

## CHAPTER 90 - DEFINITIONS

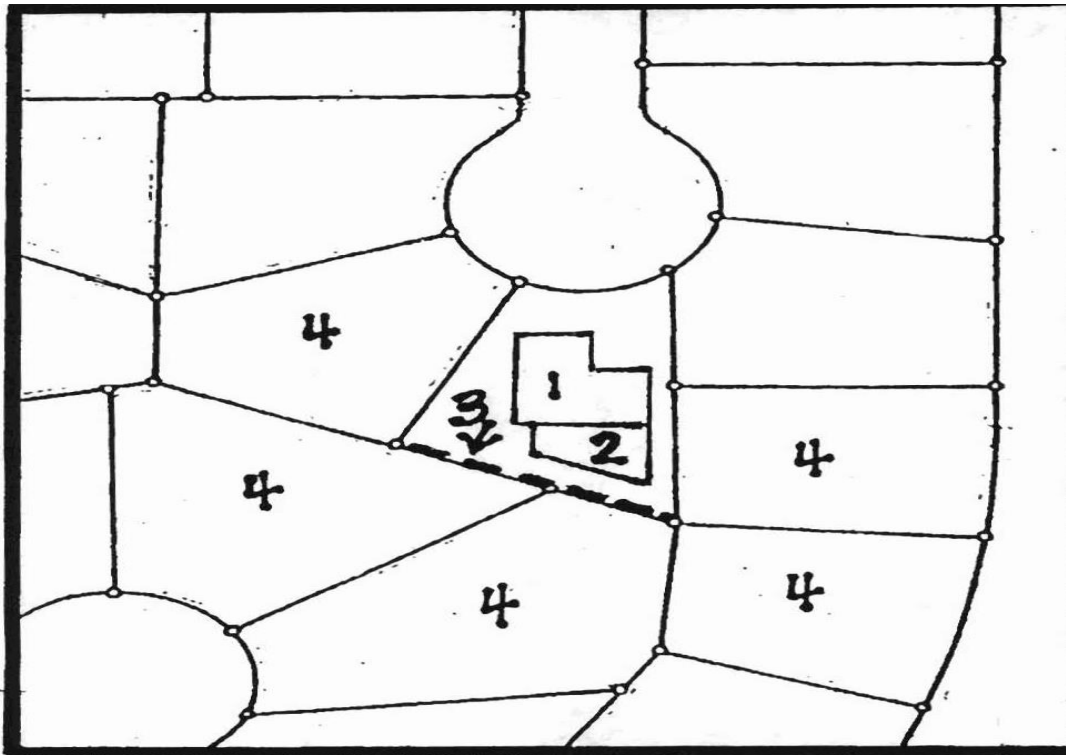
The following words and phrases shall be construed to have the specific meanings assigned to them by definition.

Words used in present tense include the future tense, and the singular includes the plural, unless the context clearly indicates the contrary.

The term “shall” is always mandatory and the words “may” and “should” are permissive.

The masculine gender includes the feminine and neuter. [ORD 4224; September 2002] [ ORD 4659; June 2015]

**Abut.** Contiguous to; adjoining with a common boundary line. For the purposes of defining an affected abutting property for a Flexible Setback request, the following graphic will guide the definition. [ORD 4473; March 2008]



1. Existing structure in conformance with building setbacks.
2. Proposed new structure or addition requiring Flexible Setback approval.
3. Affected lot line(s) subject to proposed reduced building setback.
4. Affected abutting properties required for endorsement by property owners.  
Affected properties includes common lot corners.

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**A-Frame Sign.** A double-faced temporary sign composed of two (2) sign boards attached at the top and separate at the bottom, not permanently attached to the ground. [ORD 4708; May 2017]

**Access.** The place, means, or way by which pedestrians, vehicles, or both shall have safe, adequate and usable ingress and egress to a property or use. A private access is an access not in public ownership or control by means of deed, dedication or easement. [ORD 3494; March 1986]

**Access Management.** [ORD 3965; November 1996] City regulations of access to streets, roads, and highways from public roads and private driveways. Regulations may include but are not limited to restrictions on the siting of interchanges, restrictions on the type, number and location of access to roadways, and use of physical controls, such as signals, channelization and raised medians.

**Accessory Structure or Use.** A structure or use incidental, appropriate, and subordinate to the main structure or use.

**Accessway.** [ORD 3965; November 1996] One or more connections that provide pedestrian and/or bicycle passage either between streets or between a street and a building, school, park, transit stop, or other destination.

**Acreage, Net.** [ORD 4046; June 1999] The net acreage for a site is defined as the proposal size expressed in acreage minus any unbuildable area. The following areas are deemed undevelopable for the purposes of calculating net acreage:

1. Street dedications and those areas used for private streets and common driveways; and
2. Environmentally constrained lands, such as open water areas, floodplains, water quality facilities, wetlands, natural resource areas, tree preservation areas, and Habitat Benefit Areas set aside in conservation easement, separate tract, or dedicated to a public entity; and
3. Land set aside in separate tracts or dedicated to a public entity for schools, parks, or open space purposes; and [ORD 4414; January 2007]
4. Topographical features with a slope equal to or greater than:
  - a. 25 percent within a landslide hazard area may deduct 100 percent of the applicable area, or
  - b. 15 percent and within a landslide hazard area may deduct 50 percent of the applicable area. [ORD 4652; February 2015]

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**Added Traffic.** [ORD 4103; May 2000] For purposes of fulfilling Section 60.55.10. (Traffic Impact Analysis) requirements, “added traffic” is defined as traffic generated by developments or phases of developments that have received final development approval but are not yet occupied.

**Adjacent.** Near or close. For example, an Industrial zoning district across the street from a Residential zoning district shall be considered as "adjacent". [ORD 4584; June 2012]

**Adjoin.** See “Abut”.

**Agricultural Use.** The term includes farming, dairying, pasturage, horticultural, floriculture, viticulture, apiaries, and animal and poultry husbandry; it does not include the operation of a feed lot or other commercial feeding of animals.

**Alley.** A public way providing a secondary means of access to abutting properties.

**Alter.** As the term is applied to signs, a change to a sign or sign structure, including, but not limited to, changes in area, height, projection, illumination, shape, materials, placement and location on a site. Ordinary maintenance, repair, or repainting an existing sign surface, including changes of message or image, are not alterations within this definition. [ORD 4708; May 2017]

**Alteration, Landmark.** The change, addition removal of or from, or physical modification or repair, which affects the exterior appearance of a Landmark; excluding, however, routine maintenance and painting.

**Alteration, Structural.** Any change or repair which would tend to prolong the life of the supporting members of a building or structure. Any change in the external dimensions of the building is a structural alteration.

**Amateur Radio Facilities.** [ORD 4248; May 2003] The external, outdoor structures associated with an operator’s amateur radio service. This includes antennae, masts, towers, and other antenna support structures.

**Amateur (“Ham”) Radio Services.** [ORD 4248; May 2003] Radio communication services, including amateur-satellite service and amateur service, which are for the purpose of self-training, intercommunication, and technical investigations carried out by duly licensed amateur radio operators solely for personal aims and without pecuniary interest, as defined in Title 47, Code of Federal Regulations, Part 97 and regulated there under.

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**Animal Care, Major.** [ORD 4542; June 2010] Animal uses that provide outdoor facilities. Uses may include kennels, dog parks, animal day care, and other similar uses.

**Animal Care, Minor.** [ORD 4542; June 2010] Animal uses that provide indoor only facilities. Uses may include animal day care, washing, grooming, veterinarian clinics, animal medical research facilities, and other similar uses.

**Animal Hospital.** A place where animals are given medical or surgical treatment and related care.

**Antenna.** [ORD 4248; May 2003] A device commonly in the form of a metal rod, wire panel or dish used for transmitting or receiving electro-magnetic radiation. An antenna is typically mounted on a supporting tower, pole, mast or building.

**Arcade.** [ORD 4005; February 1998] A continuously covered area which functions as a weather-protected extension adjacent to a public pedestrian way or sidewalk, with a minimum height of eight (8) feet above finished grade.

**Architectural Treatment.** [ORD 4332; January 2005] Architectural treatment shall include, but is not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment.

**Area of Influence.** [ORD 4103; May 2000] For purposes of fulfilling Section 60.55.10. (Traffic Impact Analysis) requirements, “area of influence” is defined as, at a minimum, all points of access onto the public street system, all intersections of regional significance (Arterials, Collectors, and Neighborhood Routes) within 1000 linear feet from all points of access onto the public street system, and all intersections where the traffic generated by the proposed development exceeds five (5) percent of existing a.m. or p.m. peak hour total intersection traffic volumes based on City-approved trip generation, assignment, and distribution calculations.

**Area of Special Flood Hazard.** The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V. Synonymous with Flood Management Area and Floodplain. [ORD 3563; May 1987] [ORD 4392; July 2006]

**At or Near a Major Transit Stop.** [ORD 3965; November 1996]

**At** a major transit stop means a parcel that is adjacent to or includes a major transit stop or is located within 200 feet of a major transit stop.

**Near** a major transit stop means a parcel that is within 300 feet of a major transit stop.

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**Automotive Services, Major.** [ORD 4542; June 2010] Service or repair to motorized vehicles, which affect the body or frame. This term includes: painting, bodywork, steam cleaning, tire recapping, major engine or transmission overhaul or repair involving removal of a cylinder head or crankcase, and mechanical car washes that are used by and open to the general public.

**Automotive Services, Minor.** [ORD 4542; June 2010] Service or repair to motorized vehicles, which do not affect the body or frame. This term includes: retail and wholesale fuel sales; tire sales or installation, glass installation, oil changes and lubrications, general engine maintenance and repair, radiator repair, detail shops, mechanical car washes solely used by on-site employees as part of retail vehicle sales, or other similar service or repair.

**Awning.** [ORD 4005; February 1998] A roof like structure of fabric stretched over a rigid frame projecting from the elevation of a building designed to provide continuous overhead weather protection.

**Awning Sign.** A sign attached to or incorporated into an awning. [ORD 4708; May 2017]

**Babysitter.** A person who goes to the home of a child care giver during the temporary absences of the parent or legal guardian or custodian. [ORD 3613; July 1988]

**Balloon Sign.** A sign consisting of a membrane that relies on internal gaseous pressure or a semi-rigid framework for maintaining its form. [ORD 4708; May 2017]

**Banner.** A sign made of fabric or other non-rigid material with no enclosing framework. [ORD 4708; May 2017]

**Base Flood.** The flood having a one percent chance of being equaled or exceeded in any given year. [ORD 3563; May 1987] [ORD 4392; July 2006] [ORD 4744; October 2018]

**Basement.** A space wholly or partly underground, and having more than one-half (1/2) of its height, measured from the floor to its ceiling, below the average adjoining finished grade. For floodplain regulation purposes in determining building elevation requirements, this shall include any area having its floor subgrade (below ground level) on all sides. Additionally for the purposes of floodplain regulation and building construction designations, such below-grade enclosed areas that are unfinished and not suitable for active storage or human habitation but rather serve primarily for maintenance access and other incidental uses are considered as below grade crawl space. [ORD 4392; July 2006][ORD 4692; September 2016] [ORD 4744; October 2018]

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**Base Station (Wireless Communication Facility).** [ORD 4595; February 2013]  
A station at a specified site authorized to communicate with mobile stations or a land station in the land mobile service.

**Beaverton Comprehensive Plan.** The comprehensive plan adopted pursuant to the City of Beaverton Ordinance No. 1800, as now or hereafter constituted.

**Below-Grade Crawl Space.** As detailed in FEMA (Federal Emergency Management Agency) Technical Bulletin 11-01, an enclosed area that may be below the base flood elevation in which the interior grade is not more than two feet below the lowest adjacent exterior grade and the height, measured from the interior grade of the crawlspace to the top of the crawlspace foundation, does not exceed 4 feet at any point except as necessary to provide additional freeboard to achieve a regulation design flood elevation of at least one foot above the base flood elevation. [ORD 4744; October 2018]

**Bench Sign.** A sign on an outdoor bench. [ORD 4708; May 2017]

**Best Management Practices (BMPs).** [ORD 4414; January 2007] A storm water Best Management Practice (BMP) is a technique, measure or structural control that is used for a given set of conditions to manage the quantity and improve the quality of storm water runoff in the most cost-effective manner. BMPs can be either engineered and constructed systems ("structural BMPs") that improve the quality and/or control the quantity of runoff such as detention ponds and constructed wetlands, or institutional, education or pollution prevention practices designed to limit the generation of storm water runoff or reduce the amounts of pollutants contained in the runoff ("non-structural BMPs"). No single BMP can address all storm water problems. Each type has certain limitations based on drainage area served, available land space, cost, pollutant removal efficiency, as well as a variety of site-specific factors such as soil types, slopes, depth of groundwater table, etc. Careful consideration of these factors is necessary in order to select the appropriate BMP or group of BMPs for a particular location.

**Best Management Practices (BMPs), Non-Structural.** [ORD 4414; January 2007] Strategies implemented to control stormwater runoff that focus on pollution prevention, such as alternative site design, education, and quality maintenance.

**Best Management Practices (BMPs), Structural.** [ORD 4414; January 2007] Engineered devices implemented to control, treat, or prevent stormwater runoff.

**Bicycle Connection.** A continuous, unobstructed, reasonably direct route between two points that is intended and suitable for bicycle use. Bicycle connections include but are not limited to accessways, bicycle lanes, bikeways, shared-use paths and pedestrian bridges. [ORD 4302; June 2004]

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**Bicycle Facilities.** [ORD 4061; October 1999] Improvements and provisions which accommodate or encourage bicycling, including parking facilities, maps, signs, bike lanes, multi-use paths, and shared roadways designated for bicycle use.

**Bicycle Lane (Bike Lane).** [ORD 4061; October 1999] The area within the street right-of-way designated specifically for use by bicyclists. The same area may also be referred to as a “bike lane.” Bicycle lanes are striped and accommodate only one-way travel.

**Bikeway.** [ORD 4061; October 1999] Any path or roadway facility that is intended for and suitable for bicycle use.

**Billboard.** A single, double or multi-face sign where the surface area of any face exceeds 120 square feet. [ORD 4708; May 2017]

**Bio-Detention.** [ORD 4414; January 2007] Detention facility designed to store and slowly release stormwater following a precipitation event by means of an excavated pond, enclosed depression, or tank with the use of vegetation to provide additional pollutant removal and filtering functions.

