

Chapter 18.320
COMMERCIAL ZONE DEVELOPMENT STANDARDS

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18.320.010 Purpose and Definition

- A. Purpose. The purpose of this chapter is to provide standards for nonresidential development in commercial zones that promote quality development and enhance the livability, walkability, and safety of the community.
- B. Definition. Nonresidential development includes mixed-use developments with or without a residential component and single-use developments that contain a civic, institutional, commercial, industrial, or other nonresidential use. (Ord. 18-28 §1)

18.320.020 Applicability

- A. The approval process and standards of this chapter apply to nonresidential development in the C-N, C-C, C-G, C-P, MUC, MUE, MUE-1, MUE-2, MUR-1, and MUR-2 zones. Additional standards apply to nonresidential development in the River Terrace Plan District and Washington Square Regional Center Plan District as provided in Chapter 18.640, River Terrace Plan District, and Chapter 18.670, Washington Square Regional Center Plan District.
- B. The approval process, but not the standards, of this chapter applies to nonresidential development in the MUC-1 zone. Nonresidential 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 nonresidential development in the MU-CBD and TMU zones. Nonresidential 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.
- D. This chapter does not apply to residential development in commercial zones. Residential development in commercial zones is subject to the approval processes and standards of the applicable housing type chapter in 18.200 Residential Development Standards. (Ord. 18-28 §1)

18.320.030 Approval Process

Applications for nonresidential development are processed through a Type II procedure as provided in Section 18.710.060, using approval criteria in Section 18.780.050, except where a conditional use or planned development application is required or proposed. (Ord. 18-28 §1)

18.320.040 Development Standards

A. Base zone development standards are provided in Table 18.320.1.

Table 18.320.1 Commercial Zone Development Standards for Nonresidential Development							
Standard	C-N and C-C	C-G	C-P	MUE	MUE-2 and MUR-2 [1]	MUR-1 [1]	MUC and MUE-1 [1]
Minimum Lot Size	5,000 sq ft	0 sq ft	6,000 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft
Minimum Lot Width	50 ft	50 ft	50 ft	50 ft	0 ft	0 ft	0 ft
Minimum Setback							
- <i>Front</i>	0 ft	0 ft	0 ft	0 ft	10 ft	0 ft	0 ft
- <i>Street side</i>	0 ft	0 ft	0 ft	0 ft	10 ft	5 ft	0 ft
- <i>Side</i>	0 or 20 ft [2]	0 or 20 ft [3]	0 or 20 ft [3]	0 or 20 ft [3]	0 or 20 ft [3]	0 or 20 ft [3]	0 or 20 ft [3]
- <i>Rear</i>	0 or 20 ft [2]	0 or 20 ft [3]	0 or 20 ft [3]	0 or 20 ft [3]	0 or 20 ft [3]	0 or 20 ft [3]	0 or 20 ft [3]
Maximum Setback							
- <i>Front</i>	20 ft	None or 10 ft [4]	None	None	20 ft	20 ft	20 ft
- <i>Street side</i>	20 ft	None or 10 ft [4]	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	45 ft	60 ft	75 ft	200 ft
Maximum Lot Coverage	85%	85%	85%	80%	80%	80%	85%
Minimum Landscape Area	15%	15%	15%	20%	20%	20%	15%
Minimum FAR [5]	None	None	None	None	0.3	0.6	1.25
Maximum FAR [5]	None	None	None	0.4 [6]	None	None	None

[1] See Chapter 18.670, Washington Square Regional Center Plan District, for additional development standards.

[2] Minimum side and rear setbacks are 0 feet, except the minimum side and rear setbacks are 20 feet where the site abuts a residential zone.

[3] 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.

[4] There are no maximum front and street side setbacks, except maximum front and street side setbacks are 10 feet where the site is located within the Tigard Triangle Plan District. See Map 18.660.A.

[5] The net development area, as defined in Section 18.40.020.A, is used to establish the lot area for purposes of calculating the floor area ratio (FAR). Residential floor area in mixed-use developments is included in the floor area calculation to determine conformance with FAR.

[6] Commercial Lodging uses are not subject to this requirement.

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 18.320.1. Landscaping standards are provided in Section 18.420.040. Any landscape area that meets the L-2 standard may count toward meeting the minimum 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 18.320.040.D.
 - b. Nonresidential development that abuts a residential zone must be screened to the S-3 standard along all property lines, except street property lines.
 - c. Surface vehicle parking areas, loading areas, drive aisles, and stacking lanes for drive-through services 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. Pedestrian access.

1. Paths must provide safe and convenient pedestrian access from public sidewalks abutting the site to all required building entrances on the site. A minimum of 1 path is required for every 200 linear feet of street frontage.
2. Paths must provide safe and convenient pedestrian access within the site between all buildings, uses, and areas designed for use by pedestrians. 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 access to existing or planned pedestrian facilities on adjacent properties, such as trails or public access easements, where practicable.
4. Paths must be constructed with a hard surface material and have a minimum unobstructed width of 5 feet.

