

**20.20. MULTIPLE USE LAND USE DISTRICTS**

**20.20.05. Multiple Use Areas.** The areas of the City that are designated as Multiple Use implement the policies of the City's Comprehensive Plan and are identified on the City's Zoning Map. Full urban services are to be provided.

Multiple Use zoning districts establish varied levels of residential and commercial uses, supporting transit and pedestrian oriented development with minimum density and intensity requirements. Multiple Use areas include: the Downtown Beaverton and Washington Square Regional Centers, Town Centers, and Station Communities.

**20.20.10. Purpose.**

- 1. RC-TO Downtown Regional Center—Transit Oriented District**  
The RC-TO District is intended to promote a transit-supportive multiple use land use pattern and to create over time a pedestrian-oriented commercial center within approximately a quarter-mile of light rail and commuter rail transit stations while supporting existing and future businesses in moving toward and achieving the vision of the Regional Center.
- 2. RC-OT Downtown Regional Center—Old Town District**  
The RC-OT District encompasses the City of Beaverton's original downtown, and is intended to maintain the mix of uses, scale of development, and appearance that are characteristic of this historically significant area while supporting existing and future businesses in moving toward and achieving the vision of the Regional Center.
- 3. RC-E Downtown Regional Center—East District**  
The RC-E District adjacent to Highway 217 and located generally more than a quarter-mile from the nearest light rail station, is intended to support existing and future businesses and accommodate automobile oriented uses and lower intensity uses which are inappropriate in either the RC-TO or RC-OT Districts while still maintaining pedestrian linkages to the transit stations and transit-served land uses.

20.20.10.

4. **OI-WS Washington Square Regional Center—Office Industrial District**

The OI-WS District is intended to provide areas for combining light manufacturing, research and development, business support service, office and supportive retail, distribution, and other accessory uses, and in an “employment activity center” concept. Additionally the District is intended to encourage compact, mixed employment uses that are transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.

5. **C-WS Washington Square Regional Center—Commercial District**

The C-WS District is intended to provide an area for businesses that require automobile accessibility while encouraging mixed use development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of a commuter rail transit station.

6. **TC-MU Town Center—Multiple Use District**

The TC-MU District primarily permits office, retail, and service uses. Also Permitted are multiple use developments and residential development with a minimum density requirement. Industrial uses are limited to light manufacturing uses.

7. **TC-HDR Town Center—High Density Residential District**

Areas designated TC-HDR are high-density residential neighborhoods with a minimum of 24 dwelling units per net acre. Other uses include commercial uses and neighborhood parks. Small free-standing office and limited retail uses are allowed within multiple use developments.

8. **SC-MU Station Community—Multiple Use District**

The SC-MU District is generally located within one-half mile of light rail station platforms. Primary Permitted uses include office, retail, and service uses. Multiple use and residential developments are also Permitted with no maximum residential density. Manufacturing and industrial uses are limited. Minimum densities and intensities are required.

20.20.10.

**9. SC-HDR Station Community--High Density Residential District**

The SC-HDR District is generally located within one-half mile of light rail station platforms. Primary Permitted uses are for high density residential neighborhoods with minimum density requirements depending on proximity to a station platform and no maximum residential density. Other uses include commercial uses and parks that do not rely upon vehicular traffic access. Office and retail uses are only allowed within multiple use developments along with other restrictions.

**10. SC-S Station Community—Sunset District**

The SC-S District is generally located within one-half mile of the Sunset Transit Center Station and is intended to implement the land use goals of the Peterkort Station Area Plan. A variety of residential and commercial densities and intensities are required.

**11. SC-E1 Station Community—Employment Sub Areas 1 District**

**12. SC-E3 Station Community—Employment Sub Area 3 District**

The SC-E1 and SC-E3 Districts are intended to direct and encourage development that is transit supportive and pedestrian oriented in areas within approximately one-half mile of light rail transit stations. The purposes of the regulations that follow are to stimulate development that:

- A. generates sufficient intensity (number of employees or transit users) to be supportive of transit services available in the area;
- B. contains a complementary mix of land uses; and
- C. provides for limited industrial activities that could be incompatible if located in other Station Community zoning districts.

Areas zoned SC-E are characterized by a mix of light industrial, institutional, and office uses with an overall expectation for development to achieve a district-wide intensity of 40 employees per acre.

The sub areas are located so that the most intense development will occur adjacent to a light rail station or along a Major Pedestrian Route and is generally located within one-half mile of a light rail station. Sub-Area 3 generally applies to land that is not adjacent to a LRT station and is currently developed with uses that are generally industrial, institutional, or are currently low intensity campus industrial park in character which could have redevelopment potential.

## 20.20.15. SITE DEVELOPMENT STANDARDS

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below. [ORD 4584; June 2012] [ORD 4706; May 2017]

Development Standards Superscript Refers to Footnotes	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
<b>A. Parcel Area</b>												
1. Minimum	None	None	None	None	7,000	None	None	None	None	None	None	None
2. Maximum	None	None	None	None	None	None	None	None	None	None	None	None
<b>B. Residential Density</b>	Refer to Sections 20.25.05. and 20.25.15.											
1. Minimum for residential only project (per acre)	20	12	12	N/A	N/A	24	24	30 <sup>1</sup> 24	30 <sup>1</sup> 24	30 <sup>1</sup> 24	N/A	N/A
2. Maximum for residential only projects (per acre)	60	40	40	N/A	N/A	40	36	None	None <sup>2</sup>	None	N/A	N/A
<b>C. Floor Area Ratio (FAR)</b>	Refer to Sections 20.25.10. and 20.25.15.											
1. Minimum	0.60 <sup>3</sup>	0.35	0.30	0.40	0.30	0.50	0.30	0.40	0.40	0.60	0.35	None
2. Minimum with a PUD or DRBCP	0.45	0.25	0.20	0.30	0.20	0.35	0.20	0.30	0.30	0.0	0.25	0.0
3. Maximum	None	None	1.00 <sup>4</sup>	None	None	1.00	0.60	1.20 <sup>5</sup> 1.00	1.20 <sup>5</sup> 1.00	None	2.00	0.50
4. Maximum with a PUD or DRBCP	None	None	None	None	None	2.00	1.00	None	None	None	None	None
<b>D. Lot Dimensions</b>												
1. Minimum Width	None	None	None	None	70	None	None	None	None	None	None	None
2. Minimum Depth	None	None	None	None	100	None	None	None	None	None	None	None