**Bio-Retention.** [ORD 4414; January 2007] Retention facility designed to allow infiltration of stormwater runoff into the ground with the use of chemical, biological, and physical properties of plants, microbes, and soils to provide additional pollutant removal and filtering functions.

**Blade Sign.** A sign which hangs from the face of a building that is supported by an extended arm from the building wall. [ORD 4708; May 2017]

**Boarding, Rooming or Lodging House.** A dwelling or part thereof, other than a hotel, motel or multiple family dwelling, where lodging with or without meals is provided, for compensation, for three (3) or more persons.

**Bollard Luminaires.** [ORD 4332; January 2005] A luminaire that is attached to or incorporated into the design of bollards and are primarily used for the lighting of non-vehicular circulation areas, including but not limited to pedestrian pathways and bicycle pathways.

**Building.** Any structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind.

**Building Envelope.** [ORD 4414; January 2007] The internal area of a lot that remains after the minimum yard setbacks are applied.

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**Building Footprint.** [ORD 4414; January 2007] The area of a lot that is covered by parking structures, buildings, or other roofed structures.

**Building Height.** [ORD 4542; June 2010] The vertical distance from grade plane to the highest point of roof structure.

**Building Line.** A line parallel to the front lot line and passing through the most forward point or plane of a building.

**Building, Principal.** A structure within which is conducted the principal use of the lot.

**Bulk Fuel Dealerships.** [ORD 4121; September 2000] A use which includes a refueling gas station that dispenses fuel without the aid of an onsite attendant, to a preapproved credit customer through a special access card-lock system or its equivalent.

**Bulk Retail Use.** A retail use that is housed in a warehouse style building, is developed as a warehouse style building both on the interior and exterior, sells primarily institutional sized or multi-pack products in bulk quantities, has limited hours of operation and is not part of a larger shopping center. [ORD 3825; September 1982]

**Cabinet Style Sign.** A sign structure typically rectangular in shape that has a metal body and a polycarbonate face that does not include Electronic Message Center components. [ORD 4708; May 2017]

**Caliper Measurement.** [ORD 4224; September 2002] The thickness of trees measured in inches. A caliper measurement for trees shall be measured 12 inches above the soil line, or across the stump if the tree has been severed at less than 12 inches above the soil line.

**Candle Power.** [ORD 4332; January 2005] The amount of light that will illuminate a surface one (1) foot distant from a light source to an intensity of one (1) foot candle. Maximum (peak) candle power is the largest amount of candlepower emitted by any lamp, light source, or luminaire.

**Canopy.** Area of the tree above ground including the trunk and branches measured in mass or volume.

**Canopy.** [ORD 4079; December 1999] A roof like structure projecting from the elevation of a structure designed to provide overhead weather protection that maintains at least an eight foot (8') clearance above the ground.



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**Canopy Sign.** A sign attached to or incorporated into a canopy. [ORD 4708; May 2017]

**Capacity.** [ORD 4302; June 2004] The maximum sustainable flow rate at which vehicles or persons reasonably can be expected to traverse a point or uniform segment of a lane or roadway during a specified time period under given roadway, geometric, traffic, environmental, and control conditions; usually expressed as vehicles per hour, passenger cars per hour, or persons per hour.

**Care Facilities.** [ORD 4542; June 2010] General care located within a dwelling accommodating not more than five nonrelated persons, for children and senior citizens.

**Cemetery.** [ORD 4102; May 2000] A place in which the deceased are entombed. A cemetery may include crematoria and mortuaries within its boundary. This use includes, but is not limited to: Cemeteries, mausoleums, columbaria, or other similar uses.

**Certified Arborist.** [ORD 4348; May 2005] An individual who has demonstrated knowledge and competency through obtainment of the current International Society of Arboriculture arborist certification, or who is a member of the American Society of Consulting Arborists.

**Channelization.** The improvement of a waterway to ensure containment of flow within a designated alignment. The purpose for such is to minimize erosion and retain a long range capability to convey the maximum flow discharge. This work may be accomplished with the use of native materials, vegetation, rip-rap, as well as structural improvements.

**Child Care or Day Care Facility.** [ORD 4365; September 2005] [ORD 4584; June 2012] A facility providing care for compensation for seven or more children during a 24-hour period. This includes: day nursery, nursery school group, or other similar unit operating under any name but not including any:

- a. Facility providing care that is primarily educational, unless provided to a preschool child for more than four hours a day;
- b. Facility providing care that is primarily supervised training in a specific subject, including but not limited to dancing, drama, music, or religion;
- c. Facility providing care that is primarily an incident of group athletic or social activities sponsored by or under the supervision of an organized club or hobby group;
- d. Facility operated by a school district, political subdivision of this State or a governmental agency;
- e. Residential facility licensed under ORS 443.400 to 443.455;

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- f. Babysitters;
- g. Family Day Care or Group Home, which provides day care in the family living quarters of the provider, for not more than 16 children, including the provider's children. For this purpose only, a "child" shall mean a person under the age of 13 years. [ORD 3613; July 1988] [ORD 4462; January 2008]

**Citizen Band (CB) Radio.** [ORD 4248; May 2003] Two-way radio facilities operated for short range personal and business communications, without necessity of a federal license pursuant to Part 95 of Title 47 of the Code of Federal Regulations (CFR).

**City.** The City of Beaverton, Oregon.

**City Arborist.** [ORD 4348; May 2005] The person designated as such by the Director of Public Works.

**City Engineer.** [ORD 4155; May 2001] The City Engineer of the City of Beaverton or the City Engineer's designee.

**Clinic, Outpatient.** An establishment where human patients are examined or treated by physicians, surgeons, optometrists, dentists or similar State licensed professionals of the healing arts, with patients not lodged overnight.

**Closed-End Street.** [ORD 4302; June 2004] A street that has only one egress to any other existing street or planned street identified in the local transportation plan. Cul-de-sacs, dead-end and looped streets are examples.

**Clustering.** [ORD 4248; May 2003] The placement of more than one (1) wireless communication facility tower on a lot. May be referred to as "cell tower farms", "tower farms", "antenna tower farms", or "antenna farms".

**Cluster Housing.** [ORD 4430; April 2007] Detached dwelling units located within a Planned Unit Development where detached housing is located in close proximity to each other and share common open space including recreation areas and parking.

**Code, This.** [ORD 4224; September 2002] The short title of the City of Beaverton Development Code which shall be deemed to include the text of this Code, the accompanying zoning map, and all amendments made hereafter to either.

**Collocation.** [ORD 4248; May 2003] The location of two or more antenna systems operated by the same or separate FCC licensees ("providers") on a tower dedicated solely to this use.

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**Commercial Amusements.** [ORD 4075; December 1999] Facilities that are intended to primarily provide amusement to spectators. This use includes, but it is not limited to: Theaters, Arenas, Stadiums, Concert Halls, or other similar uses.

**Commercial Schools.** [ORD 4542; June 2010] Schools which are customarily commercial in nature, such as business, dancing, martial arts, and other instructional schools.

**Common Green.** [ORD 4542; June 2010] A right-of-way or tract that provides for pedestrian and bicycle access, but not vehicle access, to abutting property and generally providing a common area for use by residents of detached residential units. A common green may function as a community yard. Hard and soft landscape features may be included in a common green, such as groundcover, trees, shrubs, surfaced paths, patios, benches, or gazebos.

**Community Tree.** [ORD 4224; September 2002] A healthy tree of at least ten inches (10”) DBH located on developed, partially developed, or undeveloped land. Community Trees are not those trees identified as Significant, Historic, Landscape or Mitigation Trees, trees within a Grove or a Significant Natural Resource Area, or trees that bear edible fruits or nuts grown for human consumption. [ORD 4348; May 2005]

**Community Garden.** [ORD 4659; June 2015] A garden or gardening on land that is owned by a community group, institution, special service district, or the City.

**Commuter Rail.** [ORD 4295; May 2004] A railway for passenger train service consisting of travel between or within metropolitan areas, central cities and suburbs. Commuter rail service may be either locomotive-hauled or self-propelled and is generally characterized by a limited number of stations, multi-trip tickets, specific station-to-station fares and railroad employment practices. Such commuter service may share the right-of-way of an inter-city or long-haul railroad or use new or vacated right-of-way.

**Compact Detached Housing.** [ORD 4652; February 2015] Dwelling units that front onto a shared court, common green, or public street and meet the minimum density requirements of the underlying Residential or Multiple Use zone.

**Compatibility, Flexible and Zero Yard Setbacks.** [ORD 4224; September 2002] For the purposes of how the phrase “compatible with the surrounding area” is used in the Flexible and Zero Yard Setback for Proposed Residential Land Division and the Flexible Setback for Proposed Land Division applications, the phrase is defined as abutting properties and properties directly across the street from the proposed development. Properties directly across the street from the development shall be

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those properties perpendicular from the property line of the proposed development. [ORD 4486; July 2008]

**Comprehensive Plan.** See “Beaverton Comprehensive Plan”.

**Conservation Easement.** [ORD 4414; January 2007] Nonpossessory interest of a holder in real property imposing limitations or affirmative obligations the purposes of which include retaining or protecting natural, scenic, or open space values of real property, ensuring its availability for agricultural, forest, recreational, or open space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property.

**Contiguous.** See “Abut”.

**Controlled Access Street.** Encourages indirect access to abutting properties primarily by shared driveways, frontage drives, interconnecting parking lots, or some other means where practical, or some other means as needed to allow for efficient local circulation. [ORD 3494; March 1986]

**Control Delay.** [ORD 4302; June 2004] Control delay is the component of delay that results when a control signal causes a lane group to reduce speed or to stop; it is measured by comparison with the uncontrolled condition.

**Corner Clearance.** [ORD 4302; June 2004] Corner clearance is the distance between a driveway and the nearest crossroad intersection as measured from the face of curb of the intersecting street and the nearside edge of the driveway.

**Coverage, Building.** That percentage of the total lot area covered by buildings, including covered parking areas.

**Crown Cover.** The area within the drip line or perimeter of the foliage of a tree.

**Cul-de-Sac.** A short dead-end street with a circular turn-around at the end. Cul-de-sac length is measured along the centerline of the roadway from the near side right-of-way of the nearest through traffic intersecting street to the farthest point of the cul-de-sac right-of-way. [ORD 4302; June 2004]

**Cutoff.** [ORD 4332; January 2005] The point at which all light rays emitted by a lamp, light source or luminaire are completely eliminated (cutoff) at a specific angle above the ground.

**Cutoff Angle.** [ORD 4332; January 2005] The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source, above which no light is emitted.

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**Cutoff-Type Luminaire.** [ORD 4332; January 2005] A luminaire with elements such as shields, reflectors, or refractor panels which direct and cut off the light at a cutoff angle that is less than ninety (90) degrees.

**Day Care Facility.** [ORD 4584; June 2012] See “Child Care or Day Care Facility”.

**Days.** [ORD 4224; September 2002] Calendar days, unless specifically stated as working days.

**Day, Working.** [ORD 4224; September 2002] Days that the City of Beaverton Community Development Department is open for business.

**Dead Tree.** [ORD 4224; September 2002] A tree that is lifeless. Evidence of lifelessness may include unseasonable lack of foliage, brittle dry branches, or lack of any growth during the growing season.

**Decision, Effective Date of.** [ORD 4224; September 2002] Unless otherwise provided, the date of the final written land use order.

**Decision Making Authority.** [ORD 4224; September 2002] Either the Director, the Planning Commission, or the City Council, depending on the context in which the term is used. [ORD 4584; June 2012]

**Denial, Final.** [ORD 4224; September 2002] The decision to deny a proposal by the appellate decision making authority.

**Density, Net.** [ORD 4046; June 1999] The number of dwelling units per unit of land expressed as the number of acres of land per dwelling unit. The net density for any lot is computed by dividing the net acreage of the parcel by the number of dwelling units.

**De Novo.** [ORD 4224; September 2002] Considering the matter anew, the same as if it had not been heard before and as if no decision previously had been rendered.

**Design Plan.** [ORD 4005; February 1998] A plan for a defined geographic area in single or multiple ownership that is consistent with the Comprehensive Plan and includes, but is not limited to, a land use and circulation plan, development standards, design guidelines, an open space plan, utilities plans and a program of implementation measures and other mechanisms needed to carry out the plan. The plan shall be created through the Design Review process.

**Development.** The act of bringing about growth; to construct or alter a structure, to make a change in use or appearance of land, to divide land into parcels, or to create or terminate rights of access. [ORD 4111; July 2000]

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**Development.** Any plat, partition, subdivision or planned unit development that is created under the city's land division or zoning regulations. [ORD 4111; July 2000]

**Development.** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard. [ORD 3563; May 1987] [ORD 4744; October 2018]

**Development, Surface Stormwater.** [ORD 4155; May 2001] As it relates to Section 50.25., and pursuant to the Clean Water Services Design and Construction Standards manual, development shall refer to all human-induced changes of the following types to improved or unimproved real property: Construction of structures requiring a building permit if such structures are external to existing structures; land division; drilling; site alterations resulting from surface mining or dredging; grading; construction of earthen berms; paving; excavating; and clearing when it results in the removal of trees or vegetation which would require a City permit. The following activities are not included in the definition of development: Farming activities when conducted in accordance with accepted farming practices as defined in ORS 30.930 or under a Senate Bill 1010 water quality management plan, and construction on lots in subdivisions meeting the criteria of ORS 92.040(2).

**Diameter at Breast Height (DBH).** [ORD 4224; September 2002] The diameter of the trunk of a tree measured at 54 inches above natural grade.

**Direct Access.** The provision for immediate ingress and egress of vehicles from an abutting property to an adjacent street.

**Direct-to-Home Satellite Service (DHSS).** [ORD 4248; May 2003] The distribution or broadcasting of programming or services by satellite directly to the subscriber's premises without use of ground receiving or distribution equipment.

**Director.** [ORD 4224; September 2002] The Director of Community Development for the City of Beaverton, Oregon, or designee.

**District or Zoning District.** A portion of the territory of the city within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Code.

**Double Face Sign.** See "Faces".

**Double Frontage Lot.** See "Through Lot".

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**Double Wall Construction.** [ORD 4332; January 2005] Where an interior wall is separated from the exterior wall with framing. The exterior wall has plywood bracing weather proofed with an exterior finishing material such as but not limited to lap siding, brick, or metal.

