

**Chapter 18.620**  
**BRIDGEPORT VILLAGE PLAN DISTRICT**

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**18.620.010 Purpose**

The purpose of this chapter is to recognize and accommodate the changing commercial and residential marketplace by allowing commercial and residential mixed uses in the approximately 7-acre portion of the Bridgeport Village site that is within the City of Tigard in the Mixed-Use Commercial (MUC-1) zone. Retail, office, business services, and personal services are emphasized, but residential uses are also allowed. A second purpose is to recognize that when developed under certain regulations, commercial and residential uses may be compatible in the MUC-1 zone. (Ord. 18-28 §1; Ord. 17-22 §2)

**18.620.020 Applicability**

- A. Applicability. The regulations of this chapter apply to the Bridgeport Village Plan District. The boundaries of the plan district are shown on Map 18.620.A, which is located at the end of this chapter, and on the official zoning map, and described by the intergovernmental agreement between the City of Tigard and City of Tualatin, dated March 26, 2002.
- B. Conflicting standards. In addition to other applicable standards of this title, the following standards apply to all development located within the Bridgeport Village Plan District within the MUC-1 zone. The standards and requirements in this chapter govern in the event of a conflict. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

**18.620.030 Uses**

Allowed, restricted, conditional, and prohibited uses within the MUC-1 zone are provided in Table 18.120.1. (Ord. 18-23 §2; Ord. 17-22 §2)

**18.620.040 Development Standards**

- A. Compliance. Development must comply with applicable development standards, except where adjustments are granted in compliance with the intergovernmental agreement between Tigard and Tualatin.
- B. Development standards.
  - 1. Minimum lot area: None.
  - 2. Minimum lot width: None

3. Minimum building setbacks: None.
4. Except as determined in the architectural review process, maximum building setbacks are:
  - a. Commercial: 10 feet front and street side; zero interior side and rear, except when the side and rear abut a residential zone it is 20 feet.
  - b. Residential: 20 feet front; zero rear and interior side, except when the side and rear abut a residential zone it is 20 feet; 20 feet street side.
5. Minimum building height: Except for theaters and cinemas, which can be 1 story, 20 feet.
6. Maximum building height: 70 feet.
7. Maximum lot coverage: 90 percent.
8. Minimum landscape area: 10 percent.
9. Density and floor area ratio. For the purposes of required floor area ratio (FAR) and residential densities, lot area is the net development area as determined using the process provided in Section 18.40.020.
  - a. The minimum FAR for nonresidential development and mixed-use development that includes a residential component is 0.50. In mixed-use developments, residential floor area is included in the calculations of FAR.
  - b. The minimum density for residential-only developments is 25 dwelling units per net acre. There is no FAR for residential-only developments.
  - c. The maximum density for residential-only developments is 50 dwelling units per net acre. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

#### **18.620.050 Signs**

Signs. In addition to the requirements of Chapter 18.435, Signs, the following standards must be met:

- A. Residential-only developments within the MUC-1 zone must meet the sign requirements for the R-40 zone, Subsection 18.435.130.A; nonresidential development within the MUC-1 zone must meet the requirements of the C-P zone, Subsection 18.435.130.C. Sign area increases are prohibited.
- B. The maximum height limit for all signs except wall signs is 10 feet. Wall signs are not allowed to extend above the roof line of the wall on which the signs are located. Height increases are not allowed.
- C. Freestanding signs are prohibited within the required S-4 screening. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

#### **18.620.060 Access**

Except as provided below, all lots must have access to the public right-of-way in compliance with Chapter 18.920, Access, Egress, and Circulation. Such access may be provided by lot frontage on a public

street or by creating uninterrupted vehicle and pedestrian access between the subject lot and the public street. (Ord. 18-23 §2; Ord. 17-22 §2)

