

SUBCHAPTER 12.68 WITCH HAZEL VILLAGE SOUTH PLAN DISTRICT

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12.68.010 Purpose

The Witch Hazel Village South (WHVS) Plan District development and design standards reflect the City’s goals, policies, and implementation measures in Comprehensive Plan Section 32 WHVS Community Plan. Specifically, the WHVS Plan District standards:

- A. Support development of a vibrant and dynamic residential community that includes opportunities for small-scale, neighborhood serving commercial uses
- B. Provide a wide range of housing types that are attainable to a diversity of households
- C. Facilitate connectivity for all modes of travel throughout the community
- D. Integrate and connect trees, open spaces, and natural areas with built spaces
- E. Support environmental sustainability and climate resiliency approaches
- F. Provide for orderly and efficient extension of public services, facilities, and utilities
- G. Provide a clear and objective permitting path for development to occur

12.68.020 Applicability

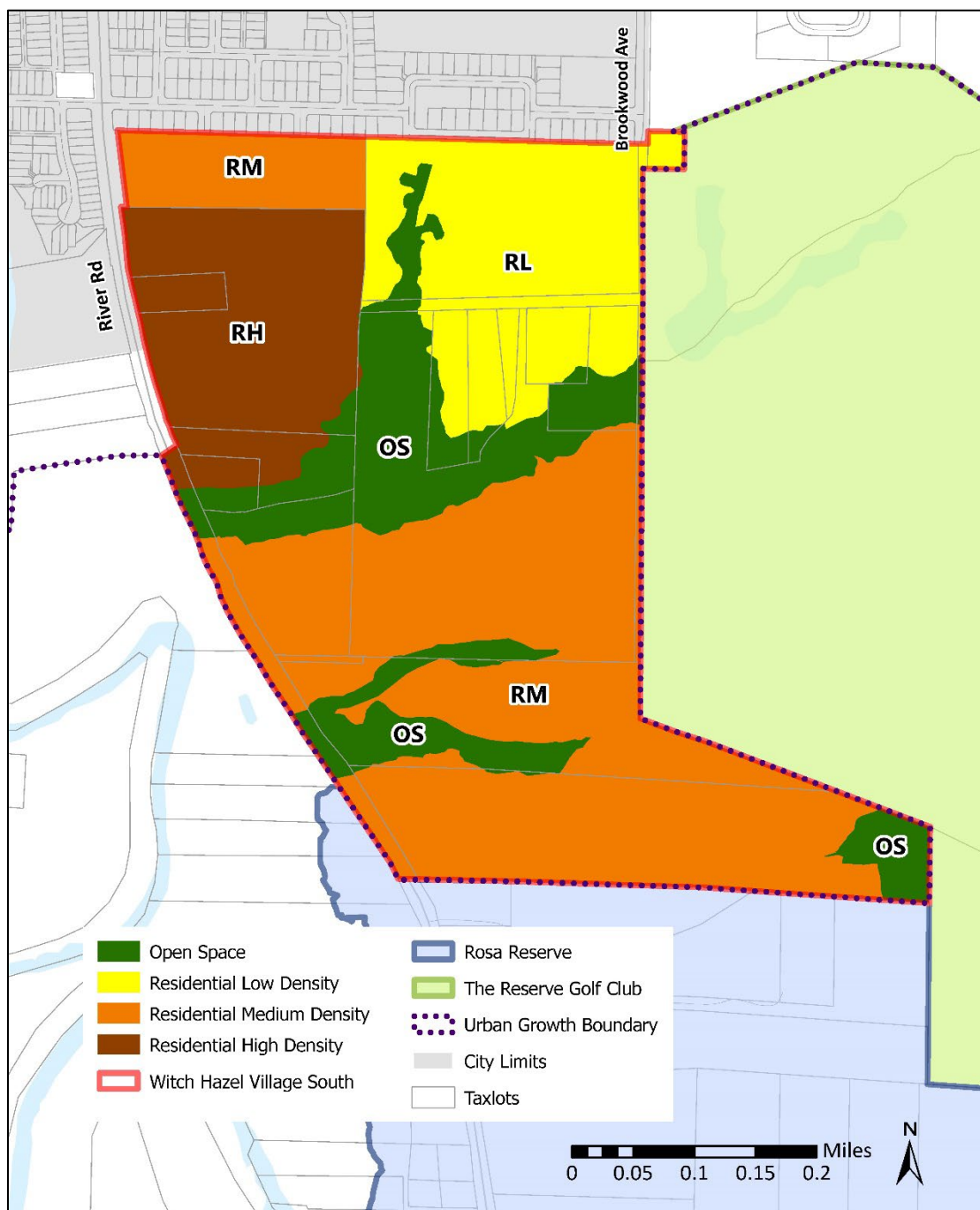
- A. Plan District Boundary. The standards of this section apply only within the WHVS Plan District boundary as shown on Figure 12.68.020-A.
- B. Base Zones. The base zones used to implement the Comprehensive Plan designations include those listed in Table 12.68.020-1. In some cases, the base standards of these zones are modified by this plan district to support the purpose of the WHVS Plan District.

**Table 12.68.020-1
 WHVS Plan District Base Zones**

Comprehensive Plan Designation	Implementing Base Zone
Low Density Residential (RL)	R-10, R-8.5, R-7, R-6
Medium Density Residential (RM)	R-4.5, MR-1
High Density Residential (RH)	MR-2
Open Space (OS)	All base zones are considered implementing zones for the OS designation.

C. Applicability of the WHVS Community Plan Maps. Maps indicating the location and extent of the parks, trails, open space, and infrastructure improvements within WHVS are included in Section 12.68.930. A land use application and a decision to approve the application shall provide improvements that substantially comply with these maps and are proportional to the proposed development or provide other improvements that are comparable in terms of size, capacity, and location.

Figure 12.68.020-A WHVS Community Plan



12.68.030 Annexation Agreements

- A. Purpose. The annexation agreement is intended to ensure awareness of the annexation process as well as reasonable certainty to the property owner, the City, and the public that the scope and timing of subsequent development of the property will occur in a manner that facilitates the timely and equitable construction of necessary infrastructure improvements. The agreement is intended to describe the intended use of the property following annexation, the process for development, the parties' commitments regarding the subsequent development, and the infrastructure anticipated to be necessary to support development.
- B. Applicability. Unless waived by the City under subsection D, an annexation agreement consistent with this section shall be executed prior to and included with any owner-initiated annexation application under Section 12.80.010.
- C. Contents. Unless otherwise agreed by the City, an annexation agreement shall include the following information and, at a minimum, address the following elements to the City's satisfaction:
1. A legal description of the property;
 2. The current zoning;
 3. The proposed zoning consistent with the implementing base zones shown in Table 12.68.020-1;
 4. The owner's intended urban use of the property in sufficient detail to allow the City to determine the public facility impacts and required infrastructure improvements necessary to support the intended use. The description should include the anticipated type, size and density of the use, the timing of any anticipated phases, and an engineering assessment of impact on urban services at full build-out and for each phase of a phased project;
 5. A Transportation Study consistent with the requirements of Section 12.70.200 that describes:
 - a. The existing transportation facilities that serve the property, including the existing and planned capacity of the facilities,
 - b. The committed and funded multi-modal transportation facilities expected to be available at full buildout of the property, and at each development phase of a phased project,
 - c. The intended size, type, location and phased development timing, if any, of occupancy,
 - d. The transportation impact of the intended use(s) at full buildout, and at each development phase of a phased project, and
 - e. Any transportation improvements that may be necessary to accommodate full buildout, and each development phase of a phased project, including the potential impacts of anticipated future development as required under Section 12.68.910.
- D. Waiver.
1. The City may waive the requirement to execute and submit an annexation agreement if the City, in its sole discretion, determines the agreement is not necessary and would not achieve the purposes described in Subsection 12.68.030.A for one or more of the following reasons:
 - a. The size of the property is such that the development potential does not justify the analysis otherwise provided in the annexation agreement;
 - b. The anticipated scope of the development is such that the transportation study is not necessary to identify and accommodate the likely impacts of the development;
 - c. The property was included in a larger annexation processed under ORS 222.170 but the owner of the affected property did not consent to the annexation.

2. If the City waives the requirement to execute and submit an annexation agreement, the City may require a development agreement described in Section 12.68.040 as a condition of approving the annexation or other land use application.
- E. Owner Commitments. The annexation agreement shall provide for at least the following owner commitments:
1. To limit development of the property such that it will not exceed the capacity of:
 - a. Affected transportation facilities, as determined by the Transportation Study, including any improvements proposed and constructed as part of the development; and
 - b. Other affected public facilities including facilities for water, sanitary sewer and storm water management.
 2. That any requests by the owner for tax credits associated with the construction of an eligible improvement(s) will conform to the assumptions of the Transportation Financing Program, including any ordinances and methodology reports that implement the Program. This may include waiving the right to request tax credits under the County Transportation Development Tax (TDT) Ordinance for eligible improvements, if any, such as but not limited to:
 - a. The added costs of wet weather construction where dry weather construction was assumed in the Transportation Finance Program;
 - b. Costs associated with right-of-way, design, permitting and construction of conditioned non-contiguous “local street” improvements; and
 3. Authorize the City to limit or condition any land use decision or entitlements consistent with the Transportation Study and other available public infrastructure capacity analysis, as determined by the City, to ensure that adequate public infrastructure is available to serve the proposed development.
- F. City Commitments.
1. To initiate the zone change process to rezone the property to the appropriate City zone(s) at the time of annexation or such other time as parties agree.
 2. To apply City zoning that is consistent with Table 12.68.020-1.
- G. General Provisions.
1. The City shall not approve “vertical” development of the property until the City approves a Financing Program for the WHVS Plan Area and any implementing ordinances are adopted and effective. As used in this section, “vertical” development means any structure intended for human occupation or commerce for which a certificate of occupancy is required, except as may be necessary for the construction of public facilities, such as a construction trailer, or for the provision of public utilities such as a pump station.
 2. An annexation agreement shall include the parties’ intended schedule of significant development-related events, including annexation, zone change, land division(s) and land development.
 3. An annexation agreement expires 1 year from the last date it is signed by the parties unless the City has received an annexation application for the property and deemed the application complete prior to the 1-year expiration date.
 4. The provisions of an annexation agreement may be included in and made part of a subsequent land use decision, in which case the provisions of the land use decision supersede any conflicting provisions in the annexation agreement.
 5. An annexation agreement is not effective and binding on the parties until the annexation application is approved by the City Council under Section 12.80.010.

12.68.040 Development Agreements

- A. Purpose. A development agreement is intended to provide reasonable certainty to the property owner, the City, and the public that the scope and timing of development of the property will occur in a manner that facilitates the timely and equitable construction of necessary infrastructure improvements. The development agreement is intended to follow annexation and describe in greater detail the owner's intended use of the property, the parties' commitments regarding subsequent development of the property, the infrastructure determined to be necessary to support development, and the parties' obligations with respect to financing and constructing the infrastructure.
- B. Applicability. An executed development agreement consistent with this Section is required prior to approval of any necessary land use applications for development if:
1. An annexation agreement was not required prior to annexation per Section 12.68.030;
 2. Any of the required items of the annexation agreement were deferred pursuant to 12.68.030;
 3. A development agreement was required by the annexation agreement;
 4. If required as a condition of approval of a land use decision.
- C. The development agreement must include the following information to the City's satisfaction:
1. A description of the anticipated type and scope of commercial or residential development (including the number of housing units), consistent with Table 12.68.020-1.
 2. A description of the parties' intended schedule of significant development-related events, including annexation, zone change, land division and development review;
 3. The proposed timing and any phasing of the development as it relates to available or planned infrastructure capacity;
 4. The financing and development obligations for any required or necessary infrastructure;
 5. The owner's commitment to design and construct amenities that further the goals and objectives of the WHVS Community Plan;
 6. Any landscape maintenance agreements for medians and curbside planters;
 7. A detailed plan for financing and constructing complete and connected arterial and/or collector planned streets where the full right-of-way is under the control of the owner or developer, such that a new collector or arterial street is not terminated without connecting to another improved street. A "complete street" includes both adjacent and opposite side full street improvements, including public and private utilities, where required; and
 8. A description of specific aspects of the development, including, but not limited to:
 - a. Design,
 - b. Infrastructure,
 - c. Open space,
 - d. Amenities, and
 - e. Phasing.
- D. General Provisions.
1. The City shall not approve "vertical" development of the property until the City approves a Financing Program for the WHVS Plan Area and any implementing ordinances are adopted and effective. As used in this section, "vertical" development means any structure intended for human occupation or commerce for which a certificate of occupation is required, except as may be necessary for the construction of public facilities, such as construction trailer, or for the provision of public utilities such as a pump station.

2. The provisions of a development agreement may be included in and made part of a subsequent land use decision, in which case the provisions of the land use decision supersede any conflicting provisions in the development agreement.

12.68.050 Overview of Development and Design Standards

Subchapter 12.50 Development and Design Standards applies within the WHVS Plan District, except as modified by this subchapter or exempted as noted in Table 12.68.050-1.