**Drip Line:** [ORD 4224; September 2002] A line on the ground below the edge of the maximum overhead canopy of a tree.

**Drive-In Use.** Any commercial use which permits the driver to transact business from his automobile.

**Drive-Up Window Facilities.** A facility, whether it be a primary or accessory use, other than automobile service station, which is designed to allow patrons to make purchases or receive services at a window or service area while remaining in their motor vehicles. [ORD 3218; July 1981]

**Driveway.** A private drive giving access from a public street to a building or buildings on abutting property. [ORD 4061; October 1999]

**Drop-Off Station.** [ORD 4224; September 2002] A mobile structure which is used to receive materials such as clothing and other household or office goods donated by the public.

**Duplex.** A building designed or used exclusively for occupancy of two families living independently of each other and having separate entrance doors, cooking, bathroom and other housekeeping facilities for each family. A duplex is considered a two-family dwelling. [ORD 3293; November, 1982]

**Dwelling.** Any building or portion thereof designed or used as the residence or sleeping place for one or more persons.

**Dwelling, Attached.** [ORD 4224; September 2002] A dwelling that is attached to another dwelling, excluding accessory dwellings. There are two types of Attached Dwellings:

- **Multi-Dwelling Structure.** A structure that contains three or more dwelling units that share common walls or floor/ceilings with one or more units. The land underneath the multi-dwelling structure is not divided into separate lots. Multi-dwelling structures includes structures commonly called garden apartments, apartments, and condominiums.
- **Single Family Attached Dwellings.** Dwelling units, located on individual lots that share one or more common or abutting walls with one or more dwelling units. The common or abutting wall must be shared for at least 25 percent of the length of the side of the building. The shared or abutting walls

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may be any wall of the buildings, including the walls of attached garages. A single family attached dwelling does not share common floor/ceilings with other single family attached dwelling units. A single family attached dwelling is also commonly called a rowhouse, townhouse, or a common-wall house.

**Dwelling, Detached.** [ORD 4224; September 2002] A dwelling that is not attached to any other dwelling, excluding accessory dwellings.

**Dwelling, Live / Work.** [ORD 4058; September 1999] [ORD 4542; June 2010] A dwelling unit combining Residential use types with Commercial or Limited Industrial use types. This Use Classification includes, but it not limited to: Hoffice, Live/Work Facilities or other similar uses, but is not a Home Occupation.

**Dwelling Unit.** One or more rooms used or intended to be used by one family containing, at a minimum, the living facilities required by the current Oregon Structural Code or applicable ordinance.

**Dying Tree.** [ORD 4348; May 2005] A tree with greater than 20% dead limbs during the growing season.

**Eating or Drinking Establishments.** [ORD 3975; March 1997] An establishment where meals or drinks (either alcoholic or non-alcoholic) are prepared and served to the public for consumption. This use includes: Restaurants, Cafes, Delicatessens, Sandwich Shops, Coffee Houses, and Taverns or Bars or other establishments primarily engaged in serving alcoholic beverages.

**Eco-Roof.** [ORD 4414; January 2007] A vegetated roof constructed for water quality and quantity control. Eco-Roofs are vegetated roof covers with growing media and plants taking the place of bare membrane, gravel ballast, shingles or tiles. The number of layers and the layer placement vary from system to system and roof type, but all Eco-Roofs include a single to multi-ply waterproofing layer, drainage, growing media and the plants, covering the entire roof deck surface.

**Educational Institutions.** [ORD 4542; June 2010] Public, private or parochial academic schools, colleges, universities, vocational and trade schools, excludes commercial schools.

**Effective Impervious Area (EIA).** [ORD 4414; January 2007] A subset of Total Impervious Area (TIA) that is hydrologically connected via sheet flow or discrete conveyance to a drainage system or receiving body. EIA contributes significantly to changes in hydrologic function of a watershed. EIA is determined by assessing the level of connectivity of each sublevel land use type (e.g., residential curb and gutter versus residential ditch system) and then tallying by percentage in each sub-watershed. EIA is more difficult to assess than total impervious area or mapped impervious area but provides a more precise measure of actual watershed



imperviousness.

**Electronic Message Center (EMC).** A sign that displays words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means. [ORD 4708; May 2017]

**Electronic Message Center Technical Definitions.** For the purpose of regulating the function and technical capabilities of EMCs, the following words shall apply.

Animation — the usage of multiple frames running at a fast enough speed that the human eye perceives the content to be in continuous movement.

Dissolve — a mode of message transition on an EMC accomplished by varying the light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second message.

Fade — a mode of message transition on an EMC accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

Flash — an intermittent or flashing light source where the identical EMC message is constantly repeated at extremely rapid intervals.

Frame — a complete, static display screen on an EMC.

Frame Effect — a visual effect on an EMC applied to a single frame to attract the attention of viewers.

Scroll — a mode of message transition on an EMC where the message appears to move vertically across the display surface.

Static Display — a display that includes only messages that do not move or appear to move.

Transition — a visual effect used on an EMC to change from one message to another including but not limited to images that coalesce, interleave and interlace.

Travel — a mode of message transition on an EMC where the message appears to move horizontally across the display surface. [ORD 4708; May 2017]

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**Eligible Facilities Request (Wireless Communication Facilities).** [ORD 4595; February 2013] Any request for modification of an existing wireless tower or base station that involves:

1. Collocation of new transmission equipment;
2. Removal of transmission equipment; or
3. Replacement of transmission equipment

**Emergency Shelter.** [ORD 4505; May 2009] Any facility with overnight sleeping accommodations, the purpose of which is to provide temporary shelter for the general population in a time of crisis.

**Emergency Work.** [ORD 4332; January 2005] The definition of this term, as it applies to the Transportation Facilities application, is located in the *Engineering Design Manual and Standard Drawings*.

**Employees.** All persons, including proprietors, working on the premises during the largest shift at peak season.

**Enhancement Activities.** [ORD 4348; May 2005] Activities implemented for the sole purpose of improving or protecting, or both, the ecological functions and values of streams, wetlands and forest resources. Enhancement Activities do not include any excavation, fill, grading, or other form of earth moving of up to and including fifty (5) cubic yards of earth, the disturbance of up to and including 500 gross square feet of surface area, or both.

**Equipment Shelter.** [ORD 4248; May 2003] A non-staffed structure used to house and protect the equipment necessary for processing wireless communications signals, which may include air conditioning equipment and emergency generators.

**Essential Public Communications Services.** [ORD 4248; May 2003] Police, fire and other public safety or emergency networks.

**Exempt Tree or Vegetation.** For the purposes of the solar access regulations, the full height and breadth of vegetation that the Planning Director has identified as "solar friendly"; any vegetation listed on a plat map, a document recorded with the plat, or a solar access permit as exempt. [ORD 4584; June 2012]

**Existing Grade.** [ORD 4584; June 2012] See "Grade".

### **Faces.**

- A. **Single Face Sign.** A single face sign is one with words, symbols, figures or images on only one (1) surface of the sign.
- B. **Double Face Sign.** A double face sign is one with words, symbols, figures or images on two (2) surfaces or planes back-to-back. [ORD 4071; November 1999]

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- C. **Multi-Face Sign.** A multi-face sign is one with more than one section or module. [ORD 4708; May 2017]

**Facilities, Critical.** [ORD 4224; September 2002] For the purposes of Facilities Review critical facilities and services shall include public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection. For the purposes of floodplain regulation and building construction hazard designations, critical facilities are defined as hospitals, significant medical care facilities, fire stations, police stations, storage of critical records, emergency community shelters, emergency operation centers, emergency management offices, and similar facilities. [ORD 4462; January 2008] [ORD 4692; November 2016]

**Facilities, Essential.** [ORD 4224; September 2002] Essential facilities and services shall include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

**Family.** An individual, or two or more persons related by blood, marriage, legal adoption, or guardianship living together in a dwelling unit in which board and lodging may also be provided for not more than four additional persons, excluding servants; or a group of not more than five persons who need not be related by blood, marriage, legal adoption or guardianship living together in a dwelling unit.

**Feather Sign.** A sign typically made of cloth, canvas, plastic, or any flexible material designed to move freely that is supported by a horizontal or vertical pole of various lengths. This type of sign may also be called a bow sign or teardrop sign. [ORD 4708; May 2017]

**Feature Roof.** [ORD 4332; January 2005] A roof which is a unique roof form calling attention to a particular part of a building such as an entrance, building corners, a steeple, a cupola, or other similar focal points of a building.

**Federal Aviation Administration (FAA).** [ORD 4248; May 2003] The FAA, a division of the United States Department of Transportation, was established by the Federal Aviation Act of 1958, and is primarily responsible for the advancement, safety and regulation of civil aviation.

**Federal Communications Commission (FCC).** [ORD 4248; May 2003] The FCC is an independent government agency that was established by the Communications Act of 1934 and is charged with regulating interstate and international communications by radio, television, wire, satellite and cable.

**Fee Ownership.** [ORD 4224; September 2002] As the term relates to land divisions, a Fee Ownership Partition or Fee Ownership Subdivision is a land division application which proposes to reduce the site development requirements for lot area,

## DEFINITIONS

lot dimension, building setbacks, building coverage, landscaping, parking and street frontage for the lot to allow fee ownership of the land on which the building rests in the Commercial, Industrial, and Multiple Use zoning districts.

**Fence.** A barrier grown, placed, or constructed for the purpose of obstructing movement or vision.

**Fence Sign.** A sign attached to or painted on a fence.

**Fill.** Any act by which earth, sand, gravel, rock or any other similar material is deposited, placed, pulled or transported on the site and includes the conditions resulting there from. The placement of fill is development of land.

**Financial Institutions.** [ORD 3975; March 1997] An establishment where the principal businesses is the receipt, disbursement or exchange of funds and currencies, such as: Banks, Savings and Loans, or Credit Unions.

**Finish Ground Level (Grade).** The average elevation of the ground adjoining the structure of building upon which the sign is erected. See also “Grade.” [ORD 4584; June 2012]

**Flag.** A rectangular piece of fabric of distinctive design that is generally displayed hanging free from a staff halyard or building to which it is attached. A flag is often used to display the symbol of the United States, a nation, state, or local government. [ORD 4708; May 2017]

**Flashing Sign.** A sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. [ORD 4708; May 2017]

**Fleet Parking.** [ORD 4443; August 2007] Accessory parking to a primary use for the storage of operable motorized vehicles, including cars, light and heavy trucks and buses, when these vehicles are not needed to support the primary use’s off-site activities, e.g., repair/maintenance, delivery, transportation. Fleet Parking does not include vehicle inventory for rent, lease, or for sale.

**Flood Insurance Rate Map (FIRM).** means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community [ORD 3563; May 1987]

**Flood or Flooding.** [ORD 4744; October 2018]

A. A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters;

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2. The unusual and rapid accumulation of runoff of surface waters from any source. [ORD 3563; May 1987];
  3. Mudslides (i.e. mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- B. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

**Flood Management Area.** [ORD 4155; May 2001] Pursuant to CWS Design and Construction Standards, the area of inundation that encompasses the floodplain, or the area of special flood hazard, consisting of the following: Land identified within the 100 year floodplain and floodway as shown on the Federal Emergency Management Agency Flood Insurance Rate Maps and land identified in updated flood studies or any other authoritative data documenting flood elevations, as approved by the City Engineer. Synonymous with Area of Special Flood Hazard and Floodplain. [ORD 4392; July 2006]

**Floodplain.** The zone along a watercourse enclosed by the outer limits of land which is subject to inundation in its natural or lower revised contours by the base flood. Synonymous with Area of Special Flood Hazard and Flood Management Area. [ORD 4392; July 2006]

**Flood Surface Elevation.** Those elevations to which flood waters will rise at a given location for a specified flood or base flood if not otherwise specified. These elevations are referenced to the National Geodetic Vertical Datum of 1929 or as determined by the City Engineer. [ORD 4392; July 2006]

**Floodway.** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. [ORD 3563; May 1987]

**Floodway Fringe.** The area of the floodplain lying outside of the floodway.

**Floor Area.** The gross area, under roof, of all of the floors of a building, measured from the interior of exterior walls, excluding only space devoted to off-street parking or loading.

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**Floor Area Ratio.** [ORD 4005; February 1998] The amount of gross floor area in relation to the amount of net site area, expressed in square feet.

**Food Cart.** A mobile vehicle, such as a food truck, trailer or cart, from which service of food and/or beverages is provided to walk-up customers.

**Food Cart Pod.** A site containing one or more food carts and associated amenities on private property.

**Foot-Candle.** [ORD 4332; January 2005] A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of (1) candle.

**Freestanding Sign.** A sign supported by one or more uprights, poles or braces placed in or upon the ground, or a sign supported by any structure primarily for the display and support of the sign.

**Front Lot Line.** For purposes of the solar access regulations, a lot line abutting a street. For corner lots the front lot line is that with the narrowest frontage. When the lot line abutting a street is curved, the front lot line is the chord or straight line connecting the ends of the curve. For a flag lot, the front lot line is the lot line that is most parallel to the closest to the street, excluding the pole portion of the flag lot (see Figure 1 - SOL). See also "Lot Line". [ORD 4584; June 2012]

**Frontage.** That portion of a parcel of property which abuts a public street.

**Gas Station Price Signs.** A changeable copy sign advertising gasoline price signs.

**General Site Plan.** A site plan for a geographic area which anticipates the streets, utilities and other infrastructure that will be necessary to serve an area larger than the development being proposed. [ORD 3918; February 1995]

**Glare.** [ORD 4332; January 2005] The brightness of a light source, which may cause eye discomfort.

**Grade.** (Adjacent Ground Elevation). The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line, or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.

- A. **Existing Grade.** The grade prior to grading.
- B. **Rough Grade.** The stage at which the grade approximately conforms to the approved plan.
- C. **Finish Grade.** The final grade of the site which conforms to the approved plan. [ORD 3587; January 1988].

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**Grade Plane.** [ORD 4542; June 2010] A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six (6) feet from the building, between the building a point six (6) feet from the building.

**Green Roof.** [ORD 4430; April 2007] A Green Roof consists of vegetation and soil, or a growing medium, planted over a waterproofing membrane. Additional layers, such as a root barrier and drainage and irrigation systems may also be included.