- 30 units within 400 feet of LRT station platform, 24 beyond 400 feet
- Within 120 feet of Washington County R5 zoning, the maximum residential density is 12 units per acre [ORD 4547; July 2010]
- To accommodate smaller lot sizes in the RC-TO zone, refer to Section 20.25.20.A.1.
- Maximum FAR for multiple use development involving residential use in RC-E zone, refer to Section 20.25.20.A.2.
- Maximum FAR 1.20 within 400 feet of LRT station platform, 1.00 beyond 400 feet

<b>Development Standards</b> Superscript Refers to Footnotes	<b>RC-TO</b>	<b>RC-OT</b>	<b>RC-E</b>	<b>OI-WS</b>	<b>C-WS</b>	<b>TC-MU</b>	<b>TC-HDR</b>	<b>SC-MU</b>	<b>SC-HDR</b>	<b>SC-S</b>	<b>SC-E1</b>	<b>SC-E3</b>
<b>E. Yard Setbacks</b>												
1. Front Minimum	0	0	0	10	0	0	0	0 <sup>6</sup>	0 <sup>6</sup>	0	None	None
2. Front Maximum On Major Pedestrian Route <sup>7</sup>	Refer to Footnote Reference 7											
3. Front Maximum Not On Major Pedestrian Route With Ground Floor Residential	20	20	20	N/A	N/A	5	10	20	20	10	N/A	N/A
Without Ground Floor Residential	10	10	20	10	20	20	20	10	10	20	N/A	N/A
4. Side Minimum	None	None	None	10	10	None	None	None <sup>6</sup>	None <sup>6</sup>	None	None	None
5. Side Maximum	None	None	None	None	None	None	None	None	None	None	None	None
6. Rear Minimum	None	None	None	None	None	None	None	None <sup>6</sup>	None <sup>6</sup>	None	None	None
7. Minimum Side or Rear Yards Abutting Property Zoned Residential <sup>8</sup>	20	20	20	75 <sup>9</sup>	20	20	20	Abut Res / MU <sup>10</sup>	Abut Res / MU <sup>10</sup>	20	Abut Res <sup>9</sup>	Abut Res <sup>9</sup>
<b>F. Building Height</b>												
1. Minimum	Refer to 60.05.15.7. or 60.05.35.7., as applicable: Building Scale on MPR											
2. Maximum	120	75 <sup>11</sup> 40	80	60	50 <sup>12</sup> 60	60	50	100 <sup>13</sup> 60	100 <sup>13</sup> 60	120	100	40

6. Where detached dwellings and duplexes on lots fronting common greens and shared courts are proposed, the following setbacks shall apply: Minimum front yard setback- 3 feet / Minimum side yard setback- 3 feet / Minimum alley width is 24 feet between buildings.
7. Under the conditions outlined in Section 60.05.15.6. of this Code, buildings in multiple use zones located on parcels that front on a designated Major Pedestrian Route shall be exempt from minimum and maximum setbacks. Front yard setbacks for parcels located on Major Pedestrian Routes shall be governed by the Design Review Design Standard specified in Section 60.05.15.6. Any deviation from that standard shall be reviewed through the Design Review Three application process and corresponding Design Review Guideline.
8. Rear yard setback is applicable to only the portion of the rear yard which abuts a residential zone; otherwise the minimum rear yard setback is 0 feet.
9. 75 feet if abutting a residentially developed property, otherwise 20 feet.
10. Side or rear yards abutting Residential or Multiple Use zoning where the Multiple Use zoning designation allows residential development, the minimum setback shall equal the abutting zoning district's required rear yard setback.
11. 75 feet permitted in areas within a block of SW Canyon Road, SW Farmington Road, SW Hall Boulevard, SW Watson Avenue, and SW Lombard Avenue between SW Canyon Road and SW 2<sup>nd</sup> Street; 40 feet permitted in other areas of the zoning district.
12. Maximum height is 50 feet. Where residential use is above ground floor commercial, maximum height is 60 feet.
13. 100 feet permitted within 400 feet of LRT station platform, 60 feet permitted beyond 400 ft

Development Standards Superscript Refers to Footnotes	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
	<b>Wireless Communication Facilities</b>											
<b>G. Maximum Height</b>												
1. WCF <sup>14</sup>	80	80	80	80	80	80	80	80	80	80	80	80
2. WCF in the Right-of-Way <sup>14</sup>	30	30	30	30	30	30	30	30	30	30	30	30
3. Equipment Shelter <sup>15</sup>	12	12	12	12	12	12	12	12	12	12	12	12
4. Roof Mounted Antenna	Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height.											
<b>H. Yard Setbacks<sup>16</sup></b>												
1. Requirements	Shall comply with underlying zoning district requirements											
2. Other	Refer to 60.70.35.14.A and B											

**All Dimensions are in Feet.**

- 14. Inclusive of antenna.
- 15. At-grade equipment shelters.
- 16. Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters

**20.20.20. LAND USES**

The following Land Uses are Permitted (P), allowed with a Conditional Use (C) approval, or Prohibited (N) as identified in the following table for the Multiple Use zoning districts. All superscript notations refer to applicable Use Restrictions Section 20.20.25. [ORD 4576; January 2012] [ORD 4578; March 2012] [ORD 4706; May 2017]