**Table 12.68.050-1
Subchapter 12.50 Modifications**

Standard	Applicable Code Sections	
Base Zone Standards		
Lot dimensions	12.50.110	Modified by 12.68.110.B
Residential density	12.50.120	Modified by 12.68.110.B
Setbacks	12.50.130	Modified by 12.68.110.C
Building height	12.50.140	Modified by 12.68.110.B
Site Design		
Usable open space	12.50.210	Modified by 12.68.110.B
Tree preservation	12.50.230	Modified by 12.68.230
Vehicle Parking		
Purpose, applicability, and maintenance responsibilities	12.50.310	Modified by 12.68.310
Number of spaces required	12.50.320	Modified by 12.68.320
Exempt parking	12.50.330	Modified by 12.68.330
Credit for on-street parking	12.50.340	Exempt. Superseded by 12.68.340
Vehicle parking and loading: location	12.50.350	Modified by 12.68.350
Vehicle parking and loading: design and improvements	12.50.360	Modified by 12.68.350
Bicycle Parking/Bicycle and Pedestrian Circulation and Connectivity		
Pedestrian and bicycle circulation	12.50.420	Modified by 12.68.420
Access and Street Standards		
Street connectivity and access	12.50.520	Modified by 12.68.520
Public streets and alleys: design and improvement	12.50.530	Modified by 12.68.530
Sidewalk widths: design and location	12.50.550	Modified by 12.68.550
Street trees	12.50.560	Modified by 12.68.560
Public Utilities, Site Grading, and Stormwater Facilities		
Stormwater facilities site integration	12.50.640	Modified by 12.68.640
Design Standards for Residential Development		

Design standards for all residential development	12.50.710	Modified by 12.68.710
Design Standards for Non-Residential and Mixed-Use Development		
Purpose and Applicability	12.50.810	Exempt. Superseded by 12.68.810
Main Entries	12.50.820	Exempt. Superseded by 12.68.820
Ground Floor Windows	12.50.830	Exempt. Superseded by 12.68.830
Articulation and Detailed Design	12.50.840	Exempt. Superseded by 12.68.840

12.68.100 Base Zone Standards.

The standards of the applicable base zone and Subchapter 12.50 shall apply in WHVS as follows:

- A. Uses. Base zone standards apply except as modified in 12.68.110.A below.
- B. Lot Dimensions. Base zone standards and Section 12.50.110 apply, except as modified in 12.68.110.B below.
- C. Residential Density. Base zone standards and Section 12.50.120 apply, except as modified in 12.68.110.B below.
- D. Setbacks. Base zone standards and Section 12.50.130 apply, except as modified in 12.68.110.C below.
- E. Building Height. Base zone standards and Section 12.50.140 apply, except as modified in 12.68.110.B below.

12.68.110 Base Zone Standards Exceptions.

The following exceptions to base zone standards apply in the WHVS Plan District:

- A. Commercial uses in residential zones. In addition to uses permitted per the applicable residential base zone, small-scale, neighborhood-serving commercial uses are permitted outright in the WHVS Plan District, consistent with the following:
 - 1. Commercial uses in residential zones are limited to the following:
 - a. Eating and Drinking Establishments
 - b. Office
 - c. Retail Products and Services, with the following exceptions:
 - i. Retail sales of marijuana is not permitted
 - ii. Minor assembly facilities are not permitted
 - 2. Commercial uses may be stand-alone buildings or part of a mixed-use building. In either case, the size limitation of subsection A.3 applies.
 - 3. Commercial uses may not exceed 5,000 square feet of gross floor area per building.
 - 4. Commercial uses shall be consistent with the Design Standards in CDC 12.68.800 for non-residential uses.
 - 5. Drive-thru services are prohibited in WHVS. This includes drive-thru services that are accessory to the primary use, such as a pharmacy or bank drive-thru.
- B. Exceptions for regulated affordable housing. In the MR-1 and MR-2 zones, the following exceptions apply to regulated affordable housing that meets the definition in 12.01.500. These standards are specific to the MR-1 and MR-2 zones within the WHVS Plan District. Housing permitted under Senate Bill 8 Affordable Housing rules is subject to CDC 12.40.107.
 - 1. Applicability. In order to be eligible for the exceptions in Subsections 2-5 below, at least 20% of the total number of units in the development must be designated as regulated

affordable housing that meets the definition in CDC 12.01.500. For phased development projects, this shall be calculated per phase.

2. Lot coverage.
 - a. Maximum lot coverage for multiple-dwelling structures may be increased to 75%.
 - b. Maximum lot coverage may not exceed 75% in any circumstance, even when combined with the Planned Unit Development provisions of 12.80.120.
3. Density.
 - a. For developments where 100% of the units in the development are designated as regulated affordable housing that meets the definition in CDC 12.01.500, no maximum density applies.
 - b. For developments that contain a mix of market rate and regulated affordable housing, the following applies:
 - i. In the MR-1 zone, maximum density may be increased to 32 dwelling units per net acre.
 - ii. In the MR-2 zone, maximum density may be increased to 42.5 dwelling units per net acre.
 - iii. Any increased densities established through the Planned Unit Development (PUD) provisions of 12.80.120 may be used in conjunction with the density increases established in this section.
4. Building height.
 - a. In the MR-1 zone, maximum building height for a multiple-dwelling structure may be increased to five (5) stories.
 - b. In the MR-2 zone, maximum building height for a multiple-dwelling structure may be increased to six (6) stories.
5. Usable open space. Where applicable per 12.50.210, the useable open space standard for multiple-dwelling structures is 48 square feet per dwelling unit. Usable open space may not be reduced below 48 square feet per unit, even when combined with the Planned Unit Development provisions of 12.80.120.

C. Setbacks.

1. For visitable units that meet the requirements of 12.68.710.A, the minimum front building setback may be reduced to 10 feet. Garage setbacks shall not be reduced.
2. Future Intersection Capacity Improvements. In accordance with Subparagraph 12.68.910.D.3.c, the required minimum setback for buildings and parking lots may be modified for anticipated intersection capacity improvements and future infill of Urban Growth Boundary areas.

12.68.200 Site Design

Site design standards for the WHVS Plan District include the following sections:

- 12.68.210 Usable Open Space
- 12.68.220 Landscaping
- 12.68.230 Tree Preservation
- 12.68.240 Exterior Lighting
- 12.68.250 Fences, Free-Standing Walls, Hedges, And Berms
- 12.68.260 Site Distance/Vision Clearance
- 12.68.270 Solar Access and Lot Orientation
- 12.68.280 Waste and Recycling Facilities

12.68.210 Usable Open Space.

The standards of Section 12.50.210 and the applicable base zones apply in the WHVS Plan District, except as noted in 12.68.110.B for regulated affordable housing.

12.68.220 Landscaping.

The standards of Section 12.50.220 and the applicable base zones apply in the WHVS Plan District.

12.68.230 Tree Preservation

The standards of Section 12.50.230 apply within the WHVS Plan District.

12.68.240 Exterior Lighting

The standards of Section 12.50.240 apply in the WHVS Plan District.

12.68.250 Fences, Free-Standing Walls, Hedges and Berms

The standards of Section 12.50.250 apply in the WHVS Plan District.

12.68.260 Site Distance/Vision Clearance

The standards of Section 12.50.260 apply in the WHVS Plan District.

12.68.270 Solar Access and Lot Orientation

- A. Purpose. Enhanced requirements for solar access support the policy goal of housing designs that incorporate passive use of solar energy for lighting and heating purposes, energy-efficient construction, the potential for installation of photovoltaic panels, and similar techniques.
- B. Applicability. The standards of this section shall apply to all Type II and Type III development applications within the WHVS Plan Area unless a variance or adjustment has been granted by the Review Authority pursuant to Section 12.80.150 Variances and Adjustments.
- C. Solar Access and Lot Orientation Standards. At least 50% of lots for single detached and middle housing dwellings with lot widths less than 50 feet shall be oriented with the side lot lines within plus or minus 20 degrees of geographical east-west.
- D. Exceptions to Solar Access and Orientation Standards. A proposal shall qualify for an exception to subsection (C) of this section if one or more of the following development constraints are present:
 1. Compliance with applicable street standards or public street plans requires a street configuration that prevents the lot(s) from being oriented for solar access.
 2. An existing public easement or right-of-way prevents the lot(s) from being oriented for solar access.
 3. There is a mapped significant natural resource on the site that will be preserved, and that prevents the lot(s) from being oriented for solar access. Mapped resources are those within the Significant Natural Resource (SNR) Sites and Impact Areas as depicted on the Significant Natural Resources Overlay Map, a portion of the official Zoning Map, and as identified in the adopted *List of Significant Goal 5 Natural Resources Sites in Hillsboro and the City of Hillsboro Goal 5 Natural Resources Inventory and Assessment Report* and Economic, Social, Environmental and Energy (ESEE) analyses.
- E. Exemptions from the Solar Access and Orientation Standards. A proposed lot shall be counted as a lot that satisfies subsection (C) of this section when the lot satisfies one of the following conditions:

1. Slopes. The lot has an average slope of 15 percent or more in a direction greater than 45 degrees east or west of true south.
2. Existing off-site shade. At least 20 percent of the lot is within the shadow pattern of off-site features, such as but not limited to buildings, topography, or coniferous trees or broadleaf evergreens, which will remain after development occurs on the site from which the shade is originating.
 - a. Shade from existing or approved off-site buildings or structures and from topographic features is assumed to remain after development of the site.
 - b. Shade from vacant developable areas off site is assumed to be the shadow pattern that would result from the largest building allowed at the closest setback allowed on adjoining land, whether or not that building now exists.
 - c. Shade from coniferous trees or broadleaf evergreens is assumed to remain after development of the site if that vegetation is situated in a required setback; or part of a developed area, public park, or legally reserved open space; or part of landscaping or other features required pursuant to this code.
3. Existing on-site shade. The site, or portion of the site for which the exemption is sought, complies with at least one of the following:
 - a. The site is within the shadow pattern of on-site features such as, but not limited to, buildings and topography which will remain after the development occurs.
 - b. The site contains coniferous trees or broadleaf evergreens at least 30 feet tall and more than eight inches in diameter measured four feet above the ground which have a crown cover over at least 80 percent of the site or relevant portion. The applicant can show such crown cover exists using a scaled survey or an aerial photograph. If granted, the exemption shall be approved subject to the condition that the applicant shall preserve at least 50 percent of the vegetation that causes the shade that warrants the exemption. The applicant shall file a note on the plat or documents in the office of the County Recorder binding the applicant to comply with this requirement.

12.68.280 Waste and Recycling Facilities

The standards of Section 12.50.270 apply in the WHVS Plan District.

12.68.300 Vehicle Parking

Vehicle parking standards for the WHVS Plan District include the following sections:

- 12.68.310 Purpose, Applicability and Maintenance Responsibilities
- 12.68.320 Number of Spaces Required
- 12.68.330 Exempt Parking
- 12.68.340 Credit for On-Street Parking
- 12.68.350 Vehicle Parking and Loading: Location and Design

12.68.310 Purpose, Applicability and Maintenance Responsibilities

The standards of 12.50.310 shall apply within the WHVS Plan District except as modified below.

- A. Purpose. Modified parking standards support the goal of establishing a cohesive and active streetscape by providing for adjustments in the minimum number of required spaces, surface parking location requirements, and additional parking lot landscaping.
- B. Applicability. The applicability requirements of 12.50.310.B apply within the WHVS Plan District.

C. Maintenance. The standards of 12.50.310.C apply within the WHVS Plan District.

12.68.320 Number of Spaces Required

The standards of 12.50.320 apply within the WHVS Plan District. In addition, the following adjustment to reduce the number of required parking spaces is applicable.

- A. Adjustments for Age- or Ability-Restricted Housing. Minimum required off-street parking for multi-dwelling residential, residential services, or group living uses may be reduced by 50% for each structure in which at least 80% of the units are restricted to occupancy by persons over 55 years of age, or where at least 80% of the units are restricted to occupancy by persons meeting the Federal Housing Administration definition of “handicapped” individuals.

12.68.330 Exempt Parking

The standards of 12.50.330 apply within the WHVS Plan District. In addition, the following exemptions are applicable.

