

Chapter 18.230
APARTMENTS

Sections:

- 18.230.010 Purpose**
- 18.230.020 Applicability**
- 18.230.030 Approval Process**
- 18.230.040 Development Standards**
- 18.230.050 Design Standards**
- 18.230.060 Accessory Structures**

18.230.010 Purpose

Apartments are a type of attached housing within single-story or multi-story buildings. Apartment dwelling units may share common side walls, ceilings, or floors. The purpose of this chapter is to provide standards that promote quality development and enhance the livability, walkability, and safety of the community. Apartment development is intended to achieve the following:

- A. Increase the number of affordable housing units;
- B. Provide for a variety of housing types that meet the needs of Tigard's diverse population at all stages of life;
- C. Facilitate the efficient use of land through higher-density attached housing; and
- D. Support and complement transit services by providing ridership density and proximity. (Ord. 18-28 §1; Ord. 18-23 §2)

18.230.020 Applicability

- A. The approval process and standards of this chapter apply to apartment development in the R-12, R-25, R-40, MUC, MUE, MUE-1, MUE-2, MUR-1, and MUR-2 zones. Additional standards apply in the River Terrace Plan District as provided in Chapter 18.640, River Terrace Plan District. An applicant may elect to apply the approval process and standards of this chapter or of Chapter 18.280, Rowhouses, when proposing rowhouse development.
- B. The approval process, but not the standards, of this chapter applies to apartment development in the MUC-1 zone. Apartment development in the MUC-1 zone is subject to the standards of Chapter 18.620, Bridgeport Village Plan District.
- C. This chapter does not apply to apartment development in the MU-CBD and TMU zones. Apartment development in these zones is subject to the approval processes and standards of Chapter 18.650, Tigard Downtown Plan District, and Chapter 18.660, Tigard Triangle Plan District, respectively. (Ord. 18-28 §1; Ord. 18-23 §2)

18.230.030 Approval Process

Applications for apartment development are processed through a Type I or II procedure as provided in Section 18.710.050 or Section 18.710.060 respectively, using approval criteria in Section 18.780.050. (Ord. 18-28 §1)

18.230.040 Development Standards

A. Base zone development standards are provided in Table 18.230.1.

Table 18.230.1 Apartment Development Standards							
Standard	R-12	R-25	MUE	R-40	MUE-2 and MUR-2	MUR-1	MUC and MUE-1
Minimum Lot Size	3,050 sq ft per unit	1,480 sq ft per unit	1,480 sq ft per unit	0 sq ft	0 sq ft	0 sq ft	0 sq ft
Minimum Setbacks							
- <i>Front</i>	20 ft	20 ft	20 ft	20 ft	10 ft	0 ft	0 ft
- <i>Street side</i>	20 ft	20 ft	20 ft	20 ft	10 ft	5 ft	0 ft
- <i>Side</i>	10 ft	10 ft [1]	10 ft [1]	10 ft [1]	0 or 20 ft [2]	0 or 20 ft [2]	0 or 20 ft [2]
- <i>Rear</i>	20 ft	20 ft [1]	20 ft [1]	20 ft [1]	0 or 20 ft [2]	0 or 20 ft [2]	0 or 20 ft [2]
Maximum Setbacks							
- <i>Front</i>	None	None	None	None	20 ft	20 ft	20 ft
- <i>Street side</i>	None	None	None	None	20 ft	20 ft	20 ft
Minimum Height	0 ft	0 ft	0 ft	0 ft	0 ft	2 stories	2 stories
Maximum Height	35 ft	45 ft	45 ft	60 ft	60 ft	75 ft	200 ft
Maximum Lot Coverage	80%	80%	80%	80%	80%	80%	85%
Minimum Landscape Area	20%	20%	20%	20%	20%	20%	15%
Minimum Density	80% of maximum density		None	80% of max. density	25 units per acre	50 units per acre	50 units per acre
Maximum Density	Calculated using the method provided in 18.40.140		25 units per acre	40 units per acre	50 units per acre	None	None

[1] Where the site abuts an R-1 through R-12 zone, an additional 1 foot of setback is required for each foot of building height above the maximum building height of the abutting zone.

[2] Minimum side and rear setbacks are 0 feet, except the minimum side and rear setbacks are 20 feet where the site abuts an R-1 through R-12 zone.

B. Landscaping and screening. All required landscaping, including landscaping used to meet screening or tree canopy standards, is subject to the general provisions of Chapter 18.420, Landscaping and Screening.

1. The minimum landscape area standard is provided in Table 18.230.1. Landscaping standards are provided in Section 18.420.040. Any landscape area that meets the L-2 standard and any required common open space area may count toward meeting the minimum landscape area standard.

