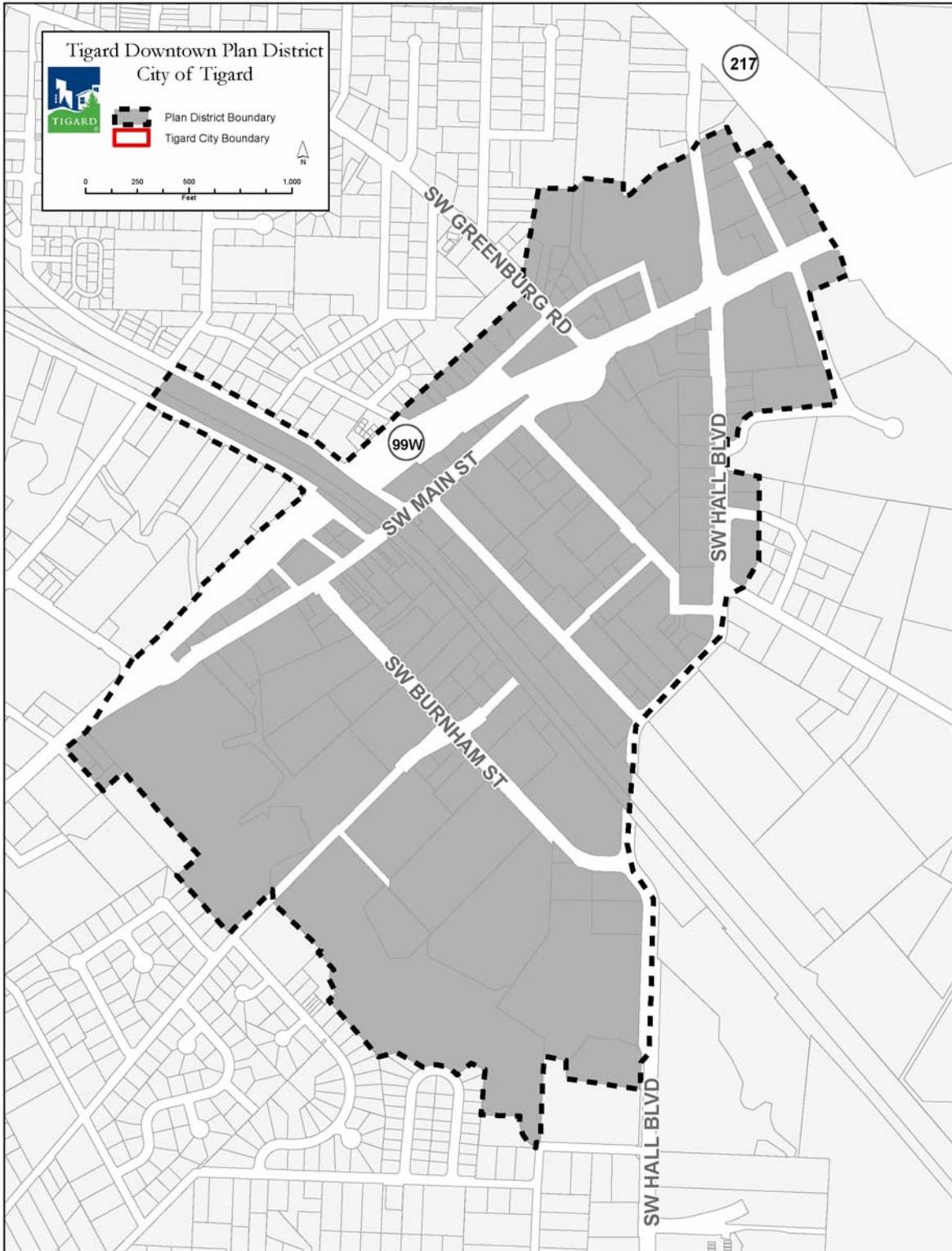
1. Zoning district regulations. Residential-only developments within the MU-CBD zone shall meet the sign requirements for the R-40 zone, 18.780.130.B; nonresidential developments within the MU-CBD zone shall meet the sign requirements for the commercial zones, 18.780.130.C, and the additional requirements below.
2. Sign area limits. The maximum sign area limits are:
 - a. Freestanding signs: 70 square feet per sign face or a total of 140 square feet for all sign faces.
 - b. Wall signs shall not exceed in gross area 15% of any building face on which the sign is mounted.
 - c. All other signs area requirements shall follow Section 18.780.130.C.
3. Height limits. The maximum height limit for all signs except wall signs shall be 20 feet.
4. Sign location. Freestanding signs within the MU-CBD zone shall not be permitted within required L-1 landscape areas.
5. Blade signs are permitted.
 - a. One blade sign (above the walkway and under weather protecting awnings, marquees, and parapets) placed at each entrance to a building is allowed.
 - b. Vertical dimension of a blade sign shall not exceed 1.5 feet and the width may not exceed 90% of the width of the weather protection, for a maximum sign area per sign of 4.5 square feet.
 - c. Height of sign. The distance from the sidewalk or grade up to the bottom of the sign shall be at least eight feet.
 - d. Illumination. The blade sign may be indirectly illuminated.
6. Projecting signs are permitted. A projecting sign not greater than 32 square feet per face or a total of 64 square feet for all sign faces can project up to four feet into the public right-of-way with a 10-foot clearance of the right-of-way.
7. Pedestrian-oriented roof/awning signs are permitted.
 - a. Buildings with a height of 20 feet or less are permitted to have one roof sign which extends above the upper surface of the awning structure or the roof line.

- b. The sign may not exceed two feet above the roof line and may not extend below the roofline.
- c. The maximum sign area is 45 square feet.
- d. The sign must be oriented to the entrance of the building.
- e. The sign may be internally or externally illuminated.
- f. One pedestrian oriented roof/awning sign shall be permitted per tax parcel. (Ord. 10-02 §2)

18.610.060 Off-Street Parking and Loading Requirements

- A. Parking standards. New development in the downtown must conform to the requirements of Chapter 18.765 with the following exceptions.
- 1. Multifamily units. In the MU-CBD zone the minimum parking requirement for all multifamily units shall be 1.0/DU. Adequate provisions for barrier-free parking shall be as required by the state building code. Visitor parking spaces are not required. Bicycle parking requirements shall not be reduced.
 - 2. All other uses. For all other uses the minimum off-street vehicle parking requirements shall be 75% of the total computed from Table 18.765.2. Bicycle parking requirements shall not be reduced.
 - 3. Main Street-Center sub-area. New commercial development up to 20,000 square feet in the Main Street-Center sub-area (shown on Map 18.610.A) shall have no minimum vehicle parking requirements, except that any multifamily units shall have a minimum of 1.0/DU.
 - 4. Fractional space requirements. In the MU-CBD zone, when calculating the total minimum number of vehicle parking spaces required in Table 18.765.2, fractional space requirements shall not be counted as a whole space.
 - 5. Motorcycle/scooter parking may substitute for up to five spaces or five percent of required automobile parking, whichever is less. For every four motorcycle/scooter parking spaces provided, the automobile parking requirement is reduced by one space. Each motorcycle space must be at least four feet wide and eight feet deep. Existing parking may be converted to take advantage of this provision.
 - 6. Further adjustments. As provided for in 18.765.070.F, further adjustments to parking standards can be applied for. (Ord. 10-02 §2)

Map 18.610.B: Tigard Downtown Plan District Boundaries



(Ord. 13-04 §1) ■