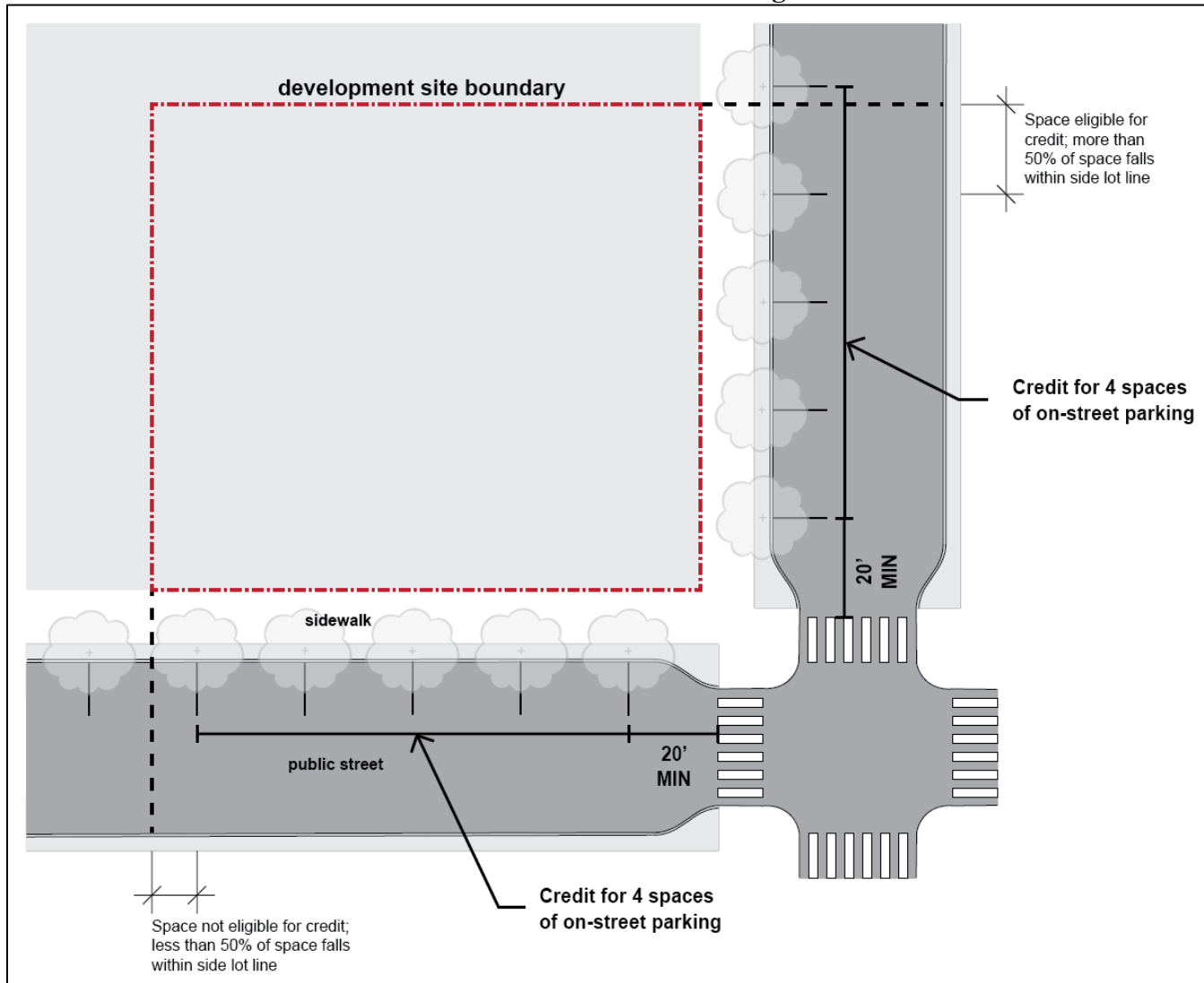
- A. Exemption for Regulated Affordable Housing. Regulated affordable housing units, as defined in 12.01.500, are exempt from minimum off-street parking requirements.
- B. Exemption for Commercial Uses. Commercial uses permitted per 12.68.110.A are exempt from minimum off-street parking requirements.

12.68.340 Credit for On-Street Parking

The standards of 12.50.340 do not apply in the WHVS Plan District. They are superseded by the standards below.

- A. Credit for On-Street Parking. Minimum required off-street parking may be reduced by 1 space for each on-street parking space located immediately in front of the development site as described in paragraphs 1 through 4, below.
1. On Interior Lots. Creditable on-street spaces shall include only those on the same street side as the development, where more than half the length of the parking space is located between the two extended side lot lines of the site.
 2. On Corner Lots. Creditable on-street spaces shall include only those on the same street side as the development, where more than half the length of the parking space is located between the extended side lot line of the site and the street intersection.
 3. Compliance with Municipal Code. Creditable on-street spaces shall include only those in compliance with Hillsboro Municipal Code Subchapter 8.12 regarding on-street parking.
 4. On-Street Parking Near Intersections. On-street spaces shall not be creditable on a local road or neighborhood route within 330 feet of the end of a curb return that connects to a collector designated for commercial and industrial uses, or to an arterial. This distance ensures the City’s ability to convert the on-street spaces for a turn lane if needed in the future. On-street spaces located on collectors or arterials should not be located within 500 feet of an intersection.

**Figure 12.68.340-A:
Credit for On-Street Parking**



12.68.350 Vehicle Parking and Loading: Location and Design

The standards of 12.50.350 and 12.50.360 apply within the WHVS Plan District, except as modified below.

- A. Electric Car Charging Stations. For new multiple-dwelling and mixed-use buildings with five or more residential units, at least 40 percent of all vehicle parking spaces shall provide electrical service capacity, as defined in ORS 455.417. The electric car charging station spaces shall not be located in the right-of-way.

12.68.400 Bicycle Parking/Bicycle and Pedestrian Circulation and Connectivity

Bicycle parking and bicycle and pedestrian circulation and connectivity in the WHVS Plan District include the following sections:

- 12.68.410 Bicycle Parking
- 12.68.420 Pedestrian and Bicycle Circulation

12.68.410 Bicycle Parking

The standards of 12.50.410 apply within the WHVS Plan District.

12.68.420 Pedestrian and Bicycle Circulation

The standards of Section 12.50.420 apply within the WHVS Plan District.

12.68.500 Access and Street Standards

Access and street standards in the WHVS Plan District include the following sections:

- 12.68.510 Purpose, Applicability and Exceptions
- 12.68.520 Street Connectivity and Access
- 12.68.530 Public Streets and Alleys: Design and Improvement
- 12.68.540 Private Streets: Design and Improvement
- 12.68.550 Sidewalk Widths: Design and Location
- 12.68.560 Street Trees and Landscaping

12.68.510 Purpose, Applicability and Exceptions

The standards of 12.50.510 apply within the WHVS Plan District.

12.68.520 Street Connectivity and Access

The standards of 12.50.520 apply within the WHVS Plan District, except as modified below.

- A. Street Connectivity and Block Length Requirements in Standard Zones. The standards of 12.50.520.C shall apply, except for subsection 12.50.520.C.5, which is superseded by Section B below.
- B. Block Perimeter and Orientation Requirements. The following block perimeter and orientation standards shall apply within the WHVS Plan District.
 - 1. The maximum block perimeter lengths created by the street and alley pattern shall be as shown in Table 12.68.520-1.

**Table 12.68.520-1:
Maximum Block Perimeters within WHVS**

Comprehensive Plan Designation	Maximum Block Perimeter
Low Density Residential	1,800 feet
Medium Density Residential	1,600 feet
High Density Residential	1,600 feet

- 2. Street connections along arterial streets are subject to review and approval by the appropriate Road Agency.
- 3. Full movement street connections along collector roads shall not be less than 300 feet and no more than 500 feet apart unless superseded by the Road Agency.
- 4. Street connections along neighborhood routes and local streets shall not be spaced more than 500 feet apart unless superseded by the Road Agency.
- 5. To create a unified street grid and to facilitate solar access and orientation, streets shall be laid out to create blocks that reflect the dimensional and lot orientation requirements in Section 12.68.270, unless the exceptions established in 12.68.270.D apply.

- C. Exceptions to Block Length and Orientation Requirements. A variance or adjustment to subsection B above may be approved by the Review Authority pursuant to Sections 12.80.154, 12.80.156 and Subsection 12.80.158 N.
- D. Alley Access Required for Single Detached, Townhouse and Duplex Developments. Unless precluded by barriers as described in subsection 12.68.270.D, all single detached, townhouse, and duplex developments shall provide vehicle access to all lots and units from an alley. Alleys shall be created at the time of land division approval and shall be public right-of-way.
- E. PUD Applications Required for Alternative Access to Residential Development. Alternative access for residential development, such as court yards and parking courts, may be approved as part of a PUD application provided that street design and connectivity requirements are met.

12.68.530 Public Streets and Alleys: Design and Improvement

The standards of 12.50.530 shall apply within the WHVS Plan District in addition to the street cross-sections found in 12.68.940.

12.68.540 Private Streets: Design and Improvement

The standards of 12.50.540 shall apply within the WHVS Plan District.

12.68.550 Sidewalk Widths: Design and Location

The standards of 12.50.550 shall apply within the WHVS Plan District except that the width and location of sidewalks shall also be consistent with street cross-sections 12.68.940.

12.68.560 Street Trees and Landscaping

The standards of 12.50.560 shall apply within the WHVS Plan District except that street trees within the public right-of-way shall also be subject to the following standards:

- A. Street Tree Species. In WHVS, new street trees shall be species selected from the WHVS Approved Street Tree List in Table 12.68.560-1.
- B. Street Tree Spacing and Planting. Street tree spacing in the WHVS Plan District shall be based upon tree species and canopy size at maturity, consistent with the Hillsboro Design and Construction standards. The planting area shall be at least 24 sq. ft. in area, typically configured at 5 feet by 5 feet.
- C. Street Tree Variety. In order to promote more variety in street tree species and greater resiliency to blight, no more than 10 street trees of the same species shall be planted in a row. If street length allows, a minimum of at least three different species of street trees shall be planted in rows of 10 before species begin to repeat. For example: Species A (10 trees), Species B (10 trees), Species C (10 trees), then back to Species A.
- D. Root Barrier Installation. Root barriers shall be installed according to Design and Construction Standards Standard Drawing No. 730-1.

Table 12.68.560-1 WHVS Approved Street Tree List

Common Name	Scientific Name	Shape	Height	Spread	Color	Fall Color
European Hornbeam	<i>Carpinus betulus</i> 'Fastigiata'	Dense compact, narrow when young, becoming oval	30'	25'	Dark Green	Yellow
Emerald Avenue Hornbeam	<i>Carpinus betulus</i> 'JFS-KW1CB'	Pyramidal, Oval	40'	30'	Dark Green	Yellow
Purple Catalpa	<i>Catalpa x</i> <i>erubescens</i> 'Purpurea'	Round	50'	35'	Deep Purple, Green	Yellow
Hackberry	<i>Celtis occidentalis</i>	Broad top with ascending, then arching branches	45'	35'	Green	Yellow
Yellowwood	<i>Cladrastis</i> <i>kentukea</i>	Broad, Round	30'	40'	Bright green	Brilliant Yellow
Turkish Filbert	<i>Corylus colurna</i>	Pyramidal	45'	30'	Green	Yellow
Lavalle Hawthorn	<i>Crataegus x</i> <i>lavallei</i>	Vase-Shaped	28'	20'	Deep Green, Glossy	Orange, Rusty Orange
Imperial Honeylocust	<i>Gleditsia</i> <i>triacanthos</i> 'Imperial'	Round, Spreading	35'	35'	Green	Yellow
Skyline Honeylocust	<i>Gleditsia</i> <i>triacanthos</i> 'Skycole'	Broadly Pyramidal	45'	35'	Green	Golden, Yellow
Goldenrain Tree	<i>Koelreuteria</i> <i>paniculata</i>	Round	30'	30'	Bright Green	Yellow
Red Rage Tupelo	<i>Nyssa sylvatica</i> 'Haymanred'	Broadly Pyramidal	35'	20'	Dark Green, Glossy	Bright Red
Afterburner Tupelo	<i>Nyssa sylvatica</i> 'David Odom'	Strong Central Leader, Pyramidal	35'	20'	Dark Green, Glossy	Scarlet

Wildfire Tupelo	Nyssa sylvatica 'Wildfire'	Pyramidal, Round at maturity	40'	25'	Bright glossy green	Yellow- Orange, Scarlet
American Hophornbeam	Ostrya virginiana	Upright Oval	40'	25'	Dark Green	Yellow
Persian Parrotia	Parrotia persica	Round	30'	20'	Green	Yellow, orange, red
His Majesty Cork Tree	Phellodendron amurense 'His Majesty'	Vase Shaped	40'	35'	Green	Yellow
Sawtooth Oak	Quercus acutissima	Rounded	40'	40'	Green	Golden Brown
Green Pillar Oak	Quercus palustris 'Pringreen'	Upright, Columnar	50'	15'	Dark Green	Deep Red, scarlet
Willow Oak	Quercus phellos	Round	50'	35'	Bright Green	Orange- Red, Yellow
Sterling Silver Linden	Tilia tomentosa 'Sterling'	Round	45'	35'	Dark Green, Gray	Yellow

12.68.600 Public Utilities, Site Grading and Storm Water Facilities Site Integration

Utilities, site grading, and storm water management standards for the WHVS Plan District include the following sections:

- 12.68.610 Purpose, Applicability and Exceptions
- 12.68.620 Utilities General Requirements
- 12.68.630 Site Grading
- 12.68.640 Stormwater Facilities Design

12.68.610 Purpose, Applicability and Exceptions

The standards of 12.50.610 apply within the WHVS Plan District.

12.68.620 Utilities General Requirements

The standards of 12.50.620 apply within the WHVS Plan District.

12.68.630 Site Grading

The standards of 12.50.630 apply within the WHVS Plan District.

12.68.640 Stormwater Facilities Design

The standards of 12.50.640 apply within the WHVS Plan District.

- A. Purpose. To integrate stormwater facilities with natural resource areas and facilitate creation of stormwater facilities that serve a dual purpose as community amenities.
- B. Applicability. The incentives of 12.68.640.B are only permitted through the PUD process in 12.80.120.

C. Incentives.

1. For developments that provide a stormwater facility that integrates with a natural resource area, the integrated area can count toward any applicable usable open space requirements per 12.68.210.
2. For developments that provide a stormwater facility that provides a community amenity, the area of the stormwater facility can count toward any applicable usable open space requirements per 12.68.210.

D. Guidelines. The following guidelines shall be used to determine whether a stormwater facility is also a community amenity. In order to be considered a community amenity, the stormwater facility must integrate 3 of these components. This determination will be made as part of the Planned Unit Development review:

1. The facility is as an above-ground feature, except that control structure manholes, pre-treatment manholes, and pipes should be buried.
2. The facility is designed and vegetated as a focal point or to appear natural.
3. If stormwater is conveyed in the facility, attractive conveyances are provided. Examples include dry streambeds and cascading flow-through swales or planters.
4. Public access is provided to the facility. Examples of access include ensuring a portion of the facility perimeter is open to the public or installing a trail within or along the facility.
5. Viewpoints into the facility or to the surrounding natural areas or regional scenes are provided. These viewpoints are publicly accessible.
6. Free-standing interpretive displays describing the facility's purpose are proposed. Display size, content and materials shall be approved by the City Engineer.
7. Structures and furnishings are installed in the facility. These structures and furnishings should be secured to the ground and constructed or manufactured to withstand periodic inundation.
8. Passive recreation elements such as park benches, picnic tables, and open play spaces are incorporated into the facility.
9. Active recreation elements such as a sports court, nature-play area, outdoor play structures, or a multi-purpose trail are incorporated into the facility.