### **18.620.070 Design Standards**

- A. Purpose. Design principles. Design standards for public street improvements for the Bridgeport Village Plan District address several important guiding principles, including creating a high-quality mixed-use area, providing a convenient pedestrian and bikeway system, and utilizing streetscape to create a high-quality image for the area.
- B. Applicability. New development, including remodeling and renovation projects resulting in other than single detached houses, is expected to contribute to the character and quality of the area. In addition to meeting the design standards described below and other development standards required by the development and building codes, developments will be required to dedicate and improve public streets, connect to public facilities such as sanitary sewer, water, and storm drainage, and participate in funding future transportation and public improvement projects within and surrounding the Bridgeport Village Plan District.
- C. Site design standards. Development must meet the following site design standards:
1. Building placement. Buildings must occupy a minimum of 50 percent of arterial and collector street frontages. Buildings must be located at public street intersections on arterials and collectors.
  2. Building setbacks must comply with Subsection 18.620.040.B.
  3. Front setback design. For setbacks greater than 0 feet, landscaping, an arcade, or a hard-surfaced expansion of the sidewalk must be provided between a structure and a public street or accessway. If a building abuts more than one street, the required improvements must be provided on all streets. Landscaping must comply with the applicable standard in Paragraph 18.620.070.C.5. Hard-surfaced areas must be constructed with scored concrete or modular paving materials. Benches and other street furnishings are required. These areas may contribute to the minimum landscape area standard.
  4. Walkway connection to building entrances. A walkway connection is required between a building's entrance and a public street or accessway. The walkway must be at least 6 feet wide and paved with scored concrete or modular paving materials. Building entrances at a corner near a public street intersection are required. These areas may contribute to the minimum landscape area standard.
  5. Parking location and landscape design. Parking for buildings or phases adjacent to public street rights-of-way must be located to the side or rear of newly constructed buildings. When buildings or phases are adjacent to more than one public street, primary streets will be identified by the city where this requirement applies. If located on the side, parking is limited to 50 percent of the street frontage. When abutting public streets, parking must be screened to the S-4 standard as provided in Table 18.420.2. All other site landscaping must be planted to the L-2 standard.
- D. Building design standards. Nonresidential buildings must comply with the standards below. Residential-only and mixed-use buildings where at least 50.1 percent of the floor area of the building is residential must comply with Section 18.620.080.

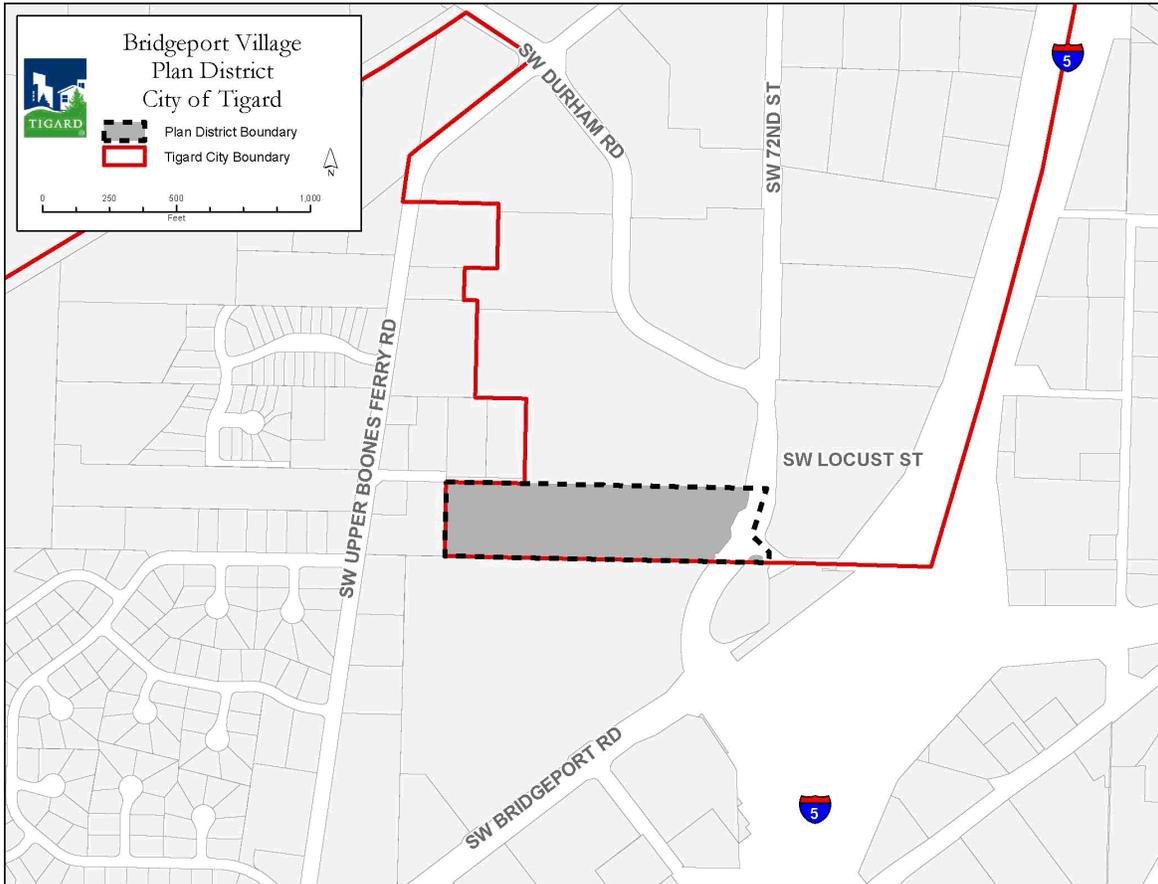
1. Ground floor windows. Street-facing elevations within the building setback (0–10 feet) along public streets must include a minimum of 50 percent of the ground floor wall area with windows, display areas or doorway openings. The ground floor wall area is measured from 3 feet above grade to 9 feet above grade the entire width of the street-facing elevation. The ground floor window requirement must be met within the ground floor wall area and for glass doorway openings to ground level. Up to 50 percent of the ground floor window requirement may be met on an adjoining elevation provided all of the requirement is located at a building corner.
2. Building facades. Facades that face a public street must provide at least one of the following features at least every 50 feet:
  - a. A variation in building materials;
  - b. A building off-set of at least 1 foot;
  - c. A wall area that is entirely separated from other wall areas by a projection, such as an arcade;
  - d. By other design features that reflect the building’s structural system; or
  - e. Buildings more than 300 feet in length along streets must provide a pedestrian connection between or through the building.
3. Weather protection. Weather protection for pedestrians, such as awnings, canopies, and arcades, must be provided at building entrances. Weather protection is encouraged along building frontages abutting a public sidewalk or a hard-surfaced expansion of a sidewalk, and along building frontages between a building entrance and a public street or accessway.
4. Building materials. Plain concrete block, plain concrete, corrugated metal, plywood, sheet press board or vinyl siding may not be used as exterior finish materials. Foundation material may be plain concrete or plain concrete block where the foundation material is not revealed for more than 2 feet.
5. Roofs and roof lines. Except in the case of a building entrance feature, roofs must be designed as an extension of the primary materials used for the building and should respect the building’s structural system and architectural style. False fronts and false roofs are prohibited.
6. Roof-mounted equipment. Roof-mounted equipment must be screened to the S-1 standard as provided in Section 18.420.050. Satellite dishes and other communication equipment must be set back or positioned on a roof so that exposure from adjacent public streets is minimized. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

