

CHAPTER 609
PATTERSON STREET CORRIDOR OVERLAY ZONE

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609.001. Purpose. The purpose of the Patterson Street Corridor Overlay Zone is to establish development standards to promote mixed-use neighborhood-scale development. (Ord No. 31-13)

609.005. Definitions. Unless the context otherwise specifically requires, as used in this Chapter, the following mean:

(a) Mixed-use development: A combination of uses in two or more of the following Use Categories within a single building, or within separate buildings on the same lot or contiguous lots:

- (1) Household Living;
- (2) Lodging;
- (3) Retail Sales and Service;
- (4) Business and Professional Services;
- (5) Health Services; or
- (6) Civic Services. (Ord No. 31-13)

609.010. Patterson Street Corridor Overlay Zone Boundary. The boundaries of the Patterson Street Corridor Overlay Zone are shown in Figure 609-1. (Ord No. 31-13)

609.015. Uses. Any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the Patterson Street Corridor Overlay Zone. (Ord No. 31-13)

609.020. Development Standards. Development within the Patterson Street Corridor Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

(a) **Continued Development.** Buildings and structures existing within the Patterson Street Corridor Overlay Zone that conformed to the development standards existing on December 1, 2002, but which would otherwise be made non-conforming development by this Chapter, are hereby deemed continued development. The owner shall have the burden to demonstrate continued development status under this subsection.

(1) Continued development may be enlarged, rebuilt, or the exterior altered, provided such enlargement, rebuilding, or exterior alteration complies with all applicable standards in the underlying zone.

(2) An owner or user of property on December 1, 2002, may extend continued development onto any contiguous vacant land owned by such owner or user if such land was held under the same ownership on December 1, 2002, and has been maintained under the same ownership continuously thereafter. The extension of continued development onto contiguous vacant land under the same ownership must comply with all applicable standards in the underlying zone.

(3) A determination by the Building Official that a continued development is derelict or dangerous, as defined in SRC 50.600 and SRC 56.230, shall terminate the continued development status conferred by this subsection and the building or structure shall thereafter be deemed non-conforming development.

(b) Pedestrian Access. All development, other than development of Single Family and Two Family uses, shall comply with the following pedestrian access standards:

(1) A pedestrian connection shall be provided from the public sidewalk to the primary building entrance.

(2) A pedestrian connection through the parking area to the primary building entrance shall be provided when the parking area is greater than 60 feet in depth.

(3) Within shopping centers, office complexes, and mixed-use developments, pedestrian connections shall be provided to connect the buildings. Pedestrian connections shall be the most practical, direct route.

(4) Pedestrian connections shall be a minimum of 5 feet in width, and defined by visual contrast or tactile finish texture.

(5) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

(c) Project Enhancements. All development, other than development of Single Family and Two Family uses, shall include four or more of the following project enhancements:

(1) Joint parking agreement under SRC 806.020(a)(5) or implementation of a plan to satisfy off-street parking requirements through alternative modes of transportation under SRC 806.015(e)(2);

(2) Freestanding sign not more than 5 feet in height and placed upon a foundation;

(3) Weather protection, in the form of awnings or canopies, along more than 50 percent of the length of the ground floor building facade adjacent to sidewalks or pedestrian connections;

(4) Pedestrian connections that are:

(A) Constructed with pavers, scored or colored cement, and/or stamped asphalt;

(B) Elevated above the parking area and driveway; or

(C) Defined with landscaping or building features such as canopies, awnings, or arcades;

(5) Replacement of existing surface parking areas with new development of buildings or structures;

(6) A minimum of 7 percent interior landscaping within parking areas not more than 50,000 square feet in size; or a minimum of 10 percent interior landscaping within parking areas greater than 50,000 square feet in size;

(7) Installation of landscaping and irrigation using a plan designed by an Oregon landscape architect;

(8) Development of a mixed-use building;

(9) Construction of a building where at least 50 percent of the building frontage is constructed contiguous to the minimum building setback line;

(10) Construction of one or more buildings at least two stories in height;

(11) Construction of planter bays, each a minimum of 50 square feet in size, to meet minimum interior parking area landscaping requirements;

(12) Construction of planter bays below the surface grade of parking areas to accommodate surface water runoff; or

(13) Use of native plant materials to meet minimum landscaping requirements. (Ord No. 31-13)

**FIGURE 609-1
PATTERSON STREET CORRIDOR OVERLAY ZONE**