12.68.700 Design Standards for Residential Development

Residential design standards for the WHVS Plan District include the following sections:

- 12.50.710 Design Standards for All Residential Development
- 12.50.715 Additional Design Standards for Middle Housing
- 12.50.720 Additional Design Standards for Multiple-Dwelling Residential

12.68.710 Design Standards for All Residential Development

The standards of 12.50.710 shall apply within the WHVS Plan District, except as modified below:

A. Visitability Standards.

1. Purpose. Visitability standards are intended to provide accessible features to accommodate people living in or visiting the residence regardless of age or ability.
2. Applicability. The visitability standards in this section are encouraged for any new residential subdivision or middle housing development. Visitable units are eligible for reduced front setbacks and a density bonus, per subsection 4 of this section.
3. Incentives for visitable units. Developments that provide one or more visitable units may apply the following:

- a. Reduced front setback. For those lots containing a visitable dwelling unit per subsection B.3. a-d, the front setback may be reduced to 10 feet for the dwelling structure. Front garage setbacks may not be reduced.
 - b. Lot coverage. For those lots containing a visitable dwelling unit, the maximum lot coverage may be increased to 55 percent for interior lots and 60 percent for corner lots.
 - c. Density bonus. For new residential subdivisions that include one or more visitable units, a density bonus of one additional unit (above the established maximum density) is allowed. The density bonus may be applied at a ratio of one bonus unit per visitable unit, up to 150% of the maximum density of the underlying zone.
4. Visitable unit standard. To be considered a visitable dwelling unit, the dwelling must meet the following standards:
- a. Visitable entrance. At least one entrance must be accessible via a route that does not have any stairs between it and the street lot line or an on-site parking space. The slope of the route may not exceed 1:8.
 - b. Visitable bathroom. At least one bathroom with a sink and toilet must be designed to accommodate an unobstructed circle that is at least 60-inches in diameter. The visitable bathroom must be on the same floor as the visitable entrance or be accessible from the visitable entrance via a ramp, elevator or lift.
 - c. Visitable living area. There must be at least 200 square feet of living area on the same floor as the visitable entrance or 200 square feet of living area must be accessible from the visitable entrance via a ramp, elevator or lift.
 - d. Visitable doors. All door openings between and including the visitable entrance, visitable living area, and the visitable bathroom must be at least 34 inches wide.
 - e. Adjustments to the requirements of (a) through (d) above are prohibited.

12.68.715 Additional Design Standards for Middle Housing

The standards of 12.50.715 shall apply within the WHVS Plan District.

12.68.720 Additional Design Standards for Multiple-Dwelling Residential

The standards of 12.50.720 shall apply within the WHVS Plan District.

12.68.800 Design Standards for Non-Residential and Mixed-Use Development

Design standards for non-residential and mixed-use development include the following sections:

- 12.68.810 Purpose and Applicability
- 12.68.820 Main Entries
- 12.68.830 Ground Floor Windows
- 12.68.840 Articulation and Detailed Design

12.68.810 Purpose and Applicability

- A. Purpose. These standards are intended to create attractive small-scale commercial developments that are compatible with residential neighborhoods.
- B. Applicability. Except where noted in each subsection, the standards of this section apply to all commercial development in WHVS, as allowed under 12.68.110.A.

12.68.820 Main Entries

- A. Entry Orientation. All ground-floor commercial spaces shall have at least one building entry oriented to the street. This entry shall open directly to the building exterior, at the ground floor level.
- B. Entry Orientation on Corner Lots. On corner lots, a building entry may be oriented to either of the streets or to the corner where the two streets intersect.
- C. Sidewalk Connections to Entries. A pedestrian sidewalk or pathway shall be provided directly to the building entrance from all public or private street sidewalks.
- D. Standards for Main Building Entries.
 1. All main entries shall comply with applicable accessibility standards.
 2. Main entries shall be lighted to a minimum level of 32.5 lumens/square meter. Light sources shall be 3 to 12 feet above finished grade and equipped with cut-off fixtures to minimize glare.
 3. Main entries shall be highlighted with at least two of the following architectural features: recessed doorway(s); overhangs or canopies; transom windows; at least two ornamental light fixtures flanking the entry; larger, transparent or more prominent doors; or pilasters or columns that frame the doorway.
- E. Additional Entries. Buildings may have more street-oriented main entries than required by this Section and may have secondary entrances oriented to off-street parking areas.

12.68.830 Ground Floor Windows

- A. Building Facades. All building facades that face a street, park, plaza, or other outdoor public space shall have ground floor display windows or windows with views into the building interior. Such windows shall occupy 50% of the length and 25% of the area of the ground level exterior wall area. Windows in entry doors also meet this standard. For purposes of this section, “ground level wall area” is defined as the area up to the finished ceiling height of the first floor or 15 feet above exterior grade, whichever is less. Required windows shall not be darkly tinted or mirrored unless the wall is at least 50 feet from the sidewalk.

12.68.840 Articulation and Detailed Design

- A. Articulation and Detailed Design. Building elevations shall be varied and articulated to avoid a flat appearance by incorporating at least three of the features found within Section 12.50.840.B.

12.68.900 Public Facility Master Plan Compliance Requirements, Figures and Maps, and Street Figures

The Public Facility Master Plan Compliance Requirements, Figures and Maps, and Street Figures section includes the following sections:

- 12.68.910 Transportation Studies Requirements Unique to the District
- 12.68.920 Public Facility Master Plan Compliance Requirements
- 12.68.930 Figures and Maps
- 12.68.940 Street Cross-Sections

12.68.910 Transportation Studies Requirements Unique to the District

The requirements of Sections 12.70.200 through 12.70.230 apply to development in the WHVS Plan District except as cited below.

- A. The requirements of Section 12.70.200 apply in their entirety.

- B. The requirements of Section 12.70.210 apply in their entirety.
- C. The requirements of Section 12.70.230 apply in their entirety.
- D. The requirements of Section 12.70.220 apply, with the following exceptions:
 - 1. Regarding Traffic Impact Analysis Study Areas, the requirements of Subsection 12.70.220.D apply. Additional analysis or trip assignments may be required on the following off-site intersections as necessary to determine the scope and timing of planned improvements to evaluate the cumulative effect of annexations and development:
 - a. TV Hwy and River Rd
 - b. TV Hwy and Cypress St
 - c. TV Hwy and Brookwood Ave
 - d. TV Hwy and Century Blvd
 - e. TV Hwy and Cornelius Pass
 - f. TV Hwy and 209th Ave
 - g. TV Hwy and Intel Access
 - h. TV Hwy and 198th Ave
 - i. Farmington Rd and 198th Ave
 - j. Baseline Rd and Brookwood Ave
 - k. Baseline Rd and Century Blvd
 - l. Baseline Rd and Cornelius Pass Rd
 - m. Johnson St and Cornelius Pass Rd
 - n. River Rd and Minter Bridge Rd
 - o. River Rd and Rood Bridge Rd
 - p. River Rd and Witch Hazel Rd
 - q. Brookwood Ave and Witch Hazel Rd
 - r. Alexander St and Brookwood Ave
 - s. Alexander St and Century Blvd
 - t. River Rd and Davis Rd
 - u. Davis Rd and Brookwood Ave
 - v. Davis Rd and Century Blvd
 - w. Blanton St and Cornelius Pass Rd
 - x. Blanton St and 209th Ave
 - y. Pheasant St and River Rd
 - z. Pheasant St and Hazeltine Ave
 - aa. Pheasant St and Brookwood Ave
 - bb. Brookwood Ave and River Rd
 - cc. Brookwood Ave and Road A
 - dd. Kinnaman Rd and Century Blvd
 - ee. Kinnaman Rd and Cornelius Pass Rd
 - ff. Kinnaman Rd and 209th Ave
 - gg. Rosa Rd and River Rd
 - 2. Regarding Contents of the Traffic Impact Analysis (Traffic Forecasts), the requirements of Subsection 12.70.220.E.3 are superseded by the following requirements in the WHVS Plan District regarding traffic volume data. The Traffic Impact Analysis (TIA) shall provide traffic volume information in compliance with the standards listed below:

- a. Except as described in paragraph b. below, existing traffic shall be measured for the morning and afternoon peak periods within 12 months prior to the land use application submittal date.
 - b. The City Engineer may allow use of traffic counts older than 12 months for a TIA submitted with a land use application on property in the WHVS Plan District, for which a prior TIA was approved in conjunction with an executed annexation agreement.
 - c. In addition to the requirements of paragraph a. above, the midday period shall also be provided if the peak traffic period for the existing street, the proposed development, or the composite of both is greater than the morning and afternoon peak periods.
 - d. Traffic volumes shall be based on data from a typical Tuesday through Thursday weekday of a week without holidays and during which public schools are in session, unless otherwise approved by the City Engineer. In addition, data shall be provided for weekends if weekends are the peak traffic period for either the existing adjacent street or the proposed development.
 - e. Seasonal variations in traffic volumes shall be considered if required by an affected Road Authority.
3. Regarding contents of the Traffic Impact Analysis (Existing Conditions), the requirements of Subsection 12.70.220.E.4.i. and ii. are superseded by the following requirements in the WHVS Plan District:
- a. Trip Generation. Estimates of the proposed development’s trip generation shall be made for peak period traffic. Selection of the peak period used in the analysis shall be justified and shall consider, at a minimum, the peak period for the proposed development and the peak period for surrounding streets. The City Engineer may require review of other time periods based on known or anticipated marginal or substandard traffic capacity or traffic safety. Trip generation estimates shall be based on the most current edition of the *Institute of Transportation Engineers (ITE) Trip Generation* manual. The City Engineer may approve different trip generation rates when trip generation rates are not available in ITE’s Trip Generation or different rates are justified. Consideration of trip generation rate reductions due to alternative mode use, mixed land use interaction, and transportation demand management methods shall be approved by the Review Authority.
 - b. Trip Distribution and Assignment. Traffic generated by the proposed development shall be logically distributed and assigned according to professional accepted practice to the street system within the Study Area and any additional locations previously identified by the City Engineer. For TIAs prepared for development in the WHVS Plan District, trip distribution for residential uses shall comply with Figures 12.68.910-A and 12.68.910-B of this Section. Alternative trip distribution may be approved by the City Engineer based on trip distribution information from Washington County, ODOT, Metro, analysis of local traffic patterns based on data less than 12 months old, or on an alternative data source.
 - c. Forecast Year Analysis. Forecast Year Analysis has been completed for the impacted intersections identified for mitigation improvements by cumulative development within the WHVS Plan District.
 - i. Figure 12.68.910-C illustrates critical intersection lane improvements identified to accommodate development under the Comprehensive Plan and Zoning Concept for the WHVS Plan District. TIAs prepared in conjunction with WHVS Plan District development shall consider, and land use conditions of approval may include

dedications of right-of-way and construction of, or accommodation for future construction of, identified improvements. An alternative analysis may be provided by a registered professional engineer utilizing forecast traffic volumes provided by the Road Agencies to recommend alternative intersection improvements, subject to review and approval of the Road Agencies.

- ii. Building and parking lot setbacks shall accommodate potential future intersection capacity improvements anticipated with growth in Urban Reserve areas established by HB 4078 adopted by the 2014 Oregon Legislature, and future infill of Urban Growth Boundary areas consistent with those depicted in Figure 12.68.910-D. An alternative analysis may be provided by a registered professional engineer utilizing forecast traffic volumes provided by the Road Agencies to recommend alternative intersection improvements, subject to review and approval of the Road Agencies.

