

## OVERVIEW OF ARTICLE 3

### § 17.3.000 OVERVIEW OF ARTICLE 3.

This article describes the classification of zones and contains the standards for the different zones in Forest Grove.

Article 3 states which uses are permitted in each zone, which uses are allowed in limited situations, which are conditional uses, and which are not permitted.

The use tables in this article should be read together with the explanation of use categories provided in Article 12 of this Code.

The following list summarizes topics covered in this article:

- Zoning Map
- Residential Zones
- Institutional Zone
- Commercial Zones
- Town Center Zones
- Industrial Zones

These headings can assist the user in locating information. The table of contents contains a complete list of the material included in this article.

(Ord. 2009-01, passed 3-9-2009)

## ZONING MAP

### § 17.3.010 CLASSIFICATION OF ZONES.

All areas within the corporate limits of the City of Forest Grove are divided into the following zones:

<i><b>TABLE 3-1: Zoning Districts</b></i>	
<i><b>Zoning District</b></i>	<i><b>Map Symbol</b></i>
<i><b>TABLE 3-1: Zoning Districts</b></i>	
<i><b>Zoning District</b></i>	<i><b>Map Symbol</b></i>
Single-Family Residential	R-5
Single-Family Residential	R-7
Single-Family Residential	R-10
Suburban Residential	SR
Multi-Unit (Low) Residential	RML
Multi-Unit (High) Residential	RMH
Institutional	INST
Community Commercial	CC
Commercial – Neighborhood	NC
Town Center Core	TCC
Town Center Transition	TCT
Light Industrial	LI
General Industrial	GI
Business Industrial Park	BIP
<i><b>Overlay District (Article 4)</b></i>	<i><b>Map Symbol</b></i>
Master Plan	MP
Planned Development	PD
Mixed Use Planned Development	MUPD

### § 17.3.020 OFFICIAL ZONING MAP.

A. Boundaries of the zoning districts and overlay zones are shown on the “City of Forest Grove Zoning Map,” dated with the effective date of this Code and signed by the Mayor and City Recorder. Said map by this reference is made a part of this Code.

B. Each lot, tract and parcel of land or portion thereof as classified on the zoning map is hereby zoned and limited to the uses as specified and defined for the applicable zone.

C. Amendments to the zoning map may be made in accordance with the provisions of this Code. Copies of all zoning map amendments shall be identified with the effective date and shall be maintained without charge, together with the adopting documents, on file in the Community Development Department. The Director shall maintain in the office and available for public inspection an up-to-date copy of the city zoning map. Updated maps shall be available 30 days after approval of the amendment is final.

(Ord. 2009-01, passed 3-9-2009)

### § 17.3.030 ZONE BOUNDARIES.

Where there is uncertainty, contradiction or conflict as to the intended location of zone boundaries due to the lack of scale, lack of detail or illegibility of the zoning map, the boundary lines shall be determined by the Director in accordance with the following standards:

A. Boundaries indicated as approximately following the centerlines of streets, highways, railroad tracks or alleys shall be construed to follow such centerlines;

B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;

C. Boundaries indicated as approximately following city limits shall be construed as following city limits;

D. Boundaries indicated as approximately following river, stream and/or drainage channels shall be construed as following river, stream and/or drainage channels;

E. Whenever any street is lawfully vacated, and when the lands within the boundaries thereof attach to and become a part of lands adjoining such street, the lands formerly within the vacated street shall automatically be subject to the same zoning district designation that is applicable to lands to which the street attaches; and

F. Where property is split by two or more boundaries and no dimensions are provided in the adopting ordinance, the area for each district shall be compared with the adopting ordinance and the Director shall determine the dimensions.

(Ord. 2009-01, passed 3-9-2009)

## TOWN CENTER ZONES

### § 17.3.400 PURPOSE.

The purpose of the Town Center zones is to implement the Forest Grove Town Center Plan and to reinforce the historic role of the downtown as the civic, financial and business center. Two Town Center zones are adopted to reflect the distinctions between different areas of the Town Center and to focus pedestrian-oriented retail uses to the traditional downtown core along Main Street. Specific development and design standards are adopted for the Town Center zones to reflect the established storefront character of the area and to enhance an active and attractive pedestrian environment for shoppers, employees and residents.

(Ord. 2009-01, passed 3-9-2009; Ord. 2013-3, passed 5-22-2013)

### § 17.3.410 LIST OF TOWN CENTER ZONES.

A. *Town Center Core (TCC)*. The Town Center Core zone encompasses the traditional downtown core along Main Street. The purpose of this zone is to provide a concentration of retail and office uses in a defined area. Retail, service uses are required on the ground floor, with an emphasis on those uses that serve a walk-in clientele. Office and/or residential uses are allowed on upper floors. The design standards for this zone require a continuous storefront facade featuring streetscape amenities for the pedestrian.