**Grove.** A stand of three or more trees of the same or mixed species.

**Guest House.** An accessory building used for the purpose of providing temporary living accommodations, and containing no kitchen facilities.

**Habitat Benefit Area (HBA).** [ORD 4414; January 2007] An area of land determined to provide a benefit to wildlife. Identification of HBA is accomplished by referencing the *Comprehensive Plan Volume III Habitat Benefit Area Map* that is included in the *Comprehensive Plan of the City for Beaverton Volume III: Statewide Planning Goal 5 Resource Inventory Documents*. Habitat resource classification and delineation methodologies are included in the *Comprehensive Plan of the City for Beaverton Volume III: Statewide Planning Goal 5 Resource Inventory Documents*. HBAs are in addition to any areas required for natural resource protection by other jurisdictional regulations. For the South Cooper Mountain Community Plan area Class I and II riparian habitat areas and Class A and B upland wildlife areas are also considered to be Significant Natural Resource Areas as determined by Metro Council designation of these areas as regionally significant fish and wildlife habitat through Metro Title 13 implementation for areas brought within the Metro UGB after December 28, 2005. [ORD 4652; February 2015]

**Habitat Friendly Development Practice (HFDP).** [ORD 4414; January 2007] A development technique or activity that reduces detrimental impacts on fish and wildlife habitat resulting from traditional development practices.

**Hazardous Tree.** [ORD 4348; May 2005] A tree that possesses a structural defect which poses an imminent risk if the tree, or part of the tree, were to fall on someone or something of value (target).

- **Structural Defect.** Any structural weakness or deformity of a tree or its parts. A tree with a structural defect can be verified to be hazardous by a certified arborist and confirmed as such by the City Arborist.

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- **Target.** People, vehicles, structures or property, such as other trees or landscape improvements. A tree may not be a hazard if a ‘target’ is absent within the falling distance of the tree or its parts (e.g., a substandard tree in a non-populated area away from pedestrian pathways may not be considered a hazard).

**Height of Sign.** The height of a sign measured from the finished ground level, excluding mounds, berms, etc., to the top of the sign or the highest portion of the sign structure or frame, whichever is greater.

**High Voltage Power Utility Poles.** [ORD 4248; May 2003] Utility pole structures for the transmission of high-voltage electricity carrying a minimum of 50,000 kilowatts.

**Historic District.** A geographic area with a high concentration of historical, architectural, archeological or cultural Landmarks and/or a high concentration of contributing resources.

**Historic Tree or Historic Grove.** [ORD 4224; September 2002] Tree(s) designated by the City to be of historic significance based on their association with historic figures, properties, or the general growth and development of the City.

**Holding Capacity.** The volume over the floodway fringe between the land contour grades and the base flood elevation.

**Home Occupation.** A lawful nonresidential income-producing use or activity conducted in or on the premises of a lot zoned and used for residential purposes by the permanent residents thereof, said nonresidential use or activity being secondary to the use of the dwelling for dwelling purposes. [ORD 3255; June, 1982].

**Hospital.** An institution which maintains and operates facilities for persons for the delivery of health services on primarily an inpatient basis.

**Hotel.** A building, or portion thereof, of more than five (5) rooms designed or intended to be used, let or hired out for the purpose of offering to the general public lodging on a day-to-day basis, where the primary entrance is through a lobby or foyer with internal circulation to the rooms; also, that in which there are no provisions for cooking in any individual room or suite. [ORD 4224; September 2002]

**Hotel, Extended Stay.** [ORD 3958, June 1996] A hotel intended and designed for extended stays by guests and not a highway-oriented, overnight stay facility and which includes in-room cooking facilities.



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**Illuminated Sign.** A sign illuminated by an internal light source or by an external light source intended to illuminate the sign. The illumination is “external” when the light source is separate from the sign surface and shines upon the sign and “internal” when the light source is contained within the sign. External illumination is “direct” when the source of light is directly seen by the public, as with floodlights, and “indirect” when the source of light is not directly seen by the public, as with cove lighting. Signs where the text or image is composed of dot matrix or LEDs are not included in this definition. [ORD 4708; May 2017]

**Impervious Area.** [ORD 4414; January 2007] The amount of impervious surface within a defined area.

**Imperviousness.** [ORD 4414; January 2007] The percentage of all roads, parking lots, rooftops, sidewalks, and other impervious surfaces in a defined area.

**Impervious Surface.** [ORD 4414; January 2007] A surface that cannot be penetrated by water and thereby prevents infiltration and generates runoff.

**Indirect Access.** The provision for ingress and egress of vehicles from an abutting property to an adjacent street is shared by two or more properties or is channeled by some means indirectly to the adjacent street.

**Infiltration.** [ORD 4414; January 2007] The process or rate at which water percolates from the land surface into the ground. Infiltration is also a general category of BMP designed to collect runoff and allow it to flow through the ground for pollutant removal. The Environmental Protection Agency or Oregon Department of Environmental Quality may require additional permitting for infiltration facilities.

**Intermodal.** [ORD 4295; May 2004] The connection of one type of transportation mode with another.

**Intersection.** The meeting or crossing of public and/or private streets or accessways at a common space. [ORD 3494; March 1986]

**Invasive.** [ORD 4348; May 2005] A type of plant that is not local to an area, but rather originates from another place. Also called "exotic," "non-native," or "alien" species.

**Inventory.** A census (survey) of historical, architectural, archeological or cultural buildings, structures, objects, districts or sites. Each resource (i.e. building, structure, etc.) shall have a location; a physical description, photograph, and a discussion of the resource's significance.

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**Job Training and Vocational Rehabilitation Services.** [ORD 4600; February 2013] Establishments that are primarily engaged in providing vocational rehabilitation services such as job counseling, job training, and work experience, to unemployed or underemployed persons, persons with disabilities, and persons who have a job market disadvantage because of lack of education, job skill, or experience.

**Jurisdictional Wetland.** A wetland identified by a jurisdiction's Local Wetland Inventory or as determined by either the Oregon Division of State Lands or the United States Army Corp of Engineers. In general, it is a wetland that a government body requires to be considered or reviewed as defined under its regulations.

**kennel.** Any premises where five or more dogs, cats, or other small animals are kept for board, propagation, training or sale.

**Laboratory.** [ORD 4542; June 2010] A facility equipped for scientific research, experimentation or testing; or a facility where chemicals, pharmaceuticals or explosives are prepared or manufactured.

**Landmark.** Those buildings, structures, objects or sites that are fifty (50) years old or older that are significant or important because of historic, architectural, archeological, or cultural value as shall be designated by the Beaverton City Council. All designated Landmarks shall have a location, a physical description, photograph and a discussion of the landmark's significance. Buildings, structures, objects or sites that are less than 50 years old may be designated if they are exceptional in terms of historic, architectural, archeological or cultural value.

**Landscaping.** The combination of natural elements such as trees, shrubs, ground covers, vines, and other living organic and inorganic material which are installed for purposes such as creating an attractive and pleasing environment and screening unsightly views. Other improvements that promote an attractive and pleasing environment that may be included as landscaping includes features such as fountains, patios, decks, fences, street furniture and ornamental concrete or stonework areas. [ORD 4224; September 2002]

**Landscaping Area(s).** [ORD 4224; September 2002] An open area unoccupied except for landscaping. Pathways sufficient to provide access to buildings and utility equipment are permitted within a landscape area.

**Landscape Tree.** [ORD 4224; September 2002] A tree, other than a Significant Tree, Historic Tree, or Tree within a Significant Natural Resource Area, that has been preserved or planted as a component of an approved landscaping plan.

**Lane Group.** [ORD 4302; June 2004] A set of lanes established at an intersection approach for separate capacity and level-of-service analysis.

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**LED (Light Emitting Diode).** A semiconductor diode that converts applied voltage to light and is used in digital displays. [ORD 4708; May 2017]

**Legislative.** [ORD 4224; September 2002] A land use decision that applies to an entire zoning district or a large number of individuals or properties or that establishes or modifies policy or procedure.

**Light Rail Transit (LRT) Station Site.** [ORD 4005; February 1998] Land currently or eventually to be owned or leased by Tri-Met, on which facilities will be located related to a light rail transit station. The Station Site may include station platforms, park and ride lots, bus stops, and other similar facilities.

**Limited Access Street.** A Street which allows only indirect access to abutting properties primarily by distributing traffic to intersecting lesser volume streets or some other means as needed to allow for efficient local circulation. [ORD 3494; March 1986]

**Livestock.** Domestic animals of types customarily raised or kept on farms.

**Local Wetland Inventory.** [ORD 4224; September 2002] An inventory of the City's wetland resources adopted pursuant to Statewide Planning Goal 5.

**Lot.** Any continuous area, tract or parcel of land owned by or under the lawful control and in the lawful possession of one distinct ownership undivided by a dedicated street or alley or another ownership. An abutting "platted lot" or property described by metes and bounds in the same ownership shall be considered a part of such "lot". See also "Parcel". [ORD 4584; June 2012]

**Lot Area.** The computed area contained within the lot lines, exclusive of street or alley rights-of-way. [ORD 4397; August 2006]

**Lot Consolidation.** [ORD 4405; October 2006] The process of reducing the number of lots of record by means of a Property Line Adjustment or Replat.

**Lot, Corner.** A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than 135 degrees.

**Lot, Depth.** The perpendicular distance measured from the mid- point of the opposite, usually the rear, lot line.

**Lot, Interior.** A lot other than a corner lot, with frontage only on one street.

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**Lot Line.** Any property line bounding a lot.

- A. **Front Lot Line.** For an interior lot, the lot line abutting a street; for a corner lot, a lot line abutting either street, as determined by the Director at the time of initial construction; for flag lots, the line determined by the Director at the time of initial construction which shall then govern the designation of side and rear lot lines. [ORD 3293; November, 1982.]
  
- B. **Rear Lot Line.** A lot line which is opposite to and most distant from the front lot line. In the case of a corner lot, the Director shall determine the rear lot line. In the case of an irregular or triangular-shaped lot, a lot line ten feet (10') in length within the lot parallel to and at the maximum distance from the front lot line. In the case of a through lot, each street has a front lot line. [ORD 4071; November 1999]
  
- C. **Side Lot Line.** Any lot line which is not a front or rear lot line

**Lot Line Adjustment.** See “Property Line Adjustment”. [ORD 4584; June 2012]

**Lot of Record.** A legally created lot meeting all applicable regulations in effect at the time of creation, and held in separate ownership or any other lot deemed a legal lot under the provisions of Section 40.47. (Legal Lot Determination). [ORD 4487; August 2008]

**Lot, Through.** See “Through Lot”.

**Lot Width.** The perpendicular distance measured between the mid-points of the two principal opposite side lot lines and at approximately right angles to the lot depth.

**Low Impact Development (LID).** [ORD 4414; January 2007] A stormwater management and land development strategy applied at the parcel and subdivision scale that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic predevelopment hydrologic functions. LID tools are designed to reduce environmental impacts of development, such as increased storm water runoff due to impervious areas, poor water quality and inconsistent water quantity in streams and rivers. LID techniques control storm water runoff volume and reduce pollutant loadings to receiving waters. Not all sites are suitable for LID. Considerations such as soil permeability, depth of water table and slope shall be considered, in addition to other factors. LID techniques may not completely replace the need for conventional stormwater controls.

**Luminaire.** [ORD 4332; January 2005] A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

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**Maintain.** To cause or allow to continue in existence; when the context indicates, maintain shall mean to preserve and care for a structure, improvement, conditions or area so that it remains attractive, safe and presentable and carries out the purposes for which it was installed, constructed or required.

**Maintenance.** [ORD 4332; January 2005] The definition of this term, as it applies to the Transportation Facilities application, is located in the *Engineering Design Manual and Standard Drawings*.

**Major.** [ORD 3965; November 1996] Facilities or developments which, considering the size of the urban area and the range of size, capacity or service level of similar facilities or developments in the area, are either larger than average, serve more than neighborhood needs or have significant land use or traffic impacts on more than the neighborhood.

“Major” as it modifies industrial, institution and retail development means such developments which are larger than average, serve more than neighborhood needs or which have traffic impacts on more than the neighborhood.

**Major Pedestrian Route.** [ORD 4005; February 1998] Any pedestrian way in a public right-of-way or easement leading to a light rail station or transit stop, that is presently used or is likely to be used by pedestrians to access public transportation service including light rail or transit stations.

**Major Public Facility Sign.** See “District, Neighborhood or Major Public Facility Sign”.

**Major Transit Stop.** [ORD 3965; November 1996] is defined as any of the following:

- A. Existing or planned light rail stations, park and ride lots, and transit transfer stations, except for temporary facilities, identified in an acknowledged transportation system plan;
- B. Existing stops designated as major transit stops in an acknowledged transportation system plan which:
  1. Have 20 minute service during the weekday commute peak hour; and
  2. Are located within 1/4 mile of an area planned and zoned for:
    - a. R1, R2, or other residentially zoned areas that are developed at comparable densities, or
    - b. NS, CS, CC, GC, RC-TO, RC-OT, RC-E, OI-WS, C-WS, TC-MU, TC-HDR, SC-MU, SC-S, or SC-HDR
- C. Other planned stops designated as major transit stops in an acknowledged transportation system plan which:

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1. Have 20 minute service during the weekday commute peak hour; and
2. Are located within 1/4 mile of an area planned and zoned for:
  - a. R1, R2, or other residentially zoned areas that are developed at comparable densities, or
  - b. NS, CS, CC, GC, RC-TO, RC-OT, RC-E, OI-WS, C-WS, TC-MU, TC-HDR, SC-MU, SC-S, or SC-HDR  
[ORD 4075; December 1999] [ORD 4584; June 2012]

**Manufacturing.** [ORD 4058; September 1999] The assembly, fabrication, processing, and/or packing and storage of products for wholesale distribution or other similar uses.