Figure 12.68.910-A: WHVS Site Trip Distribution AM Peak Period

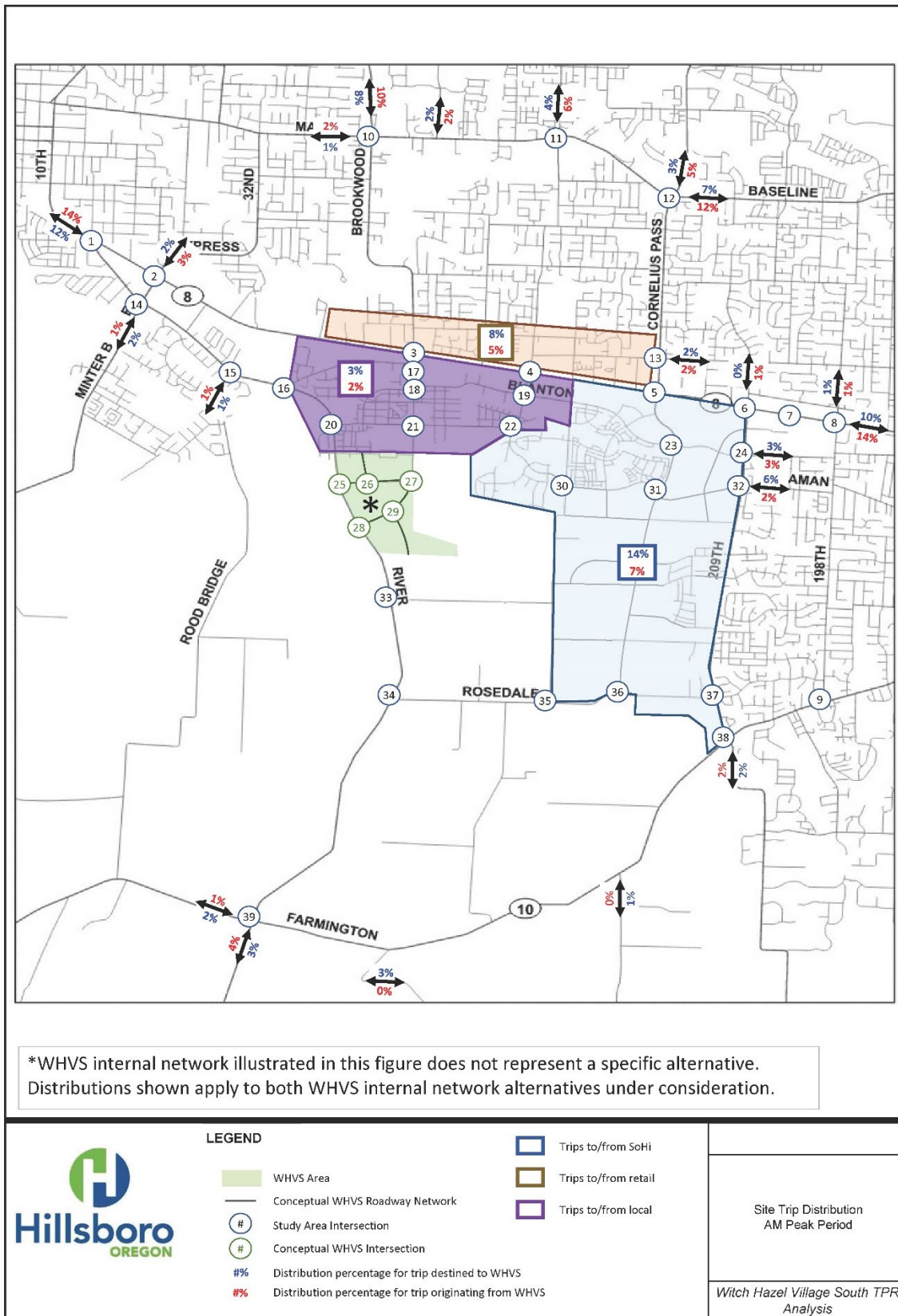


Figure 12.68.910-B: WHVS Site Trip Distribution PM Peak Period

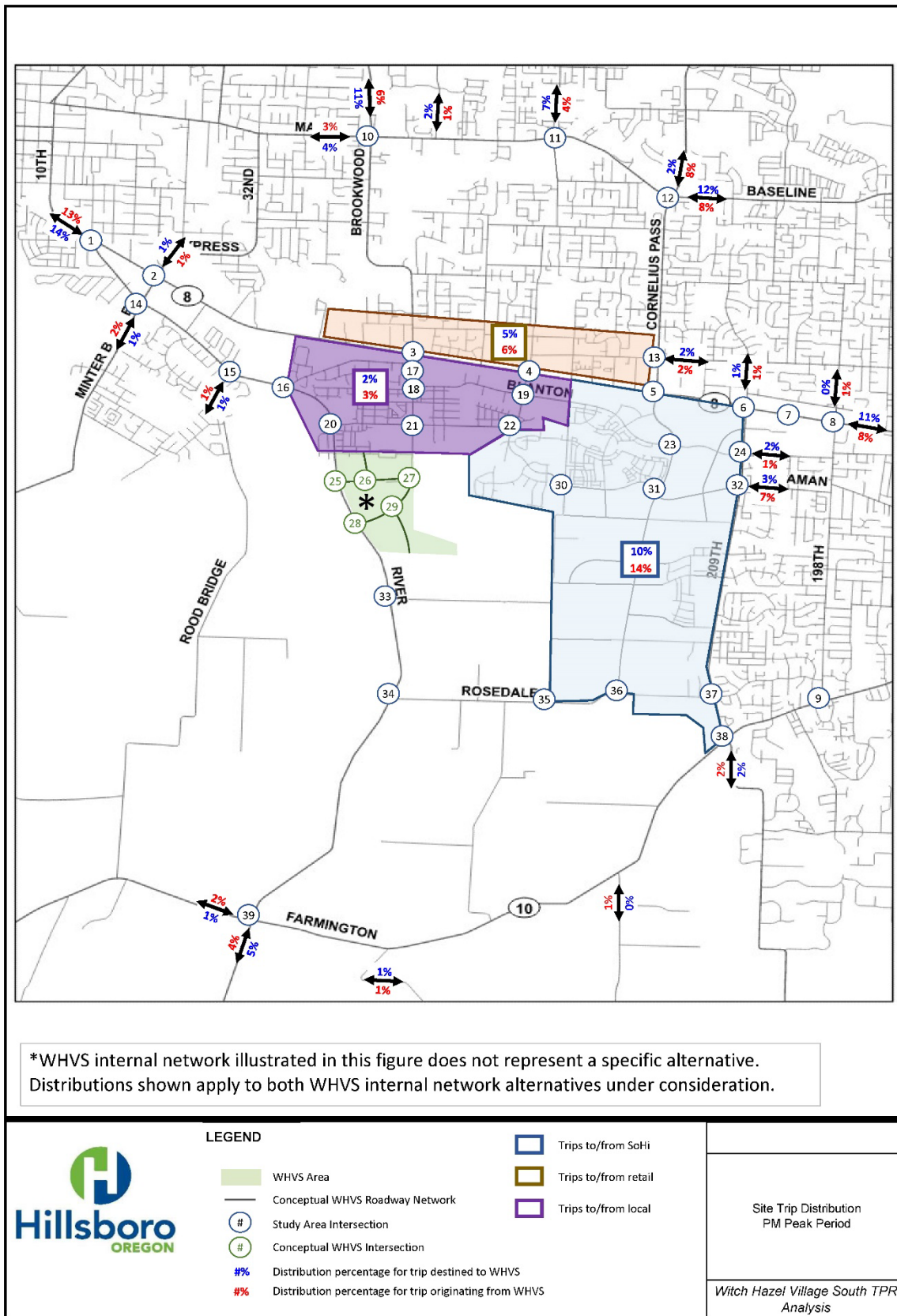


Figure 12.68.910-C: WHVS Buildout Recommended Intersection Improvements

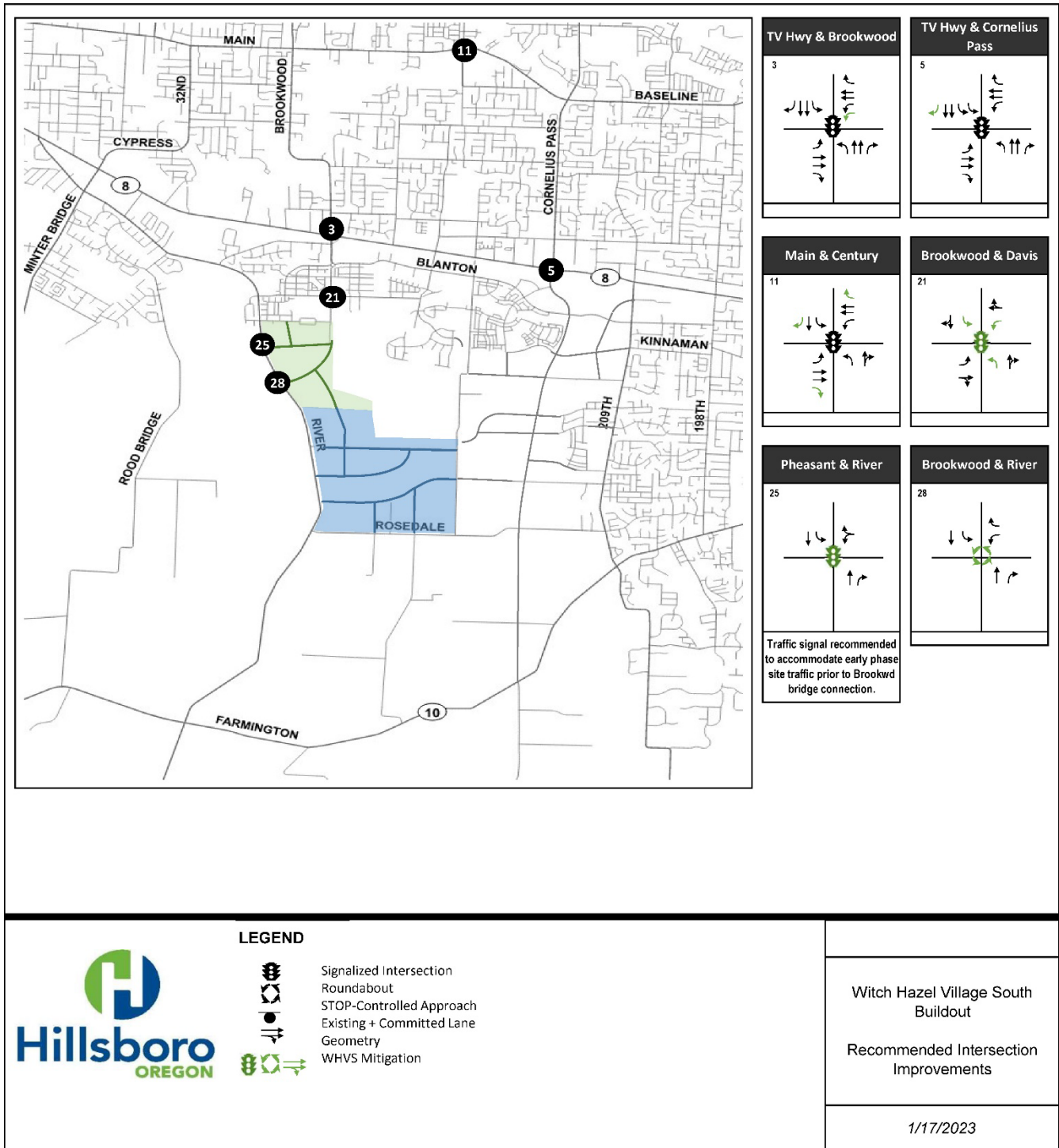
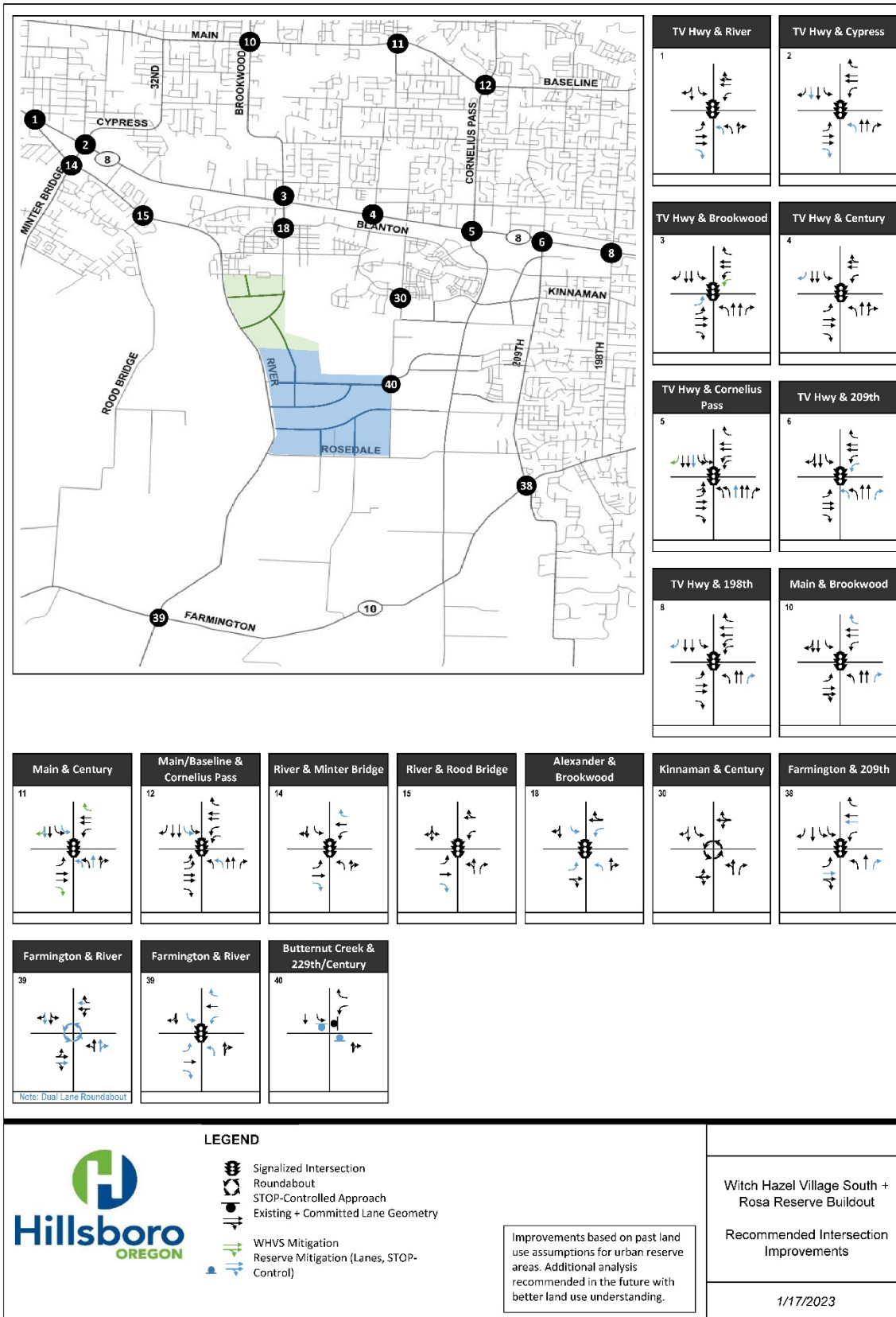


Figure 12.68.910-D: WHVS & Rosa Reserve Buildout Recommended Intersection Improvements



12.68.920 Public Facility Master Plan Compliance Requirements

- A. Purpose. Adequate public facilities are necessary to support development in the WHVS Plan District. A development application shall describe the location and capacity of the public facilities that will provide service to the development site and a decision to approve the application may require the installation of additional facilities as necessary to provide an adequate level of service.
- B. Compliance with Community Plan Public Facilities Plans. Development in the WHVS Plan District shall demonstrate compliance with the type, location and size of the public streets shown in Section 12.68.920.
- C. Development Approvals Conditioned upon Compliance with Public Master Plans.
- D. The Review Authority may approve a Zoning Review, Type II, or Type III land use application for development provided that the following criteria are met:
 - 1. Adequate public facilities are available to serve the development, or the decision is conditioned to require the installation of such services;
 - 2. The developer’s public facility obligations are consistent with the terms of an annexation agreement, if any, for the site.
- E. A decision to approve a development may include such conditions as necessary to ensure compliance with this Section.