2. Screening standards are provided in Section 18.420.050. Screening is required as follows:
 - a. Service areas and wall- and roof-mounted utilities must be screened to the S-1 standard. Service areas and utilities are also subject to the standards in Subsection 18.230.040.G.
 - b. Apartments that abut an R-1 through R-12 zone must be screened to the S-3 standard along all property lines, except street property lines.
 - c. Surface vehicle parking areas, loading areas, and drive aisles within 20 feet of a street property line must be screened to the S-4 standard. Screening must be provided directly adjacent to the street property line, except where access is taken.
3. The minimum tree canopy standards for the site and any off-street vehicle parking areas are provided in Section 18.420.060.

C. Common open space.

1. Common open space is required. The minimum total area of required common open space is 10 percent of the gross site area or 750 square feet, whichever is greater. More than one common open space area may be provided to meet this standard, but any area used to meet this standard must be a minimum of 20 feet in width and depth.
2. Apartment developments with less than 20 dwelling units must provide at least 2 different items from the list below within areas identified as common open space. Apartment developments with 20 or more dwelling units must provide at least 4 different items from the list below within areas identified as common open space.
 - a. Playground equipment or play area for children,
 - b. Sport court,
 - c. Playing field,
 - d. Lawn or garden,
 - e. Covered seating,
 - f. Swimming pool or water feature,
 - g. Plaza or courtyard with permanent seating,
 - h. Gazebo,
 - i. Club house,
 - j. Workout room, or
 - k. Other similar item as determined by the director.

3. At least 50 percent of the dwelling units in a development must face outdoor common open space or a public street. This standard is met when the front door or a window from the kitchen, living room, or dining room of a unit faces the outdoor common open space or a public street.
4. Building facades, including accessory structure facades, that face outdoor common open space must meet the 15 percent window area requirement in Subsection 18.230.050.B or be screened to the S-4 standard as provided in Table 18.420.2.
5. Common open space may not be located in the front setback or include sensitive lands.

D. Private open space.

1. Private open space is required for each dwelling unit. Each private open space must be a minimum of 48 square feet in area and a minimum of 5 feet in width and depth.
2. Private open space must be directly accessible from the interior of the dwelling unit that it serves.
3. Additional common open space above the required minimum may substitute for some or all of the required private open space at a 1:1 ratio.

E. Pedestrian access.

1. Paths must provide pedestrian access from public sidewalks abutting the site to all required building entrances on the site.
2. Paths must provide pedestrian access between all common open space areas, vehicle and bicycle parking areas, building entrances, and service areas designed for use by residents. Paths within parking areas or along drive aisles are subject to additional standards in Subsection 18.410.040.B.
3. Paths must extend to the perimeter property line to provide pedestrian access to existing or planned pedestrian facilities on adjacent properties, such as trails or public access easements.
4. Paths must be constructed with a hard surface material and have a minimum unobstructed width of 5 feet.

F. Vehicle and bicycle parking.

1. The applicable provisions and standards of Sections 18.410.010 through 18.410.050 apply to apartment developments.
2. The standards in Sections 18.410.060 through 18.410.090 do not apply to apartment developments.
3. The minimum and maximum number of off-street vehicle and bicycle parking spaces are provided in Table 18.230.2. Any fractional space requirement is rounded up to the next whole number.

**Table 18.230.2
Off-Street Vehicle and Bicycle Parking Quantity Requirements**

Apartment Size	Vehicle Minimum	Vehicle Maximum (Zones A and B)	Bicycle Minimum
500 sq ft or less	1 space per dwelling unit	None	1 space per 2 dwelling units
1 bedroom	1 space per dwelling unit		
2 bedroom	1.25 spaces per dwelling unit		
3 bedroom	1.5 spaces per dwelling unit		

4. Apartment developments with 10 or more required vehicle parking spaces must also provide additional vehicle parking for guests. The minimum amount of additional parking spaces is 15 percent of the minimum vehicle parking requirement as provided in Table 18.230.2. Guest vehicle parking must be clearly identified with pavement markings or signs.
5. Apartment developments with 20 or more dwelling units must also provide additional bicycle parking spaces for guests. The minimum amount of additional parking spaces is 15 percent of the minimum bicycle parking requirement as provided in Table 18.230.2. Guest bicycle parking must be located within 20 feet of the street property line and be visible to pedestrians from the public sidewalk in front of the site. Bicycle parking may be located in the public right-of-way with approval of the City Engineer.
6. Apartment developments with 20 or more dwelling units must provide all required non-guest bicycle parking spaces inside a structure or under a roof. Required bicycle parking is exempt from the location standard of Subsection 18.410.050.A but may not be located inside individual dwelling units.
7. Surface parking areas, drive aisles, detached garages, and attached or detached carports may not be located between any street property line and a building with dwelling units.
8. Attached garages may not be located closer to a street property line than the facade of a building with dwelling units. Driveways associated with attached garages that take direct access from a public or private street must meet the rowhouse location and access standards in Paragraph 18.280.050.E.3 and Subparagraphs 18.280.050.E.2.a through d.
9. Parking areas located to the side of a building with dwelling units and within 20 feet of a street property line may not occupy more than 50 percent of the total length of the street frontage. Drive aisles without adjacent parking spaces do not count as parking areas for the purposes of this standard.