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted					C: Conditional		N: Prohibited				
<b>Residential</b>													
1. Dwellings	A. Attached	P <sup>1</sup>	P	PC <sup>1</sup>	P <sup>2</sup>	P <sup>3</sup>	P	P	P <sup>4</sup>	P <sup>4</sup>	P <sup>66</sup>	N	N
	B. Detached	P <sup>5,6</sup>	P <sup>6</sup>	P <sup>6</sup>	N	N	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	N	N <sup>5</sup>	N <sup>5</sup>
	C. Home Occupation	P	P	P	P	P	P	P	P	P	P	N	N
	D. Planned Unit Development	C	C	C	C	C	C	C	C	C	C <sup>66</sup>	C	C
<b>Commercial</b>													
2. Animal	A. Animal Care, Major	N	N	N	N	N	N	N	N	N	N	N	N
	B. Animal Care, Minor	P	P	P	P	P	P	P	P	P	P	P	P
3. Care	A. Hospitals	C	P	P	P	C	C	N	P	C	P	N	N
	B. Medical Clinics	C	P	P	P	P	P <sup>7</sup>	P <sup>8</sup>	P	P <sup>8</sup>	P	P <sup>9 10</sup>	P <sup>9 10</sup>
	C. Child Care Facilities	P	P	P	P	P	P	P	P	P	P	P <sup>9</sup>	P <sup>9</sup>
	D. Residential Care Facilities	P	P	P	P	P	P	P	P	P	P	N	N
4. Commercial Amusement	PC <sup>11</sup>	PC <sup>11</sup>	PC <sup>11</sup>	N	PC <sup>12</sup>	C	C	C <sup>13</sup>	C <sup>13</sup>	P	N	N	
5. Drive-Up Window Facilities <sup>14</sup>	N <sup>10</sup>	N <sup>10</sup>	C	N P <sup>16</sup>	P	C	C	C	N <sup>10</sup>	N P <sup>17 18</sup>	N <sup>10</sup>	N <sup>10</sup>	
6. Eating and Drinking Establishments	P	P	P	P <sup>19</sup>	P	P	P <sup>9 13</sup>	P <sup>9</sup>	P <sup>10 13</sup>	P	P <sup>9 10</sup>	P <sup>9 10</sup>	

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted			C: Conditional			N: Prohibited					
7. Financial Institutions		P	P	P	P <sup>20</sup>	P	P	P	P	P	P	P <sup>9 10</sup>	P <sup>9 10</sup>
8. Live / Work Uses		P	P	C	C	C	P	P	P	P	P	N	N
9. Meeting Facilities		C P <sup>21</sup>	C P <sup>21</sup>	C P <sup>21</sup>	C P <sup>21</sup>	C P <sup>21</sup>	C P <sup>21</sup>	N	C P <sup>21</sup>	N	P	C P <sup>21</sup>	C P <sup>21</sup>
10. Office		P	P	P	P	P	P <sup>22</sup>	P <sup>8 23</sup>	P	P <sup>8</sup>	P	P	P
11. Parking as the Principal Use		C	C	C	C	C	C N <sup>24</sup>	C	C	C	C	C N <sup>24</sup>	C N <sup>24</sup>
12. Rental Business		P	P	P	P	P <sup>25</sup>	P <sup>7 22 26</sup>	P <sup>26 27</sup>	P <sup>27</sup>	P <sup>27</sup>	P <sup>28 29</sup>	P <sup>25</sup>	N
13. Rental of Equipment Only		N	N	N	P <sup>61</sup>	N	N	N	N	N	N	N	N
14. Retail	A. Retail Trade	P <sup>26 30 31</sup>	P <sup>26 30</sup>	P <sup>26 30 31</sup>	P C <sup>32</sup>	P <sup>25</sup>	N P <sup>22 26 33</sup>	P <sup>13 26</sup>	P <sup>9 25 34</sup>	P <sup>13 25</sup>	P <sup>25</sup>	P <sup>9 28 C<sup>35</sup></sup>	P <sup>9 28</sup>
	B. Bulk Retail	N	N	N	N	N	N	N	N	N	N	N	N
15. Service Business / Professional Services		P <sup>9 36</sup>	P <sup>9 36</sup>	P <sup>9 36</sup>	P <sup>32</sup>	P <sup>25</sup>	N P <sup>22 26 33</sup>	P <sup>13 26</sup>	P <sup>8 9</sup>	P <sup>9</sup>	P	P <sup>9 10 28</sup>	P <sup>9 10 28</sup>
16. Marijuana Dispensaries		N	N	N	N	N	N	N	N	N	N	N	N
17. Retail and Wholesale Marijuana Sales		N	N	N	N	N	N	N	N	N	N	N	N
18. Storage	A. Self-Storage	N	N	N	N	P <sup>37</sup>	N	N	N	N	N	N	N
	B. Storage Yards	N	C <sup>38</sup>	C <sup>38</sup>	N	N	N	N	N	C <sup>39</sup>	N	N	P <sup>40</sup>
19. Temporary Living Quarters		P <sup>41</sup>	C <sup>41</sup>	C <sup>41</sup>	N	P	C <sup>41</sup>	C <sup>41</sup>	P <sup>41</sup>	C <sup>41</sup>	C <sup>42</sup>	C <sup>42</sup>	C <sup>42</sup>
20. Vehicles	A. Automotive Service, Major	N	N	C <sup>25</sup>	N	N	C N <sup>43</sup>	N	N	N	N	N	N
	B. Automotive Service, Minor	P C <sup>44</sup>	P	P	N	C	C	C <sup>25</sup>	N P C <sup>17</sup>	C <sup>25</sup>	N P C <sup>17</sup>	N	N
	C. Bulk Fuel Dealerships	N	N	N	N	N	N	N	N	N	N	N	N
	D. Sales or Lease	C <sup>45</sup>	C <sup>45</sup>	C <sup>45</sup>	N	N	C <sup>9 22 26</sup>	N	P <sup>9 28</sup>	P <sup>9 46</sup>	P <sup>28 47</sup>	N	N
	E. Rental	C <sup>45</sup>	C <sup>45</sup>	C <sup>45</sup>	N	N	C <sup>9 22 26</sup>	N	P <sup>9 28</sup>	P <sup>9 46</sup>	P <sup>28</sup>	P	P
21. Food Cart Pods <sup>68</sup>		P	P	P	P	P	P	N	P	N	P	N	N



Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		P: Permitted			C: Conditional			N: Prohibited					
<b>Civic</b>													
22. Education	A. Commercial Schools	P	P	P	C	P	PC N <sup>33 48</sup>	P <sup>13</sup>	P	P	P	P <sup>9</sup>	C <sup>9</sup>
	B. Educational Institutions	P	P	P	CP <sup>67</sup>	P	P	P	P	P	P	P <sup>9</sup>	C <sup>9</sup>
23. Places of Worship		PC <sup>48</sup>	PC <sup>48</sup>	PC <sup>48</sup>	N	PC <sup>48</sup>	PC <sup>48</sup>	PC <sup>48</sup>	PC <sup>48</sup>	PC <sup>48</sup>	PC <sup>48</sup>	P <sup>9</sup>	N
24. Public Buildings, Services and Uses		C	C	C	P	C	C	C	C	C	C	CP <sup>49</sup>	CP <sup>49</sup>
25. Railroad Tracks and Facilities	A. Passenger	P <sup>50</sup>	P <sup>50</sup>	P <sup>50</sup>	P	P	P	P	P	P	P	P	P
	B. Freight	P	P	P	P <sup>51</sup>	P	N	N	N	N	N	P <sup>51</sup>	P <sup>51</sup>
26. Recreation	A. Public Parks, Parkways, Playgrounds, and Related Facilities	C	C	C	P <sup>52</sup>	P	P	P	P	P	P	P <sup>53</sup>	P <sup>53</sup>
	B. Recreational Facilities	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>13</sup>	P	C	C	C <sup>54</sup>	C <sup>54</sup>	P	N	N
27. Social Organizations		P <sup>48</sup>	P <sup>48</sup>	P <sup>48</sup>	N	PC <sup>48</sup>	PC <sup>48</sup>	PC <sup>48</sup>	PC <sup>48</sup>	PC <sup>48</sup>	P	C	C
28. Transit Centers		C	C	N	P	P	C	C	C	C	P	P	P
29. Utilities	A. Utility Substations and Related Facilities other than Transmission Lines.	C	C	C	C	C	C	N	C	C	C	C	C
	B. Transmission Lines	P	P	P	P	P	P	P	P	P	P	P	P

Category and Specific Use Superscript Refers to Use Restrictions	RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
	P: Permitted			C: Conditional			N: Prohibited					
<b>Industrial</b>												
30. Manufacturing, Fabricating, Assembly, Processing, and Packing	P C <sup>55</sup>	P C <sup>55</sup>	P C <sup>55</sup>	P <sup>56 57</sup>	N	P <sup>60</sup>	N	P <sup>28</sup>	N	P <sup>28</sup>	P <sup>56 57</sup>	P <sup>56 57</sup>
31. Marijuana Processing	N	N	N	N	N	N	N	N	N	N	N	N
32. Warehousing <sup>58</sup>	P	P	P	P	P	P	P	N	N	P	P <sup>59</sup>	P <sup>59</sup>

[ORD 4674; February 2016]

Category and Specific Use Superscript Refers to Use Restrictions		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
		W1: WCF Type 1			W2: WCF Type 2			W3: WCF Type 3			N: Prohibited		
Wireless Communication Facilities (WCF)													
33. New WCF	A. Tower Construction	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3
	B. Attachment to existing or new building or structure not using stealth design	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3
	C. Replacement tower to provide collocation opportunity <sup>62</sup>	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	D. Attachment of a new WCF to buildings or structures and utilize stealth design <sup>63</sup>	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	F. Attachment of WCF to existing structures, tower or pole structures <sup>64</sup>	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1

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		W1: WCF Type 1			W2: WCF Type 2			W3: WCF Type 3			N: Prohibited		
34. Collocation	A. New WCF on existing WCF tower	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	B. New WCF inclusive of antennas on existing WCF tower exceeding height standard	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2
35. Antennas	A. Attachment of antennas to WCF tower or pole structures other than used for cellular phone service	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
36. Satellite Antennas and Direct to Home Satellite Service	A. DHSS antennas >1 m. in diameter	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
	B. Up to 2 antennas >2 m. in diameter	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W11	W1
	C. Up to 5 antennas >2 m. in diameter	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2	W2
	D. More than 5 antennas >2 m. in diameter	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3

Category and Specific Use		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
Superscript Refers to Use Restrictions		W1: WCF Type 1			W2: WCF Type 2			W3: WCF Type 3			N: Prohibited		
Wireless Communication Facilities (WCF) in the Right-of-Way													
37. New or Collocation of WCF in the Right-of-Way	A. Tower Construction using stealth design	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3	W3
	B. Tower Construction not utilizing stealth design	N	N	N	N	N	N	N	N	N	N	N	N
	C. Attachment to existing or new building or structure utilizing stealth design <sup>65</sup>	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W3
	D. Attachment to existing or new building or structure not using stealth design <sup>65</sup>	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	E. Attachment of WCF to existing tower or pole structures and utilizing stealth design <sup>65</sup>	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3