B. *Town Center Transition (TCT)*. The Town Center Transition zone is established to increase employment and housing opportunities in close proximity to the Town Center Core. A mix of retail, office, light industrial and residential uses are allowed in the TCT zone, but ground floor retail uses are permitted but not required. Consistent streetscape improvements such as street lighting, street trees and sidewalks will link the Town Center Transition zone with the Town Center Core.

(Ord. 2009-01, passed 3-9-2009; Ord. 2013-3, passed 5-22-2013)

### § 17.3.420 USE REGULATIONS.

Refer to Article 12 for characteristics of uses included in each of the Use Categories.

they comply with the development standards and other regulations of this Code.

B. *Limited uses*. Uses that are allowed subject to specific limitations are listed in Table 3-12 with an “L”. These uses are allowed if they comply with the limitations listed in the footnotes to the table and the development standards and other regulations of this Code.

C. *Conditional uses*. Uses that are allowed if approved through the conditional use process are listed in Table 3-12 with a “C”. These uses are allowed provided they comply with the conditional use approval criteria, the development standards, and other regulations of this Code. The conditional use process and approval criteria are stated in § 17.2.200.

D. *Not permitted uses*. Uses listed in Table 3-12 with an “N” are not permitted. Existing uses may be subject to § 17.7.100 et. seq. Nonconforming Development.

E. *Accessory uses*. Uses that are accessory to a primary use are allowed if they comply with specific regulations for accessory uses and all development standards.

<b>Table 3-12: Town Center Zones Use Table</b>		
<b>USE CATEGORY</b>	<b>TC - Core</b>	<b>TC - Transition</b>
<b>Table 3-12: Town Center Zones Use Table</b>		
<b>USE CATEGORY</b>	<b>TC - Core</b>	<b>TC - Transition</b>
<b>RESIDENTIAL</b>		
Household Living	L[1]	L[1]
Group Living	P[1]	P
Transitional Housing	N	C
Home Occupation	L[2]	L[2]
Bed and Breakfast	C[2]	P
<b>HOUSING TYPES</b>		
Single Units, Detached	N	N
Single Units, Attached	N	P
Accessory Units	N	N
Duplexes	N	P
Manufactured Dwellings	N	N
Manufactured Dwelling Park	N	N
Multi-Family Units	P	P
<b>CIVIC/INSTITUTIONAL</b>		
Basic Utilities	P	P
Major Utility Transmission Facilities	C	C
Colleges	C	C
Community Recreation	N	P
Cultural Institutions	P	P
Day Care	P	P
Emergency Services	C	C
Postal Services	C	P
Religious Institutions	C	P
Schools	C	C
Seasonal Shelters	L[16]	L[16]
Social/Fraternal Clubs/Lodges	C	P
<b>COMMERCIAL</b>		
Commercial Lodging	L[4]	L[4]
Eating and Drinking Establishments	P[5]	P[5]
Entertainment-Oriented:		
- Major Event Entertainment	N	C
- Outdoor Entertainment	N	N
- Indoor Entertainment	P	P

- Sales-Oriented	P	P
- Personal Services	P	P
- Repair-Oriented	P	P
- Bulk Sales	L[6]	L[6]
- Outdoor Sales	N	N
- Animal-Related	N	N
Medical Centers	N	C/P[7]
Motor Vehicle Related:		
- Motor Vehicles Sale/Rental	N	C[13]
- Motor Vehicle Servicing/Repair	N	C[14]
- Motor Vehicle Fuel Sales	N	C[15]
Non-Accessory Parking	N	C
Office	L[3]	P
Self-Service Storage	N	N
<u>INDUSTRIAL</u>		
Industrial Services	N	N
Manufacturing and Production:		
- Light Industrial	N	C
- General Industrial	N	N
Call Centers	L[9]	L[9]
Railroad Yards	N	N
Research and Development	N	C
Warehouse/Freight Movement	N	N
Waste-Related	N	N
Wholesale Sales	N	N
<u>OTHER</u>		
Agriculture/Horticulture	N	N
Cemeteries	N	N
Detention Facilities	N	N
Mining	N	N
Wireless Communication Facilities	L[10]	L[10]
Information	L[11][12]	L[11]
P = Permitted L = Limited C =Conditional Use N = Not Permitted		

Footnotes:

- [1] New dwellings in the TCC zone are only permitted on or above the 2nd floor. There are no minimum density requirements when housing is part of a mixed-use building . In the TCT Zone newdwellings are permitted as “stand-alone” developments or as part of mixed-use developments , but must meet density requirements.
- [2] Home occupations are permitted as an accessory use to residential uses, subject to compliance with the home occupation standards in Article 7.
- [3] Offices only permitted as part of a ground-floor retail or personal serviceuse or as a stand-alone use above the first floor in the TC-Core zone.
- [4] Recreational vehicle parks are prohibited in all districts.
- [5] Drive through service is prohibited from restaurants in the TC-Core and TC-Transition zones.
- [6] Bulk sales stores with a ground floorbuilding footprint smaller than 10,000 square feet are permitted. All merchandise must be enclosed within a building . All other bulk sales are prohibited.
- [7] Medical marijuana dispensaries and marijuana retailers are permitted consistent with the locational requirements of state law and in compliance with the requirements of § 17.8.1100 of this Code.
- [8] Permitted where there are no off-premises impacts and no product is transported from thesite . Centers with any offsite impacts or transport products from the site are to be located in either Light or General Industrial districts.
- [9] Call Centers shall not be allowed on the ground floor in the TC-Core Zone District.
- [10] Wireless communication facilities are regulated by the standards inArticle 7.
- [11] Permitted where there are no off premise impacts.
- [12] Information business is not allowed on the ground floor in the TC-Core Zone District.
- [13] Motor Vehicle Sales/Rental uses may be allowed as aconditional use if conducted entirely indoors.
- [14] Motor Vehicle Servicing/Repair uses existing as of 03/28/2016 are allowed to continue and may expand within the boundaries of the existing lots 1N4 36B-2900, 1N4 36B- 2901, and 1N4 36B-3000 with conditional use approval. All other Motor Vehicle Servicing/Repair uses are prohibited.
- [15] Motor Vehicle Fuel Sales uses existing as of 03/28/2016 are allowed to continue and may expand within the boundaries of the existing lot 1S3 6BA-1300 with conditional use approval. All other Motor Vehicle Fuel Sales uses are prohibited.
- [16] Seasonal Shelters must be located consistent with the provisions of §§17.2.900 et seq. and §§ 17.5.600 et seq. of this Code.

(Ord. 2009-01, passed 3-9-2009; Ord. 2013-3, passed 5-22-2013; Ord. 2015-2, passed 4-27-2015; Ord. 2016-7, passed 3-28-2016; Ord. 2019-05, passed 6-24-2019; Ord. 2019-10, passed 9-23-2019)

**§ 17.3.430 TOWN CENTER ZONE DEVELOPMENT STANDARDS.**

A. *Purpose.* The development standards are intended to promote efficient use of land and more intensive development . The standards establish minimum and maximum building heights and maximum building setbacks to reinforce the scale and storefront character of existing historic buildings and to support a pedestrian-oriented environment.

B. *Development Standards.*Development standards for the Town Center Core (TCC) and Town Center Transition (TCT) zones are summarized below.

<b>Table 3-13: Town Center Zones Dimensional Requirements</b>		
<b>STANDARD</b>	<b>TCC</b>	<b>TCT</b>
<b>Table 3-13: Town Center Zones Dimensional Requirements</b>		
<b>STANDARD</b>	<b>TCC</b>	<b>TCT</b>
Floor Area Ratio [1]		
- Minimum	1:1	0.5:1
- Maximum	4:1	4:1
Building Height (all parts)		
- Minimum	2 stories	16 feet
- Maximum	4 stories	4 stories
Residential Density [2]		
- Minimum	None	16.22 units/acre
- Maximum	40 units/acre [7]	40 units/acre [7]
Front Setback [3]		
- Minimum	0	0
- Maximum	15 feet	15 feet
Side and Rear Setback [4]		
	0	0

Landscaping[6]	5% of lot	5% of lot
<p>Footnotes:</p> <p>[1] Floor area ratio is defined as the ratio of building square footage to site square footage. For example, a 5,000 square foot building is required on a 5,000 square foot site (FAR of 1:1); a 20,000 square foot building is allowed (FAR of 4:1).</p> <p>[2] All densities are based on net acres .</p> <p>[3] A larger front yard setback may be approved through Design Review if the setback area incorporates enhanced pedestrian spaces and amenities such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art or kiosks. No parking is allowed between a building and the public right-of-way.</p> <p>[4] Side and rear yard setbacks may be required through Design Review when needed to provide a transition between zones or different land uses. The screening and buffering standards in Article 8 will be used as a guideline.</p> <p>[5] Except for multi-family residential uses, off-street parking is not required in the Town Center Zones. When off-street parking is provided, it shall be located to the side or rear of buildings , in shared parking lots or in parking structures . Parking and/or maneuvering areas shall not be located between the front facade of the building and the street /sidewalk. Parking for multi-family residential uses shall be provided in accordance with Table 8-4 in § 17.8.515.</p> <p>[6] Required landscaping in the Town Center zones may include planters, hanging baskets and architectural features such as benches and water fountains that are supportive of the Town Center pedestrian environment. Jointly improved landscaped areas are encouraged to facilitate continuity of landscape design.</p> <p>[7] Residential density may be increased above the maximum in accordance with the density incentives in § 17.7.400. Minimum density does not apply to projects on sites which are less than one-half-acre in net area or which include a mix of uses.</p>		

(Ord. 2009-01, passed 3-9-2009; Ord. 2013-3, passed 5-22-2013)

**§ 17.3.440 TOWN CENTER ZONE DESIGN STANDARDS AND GUIDELINES.**

Development in all Town Center Zones is subject to the design review process provided in Article 2 and standards provided in Article 8.

(Ord. 2009-01, passed 3-9-2009; Ord. 2013-3, passed 5-22-2013)