

33.564 Pleasant Valley Plan District

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In order to maintain an alphabetical structure of the Plan Districts within the 500s series of chapters, the former Chapter 33.564 has been renumbered. See Chapter 33.566, Portland International Raceway Plan.

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General

33.564.010 Purpose

The Pleasant Valley plan district implements the Comprehensive Plan's goals, policies and action measures for Pleasant Valley; creates an urban community as defined by the Comprehensive Plan; and, furthers the Pleasant Valley vision to integrate land use, transportation, and natural resources. Pleasant Valley as a whole is intended to be a community made up of neighborhoods, a town center, neighborhood centers, employment districts, parks and schools, open spaces and trails, a range of transportation choices, and extensive protection, restoration and enhancement of the natural resources. Portions of the Pleasant Valley area will be in the City of Portland and portions will be in the City of Gresham. The purpose of the Pleasant Valley plan district includes integrating the significant natural resources into a new, urban community.

33.564.020 Where These Regulations Apply

The regulations of this chapter apply in the Pleasant Valley plan district. The boundaries of the plan district are shown on Map 564-1 and on the Official Zoning Maps.

Development Standards

33.564.050 Additional Housing Type Regulations

Attached houses are prohibited in the R7 zone. Duplexes are allowed on all lots in the R7 zone if approved as part of a land division and within the maximum density allowed for the site.

33.564.060 When Primary Structures are Allowed

Primary structures are allowed as specified in 33.110.212 using Table 33.610-2. The lot dimension standards in this chapter do not supersede the lot dimension standards of Table 33.610-2 for the purposes of implementing Section 33.110.212.

33.564.070 Transfer of Development Rights

- A. Purpose.** The transfer of development rights preserves development opportunities for new housing and reduces development pressure in environmentally sensitive sites. The regulations allow development rights to be transferred from areas within the Pleasant Valley Natural Resources overlay zone to areas that can accommodate the additional density without environmental conflict.
- B. Regulations.** Transfer of development rights between sites is allowed as follows:
1. Development rights. Development rights are the number of potential dwelling units that would be allowed on the site.
 2. Sending sites. Sites where at least 50 percent of the site is within the Pleasant Valley Natural Resources overlay zone may transfer development rights.
 3. Receiving sites. Development rights may be transferred to any site in the Pleasant Valley plan district or the Johnson Creek Basin plan district except:
 - a. Portions of a receiving site that are within a Pleasant Valley Natural Resources overlay zone;
 - b. Sites where any portion of the site is within the 100-year floodplain as currently defined by the Federal Emergency Management Agency; or
 - c. Portions of a receiving site that are Land Class I or II within the South Subdistrict of the Johnson Creek Basin plan district.
 4. Maximum density. The density of the receiving site may not exceed 150 percent of the allowable density.
 5. Transfer procedure. The procedure for a transfer of development rights must meet the following:
 - a. The transfer must take place as part of a Planned Development;
 - b. The sending and receiving sites must be included in the Planned Development;
 - c. The owner of the sending site must execute a covenant with the City that reflects the reduced development potential on the sending site. The covenant must meet the requirements of 33.700.060 and must be recorded before final approval of the Planned Development.

6. All other applicable development standards, including setbacks and building heights, shall continue to apply when a density transfer occurs.
7. Adjustments to the provisions of this section are prohibited.

Land Division and Planned Development

33.564.300 Minimum Site Size for a Land Division or Planned Development

In the R7 zone, land divisions or Planned Developments are allowed only on sites that are at least 20 acres in size.

33.564.310 Relationship to other Land Division and Planned Development Regulations

Land divisions and Planned Developments in the Pleasant Valley plan district are subject to the regulations and procedures of the 600 series of chapters of this Title unless superseded by regulations of this plan district. The following do not apply:

- A. Chapter 33.631, Sites in Special Flood Hazard Area; and
- B. Chapter 33.634, Required Recreation Area.