Multiple Use  
LAND USES

Category and Specific Use Superscript Refers to Use Restrictions		RC-TO	RC-OT	RC-E	OI-WS	C-WS	TC-MU	TC-HDR	SC-MU	SC-HDR	SC-S	SC-E1	SC-E3
		W1: WCF Type 1			W2: WCF Type 2			W3: WCF Type 3			N: Prohibited		
37. New or Collocation of WCF in the Right-of-Way	F. Attachment of WCF to existing tower or pole structures and not utilizing stealth design	N	N	N	N	N	N	N	N	N	N	N	N
	G. Replacement tower to provide collocation opportunity utilizing stealth design <sup>65</sup>	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3	W2 / W3
	H. Replacement tower to provide collocation opportunity not utilizing stealth design	N	N	N	N	N	N	N	N	N	N	N	N
	I. Attachment of WCF to traffic signal light pole	N	N	N	N	N	N	N	N	N	N	N	N

[ORD 4595; Feb 2013] [ORD 4648; Nov 2014] [ORD 4662; Sept 2015] [ORD 4674; Feb 2016] [ORD 4702; Jan 2017]

**20.20.25. USE RESTRICTIONS**

The following Use Restrictions refer to superscripts found in Section 20.20.20.

1. No new duplexes are permitted in the RC-TO. Duplexes are Conditionally permitted in the RC-E and existing duplexes are Permitted.
2. Permitted above a Permitted non-residential use (second story and above), provided at least 15% of the ground floor of the building consists of leasable commercial floor area, and such commercial space fronts onto a street.
3. Ground floor residential use is not permitted. Residential use is allowed only above a Permitted non-residential use; provided at least 15 percent of the ground floor of the building consists of leasable commercial floor area, and such commercial space fronts onto a street.
4. Two existing attached dwellings; three or more attached dwellings; or replacement of two attached dwellings are Permitted.
5. Detached dwellings in existence as of September 19, 2002 are Permitted. [ORD 4224; September 2002] [ORD 4584; June 2012]
6. Only Compact Detached Dwellings on lots fronting common greens, shared courts, or public streets; or replacement of a detached dwelling are Permitted. [ORD 4576; January 2012] [ORD 4584; June 2012]
7. Buildings larger than 50,000 sq ft are subject to approval of a Conditional Use.
8. This use is allowed only in multiple use developments. Office uses shall not exceed 50% of the proposed residential floor area within the multiple use development, and shall be Permitted only when minimum residential densities are met.
9. The maximum building footprint size for a building involving a single use shall be 10,000 square feet. In addition, the maximum square footage for these uses within a multiple use development shall be 25% of the total square footage of the development. [ORD 4584; June 2012]
10. Drive-through uses are Prohibited; walk-ups Permitted.
11. Except for theaters, a building with a gross ground floor area larger than 20,000 square feet is subject to the approval of a Conditional Use.
12. A new use that will not be enclosed in a building shall be a Conditional Use.

## 20.20.25.

13. These uses are Permitted only within multiple use developments, and shall have a maximum size of 10,000 square feet, provided that the minimum residential densities are met.
14. Applicable to uses providing this service.
15. Drive-up window facilities beyond 500 feet of a light rail station platform are Conditionally permitted and are Prohibited within 500 feet of a light rail station platform.
16. Eating and drinking establishments drive-up windows Prohibited; walk-ups Permitted.
17. The use is Prohibited within a physical distance of  $\frac{1}{4}$  mile of a light rail transit station platform, Conditional between  $\frac{1}{4}$  mile and  $\frac{1}{2}$  mile of a station platform, and Permitted if greater than  $\frac{1}{2}$  mile of a station platform.
18. Drive-through facilities are not permitted within 30 feet of a Major Pedestrian Route.
19. Comprising not more than 10% of gross building floor area, and provided that no individual eating or drinking establishment use exceeds 2,000 square feet of gross building floor area. No freestanding retail or eating or drinking establishment uses are allowed.
20. Drive-through uses lawfully established prior to June 17, 2010 are Permitted. [ORD 4584; June 2012]
21. Meeting facilities less than 20,000 sq ft are Permitted; exceeding 20,000 sq ft require Conditional Use approval. Use only accessory to temporary living facilities or office uses, except in the RC-TO zone. Use may be a stand alone use in the RC-TO zone. [ORD 4669; December 2015]
22. No more than 50% of any one property may be developed for a single use type until a commitment has been made to develop a different class of use equivalent to at least 20% of the floor area occupied by the primary use.
23. Small free-standing office uses are allowed within multiple use developments as defined in Chapter 90 of this ordinance, provided they do not exceed more than 50% of the residential floor area provided within the development, and that minimum residential densities are met.
24. Provided parking is in a parking structure; surface parking as the primary use is Prohibited.
25. Activity is conducted wholly within an enclosed structure and no sales or outdoor storage of animals or livestock are allowed with this use.