12.68.930 Figures and Maps

Figure 12.68.930-A WHVS Streets, Alternative 1

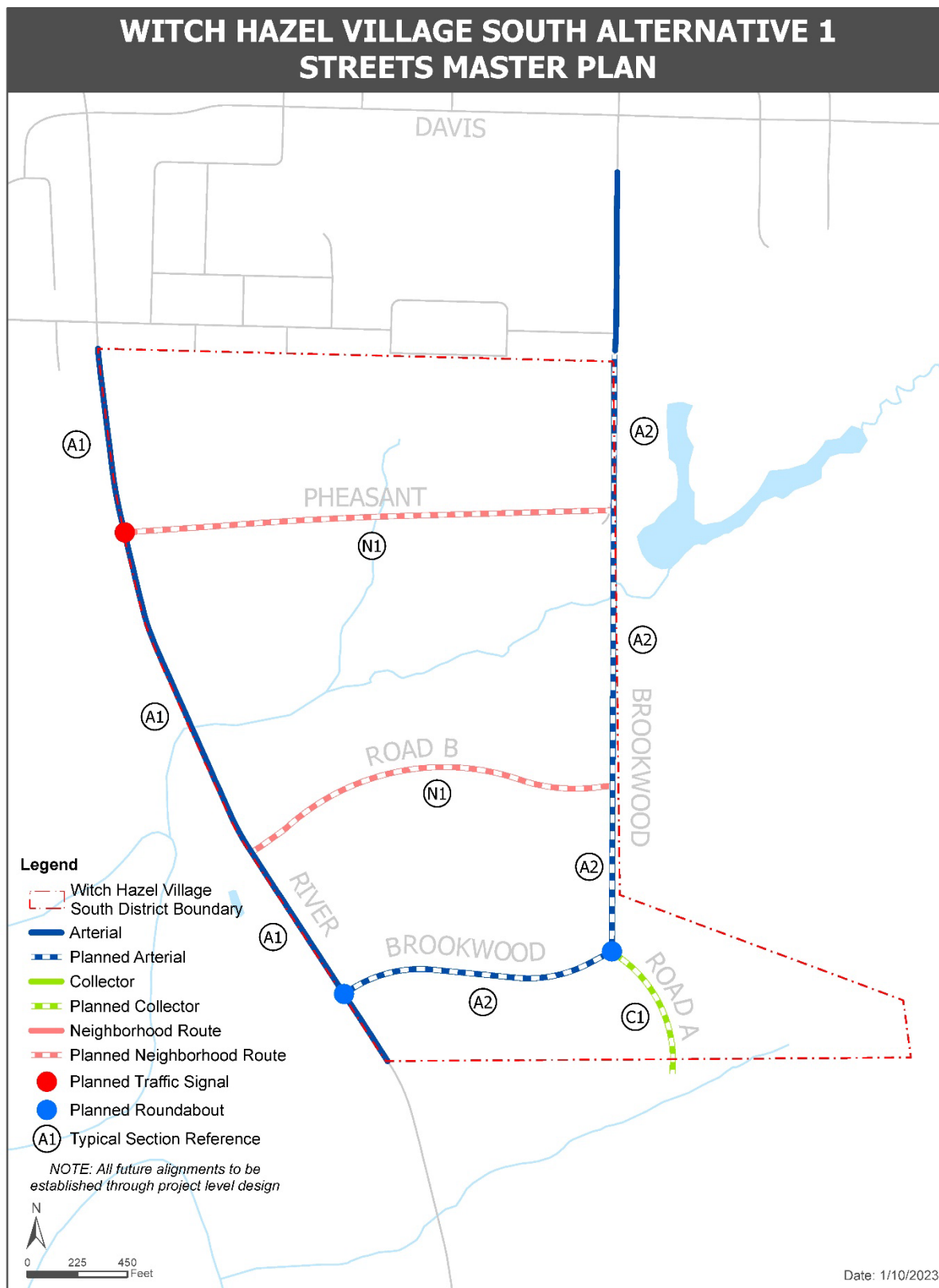


Figure 12.68.930-B WHVS Streets, Alternative 2

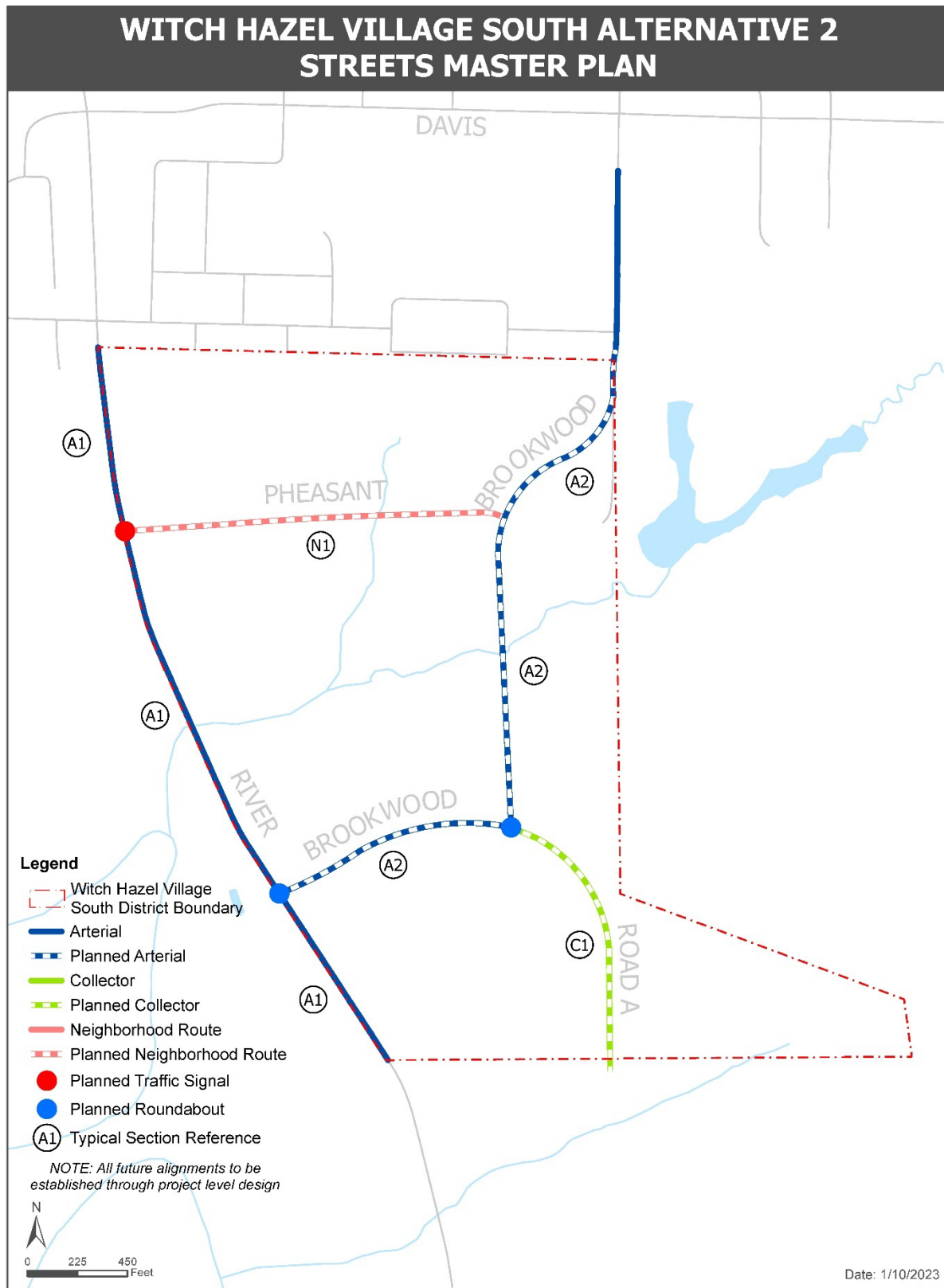


Figure 12.68.930-C Water System Master Plan, Alternative 1

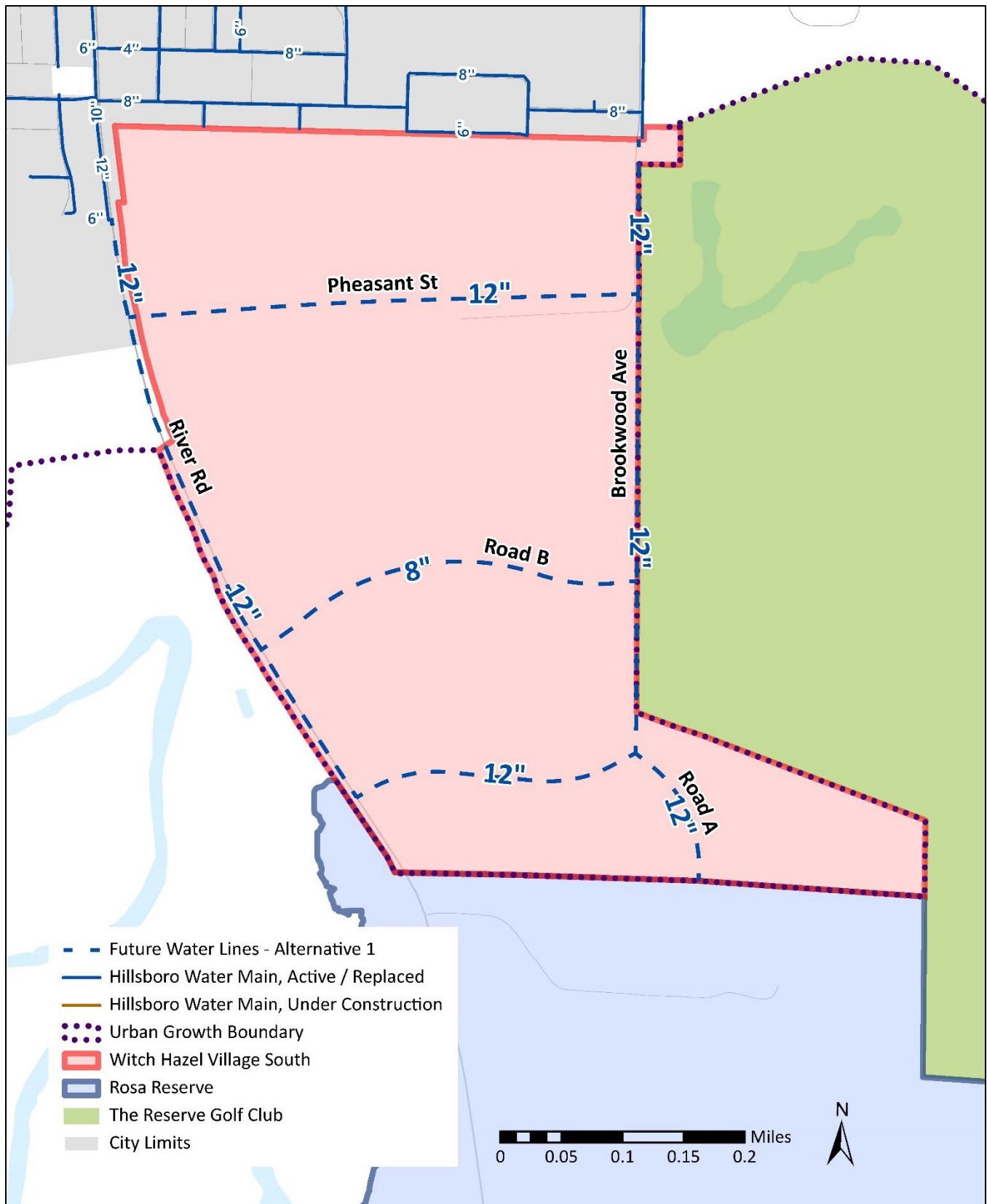


Figure 12.68.930-D Water System Master Plan, Alternative 2

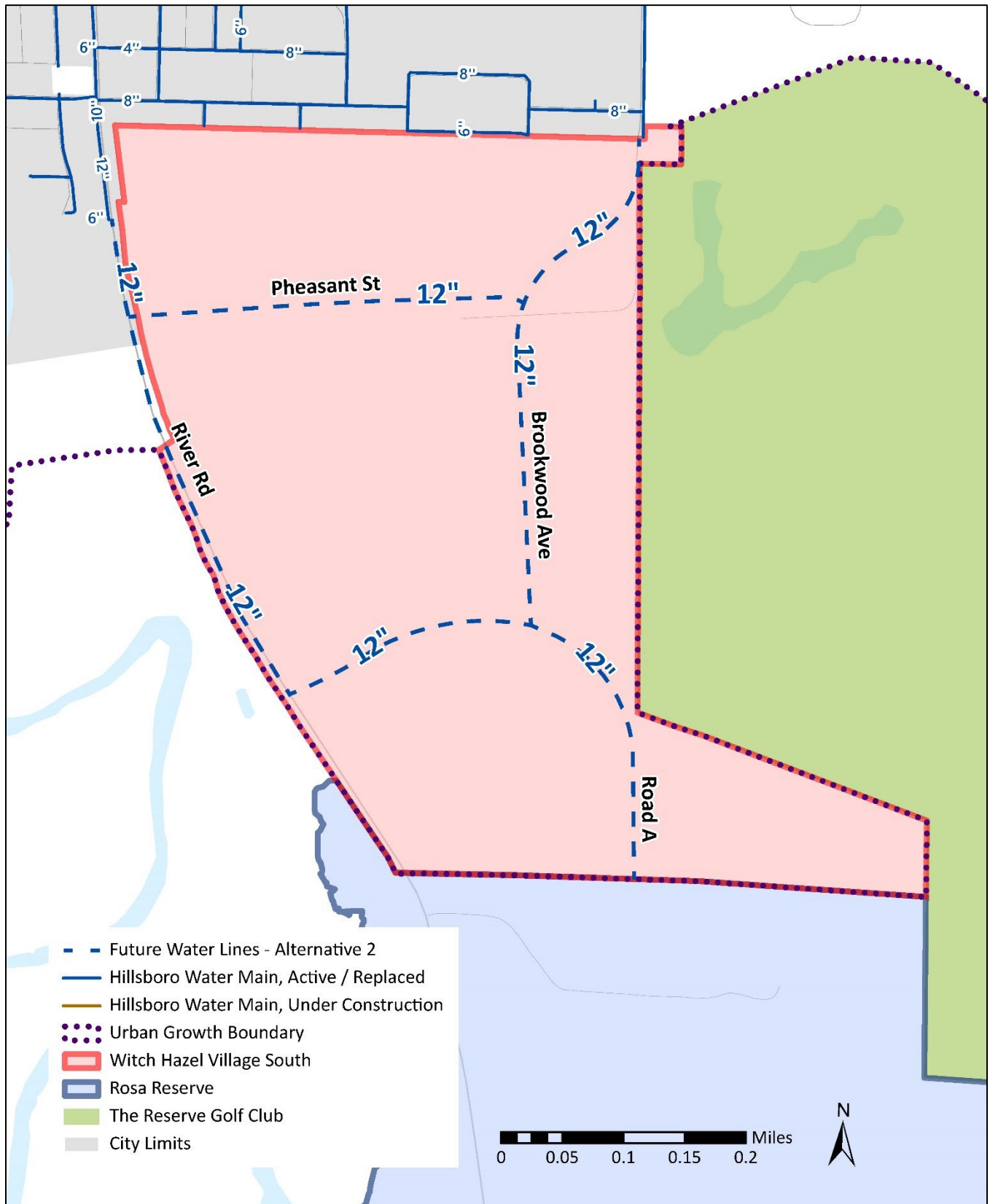