G. Utilities and service areas.

1. Private utility facilities, such as transformers or control valves, that serve a single development must be located below ground unless the functional properties of the facility require above-ground placement. If located above ground, all facilities 1 cubic foot or greater in volume, or with any one dimension greater than 2 feet, must meet the following standards where not wall- or roof-mounted or located inside a building:
 - a. The facility may not be located within 20 feet of any street property line; and

- b. The facility must be dark in color and painted or wrapped with a non-reflective material.
2. Service areas, such as waste and recycling containers, outdoor storage, and mechanical equipment, may not be located within 20 feet of any street property line, except where located inside a building.

H. Lighting.

1. Minimum illumination levels are measured horizontally at ground level.
 - a. The minimum average illumination is 1.5 footcandles for paths, except those within parking areas, which are subject to the lighting standards in Subsection 18.410.040.I. All points of measurement must be a minimum of 0.5 footcandles.
 - b. The minimum average illumination is 3.5 footcandles for required building entrances and 2.0 footcandles for any non-required building entrances. All points of measurement must be a minimum of 1.0 footcandle.
 2. Maximum illumination levels are measured vertically at the property line. The maximum illumination is 0.5 footcandles at side and rear property lines, except that the maximum illumination may be increased to 1.0 footcandle where the development abuts a commercial or industrial zone.
 3. Lighting must be shielded, angled, or located such that it does not shine upwards or directly onto adjacent properties or sensitive lands.
- I. Apartments are subject to all other applicable requirements of this title including but not limited to standards related to streets, utilities, sensitive lands, and signs. (Ord. 18-28 §1; Ord. 18-23 §2)

18.230.050 Design Standards

A. Entrances.

1. For dwelling units with internal building access, a minimum of 1 entrance per building must be visible and accessible from a public or private street or outdoor common open space. Additional entrances may face drive aisles, parking areas, or service areas.
2. For dwelling units without internal building access, a minimum of 1 entrance per dwelling unit must be visible and accessible from a public or private street, outdoor common open space, or drive aisle that has a curb and path adjacent to the unit.
3. A required building entrance must be at an angle that is no more than 45 degrees from the street, common open space, or drive aisle that it faces. A required building entrance to an individual dwelling unit may exceed this standard where it opens onto a porch or stoop provided the angle is no more than 90 degrees from the street, common open space, or drive aisle that it faces.
4. A required building entrance must be covered, recessed, or treated with a permanent architectural feature that provides weather protection for pedestrians. The required weather protection must be at least as wide as the entrance, a maximum of 6 feet above the top of the entrance, and a minimum of 3 feet in depth. The required weather protection may project into the minimum front setback.

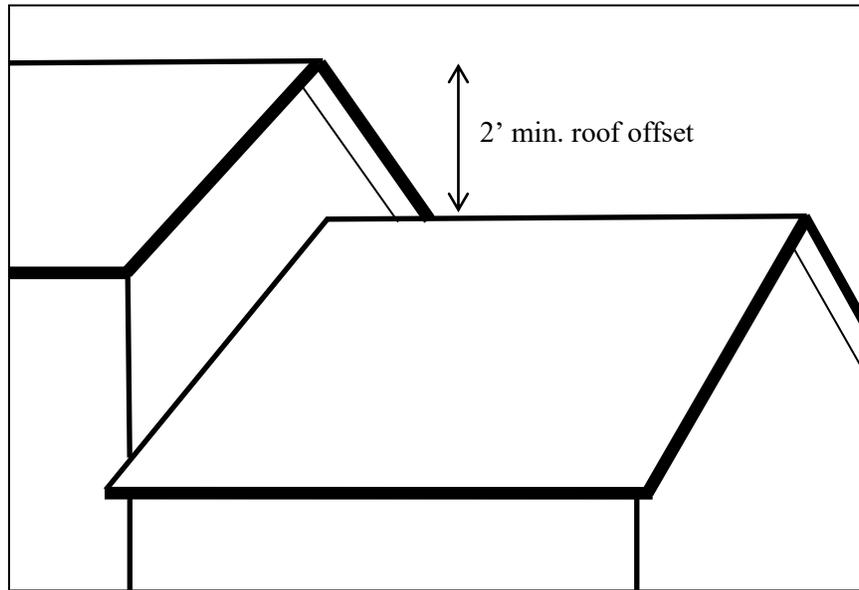
B. Windows.