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26. This activity is conducted wholly within an enclosed structure. Accessory open air sales or display related to the principal use may be permitted, provided that the outdoor space devoted to these uses does not occupy an area greater than the equivalent of 15% of the building gross floor area. No outdoor sales or outdoor storage of animals or livestock are allowed with this use.
27. These uses are Permitted only within multiple use developments, and shall have a maximum size of 5,000 square feet, provided that the minimum residential densities are met.
28. This activity is conducted wholly within an enclosed structure. No accessory open-air sales, display, or storage and no sales or outdoor storage of animals or livestock are allowed with this use.
29. Use shall not be over 5,000 square feet in gross floor area.
30. Retail trade: Permitted uses for building materials, home equipment and improvements, or landscape or nurseries sales shall not occupy more than 15,000 gross square foot of space in an individual building, site or parcel.
31. Automobile parts or equipment as the principle use is Prohibited.
32. Ancillary showrooms and retail are Permitted if comprising not more than 10% of gross building floor area, and provided that no individual retail use exceeds 2,000 square feet of gross building floor area. Retail is Conditional if use is between 10% and 20% of gross building floor area and no individual retail business use exceeds 5,000 square feet of gross building floor area. No freestanding uses are allowed. No sales or outdoor storage of animals or livestock are allowed with this use.
33. Individual uses larger than 50,000 square feet are Prohibited except on those parcels which are less than three net acres in size as formed by a grid of public or private streets.
34. These uses are Permitted only within multiple uses developments, as long as the floor area of this use does not exceed 25% of the total proposed floor area within a multiple use development.
35. Furniture and appliance stores are Prohibited. Hardware and home improvement stores not exceeding 10,000 square feet in gross floor area are Conditionally permitted.
36. Repair other than auto repair.
37. Use Permitted if lawful as of June 17, 2010; otherwise permitted as accessory to a primary Permitted use.

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38. Only as an accessory use to a Permitted or Conditionally permitted use.
39. Conditionally permitted for fully operable vehicles for sale, lease, or rent within one-quarter mile of the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue:
  - a. Except as otherwise provided in this paragraph, this activity shall be conducted wholly within an enclosed structure. No accessory open air sales, display, or storage are allowed with this use, except that the prohibition against storage shall not apply to storage yards for fully operable vehicles for sale, lease, or rent.
  - b. These storage yards may be authorized for a period of time up to and including five (5) years. Upon expiration of an approved time period storage yard use shall cease until a new authorization through a separate Conditional Use permit is approved.
  - c. Within the approved storage yards open air sales or the display of fully operable vehicles for sale, lease, or rent is prohibited.
  - d. The following existing site conditions must be present as of January 1, 2003 in the South Tektronix Station Community Plan Area, and more specifically located on the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue, in order for lots in this area to be authorized for the development of storage yards for fully operable vehicles for sale, lease, or rent.
    - i. Are currently being used for the storage of fully operable vehicles for sales, lease, or rent.
    - ii. Are currently shielded from public view with a sight-obscuring chain link fence.
    - iii. Currently have established landscaping outside the fence along public right-of-way.
    - iv. Are currently lighted to prevent vandalism.
    - v. Are currently surfaced with compacted gravel or paving.
  - e. Other site improvements, in addition to the following existing site conditions, may be required by the decision-making authority as conditions of approval for a development application.
40. For building or landscaping materials; contractor's equipment, transit vehicles, and related vehicle or equipment maintenance activities.
41. Motels are Prohibited.

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42. Limited to Hotels and Extended Stay Hotels.
43. Only mechanical car washes open to the public are a Conditional Use; Other Automotive Service, Major uses are Prohibited.
44. Vehicle gas stations, with or without repair, shall require the approval of a Conditional Use.
45. All uses established after December 9, 1999 shall be conducted wholly within an enclosed structure. Accessory open air sales or display related to Permitted uses in existence on a site at the time this Code was adopted may be expanded on that site.
46. Except as otherwise provided in this paragraph, this activity shall be conducted wholly within an enclosed structure. No accessory open air sales, display, or storage are allowed with this use, except that the prohibition against storage shall not apply to storage yards for fully operable vehicles for sale, lease, or rent within one-quarter mile of the north side of the Tualatin Valley Highway Corridor land use designation between SW Murray Boulevard and SW Lloyd Avenue.
47. The maximum building footprint size for a building involving a single use shall be 10,000 square feet.
48. Buildings larger than 10,000 square feet are subject to approval of a Conditional Use.
49. Permitted, including utility uses, if established as of February 7, 2002, otherwise Conditionally permitted.
50. Such as transit stops, submitted for development after May 21, 2004.
51. Such as switching yards, spur or holding tracks and freight depots, but not within 200 feet of a residential zone.
52. Exclusive of spectator sports facilities.
53. Limited to 0.5 acres in size, unless located on top of a building or structured parking.
54. For individual uses greater than two gross acres, in addition to the criteria found in Section 40.15.15.3.C. for Conditional Use, the use must be transit supportive. [ORD 4584; June 2012]
55. Manufacturing uses that exceed 10,000 square feet in floor area require Conditional Use approval.

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56. Manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities shall meet the following requirements:
  - a. Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design.
  - b. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure.
  - c. Are not for servicing or use by the general public.
  - d. Do not entail outdoor storage of raw materials, finished products, animals or livestock.
  - e. Do not entail movement of heavy equipment on and off the site, except truck deliveries.
  - f. Do not involve bringing live animals or the waste or by product of dead animals to the site.
  - g. Do not involve outdoor testing of products or processes on the site.
  - h. Do not involve highly combustible, explosive or hazardous materials or waste.
  - i. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing.
57. Any use having the primary function of storing, utilizing or manufacturing of explosive material is Prohibited.
58. As an accessory use, not to exceed 25% of the primary use.
59. Use Restriction 58 does not apply to lawfully established warehouse uses existing prior to effective date of this zone.
60. Permitted only within multiple use developments, as long as the floor area of this use does not exceed 50% of the total proposed floor area within a multiple use development.
61. Exclusive of trucks, vehicles, or heavy equipment.
62. On a location containing an existing tower supporting one carrier and shall be consistent with other approvals.
63. Provided the buildings or structures are not exclusively used for single-family or multi-family residential purposes.
64. Not permitted on single family dwellings.
65. W3 when located on streetlights or utility poles in the right-of-way of designated Collector, Neighborhood Route, or Local Streets; W2 when located on streetlights or utility poles in the right-of-way of designated Freeways and Arterial Streets. [ORD 4702; January 2017]

20.20.25.