Figure 12.68.930-E Sanitary Sewer Master Plan, Alternative 1 Low (WHVS Only)

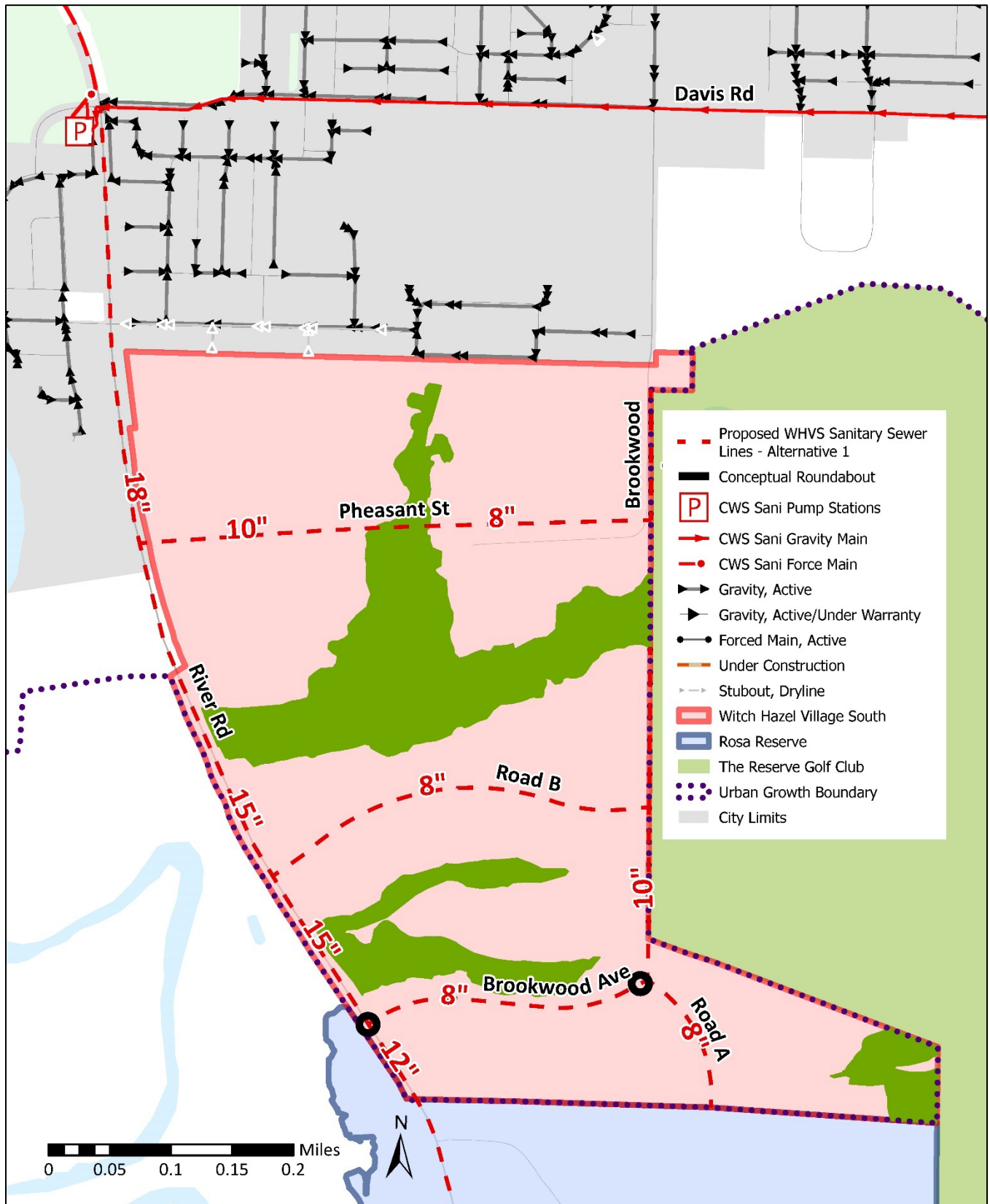


Figure 12.68.930-F Sanitary Sewer Master Plan, Alternative 2 Low (WHVS Only)

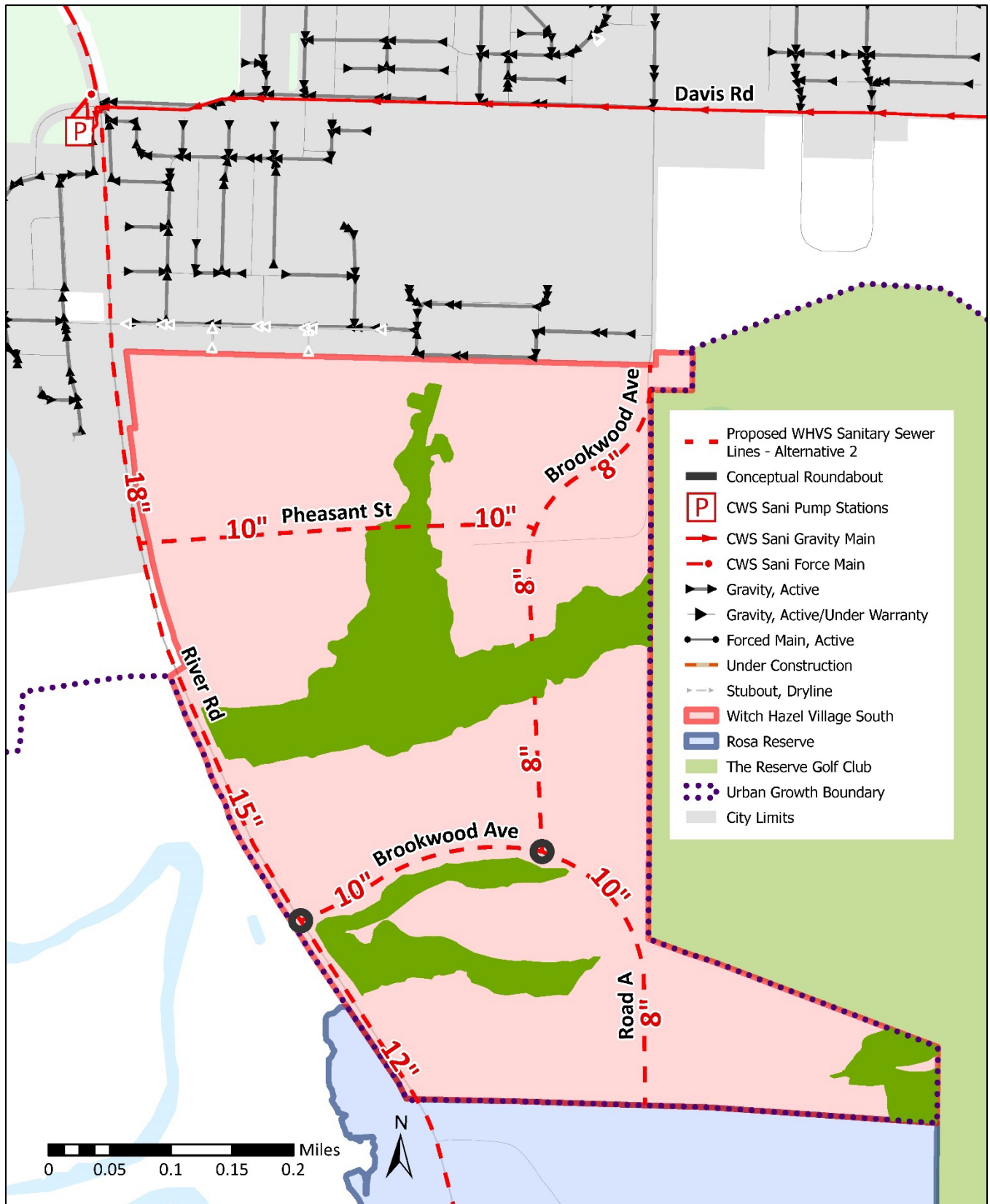


Figure 12.68.930-G Sanitary Sewer Master Plan, Alternative 1 High (WHVS and Rosa Reserve)

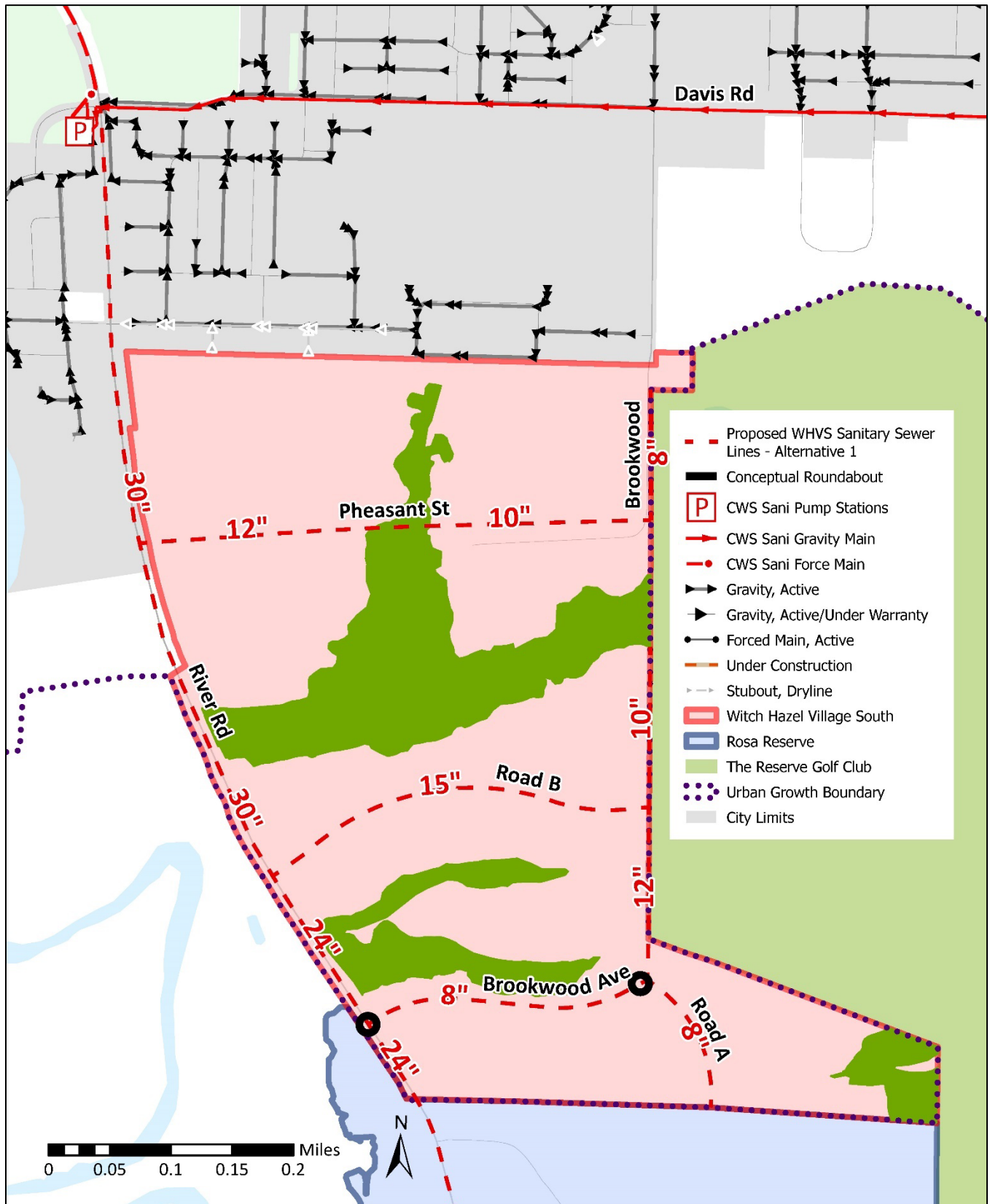


Figure 12.68.930-H Sanitary Sewer Master Plan, Alternative 2 High (WHVS and Rosa Reserve)