**Manufactured Home.** A structure constructed for movement on the public highways that has sleeping, cooking, and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes, and that was constructed in accordance with federal manufactured housing construction and safety standards regulations in effect at the time of construction. [ORD 3846; May 1993]

**Manufactured Home.** A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain regulation purposes the term "manufactured home" also includes recreational vehicles, park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days if permitted to be placed on a permanent foundation, permanently connected to utilities, or anchored to the land. For insurance purposes the term "manufactured home" does not include park trailers, travel trailers, and other similar vehicles. [ORD 3563; May 1987] [ORD 4392; July 2006]

**Marijuana Dispensary.** Includes the sales of medical marijuana products that are authorized pursuant to ORS 475.314. [ORD 4674; Feb 2016]

**Master Plan.** A plan for a defined geographic area in single or multiple ownership that is consistent with the Comprehensive Plan and includes a land use and circulation plan, development standards, design guidelines, an open space plan, utilities plans and a program of implementation measures and other mechanisms needed to carry out the plan. The plan shall be created through the land use review processes of this Code pursuant to Sections 40.15. and 40.20. as applicable. [ORD 3918; February 1995]

**Maximum Permitted Illumination.** [ORD 4332; January 2005] The maximum illumination measured in foot-candles at the property line or, if required, at the interior buffering line at ground level.

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**Mayor.** The Mayor of the City of Beaverton or his designate.

**Medical Clinic.** [ORD 4542; June 2010] A facility, independent or part of a hospital or medical school, that is devoted to the diagnosis and care of outpatients. The establishment may be run by several specialists working in cooperation and sharing of the same facility for either a single-focus or general-purposes of the entire facility, such as cardiac clinic or pediatric clinic.

**Membership Organizations.** An association of persons for the promotion of some lawful non-profit common objective, such as literature, science, politics, good fellowship or community service, which meets periodically and is limited to members.

**Metro.** [ORD 4302; June 2004] The regional government and designated metropolitan planning organization for the Portland metropolitan area.

**Metropolitan Planning Organization (MPO).** [ORD 3965; November 1996] An organization located within the state of Oregon and designated by the Governor to coordinate transportation planning in an urbanized area of the state.

**Minimum Land Area.** [ORD 4584; June 2012] The minimum amount of land required by the zoning of a property, expressed in square feet, per dwelling unit. For attached housing, the area of the parent parcel is used; for detached housing, the area of each individual lot or parcel is used.

**Minimum Permitted Illumination.** [ORD 4332; January 2005] The minimum permitted illumination measured in foot-candles within the interior of a site to provide adequate illumination for public safety purposes.

**Mitigation, Natural Resources.** [ORD 4414; January 2007] The reduction of adverse effects of a proposed project by considering, in the order: a) avoiding the impact all together by not taking a certain action or parts of an action; b) minimizing impacts by limiting the degree or magnitude of the action and its implementation; c) rectifying the impact by repairing, rehabilitating or restoring the affected environment; d) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action by monitoring and taking appropriate measures; and e) compensating for the impact by replacing or providing comparable substitute.

**Mitigation Tree.** [ORD 4348; May 2005] A tree planted in an effort to alleviate the impact of the removal of another tree(s). A mitigation tree takes on the designation of the tree(s) removed (i.e. tree(s) planted to mitigate for a tree(s) removed from a grove or SNRA becomes a tree(s) protected as if it were part of a grove or SNRA).

## DEFINITIONS

**Mixed Use Development.** [ORD 4584; June 2012] Development in which multiple land uses are mixed within a single building, such as residential units over commercial space, also known as vertical mixed use development.

**Mobile Home.** A structure constructed for movement on the public highways, that has sleeping, cooking and plumbing facilities, that is intended for human occupancy, that is being used for residential purposes and that was constructed between January 1, 1962 and June 15, 1976, and met the construction requirements of Oregon mobile home law in effect at the time of construction. [ORD 3846; May 1993]

**Mobile Home Park.** Any lot which is utilized for the occupancy of more than two mobile homes.

**Mobile Home Park.** Any place where two or more mobile homes are located within 500 feet of one another on a lot, tract, or parcel of land not less than one acre under the same ownership, the primary purpose of which is to rent space or keep space for rent to any person.

**Mobile Home Subdivisions.** Developments where mobile homes are placed on individually owned lots approved under the City of Beaverton's subdivision regulations.

**Motel.** [ORD 4224; September 2002] A transient occupancy use with external pedestrian access to rental rooms and with vehicular access to rooms.

**Motor Vehicle Dealers, New.** A person or establishment engaged in the sale or lease of new motor vehicles. A motor vehicle dealer or dealership is also permitted to conduct such activities as painting, bodywork, mechanical work, overhaul and repair, parts supply, used motor vehicle sales, as well as other related services, providing the predominate activity or use is motor vehicle sales and/or leasing. [ORD 3136; October 1979]

**Multi-Face Sign.** See “Faces”.

**Multiple Use Development.** [ORD 4005; February 1998] A building or groups of buildings under one ownership designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, office, retail, recreational, light industrial, and other miscellaneous uses.

**Name Plate.** A permanent wall sign located on the facade of a residential structure associated with a home occupation.



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**Native Understory.** [ORD 4348; May 2005] Foliage layer located between the floor and the canopy of a forest, wood, or grove containing plant materials that have origins in the Tualatin Valley Region of the state of Oregon. Limited to plant species identified on Metro's Native Plant List or in Clean Water Services' Design and Construction Standards.

**Native Vegetation.** [ORD 4348; May 2005] Plant materials that have origins the Tualatin Valley Region of the state of Oregon, as listed on Metro's Native Plant List or in Clean Water Services' Design and Construction Standards.

**Natural Areas.** [ORD 4332; January 2005] Natural areas may include, but are not limited to, wetlands, riparian areas, Significant Natural Resource Areas, and significant groves of trees.

**Natural Landscaping.** [ORD 4414; January 2007] The act of landscaping using plant materials that include groundcover and shrubs to cover bare earth and prevent erosion. Native plants, native-friendly plants and naturalized plants are recommended because they are adapted to the local environment and require little water and few chemicals to survive.

**Neighborhood Association Committee (NAC).** [ORD 4224; September 2002] A group of people who are residents, property owners, business owners, or representatives of a non-profit entity, such as a church, that are organized within the recognized boundary of a City of Beaverton established neighborhood area for the purpose of discussing a broad range of issues affecting the neighborhood and the community.

**Non-Exempt Tree or Vegetation.** For the purposes of the solar access regulations, vegetation that is not exempt. Refer to definition of "Exempt Tree or Vegetation". [ORD 4224; September 2002] [ORD 4584; June 2012]

**Non-Exempt Surveyed Tree.** [ORD 4348; May 2005] Trees that fit within the definition of Surveyed Tree, with the exception of Nuisance Trees.

**Non-Native.** [ORD 4348; May 2005] A type of plant that is not local to an area, but rather originates from another place.

**Non-Pole-Mounted Luminaires.** [ORD 4332; January 2005] Non-pole mounted Luminaires consists of Luminaires vertically or horizontally attached to building or structural wall elevations, soffit Luminaires, recessed Luminaires, access Luminaires, and ground-mounted Luminaires.

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**Non-Profit Organization.** [ORD 4224; September 2002] An organization which is a non-profit organization registered with the State of Oregon pursuant to Chapter 65 of the Oregon Revised Statutes.

**Northern Lot Line.** The lot line that is the smallest angle from a line drawn east-west and intersecting the northernmost point of the lot, excluding the pole portion of a flag lot. If the north line adjoins an undevelopable area other than a required yard, the northern lot line shall be at the north edge of such undevelopable area. If two lot lines have an identical angle relative to a line drawn east-west, then the northern lot line shall be a line 10' in length within the lot parallel with and at a maximum distance from the front lot line (see Figure 2 - SOL).

**North-South Dimension.** The length of a line beginning at the mid-point of the northern lot line and extending in a southerly direction perpendicular to the northern lot line until it reaches a property boundary (see Figure 3 - SOL).

**Nuisance Tree.** [ORD 4697; December 2016] Tree species that invade natural areas eventually resulting in their domination of native tree species. Includes those nuisance tree species listed in Section 40.90.10 of the Development Code.

**Nuisance Vegetation.** [ORD 4348; May 2005] Plant species that invade natural areas eventually resulting in their domination of native plant species. Includes those nuisance and prohibited species listed on Metro's Native Plant List or in Clean Water Services' Design and Construction Standards. Also see invasive and non-native.

**Obstructing Sign.** A sign or sign structure situated so that any portion of their surfaces or supports will interfere in any way with the free use of a fire escape, exit, standpipe or exterior windows. [ORD 4708; May 2017]

**Office.** [ORD 4542; June 2010] A place in which business, clerical, corporate, research and development, call centers, or professional activities are conducted, not including dental and office see Service Business or Professional Services.

**Open Access Street.** A Street which allows direct access to each abutting property. [ORD 3494; March 1986]

**Open Space.** [ORD 4486; July 2008] An area of land publicly or privately owned, that remains in a natural or landscaped condition for the purpose of: providing usable space for a variety of recreational activities, providing adequate space for light and air, protecting natural resources, or any combination thereof. Open space shall be permanently reserved by common ownership among the owners of a development, dedicated to the public, or by other appropriate means. Open space may be accessible to the general public or owners of a development and may be created for the purpose of passive or active use or both.

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**Open Space, Active.** [ORD 4332; January 2005] Open space where human activities include recreational and social opportunities such as play fields, playgrounds, swimming pools, plazas and other recreational facilities.

**Open Space, Common.** [ORD 4486; July 2008] For the purposes of defining common open space as used in Section 60.05.25.1., open space which is under common ownership of all property owners of the development for which the open space was required.

**Open Space, Passive.** [ORD 4332; January 2005] Open space where human activities are limited to defined walking and seating areas or areas with no human physical activity such as wetlands. [ORD 4486; July 2008]

**Operations Center.** [ORD 4443; August 2007] A centralized facility from which the on- and off-site construction, operation, maintenance and repair of the entity's sites, buildings and facilities is directed, or the site from which vans, buses and other vehicles are dispatched. Activities related to the operations center may be conducted on- or off-site. The activities associated with such a facility may include one or more of the following: accessory offices; indoor/outside storage of equipment, parts and bulk materials; fleet parking; employee and visitor parking; and major and minor automotive services.

**Oregon Department of Aviation.** [ORD 4248; May 2003] State agency that is responsible for developing aviation as an integral part of Oregon's transportation network; creating and implementing strategies to protect and improve Oregon's aviation system; encouraging aviation-related economic development; supporting aviation safety and education; and increasing commercial air service and general aviation in Oregon.

**Oversized Lot.** [ORD 4224; September 2002] A lot which is greater than twice the required minimum lot size allowed by the subject zoning district.

**Owner.** The owner of record of real property as shown in the records of Washington County Department of Records and Elections, or a person purchasing a piece of property under contract, or a public body or public agency with authority to exercise the power of eminent domain which has formally enacted a resolution of its intent to acquire the property described in the application. [ORD 3995; December 1997]

**Parapet.** [ORD 4139; February 2001] That portion of an exterior wall which extends above a roof.

**Parcel.** [ORD 4584; June 2012] See "Lot".

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**Parent Parcel.** [ORD 4224; September 2002] [ORD 4697; December 2016] The parcel or parcels of land that is proposed to be the subject of a development proposal.

**Park and Ride.** [ORD 4224; September 2002] [ORD 4542; June 2010] A parking facility near a transit station or stop for the purpose of parking motor vehicles by transit and carpool riders.

**Parking, As the Principal Use.** [ORD 4058; September 1999] A facility providing for the temporary parking of automobiles and transportation vehicles which arrive and depart daily. [ORD 4498; January 2009]

**Parking, Excess.** [ORD 4224; September 2002] Required off-street parking which has been demonstrated as being unused by an existing land use.

**Parking, Long-Term.** [Ord.4079; November 1999] Vehicle spaces designated for residents, employees, or customers for a parking duration of at least four (4) hours at a time, except in a floodplain where Clean Water Services parking definitions and standards apply. [ORD 4302; June 2004]

**Parking, Public.** A structure or an open area other than a street, alley or other right-of-way used for the temporary parking of automobiles and available for public use whether free, for compensation or an accommodation for clients or customers.

**Parking, Short-Term.** [Ord.4079; November 1999] Vehicle spaces designated for use of less than four (4) hours of time, except in a floodplain where Clean Water Services parking definition and standards apply. [ORD 4302; June 2004]

**Parking Structure.** [ORD 4224; September 2002] A covered structure or portion of a covered structure that provides two or more levels of parking for motor vehicles.

**Parking, Surplus.** [ORD 4397; July 2006] Off-Street parking that is greater in number than the maximum required off-street parking.

**Parking, Tuck-Under.** [ORD 4414; January 2007] Tuck under parking is unenclosed parking located below the unit where parking is accessed from an open parking drive, at grade or below.

**Partition.** Either an act of partitioning land or an area or tract of land partitioned as defined in Chapter 90.

**Partition Land.** To divide an area or tract of land into two or three lots within a calendar year when such an area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year. Partitioned land does not include divisions of land resulting from lien foreclosures, divisions of land resulting from foreclosure of recorded contracts for the sale of real property and

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divisions of land resulting from the creation of cemetery lots; and partition land does not include any adjustment of a lot line. Partition land does not include the sale of a lot in a recorded subdivision, even though the lot may have been acquired prior to the sale with other contiguous lots or property by a single owner.

**Passenger Rail Track.** [ORD 4295; May 2004] A permanent course for passenger rail cars, including commuter rail.

**Peak Hour.** [ORD 4302; June 2004] The maximum-volume hour of the day.

**Pedestrian Connection.** A continuous, unobstructed, reasonably direct route between two points that is intended and suitable for pedestrian use. Pedestrian connections include but are not limited to sidewalks, walkways, shared-use paths, accessways, ramps, stairways and pedestrian bridges. [ORD 4302; June 2004]

**Pedestrian District.** [ORD 3965; November 1996] A comprehensive plan designation or implementing land use regulations, such as an overlay zone, that establish requirements to provide a safe and convenient pedestrian environment in an area planned for a mix of uses likely to support a relatively high level of pedestrian activity. Such areas include but are not limited to:

- a. Lands planned for a mix of commercial or institution uses near lands planned for medium to high density residential use; or,
- b. Areas with a concentration of employment and retail activity, and which have or could develop a network of streets and accessways which provide convenient pedestrian circulation.

**Pedestrian Plaza.** [ORD 3965; November 1996] A small, semi-enclosed area adjoining a sidewalk or a transit stop which provides a place for pedestrians to sit or stand. They are paved with concrete, pavers, bricks or similar material and include seating, pedestrian scale lighting and similar pedestrian improvements. Low walls or planters and landscaping can be provided to create a semi-enclosed space and to buffer and separate the plaza from adjoining parking lots and vehicle maneuvering areas. Plazas connect directly to adjacent sidewalks, walkways, transit stops or buildings. A plaza 250 square feet or less is considered "small."