33.564.320 Supplemental Application Requirements for Land Divisions and Planned Developments

In addition to the information required by Section 33.730.060, Application Requirements, a land division or planned development application must include information that addresses the requirements of Section 33.564.370 and .380.

33.564.330 Maximum Density

- A. **RF zone.** In the RF zone, maximum density is one unit per 20 acres.
- B. **R7 zone.** In the R7 zone, maximum density within the Pleasant Valley Natural Resources overlay zone is one unit per acre.

33.564.340 Lot Dimensions

- A. **RF zone.** In the RF zone, new lots must be at least 20 acres in area. There are no minimum width or depth requirements, and no maximum lot area.
- B. **R7 zone.** In the R7 zone, there is no minimum lot area, maximum lot area, minimum width or minimum depth requirement for new lots. New lots must meet the minimum front lot line standard.

33.564.350 When a Flag Lot is Allowed

- A. When a flag lot is allowed.** Flag lots are prohibited in the Pleasant Valley plan district except as follows:
1. A new lot is being created for an existing house;
 2. The existing house is entirely within the Pleasant Valley Natural Resources overlay zone; and
 3. The existing house will remain.
- B. Flag lot access pole.** The pole portion of the flag lot must meet the following standards. Adjustments are prohibited:
1. The pole must connect to a street;
 2. The pole must be at least 12 feet wide for its entire length; and
 3. The pole must be part of the flag lot and must be under the same ownership as the flag portion.
- C. Minimum lot dimensions.** Flag lots must meet the minimum lot dimension requirements of Subparagraph 33.465.165.A.2.c.

33.564.360 Planned Development

The following uses and development are prohibited through a planned development:

- A.** Attached houses;
- B.** Attached duplexes;
- C.** Multi-dwelling structures; and
- D.** Commercial uses.

33.564.370 Housing Variety

- A. Purpose.** The purpose of the housing variety criterion is:
- To encourage the mix of housing intended for the Pleasant Valley plan district as described in the Comprehensive Plan
 - To avoid over-repetition of the same building type or lot size
 - To promote housing choice
- B. When this criterion applies.** This criterion applies to land divisions and Planned Developments in the R7 zone.
- C. Approval criterion.** To the extent practicable, the design and layout of the land division ensures that a range of housing choices will be provided within the land division site. Some methods to provide this range of housing choices are:
1. Thirty percent of the proposed lots are larger than 7,500 square feet in area, and the remaining lots are less than 7,500 square feet in area;

2. Twenty percent, but not more than 40 percent, of the dwelling units are duplexes;
3. Thirty percent of the lots have accessory dwelling units; or
4. Other techniques which are consistent with the purpose of this criterion.

33.564.380 Transition at the Edge of the Pleasant Valley Natural Resources Overlay Zone

- A. Purpose.** The purpose of this criterion is to provide a visual and physical transition or connection between the Pleasant Valley Natural Resources overlay zone and the adjoining developed land. The criterion is intended to encourage careful design of the land division layout so that uses and development at the edges of the environmental zone have reduced impact on, and benefit from, the adjacent natural resources area.
- B. When this criterion applies.** This criterion applies to land divisions and Planned Developments in the R7 zone.
- C. Approval criterion.** To the extent practicable, the land division should be designed so that development adjacent to or across the street from the environmental resource areas is oriented to enhance the connection between the developed area and the environmental resource area. This connection can be provided by one or more of the following:
 1. Local streets are located along the outside edge of the Pleasant Valley Natural Resources overlay zone;
 2. Where lots are adjacent to the Pleasant Valley Natural Resources overlay zone, pedestrian access to the Pleasant Valley Natural Resources overlay zone is provided at sufficient intervals, such as every 400 to 500 feet; or
 3. Other techniques which are consistent with the purpose of this criterion.

(Added by: Ord. No. 178961, effective 6/13/05. Amended by Ord. No. 184235, effective 11/26/10.)