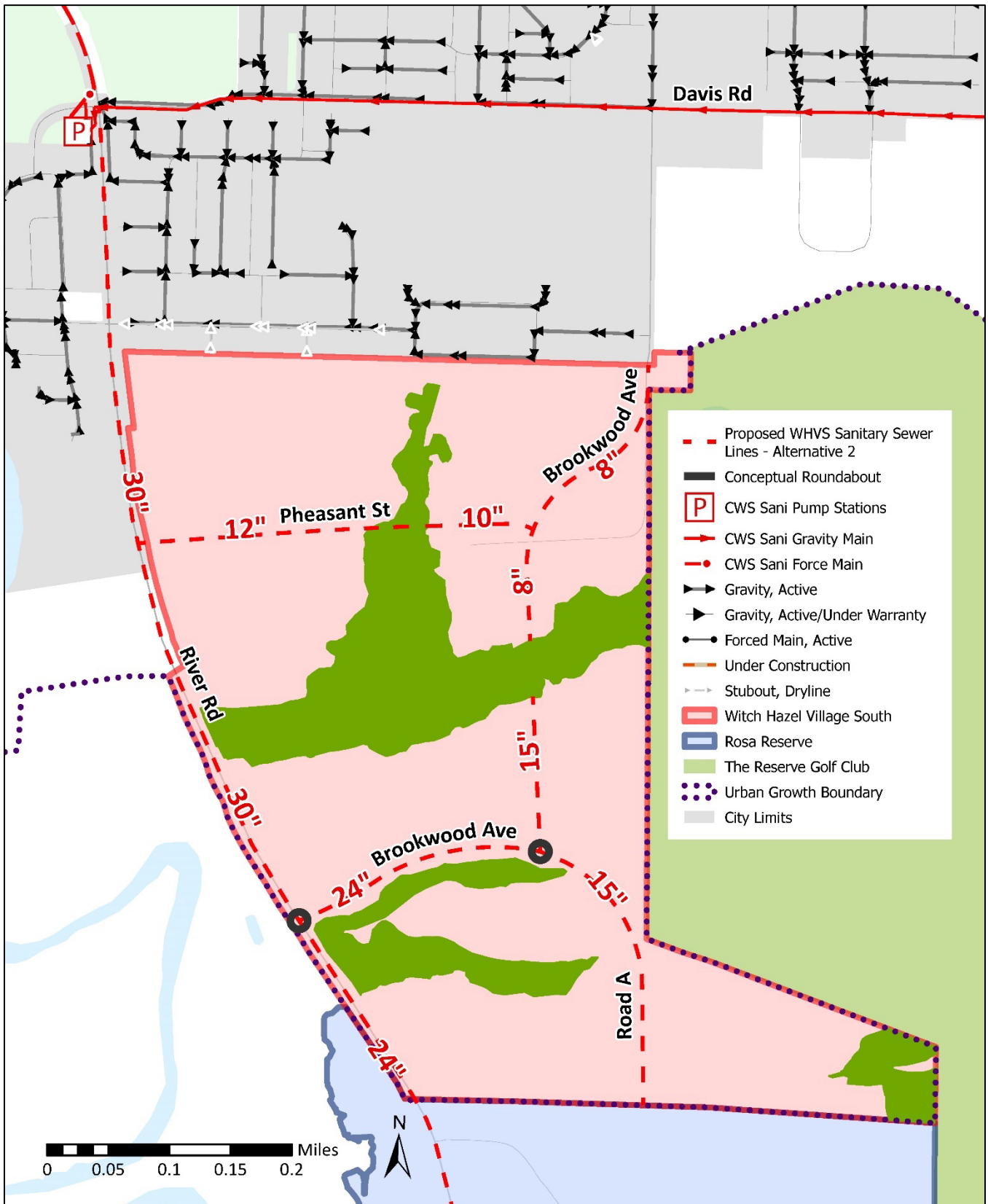


Figure 12.68.930-I Parks, Trails, and Open Space Mater Plan

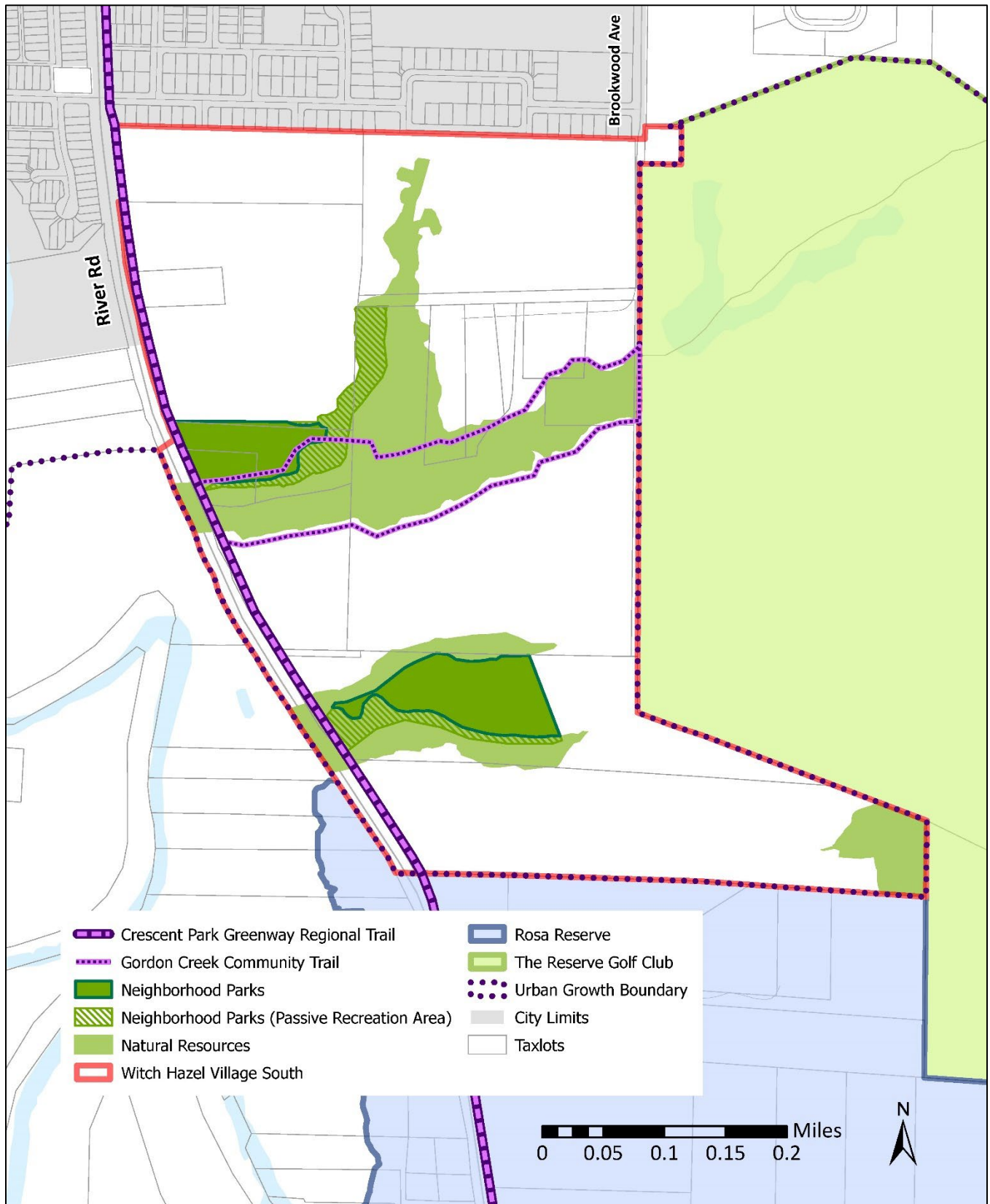
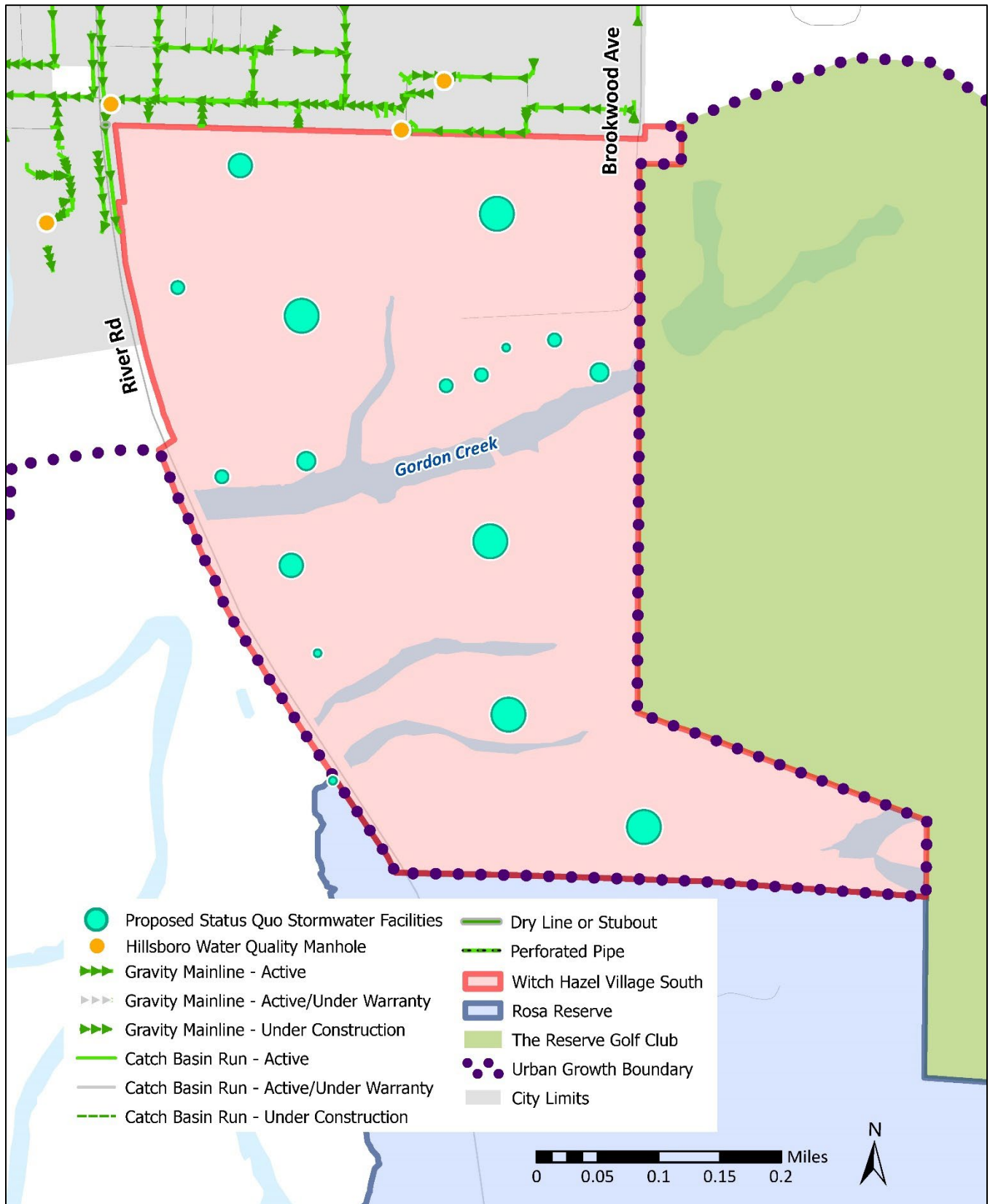


Figure 12.68.930-J Stormwater Master Plan, Status Quo Facilities



12.68.940 Street Cross-Sections