**Pedestrian Scale.** [ORD 3965; November 1996] Site and building design elements that are dimensionally smaller than those intended to accommodate automobile traffic flow and buffering. Examples include ornamental lighting no higher than twelve feet; bricks, pavers or other paving modules with small dimensions; a variety of planting and landscaping materials; arcades or awnings that reduce the perception of the height of walls; and signage and signpost details designed for viewing from a short distance.

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**Pedestrianway.** Any sidewalk, accessway, or walkway that is intended and suitable for pedestrian use. [ORD 4302; June 2004]

**Pedestrian Ways.** [ORD 4005; February 1998] Any paved public or private route intended for pedestrian use, including a bicycle/pedestrian path and/or esplanade, regardless of use by other transportation modes.

**Pennant.** A sign device made from a strip of flexible material intended to wave in the wind. [ORD 4708; May 2017]

**Permanent Architectural Features.** [ORD 4332; January 2005] Permanent architectural features include, but are not limited to windows, bays and offsetting walls that extend at least eighteen inches (18”), recessed entrances, loading doors and bays, and changes in material types.

**Permit Approval.** A permit issued by the HRCC that must be obtained prior to commencing any alteration to a designated landmark.

**Permittee.** The person who is proposing to use or who is using the land pursuant to any permit required herein.

**Person.** An individual, firm, partnership, corporation, company, association, syndicate, or any legal entity, whether he, she or it is acting for himself, herself or itself or as the servant, employee, agent or representative of another.

**Person of Record.** [ORD 4224; September 2002] A person who makes an appearance before the decision making authority in a proceeding through the submission of either written or verbal testimony.

**Places of Worship.** [ORD 4542; June 2010] Any building where congregations gather for prayer such as churches, mosques, synagogues, temples or other related facilities.

**Planned Unit Development.** [ORD 4224; September 2002] A development on land under unified control according to a single development plan for uses and structures related to the character of the zoning district with a program for operation and maintenance of common areas.

**Planning Commission.** The Planning Commission of the City or any subcommittee thereof.

**Plat.** Includes a final map, diagram, drawing, replat or other writing containing all the descriptions, locations, specifications, dedications, provisions and information concerning a subdivision.

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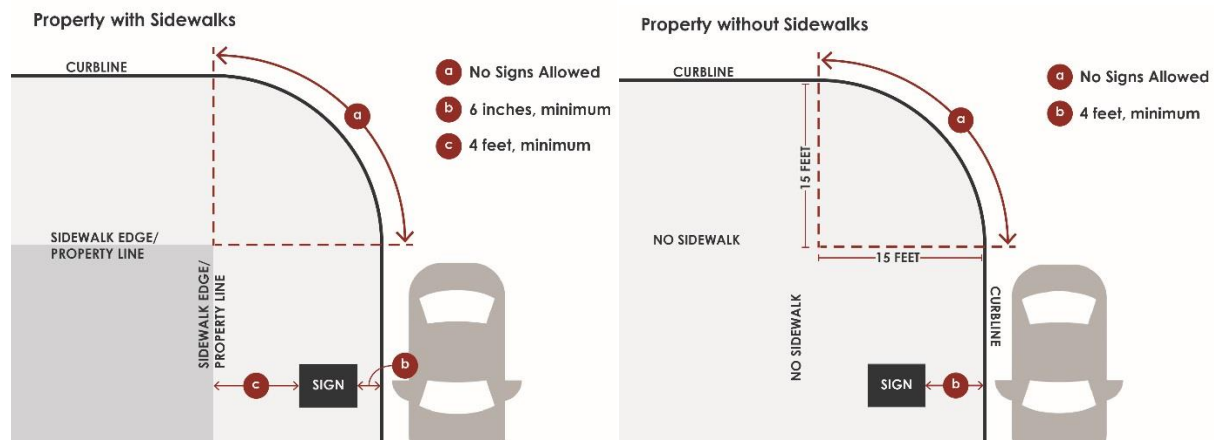
**Plaza.** [ORD 4005; February 1998] A continuous open space which is readily accessible to the public at all times, predominately open above and designed specifically for use by people as opposed to serving as a setting for a building.

**Pole-Mounted Luminaires.** [ORD 4332; January 2005] Luminaires that are attached to a vertical pole to provide illumination in non-vehicular and vehicular circulation areas.

**Pole Sign.** A freestanding sign connected to the ground by one or more supports, with the lower edge of the sign separated vertically from the ground. [ORD 4708; May 2017]

**Portable Sign.** A temporary sign placed in one (1) location that is not permanently connected to the ground or a structure, or carried or moved during display. [ORD 4708; May 2017]

**Portable Sign in Public Right-of-way Graphic.** For the purpose of clarifying permissible locations of portable signs placed within public right-of-way, consistent with standards, the following graphic is provided. [ORD 4708; May 2017]



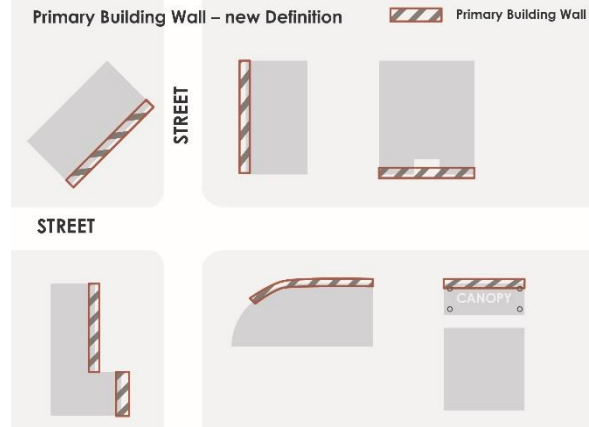
**Preservation.** The identification, study, protection, restoration, rehabilitation, or enhancement of designated Landmarks.

**Preservation District.** A geographic area with a lesser concentration of historical or architectural significant landmarks or a concentration of contributing resources.

**Preservation Resource Center.** Research repository for historic resource inventory documents and related historic materials.

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**Primary Building Wall.** For the purpose of calculating the maximum sign area, the primary building wall is the length of a single building wall positioned to face the frontage of a street. For buildings located along two or more streets, the primary building wall is the longest street-facing building façade. For curvilinear and varied building walls, the following graphic is provided as a guide for applying the definition:



[ORD 4708; May 2017]

**Primary Entrances.** [ORD 4332; January 2005] [ORD 4706; May 2017] A building entrance accessible to building users, including employees, customers, residents and visitors. A primary entrance is typically emphasized over other entrances by architectural features such as weather protection, materials changes, massing changes and/or special features such as lobbies, reception areas, and other semi-public interior spaces designed to receive building users.

**Primary Zone.** The zone designation of property upon which the floodplain district is overlaid.

**Projecting Sign.** A sign which projects twelve inches (12") beyond an exterior wall. [ORD 4708; May 2017]

**Property Line Adjustment (Lot Line Adjustment).** The adjustment of a property line between two (2) lots of record by the relocation of a common boundary where an additional lot is not created and where the number of existing lots is not reduced, and the resulting lots do not conflict with the minimum requirements of the zoning district in which they are located.

**Protected Solar Building Line.** A line on a plat or map recorded with the plat that identifies the location on a lot where a point two feet above may not be shaded by structures or non-exempt trees (see Figure 10 - SOL).

**Protected Tree.** [ORD 4348; May 2005] Includes Significant Individual Trees, Historic Trees, Trees within a Significant Natural Resource Area or Significant Grove, and Mitigation Trees.



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**Pruning, Minor.** [ORD 4224; September 2002] Removal of less than 10% of a tree's canopy or disturbance of less than 10% a tree's root system. [ORD 4348; May 2005]

**Pruning, Major.** [ORD 4224; September 2002] Removal of greater than 10% of the tree's canopy or disturbance of over 10% of the root system. [ORD 4348; May 2005]

**Public Agency.** A tax-exempt public jurisdiction, district or agency including but not limited to federal and state agencies, cities, counties and special service districts such as those for transit, sanitary/stormwater treatment, water, fire, sheriff, school, drainage and lighting. [ORD 4443; August 2007]

**Public Buildings.** [ORD 4542; June 2010] Structures, services, and uses such as City Hall, Post Office, Police and Fire Stations.

**Public Sign.** A sign erected, constructed, or placed within the public right-of-way or on public property, by or with the approval of the governmental agency having authority over, control of, or ownership of the right-of-way or public property.

**Public View.** [ORD 4332; January 2005] As it is applied to Design Review issues, this term is a viewpoint from a public area such as a sidewalk, right of way, public plaza, etc. measured from the closest point to the subject of the view, five (5) feet above the grade of the viewpoint. A subject is not visible from a viewpoint unless there is a direct, unobstructed line of sight between the viewpoint and subject.

**Qualified Professional.** [ORD 4224; September 2002] As the term applies to trees, a professional with academic and field experience that demonstrates expertise in urban forestry. This may include arborists certified by the International Society of Arboriculture, foresters certified by the Society of American Foresters, a registered landscape architect, or silvaculturist. A qualified professional must possess the ability to evaluate the health and hazard potential of existing trees, and the ability to prescribe appropriate measures for preservation of trees during land development. [ORD 4584; June 2012]

**Quasi-Judicial.** [ORD 4224; September 2002] An action which involves the application of adopted policy to a specific development application, or a land use decision that applies to a small number of individuals or properties.

**Rain Garden.** [ORD 4414; January 2007] Highly vegetated areas that are designed to detain or retain stormwater runoff while providing pollutant removal by the chemical, biological, and physical interaction of plants, microbes, and soils with water.

**Reasonably Available.** [ORD 4348; May 2005] As applied to mitigation tree planting, a plant species shall be considered reasonably available if the plant is found to be available for purchase at three (3) or more separate retail or wholesale

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nurseries, known to stock native plants, of separate ownership within Washington, Multnomah, or Clackamas counties or a combination thereof. A plant species shall be considered to be reasonably unavailable if the species cannot be readily found at three (3) separate retail or wholesale nurseries, known to stock native plants, of separate ownership within Washington, Multnomah, or Clackamas counties or a combination thereof. [ORD 4584; June 2012]

**Reasonably Direct.** [ORD 3965; November 1996] A route that does not involve a significant amount of out-of-direction travel for intended users. Out of direction travel is significant if it is more than 50 percent longer than the straight line between two points.

**Recreation Vehicle.** A boat, camper, motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and vacation uses. If identified in some manner as a recreation vehicle by the manufacturer or registered as such with the State, it is prima facie a recreation vehicle. For floodplain regulation purposes, such vehicles shall be fully licensed and ready for highway use on wheels or jacking system and attached to the land only by quick disconnect type utilities and security devices and have no permanently attached additions. [ORD 4392; July 2006]

**Recreational Facilities.** [ORD 4075; December 1999] [ORD 4542; June 2010] Facilities that are intended to provide amusement to the user, with limited allowance for spectators. This use includes, but is not limited to: theaters, health clubs, golf courses, non-motorized bicycle tracks, skateboard parks, swimming clubs or pools, tennis or handball or racquet clubs, bowling alleys, dance halls, skating rinks, indoor soccer fields, laser tag, paintball, or other similar uses.

**Redevelopment Potential.** [ORD 4302; June 2004] Redevelopment potential exists when assessed building value per square foot is less than 50 percent of the mean value per square foot of surrounding buildings on lots within a 500 foot distance as measured from any point of the property line.

**Regulated Affordable Housing.** [ORD 4758; March 2019] Housing developments where the combined average income of all households served is 60% of the area median income (AMI) or less, evidenced by agreement or statutory regulation that restricts or limits resident income levels and rents for a minimum of 60 years.

**Repair and Replacement.** [ORD 4332; January 2005] The definition of both of these terms, as it applies to the Transportation Facilities application, is located in the *Engineering Design Manual and Standard Drawings*.

**Replacement Wireless Communication Facility Tower.** [ORD 4248; April 2003] A wireless communication facility tower capable of supporting collocated antennas that is intended to replace an existing tower that is not capable of supporting

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collocated antennas. See “Eligible Facilities Request” and “Substantial Increase” for replacement standards. [ORD 4595; February 2013]

**Replat.** [ORD 4405; October 2006] The act of platting the lots, parcels, tracts, and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in the subdivision.

**Reserve Strip.** [ORD 4224; September 2002] A strip of land located between a subdivision and other property and not dedicated to public use, but conveyed to the City for the purpose of giving the City control over development of adjacent property.

**Residential Care Facilities.** [ORD 4036; April 1999] A living facility for more than five (5) non-related persons, which provides specialized care, supervision, treatment or training, or a combination of these for residents. This use classification includes, but is not limited to Assisted Living Facilities, Congregate Care Facilities, Nursing Homes, Convalescent Homes and Sanatoriums.

**Residential Local Street.** A street that is intended to provide direct access to abutting residential properties and discourage through traffic movements not related to the neighborhood in which the Local Street is located [ORD 4584; June 2012]

**Residential Neighborhood Route.** [ORD 4061; October 1999] A Residential Neighborhood Route is a street that is usually long relative to Local Streets and provides connectivity to Collectors or Arterials. Neighborhood Routes generally have more traffic than Local Streets and are used by residents in the area to get into and out of the neighborhood, but do not serve citywide/large area circulation.

**Residential Street.** A public way, lane, cul-de-sac, Local Street or Neighborhood Route serving primarily access functions, directly or indirectly, to one or more parcels that are predominantly residential in character or zoned for residential uses.

**Restaurant.** An establishment where meals are prepared and served to the public for consumption on the premises entirely.

**Restaurant, Takeout.** An establishment where some or all of the meals or food are prepared for customers to take off the premises.

**Retail Marijuana Sales.** Includes the sales of recreational marijuana products that are authorized pursuant to ORS 475B.110-125 and OAR Chapter 845, division 25. [ORD 4674; Feb 2016]

**Retail Store.** A place of sale to the ultimate consumer for direct consumption and not for resale.

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**Rooftop Garden.** [ORD 4414; January 2007] A vegetated roof constructed for water quality and quantity control as well as passive recreation or active recreation or both.