1. All building facades, except accessory structure facades, must include a minimum of 15 percent window area on the entirety of all facades that face a public or private street or outdoor common open space.
2. The minimum window area standard does not apply to stories with sloped roofs or dormers.

C. Facade design.

1. All building facades, except accessory structure facades, must include a minimum number of architectural features from the list below on the entirety of all facades that face a public or private street or outdoor common open space. A building with less than 20 units must include at least 2 different architectural features. A building with 20 or more dwelling units must include at least 4 different architectural features. Different features may be used on different facades of the same building.
 - a. Facade articulation. A wall projection or recession that is a minimum of 6 feet in width and 2 feet in depth for a minimum of half the height of the facade and with a maximum distance of 40 feet between projections or recessions.
 - b. Roof eave or projecting cornice.
 - i. An eave that projects a minimum of 12 inches from the building facade; or
 - ii. A cornice that projects a minimum of 6 inches from the building facade and is a minimum of 12 inches in height.
 - c. Roof offsets or dormers.
 - i. A roof offset that is a minimum of 2 feet from the top surface of one roof to the top surface of another roof as measured horizontally or vertically with a maximum distance of 40 feet between offsets. See Figure 18.230.1; or
 - ii. One dormer for each top floor dwelling unit that is a minimum of 4 feet in width and integrated into the roof form.

Figure 18.230.1 Roof Offset



- d. Accent siding. A minimum of 2 different siding materials are used, and one siding material covers a minimum of 40 percent of the building facade.
- e. Distinct base and top. The ground floor is visually distinguished from the upper floors by including a belt course and at least one of the following:
 - i. a change in surface or siding pattern;
 - ii. a change in surface or siding material; or
 - iii. a change in the size or orientation of windows.
- f. Window area. A minimum of 50 percent window area is included.
- g. Window shadowing. All windows include at least one of the following:
 - i. Window trim that is a minimum of 2.5 inches in width and 0.625 inches in depth; or
 - ii. Windows that are recessed a minimum of 3 inches from the building facade.
- h. Balconies. Balconies are included on all upper floors that meet the dimensional requirement for private open space provided in Subsection 18.230.040.D.
- i. Covered porches or recessed entrances. All ground floor dwelling units with individual entrances include at least one of the following:
 - i. A covered porch that is a minimum of 5 feet in width and depth; or
 - ii. An entrance area that is a minimum of 5 feet in width and recessed a minimum of 2 feet from the building facade.

- j. Enhanced entrances or awnings. A building that provides internal access to dwelling units includes at least one of the following:
 - i. A building entrance area that is a minimum of 8 feet in width and is either:
 - (A) recessed a minimum of 5 feet from the building facade, or
 - (B) covered with a permanent architectural feature that provides weather protection. The architectural feature must be at least as wide as the entry, a maximum of 6 feet above the top of the entry, and a minimum of 5 feet in depth. The architectural feature may project into the minimum front setback; or
 - ii. A permanent architectural feature above all ground floor windows, such as an awning or series of awnings, that are at least as wide as each window, a maximum of 6 feet above the top of each window, and a minimum of 3 feet in depth. The architectural feature may project into the minimum front setback.
- 2. The following building materials are prohibited on all building facades, including accessory structure facades, that face a public or private street or outdoor common open space. They may not be used collectively on more than 35 percent of any other building facade.
 - a. Vinyl PVC siding,
 - b. T-111 plywood,
 - c. Exterior insulation finishing (EIFS),
 - d. Corrugated metal,
 - e. Plain concrete or concrete block,
 - f. Spandrel glass, or
 - g. Sheet pressboard. (Ord. 18-28 §1; Ord. 18-23 §2)

18.230.060 Accessory Structures

Accessory structures are allowed subject to the following standards:

- A. Accessory structures are prohibited in the required front or street side setback;
- B. Accessory structures may be located in the required side or rear setback provided they are a minimum of 5 feet from the side and rear property lines and a maximum of 15 feet in height; and
- C. All accessory structures, including structures required to screen utilities and service areas, and all site improvements, such as fences, walls, signs, and light fixtures, must use materials, colors, and architectural design features that are similar in scale and appearance to those on primary buildings. Chain link fencing and unfinished concrete blocks are prohibited. (Ord. 18-28 §1; Ord. 18-23 §2) ■