D. 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.

E. 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.

- F. Nonresidential development is subject to all other applicable requirements of this title including but not limited to standards related to parking and loading, streets and utilities, sensitive lands, and signs. (Ord. 18-28 §1)

18.320.050 Design Standards

A. Entrances.

1. A minimum of one entrance per building, or tenant space within a building without internal building access, must be visible and accessible from a public street. Additional entrances may face drive aisles, parking areas, or service areas.
2. A required building entrance must be at an angle that is no more than 45 degrees from the street that it faces.
3. 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. Buildings or tenant spaces designed for ground floor use by Eating and Drinking Establishments, Sales-Oriented Retail, Repair-Oriented Retail, Personal Services, and Office uses must include a minimum of 50 percent window area on all ground floor street-facing facades. (Ord. 18-28 §1)

18.320.060 Additional Standards for C-N, C-C, and C-G Zones

A. C-N and C-C zones. The following standards apply to development in the C-C and C-N zones in addition to all other applicable standards of this title.

1. Pedestrian access.
 - a. Paths that provide access from public sidewalks to required building entrances must have a minimum unobstructed width of 8 feet.
 - b. Path surfaces must be visually distinguished from drive aisle surfaces where paths cross drive aisles through the use of durable and low-maintenance materials such as pavers, bricks, or scored concrete.
2. Site design.
 - a. Minimum and maximum building setbacks are met when at least 70 percent of the street-facing building facade is located within the setback area.
 - b. Vehicle parking and loading areas must be located to the side or rear of primary buildings and not between primary buildings and the street property line.
 - c. Vehicle parking and loading areas must be designed and located to minimize conflicts between vehicular and non-vehicular traffic.
 - d. Loading areas must be designed and located to minimize adverse impacts on adjacent properties, particularly those in residential zones or with residential uses.
 - e. Landscaping must be designed and located to emphasize the major points of access into the site and to help define and separate vehicular and non-vehicular circulation within parking areas.
 - f. The following bicycle parking standards apply to the nonresidential component of a mixed-use or single-use development. Where a mixed-use development includes a residential component, the bicycle parking standards in Subsection 18.230.040.F apply to the residential component of the development.
 - i. A minimum of 50 percent of required bicycle parking spaces 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;
 - ii. A minimum of 50 percent of required bicycle parking spaces must be covered where the site is located within 500 feet of an existing or planned trail; and
 - iii. Bicycle parking may be located in the public right-of-way with approval of the City Engineer.
 - g. Where the site is located on a street corner, the corner area must include a unique site or building design feature such as an angled or rounded building corner, prominent building entrance, permanent seating area, water feature, sculpture, or distinctive paving or landscaping.

3. Building design.

- a. All street-facing facades must provide a minimum of 50 percent of window area on all ground floor facades and a minimum of 30 percent of window area on all upper floor facades, except that residential uses on upper floors must provide a minimum of 15 percent of window area.
- b. All street-facing facades must include pedestrian-scale architectural design features such as awnings, window shadowing, accent siding, roof eaves, projecting cornices, horizontal belt courses, or enhanced entries that are appropriately scaled for the building size and location. Awnings may project into the public right-of-way with City Engineer approval provided they have a minimum vertical clearance of 8 feet from sidewalk grade and a minimum horizontal projection of 5 feet from building facade.
- c. All building facades, other than street-facing facades, that are visible from public parking areas and adjacent properties must provide visual interest and avoid large blank walls through the use of windows, doors, color, landscaping, or wall treatments.
- d. All accessory buildings, 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.

B. C-G zone within the Tigard Triangle. The following standards apply to development in the C-G zone within the Tigard Triangle. These standards apply in addition to all other applicable standards of this title and govern in the event of a conflict. See Chapter 18.660, Tigard Triangle Plan District, for additional transportation facility standards and Map 18.660.A for the location of the C-G zone within the Tigard Triangle.

1. Buildings must occupy a minimum of 50 percent of all street frontages along Highway 99W, Dartmouth Street, 72nd Avenue, 74th Avenue, and 68th Parkway. Buildings must be located at the corners of public street intersections where practicable.
2. All street-facing facades within the required setbacks must include windows on a minimum of 50 percent of the ground floor facade. Ground floor facade area is measured from 3 feet above grade to 9 feet above grade the entire length of each street-facing facade.
3. All street-facing facades that extend more than 50 feet must provide at least one of the following features:
 - a. A change in surface or siding material, color, or pattern;
 - b. A wall recession or projection that is a minimum of 6 feet in width and 2 feet in depth for the entire height of the facade;
 - c. A projecting cornice or eave; or
 - d. Other design features that reflect the building's structural system.
4. All street-facing facades that extend more than 300 feet must provide a pedestrian entry into the building or a breezeway between buildings.

5. The area between the building facade and the street property line must be landscaped or include hardscape materials that increase the width of the adjacent public sidewalk through the use of pavers, bricks, or scored concrete. This area may count toward meeting the base zone landscape area standard.
6. Surface vehicle parking and loading areas must be located to the side or rear of primary buildings and not between primary buildings and the street property line. (Ord. 18-28 §1)

18.320.070 Additional Standards for Adult Entertainment Uses

- A. Adult Entertainment uses are prohibited within 500 feet of any:
 1. Residential zone,
 2. Public or private primary, elementary, junior, middle, or high school,
 3. Day care or hospital,
 4. Public library,
 5. Public park, or
 6. Religious institution.
- B. Hours of operation are limited to between 10 a.m. and 1 a.m.
- C. Windows less than 7 feet from the ground must be covered or screened such that sales areas and merchandise are not visible from public sidewalks.
- D. Doors and windows must be closed at all times except for normal ingress and egress.
- E. Any sound transmitted by any means that is audible outside the structure containing the use is prohibited. (Ord. 18-28 §1) ■