**Roof Sign.** A sign that is erected, maintained, and displayed above the top of an exterior wall. [ORD 4139; February 2001] [ORD 4708; May 2017]

**Root Zone.** Area of the ground around the base of the tree measured from the trunk to 5 feet beyond the outer base of the branching system.

**Rough Grade.** See “Grade”. [ORD 4584; June 2012]

**Salvage Yard.** A place out-of-doors where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including vehicle wrecking yards, building wrecking yards, used lumber yards and places of storage of salvaged building; wrecking and structural steel materials and equipment, but not including rummage, yard or garage sales of no more than four (4) days duration. Three or more dismantled or inoperable vehicles on one lot shall constitute a salvage yard.

**Satellite Antenna.** [ORD 4248; May 2003] The beaming or receiving of data from satellites, inclusive of satellite dishes, and microwave dishes.

**Search Ring.** [ORD 4248; May 2003] A geographic area identified by the communications service provider within which a wireless telecommunication facility must be located to provide coverage within a cell of its delivery system.

**Secondary Entrance.** [ORD 4332; January 2005] A building entry designed for limited use by building users, such as employee-only access. A secondary entry is typically not used by the public or building visitors.

**Self-Storage Facilities.** [ORD 4354; July 2005] A business that provides individual storage spaces for customers to store personal or business goods. This term is often used synonymously with “mini-storage” and “mini-warehouse”.

**Service Business or Professional Services.** [ORD 4542; June 2010] Uses engaged in providing services to the general public: such as small dental and medical offices, real estate, insurance, administrative facilities, personal care, business; professional, and similar services.

**Service Provider.** [ORD 4224; September 2002] A local, regional, state, or federal agency, or a public or private utility company that provides a service to development within the community.

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**Service Provider.** [ORD 4248; May 2003] A person or company in the business of designing, installing, marketing and servicing of wireless communication services including cellular telephone, personal communication services (PCS), enhanced/specialized mobile telephone services, and commercial paging services.

**Service Station.** An establishment selling fuel and oil for vehicles; selling, servicing and installing tires, batteries, accessories and related products; furnishing minor repair and service when conducted entirely within an enclosed building, and at which incidental services are conducted. "Minor repair and service", as used in this definition, shall be understood to exclude activities such as painting, bodywork, steam cleaning, tire recapping, major engine or transmission overhaul or repair involving removal of a cylinder head or crankcase, and mechanical car washing.

**Setback.** The minimum allowable horizontal distance from a given point or line of reference to a line which is parallel to the point or line of reference. The point of line of reference will be the lot line following any required dedication or a special or reservation line if one is required pursuant to this ordinance. [ORD 4486; July 2008]

**Severe Cold.** [ORD 4505; May 2009] A period of two or more days where temperatures are forecasted or actually reach 32 degrees Fahrenheit or below (November to March).

**Severe Heat.** [ORD 4505; May 2009] A period of two or more days where temperatures are forecasted or actually reach 98 degrees Fahrenheit or above (June to August).

**Shade.** A shadow cast by the shade point of a structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south.

**Shade Point.** The part of a structure or non-exempt tree that casts the longest shadow onto the adjacent northern lot(s) when the sun is at an altitude of 21.3 degrees and an azimuth ranging from 22.7 degrees east and west of true south; except a shadow caused by a narrow object such as a mast or whip antenna, a dish antenna with a diameter of 3 feet or less, a chimney, utility pole, or wire. The height of the shade point shall be measured from the shade point to either the average elevation at the front lot line or the elevation at the midpoint of the front lot line. If the shade point is located at the north end of the ridgeline of a structure oriented within 45 degrees of a true north-south line, the shade point height computed according to the preceding sentence may be reduced by 3 feet. If a structure has a roof oriented within 45 degrees of a true east-west line with a pitch that is flatter than 5 feet (vertical) in 12 feet (horizontal) the shade point will be the eave of the roof. If such a roof has a pitch that is 5 feet in 12 feet or steeper, the shade point will be the peak of the roof (see Figures 4 and 5 - SOL).

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**Shade Reduction Line.** A line drawn parallel to the northern lot line that intersects the shade point (see Figure 6 - SOL).

**Shadow Pattern.** A graphic representation of an area that would be shaded by the shade point of a structure or vegetation when the sun is at an altitude of 21.3 degrees and an azimuth ranging between 22.7 degrees east and west of true south (see Figure 12 - SOL).

**Shared Court.** [ORD 4542; June 2010] A right-of-way or tract that is designed to accommodate – within the same circulation space – access for vehicles, pedestrians, and bicycles to abutting property. Instead of a sidewalk area that is separate from vehicle areas, a shared court is surfaced with paving blocks, bricks or other ornamental pavers to clearly indicate that the entire street is intended for pedestrians as well as vehicles. A shared court may also include traffic calming measures to ensure safe co-existence of pedestrians, vehicles, and bicycles. Like a common green, a shared court may function as a community yard. Hard and soft landscape features and street furniture may be included in a shared court, such as trees, shrubs, lighting fixtures, and benches.

**Shared Roadway.** [ORD 4061; October 1999] A street which is recommended for bicycle use but does not have a specific area designated within the right-of-way.

**Shared-Use Path.** [ORD 4302; June 2004] An off-street path that can be used and shared by several transportation modes, including bicycles, pedestrians, and other non-motorized modes. Shared-use paths accommodate two-way travel.

**Shopping Center.** [ORD 4071; November 1999] A grouping of retail and service uses on a single site with common parking facilities.

**Sidewalk.** [ORD 4061; October 1999] Sidewalks are located along streets, within the right-of-way or easement, separated by a curb, planter, or both from the street and designated for preferential use by pedestrians.

**Sign.** Any lettered or pictorial device designed to inform or attract attention. [ORD 4708; May 2017]

**Sign Associated with Drive-up Window Facility.** A sign placed along the approach to a drive-up window facility that may include communication devices. [ORD 4708; May 2017]

**Significant Grove.** [ORD 4348; May 2005] Groves that are mapped on the City's Inventory of Significant Trees and Groves, that have a unique identification code and include all species within the grove boundary as listed in the inventory documents for that grove code.

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**Significant Natural Resource Area (SNRA).** [ORD 4224; September 2002] Resources identified in Volume III of the Comprehensive Plan as “significant” pursuant to Statewide Planning Goal 5. For the South Cooper Mountain Community Plan area Significant Natural Resource Areas include Class I and II riparian habitat areas and Class A and B upland wildlife areas as determined by Metro Council designation of these areas as regionally significant fish and wildlife habitat through Metro Title 13 implementation for areas brought within the Metro UGB after December 28, 2005. [ORD 4652; February 2015]

**Significant Tree.** [ORD 4348; May 2005] A tree or grouping of trees that is mapped on the City’s Inventory of Significant Trees and Groves, which has a unique identification code as listed in the inventory documents for that individual tree code.

**Significant Tree and Grove Inventory Analysis.** [ORD 4224; September 2002] The inventory of significant trees and groves conducted under the direction of the Beaverton Board of Design Review in 1991. The criteria on which listed trees and groves were determined to be significant are as follows:

1. An individual tree shall be considered significant if the Board finds:
  - (a) The tree has a distinctive size, shape, or location which warrants a significant status; or
  - (b) The tree possesses exceptional beauty which warrants a significant status; or
  - (c) The tree is significant due to a functional or aesthetic relationship to a natural resource.
  
2. A grove as defined in Section 90 shall be considered significant if the Board finds that:
  - (a) The grove is relatively mature and evenly aged; and
  - (b) The grove has a purity of species composition or is of a rare or unusual nature; and
  - (c) The grove is in a healthy growing condition; or
  - (d) The grove has a crucial functional and/or aesthetic relationship to a natural resource.

**Sight Clearance Area.** [ORD 4302; June 2004] A triangular shaped area in the vicinity of an intersection that must be kept clear of visual obstructions in order to maintain safe operation of the intersection. Sight clearance area standards are identified in the Engineering Design Manual. [ORD 4462; January 2008]

**Signal Progression.** [ORD 4302; June 2004] Signal progression is achieved when a group of traffic signals are programmed so that they permit the continuous flow of vehicles at a set speed in a certain direction. Good signal progression reduces stops, delay, fuel consumption, and emissions.

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**Single Face Sign.** See “Faces”.

**Site.** That parcel of real property in common ownership, notwithstanding that the particular application may be for development of a portion of the site only. [ORD 4584; June 2012]

**Site Plan.** A plan, prepared to scale, showing accurately and with complete dimensions all the uses proposed for a parcel of land, and other information as required by specific sections of this ordinance.

**Site Soil Amendment.** [ORD 4414; January 2007] A soil amendment is any material added to a soil that improves its physical properties, such as water retention, permeability, water infiltration, drainage, aeration and structure. To do its work, an amendment must be thoroughly mixed into the soil. Amending a soil is not the same thing as mulching, although many mulches also are used as amendments, a mulch is left on the soil surface. The mix of amendments added to site soils varies depending on the composition of the site soils; please refer to the *Guidance Manual* for further information.

**Social Organizations.** [ORD 4542; June 2010] Social and fraternal organizations.

**Solar Access Height Limit.** A series of contour lines establishing the maximum permitted height for non-exempt vegetation on lots affected by a Solar Access Permit. (See Figure 11 - SOL)

**Solar Access Permit.** A document issued by the City that describes the maximum height that non-exempt vegetation is allowed to grow on lots to which a Solar Access Permit applies.

**Solar Feature.** A device or combination of devices or elements that does or will use direct sunlight as a source of energy for such purposes as heating or cooling of a structure, heating or pumping of water, and generating electricity. Examples of a solar feature include a window that contains at least 20 square feet of glazing oriented within 45 degrees east and west of true south, a solar greenhouse, or a solar hot water heater. A solar feature may be used for purposes in addition to collecting solar energy, including but not limited to serving as a structural member or part of a roof, wall, or window. A south-facing wall without windows and without other features that use solar energy is not a solar feature for purposes of this ordinance.

**Solar Gain Line.** A line parallel to the northern property line(s) of the lot(s) south of and adjoining a given lot, including lots separated only by a street, that intersects the solar feature on that lot (see Figure 7 - SOL).



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**Solar Friendly Tree.** A tree which the Director has determined does not cause significant winter shade due to foliar period and branch structure. The Director shall maintain a list of generally recognized solar friendly trees.

**South or South Facing.** True south, or 20 degrees east of magnetic south.

**Square Footage.** [ORD 4079; December 1999] In all instances in the Development Code where the text reads “square feet” or “square footage”, the term shall be mean “gross square feet” or “gross square footage” except in those instances where the Development Code text specifically reads “net square feet” or “net square footage”. In those instances, “net square feet” or “net square footage” shall apply.

**Stable.** A building in which livestock is sheltered and fed.

**Stealth Design.** [ORD 4248; May 2003] The design of wireless communications facilities in a manner that camouflages, or conceals, or disguises the facilities as described below:

1. **Camouflage.** The use of shape, color, and texture to cause an object to appear to become a part of something else, usually a structure, such as a building, wall or roof. “Camouflage” does not mean invisible, but rather appearing as part of or exactly like the structure used as a mount.
2. **Concealment.** Fully hidden from view. For example, a Wireless Communication Facility (WCF) is concealed when it is completely hidden or contained within a structure, such as a building, wall, or roof.
3. **Disguised.** A Wireless Communication Facility (WCF) that has been changed to appear to be something other than what it really is. For example, WCFs are sometimes disguised to appear as trees or flagpoles.

**Storage Yard.** Any lot, or portion of a lot, which is used for the sole purpose of the outdoor storage of fully operable vehicles, construction equipment, construction materials or other tangible materials and equipment.

**Story.** That portion of a building between any floor and the next floor above, except that the topmost story shall be that portion of a building between the topmost floor and the ceiling or roof above it. If the finished floor level directly above a basement, cellar, or unused under floor space is more than six feet above grade at any point, such basement, cellar, or unused under floor space shall be considered a story.

**Street.** A public way which affords the principal means of access to abutting property.

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**Street Tree.** [ORD 3989; August 1997] Any tree located within the public or private right of way or easement for vehicular access, or associated public utility easements.

**Structure.** Anything which is constructed, erected or built and located on or under the ground, or attached to something fixed to the ground.

**Structure.** A walled and roofed building including a gas or liquid storage tank that is principally above ground. [ORD 3563; May 1987]

**Subdivide Land.** To divide an area or tract of land into four or more lots within a calendar year when such area or tract of land exists as a unit or contiguous units of land under a single ownership at the beginning of such year.

**Subdivision.** An act of subdividing land, or an area, or a tract of land subdivided as defined in “Subdivide Land.”

**Substantial Construction.** Providing there are buildings on the site, the completion of construction of footings for the building where the principal use will take place shall constitute substantial construction. In the case of a land division, substantial construction shall be deemed to have taken place when vehicular access and utility provision to the resulting lots or parcels is achieved through the grading, coring and rocking of the proposed streets along with installation of pipes and utility structures. [ORD 4483; June 2008]

**Substantial Increase.** [ORD 4595; February 2013] Relates to the collocation of any Wireless Communications Facilities. Substantial increase in the size of the “tower” occurs if:

1. The mounting of the proposed antenna on the tower would increase the existing height of the tower by more than 10%, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty-feet (20’), whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to avoid interference with existing antennas; or
2. The mounting of the proposed antenna would involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four (4), or more than one new equipment shelter; or
3. The mounting of the proposed antenna would involve adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty-feet (20’), or more than the width of the tower structure at the level of the appurtenance, whichever is greater, except that the mounting of the proposed antenna may exceed the size limits set forth in this paragraph if necessary to shelter the antenna from the inclement weather or to connect the antenna to the tower via cable; or

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4. The mounting of the proposed antenna would involve excavation outside the current tower site, defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site.

**Sunchart.** One or more photographs that plot the position of the sun between 10:30 am and 1:30 pm on January 21, prepared pursuant to guidelines issued by the Director. The sunchart shall show the southern skyline through a transparent grid on which is imposed solar altitude for 45 degree and 30 minute northern latitude in 10 degree increments and solar azimuth from true south in 15 degree increments.

**Surveyed Tree.** [ORD 4348; May 2005] Trees on a proposed development site that are required to be identified in a Tree Plan application. Trees required to be surveyed include all trees greater than or equal to ten (10) inches DBH (including nuisance trees) and the following trees greater than or equal to six (6) inches DBH: western hemlock (*Tsuga heterophylla*) or mountain hemlock (*Tsuga mertensiana*) trees, Pacific madrone (*Arbutus andrachne*) trees, and big-leaf maple (*Acer macrophyllum*) trees.