**18.620.080 Design Compatibility Standards**

- A. Front facades. All primary ground-floor common entrances or individual unit entrances of street frontage units must be oriented to the street, not to the interior or to a parking lot. The front elevation of large structures must be divided into smaller areas or planes of 500 square feet or less. Projecting features such as porches, balconies, bays, dormer windows, and roof pediments are encouraged for structures facing a street to create visual interest.

- B. Main entrance. Primary structures must be oriented with their main entrance facing the street upon which the development fronts. If the site is on a corner, it may have its main entrance oriented to either street or at the corner.
- C. Unit definition. Each dwelling unit must be emphasized by including a roof dormer or bay windows on the street-facing elevation, or by providing a roof gable or porch that faces the street. Ground-level dwelling units must include porches that are at least 48 square feet in area with no dimension less than 6 feet.
- D. Roof lines. Roof-line offsets must be provided at intervals of 40 feet or less to create variety in the massing of structures and to relieve the effect of a single, long roof. Roof line offsets must be a minimum 4-foot variation either vertically from the gutter line or horizontally.
- E. Trim detail. Trim must be used to mark all building roof lines, porches, windows and doors that are on a primary structure's street-facing elevations.
- F. Mechanical equipment. Roof-mounted mechanical equipment, other than vents or ventilators, must be screened to the S-1 standard as provided in Section 18.420.050. Screening must be integrated with exterior building design.
- G. Parking. Parking and loading areas may not be located between the primary structures and the street upon which the structure fronts. If there is no alley and motor vehicle access is from the street, parking must be provided:
  - 1. In a garage that is attached to the primary structure;
  - 2. In a detached accessory structure located at least 50 feet from the front property line; or
  - 3. In a parking area at the side or rear of the site.
- H. Pedestrian circulation. At least one pedestrian connection to an abutting street frontage must be provided for each 200 linear feet of street frontage. The on-site pedestrian circulation system must be continuous and connect the ground-level entrances of primary structures to the following:
  - 1. Streets abutting the site;
  - 2. Common buildings such as laundry and recreation facilities;
  - 3. Parking areas;
  - 4. Shared open space and play areas;
  - 5. Abutting transit stops; and
  - 6. Any pedestrian amenity such as plazas, resting areas, and viewpoints. (Ord. 18-28 §1; Ord. 18-23 §2; Ord. 17-22 §2)

**Map 18.620.A: Bridgeport Village Plan District Boundary**



(Ord. 17-22 §2) ■