66. [ORD 4578; March 2012] The requirements identified in Section 20.20.40. apply.
67. [ORD 4600; February 2013] Job Training and Vocational Rehabilitation Services are allowed as a Permitted Use, all other Commercial Schools required Conditional Use approval.
68. Food Cart Pods are exempt from the Site Development Standards of 20.20.10 but are subject to the standards of 60.11 of the Development Code. [ORD 4662; Sept 2015]

**20.20.30. OTHER TC-MU AND TC-HDR ZONING REQUIREMENTS**

1. A Planned Unit Development approval pursuant to Section 40.15.15.4. shall be required for the following: [ORD 4584; June 2012]
  - A. Phased development projects; or
  - B. Development of sites greater than five acres.

**20.20.35. OTHER SC-E ZONING REQUIREMENTS**

1. No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to Residential districts or Multiple Use districts where residential uses are allowed. [ORD 4584; June 2012]
2. Other required conditions:
  - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall.
  - B. Storage yards shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.
  - C. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.

**20.20.40. OTHER SC-S ZONING REQUIREMENTS**

1. [ORD 4578; March 2012] As to any and all property within the SC-S zoning district, approval of a Conditional Use Permit – PUD (Planned Unit Development), pursuant to Section 40.15.15.4. of the Development Code, shall be required prior to, or concurrent with, any land division or other land use approval(s) for the same property or any portion of the same property.
2. [ORD 4578; March 2012] On or before the full development or redevelopment of all property lying within the SC-S zoning district, the following development levels shall be met:

20.20.40.2.

- A. A minimum of 1899 residential dwelling units, but no more than 5,115 residential dwelling units; and
  - B. No more than 10,960,500 square feet of non-residential development.
3. [ORD 4578; March 2012] An applicant for a land use approval, other than a Sign Application, for any and all property within the SC-S zoning district shall demonstrate, through the submittal of a land use analysis, that the minimum and maximum development levels identified in Section 20.20.40.2. have been or will continue to be met when all properties within the SC-S zoning district have been divided or developed or both.
  4. [ORD 4578; March 2012] An applicant for a land use approval, other than a Sign Application, for any and all property within the SC-S zoning district shall demonstrate that the application complies with the Traffic Impact Analysis required by Section 60.55.20., associated with the effective Conditional Use Permit – PUD (Planned Unit Development) as to all property within the SC-S zoning district. Prior to approval for development of the minimum 1,899 dwelling units required by Section 20.20.40.2. of this Code, the TIA shall account for all vehicle trips associated with the minimum 1,899 dwelling units as existing conditions, whether or not the units have been approved or developed. Subsequent to approval of the minimum amount of dwellings in the district, the TIA shall account for actual existing conditions. In either case, vehicle trips associated with proposed non-residential development within the SC-S zone are additional to the existing conditions. The TIA shall identify appropriate measures to mitigate on-site and off-site deficiencies for all phases of the proposed development and demonstrate how the recommended mitigation is roughly proportional to the identified impacts created by the additional vehicle trips to be generated by the proposed development. [ORD 4599; February 2013]
  5. No more than 80 percent of non-residential development approved through a Conditional Use Permit – PUD (Planned Unit Development) application may be constructed prior to construction of the minimum dwelling requirement for the properties located within the SC-S zoning district. Once the minimum dwelling unit requirement for the properties located within the SC-S zoning district is constructed and has received Certificate of Occupancy, construction of the remaining 20 percent non-residential development may resume.

**20.25. DENSITY CALCULATIONS****20.25.05. Minimum Residential Density.**

- A. New residential development in all Residential, Commercial, and Multiple Use districts which permit residential development must achieve at least the minimum density for the zoning district in which they are located. Projects proposed at less than the minimum density must demonstrate on a site plan or other means, how, in all aspects, future intensification of the site to the minimum density or greater can be achieved without an adjustment or variance. If meeting the minimum density will require the submission and approval of an adjustment or variance application(s) above and beyond application(s) for adding new primary dwellings or land division of property, meeting minimum density shall not be required.

For the purposes of this section, new residential development shall mean intensification of the site by adding new primary dwelling(s) or land division of the property. New residential development is not intended to refer to additions to existing structures, rehabilitation, renovation, remodeling, or other building modifications or reconstruction of existing structures.

Minimum residential density is calculated as follows:

1. Refer to the definition of Acreage, Net. Multiply the net acreage by 0.80.
2. Divide the resulting number in step 1 by the minimum land area required per dwelling for the applicable zoning district to determine the minimum number of dwellings that must be built on the site.
3. If the resulting number in step 2 is not a whole number, the number is rounded to the nearest whole number as follows: If the decimal is equal to or greater than 0.5, then the number is rounded up to the nearest whole number. If the decimal is less than 0.5, then the number is rounded down to the nearest whole number.



## 20.25.05.

- B. **Residential Density Averaging.** Within a single land use zone, residential densities may be averaged across a property in order to allow for a variety of housing types, provided that the property is within a single, contiguous ownership, except that within a PUD may be averaged across multiple land use zones provided that the applicant demonstrates that the proposed development is compatible with existing and planned development on neighboring parcels. For the purposes of this standard, properties within a single, contiguous ownership also include those properties separated only by a street. [ORD 4584; June 2012]
- C. **South Cooper Mountain Community Plan.** Within the South Cooper Mountain Community Plan *Table 2: Land Use Designations and Capacity Estimates* outlines the density capacity expectations for development of land within the South Cooper Mountain Community Plan Area. The Land Use Implementation Policies of the Community Plan include policies that outline application of zoning and deviations from the capacity estimates of Table 2. [ORD 4652; February 2015]

20.25.10. **Floor Area Ratio**

- A. **Floor Area.** Floor Area is dependent upon whether residential development is involved or not. Residential only development is governed by minimum and maximum densities. Mixed Use Development (as defined in Chapter 90) and non-residential development are governed by minimum and maximum Floor Area Ratios. Floor Area Ratio (FAR) is the amount of gross floor area in relation to the amount of net site area, expressed in square feet. For Mixed Use Developments, no maximum limitation shall be placed on the number of dwelling units permitted. Multiple use developments with single use residential buildings are governed by residential density and FAR provisions, as calculated by 20.25.10.C, below. [ORD 4584; June 2012]
- B. **Permitted Density.** Except as otherwise approved through the Final Planned Unit Development process, phased development may be proposed so long as each phase complies with the minimum density.