**Sustainable Building Practices.** [ORD 4430; April 2007] Land preparation, materials selection, life-cycle of the building (construction, operation and maintenance, demolition). Sustainable building includes such practices as redevelopment of inefficiently designed or environmentally damaged sites; job-site recycling of construction materials; native vegetation landscapes; stream and wetland protection and restoration; natural drainage; energy and water efficiency; low toxicity materials; recycled materials; reduced use of land and materials; and design for re-use.

**Sustainable Landscape Practices.** [ORD 4430; April 2007] Landscape maintenance and design that limits the use of herbicides, fertilizers, and pesticides by planting native plants and appropriate ornamentals and uses METRO certified composted mulch to amend soils and mulch plant beds. These practices naturally fertilize the soil and reduce irrigation and fertilizer needs by creating healthy soils. Sustainable landscape practices also include the concept of creating multi-functional landscapes that can serve various purposes. For example an area may be designed to manage runoff, provide screening, wind protection habitat, and serve active open space use.

**Temporary Living Quarters.** [ORD 3975; March 1997] Temporary living accommodations, such as: Hotels, Motels, Extended-Stay Hotels, Single-Residency Occupancy Hotels, Bed and Breakfasts, or Boarding, Rooming or Lodging House.

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**Temporary Real Estate Office.** [ORD 4224; September 2002] A permanent structure that is used as an office for the purpose of selling real estate on a temporary basis. This definition does not include model homes, unless a sales office is located within the model home. [ORD 4708; May 2017]

**Temporary sign.** A sign that is temporarily displayed, including but not limited to a banner, portable sign, and lawn sign.

**Temporary Structure.** [ORD 4224; September 2002] A structure such as a trailer or steel container storage unit without any foundation or footings which is attached to the ground or other structure in a non-permanent fashion. Temporary structures shall be removed from the site when the designated time period, activity, or use for which the temporary structure was established has ceased. For the purposes of this Code, temporary structures shall not be classified by definition as accessory structures.

**Temporary Use.** [ORD 4224; September 2002] A short-term, seasonal, or intermittent use.

**Through Lot.** A lot other than a corner lot with frontage on more than one street. In the case of a through lot, each street has a front lot line.

**“Top-Hat” Antenna Array.** [ORD 4248; May 2003] A horizontal platform or enclosed framework of metal pipes attached to a wireless communication facility tower, or other building or structure, that is usually triangular in shape on which antennas are mounted. This type of antenna array is used to facilitate an omnidirectional or 360-degree signal receipt. May also be referred to as a “Crow’s Nest”.

**Total Impervious Area (TIA).** [ORD 4414; January 2007] Total area of surfaces on a developed site that inhibit infiltration of stormwater. The surfaces include, but are not limited to, conventional asphalt or concrete roads, driveways, parking lots, sidewalks or alleys, and rooftops.

**Total Traffic.** [ORD 4103; May 2000] For purposes of fulfilling Section 60.55.10. (Traffic Impact Analysis) requirements, “total traffic” is defined as the sum of existing traffic, Added Traffic, and site-generated traffic at build out of the proposed development.

**Tract.** [ORD 4224; September 2002] A non-buildable unit of land created by a partition, subdivision, deed, or other instrument recorded with the appropriate county recorder. This includes a lot, a lot of record, or a piece of land created through other methods.

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**Traffic.** [ORD 4103; May 2000] For purposes of fulfilling Section 60. 55.10. Traffic Impact Analysis requirements, “traffic” is broadly defined as circulation of people and goods by all surface transportation modes--automobiles, transit, trucks, pedestrians, and bicycles--in the vicinity of the proposed development project.

**Traffic Calming.** [ORD 4061; October 1999] The installation of speed humps, traffic circles or similar devices intended to discourage speeding or to discourage through traffic.

**Traffic Impact Analysis.** An analytical and informational document professionally prepared by a licensed professional Traffic Engineer or Civil Engineer in connection with a specific proposed land use application that forecasts the impacts of the proposed land use on the transportation system and suggests ways of off-setting the traffic impacts of the proposed new activities within a geographic area. A Traffic Impact Analysis is intended as a means to furnish evidence and discussion for the decision-making authority to adequately evaluate the decisional criteria. [ORD 4302]

**Traffic Management Plan.** [ORD 4302; June 2004] A Traffic Management Plan is an analytical and informational document in connection with a specific proposed land use application that describes the impacts of added trips on residential streets and suggests ways of offsetting the impacts. A Traffic Management Plan is intended as a means to furnish evidence and discussion for the decision-making authority to adequately evaluate the decisional criteria.

**Transit Centers.** [ORD 4058; September 1999] A station with shelters that provides a community transit focus and a location for intermodal transfers. Amenities may include snack bars, drinking fountains, and transit information boards.

**Transit Supportive Uses.** [ORD 4005; February 1998] Uses which reinforce the transit system and support ridership growth and, by their nature and location, promote pedestrian traffic to and from the use and transit facilities.

**Transportation Demand Management.** [ORD 3965; November 1996] Actions which are designed to change travel behavior in order to improve performance of transportation facilities and to reduce need for additional road capacity. Methods may include but are not limited to the alternative transportation modes, ridesharing and vanpool programs, and trip reduction regulations.

**Transportation Facilities.** [ORD 4224; September 2002] Any physical facility that moves or assists in the movement of people or goods, which may include accessways, bicycle facilities, shared-use paths, pedestrian connections, or streets. This term does not include electricity, sewage, or water delivery systems. [ORD 4302; June 2004]

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**Transportation System Management.** [ORD 3965; November 1996] Techniques for increasing the efficiency, safety, capacity or level of service of a transportation facility without increasing its size. Examples include, but are not limited to, traffic signal improvements, traffic control devices, medians, reduced parking, channelization, access management and ramp metering.

**Tree Box Filter.** [ORD 4414; January 2007] Tree box filters are essentially 'boxed' bio-retention cells that are placed at the curb (typically where storm drain inlets are positioned). They receive the first flush of runoff along the curb and the storm water is filtered through layers of vegetation and soil before it enters a catch basin.

**Tree Canopy.** [ORD 4414; January 2007] The shape of a tree produced by the outer most leaves. A tree's canopy cover is equal to the area within the drip line. The equation for determining tree canopy area is  $3.1416 \times (r)^2 = x$  square feet ( $r$  being the radius from the center of the trunk to the drip line measured in feet). **EXAMPLE:** The tree canopy area for one tree with a radius of **20** feet will be equal to  $3.1416 \times (20)^2 = 1,257$  square feet.

**Tree Canopy, Mature.** [ORD 4414; January 2007] The expected size of the tree canopy at 10 years.

**Undevelopable Area.** An area that cannot be used practicably for a habitable structure, because of natural conditions, such as slopes exceeding 20% in a direction greater than 45 degrees east and west of true south, severe topographic relief, water bodies, or conditions that isolate one portion of a property from another portion so that access is not practicable to the unbuildable portion; or manmade conditions, such as existing development which isolates a portion of the site and prevents its further development; setbacks or development restrictions that prohibit development of a given area of a lot by law or private agreement; or existence or absence of easements or access rights that prevent development of a given area.

**Unlawful Sign.** A sign that does not conform to the provisions of this Code and is not nonconforming.

**Urban Services.** The term includes the following services and facilities: a public sanitary and storm sewer system, a public water supply, a street system, police and fire protection, public schools, public parks and library service.

**Use, Principal.** The main or primary purpose of which land or a structure is designed, arranged or intended or for which it is occupied or maintained.

**Utility.** For the purposes of this code, a utility includes but is not limited to a local exchange carrier or an electric, gas, water, or other public utility, and who owns or controls poles, ducts, conduits, or rights of way used, in whole or in part, for any wire

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or cable communications [ORD 4312; July 2004]

**Utility Sign.** A sign within a public right-of-way or utility easement that is constructed or placed by a public utility on or adjacent to a pole, pipe, or distribution facility of the utility.

**Utility Stations or Installations.** [ORD 4058; September 1999] Installations, stations, or substations which provide electrical, gas, steam, water or other utility services. This Use Classification includes, but is not limited to: sewer or water supply installations, water conservation or flood control installations, or other similar uses.

**Utility Transmission Lines.** [ORD 4058; September 1999] Transmission lines for sewer, water or other utilities.

**Vegetation.** Any woody, perennial plant, deciduous, evergreen or coniferous which is not defined as a tree.

**Vehicle Repair.** The general repair, alteration, rebuilding, maintenance or reconditioning of vehicles, including motor, body, frame, upholstery, interior or paint work.

**Vehicle Sales, Lease or Rental.** [ORD 4058; September 1999] [ORD 4542; June 2010] The sale, lease or rental of new or used automobiles, boats, motorcycles, or other motorized vehicles that require a license or registration to own or operate. This use classification includes, but is not limited to: Car Rentals, Vehicular Dealerships, Dealerships, Vehicle Sales, Vehicle Sales Lots, Travel Trailers, Recreation Vehicles, Manufactured Homes, Boat Sales or other similar uses, not located in residential zones.

**Vehicle Sales Lot.** A lot used for display, sale or rental of new or used vehicles, including, but not limited to, automobiles, boats, trailers and recreational vehicles.

**Vehicle Sign.** Any sign permanently or temporarily attached to or placed on a vehicle or trailer such that the sign is primarily stationary, with words, symbols, figures or images. [ORD 4708; May 2017]

**Vesting.** See “Substantial Construction”. [ORD 4483; June 2008]

**Video Sign.** An EMC or a sign that uses different technology from an EMC that changes the sign message or background through apparent motion or pictorial imagery. A Video Sign may or may not include text. It may depict action or include a special effect that portrays motion through the display of pictorials or graphics in a progression of frames, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including

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electronic changeable copy signs. Video display signs include projected images or messages with these characteristics onto buildings or other objects. [ORD 4708; May 2017]

**View Corridor.** A three-dimensional area extending out from a public space, such as parks, trails, streets, open space, or other civic spaces that have particular significance in preserving the unique character of an area. View corridors in Beaverton may provide a vista of the Tualatin Valley, Cascade Mountains, Chehalem Ridge, or other land forms, vegetation or water courses with aesthetic value to the surrounding area. [ORD 4652; February 2015]

**Volume.** [ORD 4302; May 2004] The number of persons or vehicles passing a point on a lane, roadway, or other traffic-way during some time interval, often one hour, expressed in vehicles, bicycles, or persons per hour.

**Volume-to-Capacity Ratio.** [ORD 4302; May 2004] The ratio of volume to capacity for a transportation facility.

**Walkway.** [ORD 3965; November 1996] A hard surfaced area intended and suitable for use by pedestrians.”

**Wall, Exterior.** [ORD 4139; February 2001] A vertical architectural member used on the exterior of a building that extends from finished grade level to the eave of a sloped roof, or the top of a parapet. In the case of a sloped roof without eaves, the lowest portion of the roof shall be the top of the exterior wall.

**Wall Sign.** A sign attached to, erected against or painted on an exterior wall of a building. [ORD 4139; February 2001]

**Wholesale.** The bulk sale of goods generally for resale to a person other than the direct consumer.

**Window Sign.** A sign permanently or temporarily attached to or placed within three (3) feet of a window to a building or structure in any manner so that the sign is used primarily as a stationary identification. Window signs include words, symbols, figures or images. Window signs include paint applied to the window area and adhesive vinyl film that is perforated to allow visibility through the window. [ORD 4708; May 2017]

**Windthrow.** [ORD 4224; September 2002] A tree or trees uprooted or felled by the wind.



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**Wireless Communication Facility (WCF).** [ORD 4248; May 2003] A non-staffed facility for the transmission of radio frequency (RF) signals, usually consisting of an equipment shelter, cabinet or other enclosed structure housing electronic equipment; a support structure; and antenna systems or other transmission and reception devices. This includes cellular towers, cellular antennas, satellite dishes, and microwave dishes.

**Wireless Communication Facility, Attached.** [ORD 4248; May 2003] A wireless communication facility that is affixed to an existing structure, e.g., an existing building wall or roof, utility pole, and water tank.

**Wireless Communication Facility, Incorporated.** [ORD 4248; May 2003] A wireless communication facility that is incorporated within or concealed behind existing or new architectural features of buildings or structures.

**Wireless Communication Facility, Towers.** [ORD 4248; May 2003] A structure, tower, pole or mast solely dedicated to support one or more wireless communications antenna systems. For the purpose of this Chapter, such a support structure will be referred to generically as a “tower”. Tower types include:

1. **Guyed Tower.** A tower that is supported by use of cables (guy wires) that are permanently anchored to the ground.
2. **Lattice Tower.** A tower characterized by an open framework of lateral cross-members that stabilize the structure.
3. **Monopole.** A single, upright pole, engineered to be self-supporting and requiring no guy wires or lateral cross-members.

**Yard.** A required area of land space on the same lot with a principal use unoccupied and unobstructed by any structure or portion of a structure from 30 inches above the general ground level of the graded lot upward, provided, however, that fences, walls, poles, posts, other customary yard accessories, ornaments and furniture or other allowed accessory structures or uses may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility. [ORD 4486; July 2008]

**Yard, Front.** A required area of land extending the full width of the lot between the front lot line or reservation line to a line which is parallel to the front lot line or reservation line. The distance between the two lines is established by the setback requirement for the subject zoning district. The required area of land is to remain, unoccupied and unobstructed from the ground upward except as specified elsewhere in this ordinance. [ORD 4486; July 2008]

**Yard, Rear.** A required area of land extending the full width of the lot between the rear lot line or reservation line to a line which is parallel to the rear lot line or reservation line. The distance between the two lines is established by the setback

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requirement for the subject zoning district. The required area of land is to remain unoccupied and unobstructed from the ground upward except as specified elsewhere in this ordinance. [ORD 4071; November 1999] [ORD 4486; July 2008]

**Yard, Side.** A required area of land extending from the front yard to the rear yard between the nearest side lot line or reservation line to a line which is parallel to the side lot line or reservation line. The distance between the two lines is established by the setback requirement for the subject zoning district. The required area of land is to remain unoccupied and unobstructed from the ground upward except as specified elsewhere in this ordinance. [ORD 4486; July 2008]