20.25.10.

- C. **Method of Calculating Floor Area Intensity.** Required minimum FARs shall be calculated on a net acre basis, as defined by Acreage, Net. [ORD 4584; June 2012]

For Multiple Use Developments with single use residential buildings, residential densities and non-residential FARs shall be implemented as follows: [ORD 4584; June 2012]

Net buildable acres multiplied by the percentage of proposed residential use,  
 = land available to residential development,  
 multiplied by minimum residential density,  
 = minimum number of dwelling units required.

Net buildable acres multiplied by the percentage of proposed non-residential use,  
 = land available to non-residential development,  
 multiplied by the minimum FAR,  
 = minimum number of non-residential square footage required.

Example of Density and Floor Area Ratio  
 Estimates for a Multiple Use Development

District	TC-MU
Net Buildable Acres	5 acres
Residential Acreage	1 acre (20%)
Minimum Dwelling Units	24 Units
Retail Acreage	4 acres
Minimum Retail Square Footage (4 acres * 43,560 sq. ft./acre * 0.5 FAR)	87,120 sq. ft.

[ORD 4584; June 2012]

- D. **Multiple Buildings.** For developments or phases that involve multiple buildings, the FAR may be averaged by totaling the square footage of the buildings divided by the square footage of the net acreage of land within such development or phase.

## 20.25.10.

- E. **Planned Unit Development and Design Review Build-Out Concept Plan.** Projects may use the Planned Unit Development (PUD) or the Design Review Build-Out Concept Plan (DRBCP) process to develop a site in phases to achieve the minimum FAR established in this section. Such projects must demonstrate in the submittal plans how future development of the site, to the minimum development standards established in this ordinance or greater, can be achieved at ultimate build out of the PUD or DRBCP. The DRBCP may be used if the only Site Development Requirement being phased, altered, or otherwise varied is the minimum FAR. If any other Site Development Requirement is being phased, altered, or otherwise varied, the PUD process is to be used.

[ORD 4584; June 2012]

**20.25.15. Density Allowances.**

- A. **Accommodating Residential and Floor Area Density.** Residential and Floor Area density may be accommodated on a site where undevelopable areas cannot practicably allow development. The density allowance may be transferred from undevelopable areas to developable areas. Where higher intensity is proposed greater than the Code allowance, a PUD approval is necessary.
- B. **Maximum Density.** Maximum Residential and Floor Area density is calculated based upon site gross acreage.

**20.25.20. Supplemental Multiple Use Density Standards.**

**A. Regional Center.**

- To accommodate smaller lot sizes within the RC-TO zone that existed prior to December 9, 1999, the required minimum floor area ratio for multiple use or non-residential developments may be further modified based upon lot dimensions, as follows:

Minimum Site Width	Minimum Site Depth			
	0-120'	121'-139'	140'-175'	176'+
0-100'	0.1	0.2	0.25	0.25
101'-200'	0.1	0.3	0.45	0.45
201'+	0.1	0.45	0.45	0.60

[ORD 4312; July 2004]

When provisions are made off-site for required parking, the permissible FAR shall be governed by 20.20.15.C regardless of site dimensions.

- Maximum Floor Area Ratio for multiple use developments involving residential use in the RC-E Zone.

The maximum permitted FAR in the RC-E Zone for a multiple use project involving residential use shall be determined by the mix of uses and ratio thereof in accordance with the following:

% Non-Residential Floor Area	% Residential Floor Area							
	<20	20	30	40	50	60	70	80
20								1.7
30							1.6	
40						1.55		
50					1.5			
60				1.4				
70			1.3					
80		1.2						
90	1.1							
100	1.0							

[ORD 4259; September 2003]

# Represents factor to be multiplied times the maximum permitted FAR for a non-residential, or non-multiple use development to determine permitted FAR.

20.25.20.A.

3. The minimum residential density in residential only projects shall be restricted based upon lot dimensions, as follows:

Minimum Site Width	Minimum Site Depth		
	0-100'	101'-139'	140'+
0-150'	0 DU/Acre	12 DU/Acre	**
151'-200'	10 DU/Acre	24 DU/Acre	**
201'+	10 DU/Acre	**	**

\*\* Governed by standards set forth in 20.20.15.B.

When provisions are made off-site for required parking, the permissible FAR shall be governed by 20.20.15.B regardless of site dimensions.

[ORD 4584; June 2012]

**B. Town Center.**

1. When a Planned Unit Development or Design Review Build-Out Concept Plan is approved, phased development may be proposed, so long as an approved Phasing Plan is submitted as part of a PUD / DRBCP which demonstrates how required densities will be accomplished upon completion of the final phase. This could be accomplished by identifying future building sites, identifying plans for future intensification of existing buildings through the addition of more square footage, or by identifying future redevelopment of parking areas to more intensive land uses. In all cases, the phasing plan should demonstrate that proposed development will not preclude the ability to establish an urban street grid and urban levels of development as the Town Center matures.
2. Existing development, which either exists or is the subject of a vested development application as of September 17, 1999, shall not be deemed nonconforming solely on the basis of failure to meet the minimum FAR or residential density requirements. With redevelopment of the site, an approved phasing plan demonstrating how the development will meet the applicable FAR and residential density requirements upon final buildout must be submitted prior to issuance of necessary land use permits.