

DEVELOPER PACKET

4905 UPPER DR & 167140 BOONES FERRY,
LAKE OSWEGO, OR 97035



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PROPERTY DETAILS

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Property Detail Report

Owner: Rb Pamplin Corp & Subsidiaries
Site: 4905 Upper Dr Lake Oswego OR 97035
Mail: PO Box 22005 Milwaukie OR 97269



Location and Site Information

County:	Clackamas	Lot SqFt:	21,841
Legal Description:	383 BRYANT ACRES PT LT 13	Lot Acres:	0.50
APN:	00235944	Land Use:	200 - Commercial land, vacant
Tax Lot:	21E07DD04400	Land Use STD:	Commercial Lot
Twn-Rng-Sec:	02S / 01E / 07 / SE	County Bldg Use:	420
Neighborhood:	Lake Grove	# Dwellings:	
Subdivision:	Bryant Acres	Map Page/Grid:	655-J7
Legal Lot/Block:	13	Zoning:	Lake Oswego-WLG OC
Census Tract/Block:	020401 / 2000	Watershed:	Johnson Creek-Willamette River
Elementary School:	Lake Grove Elementary School	High School:	Lake Oswego Senior High School
Middle School:	Lake Oswego Middle School	School District:	Lake Oswego

Property Characteristics

Total Living Area:	Bedrooms:	Year Built/Eff:	1928
First Floor SqFt:	Bathrooms Total:	Heating:	
Second Floor SqFt:	Bathrooms Full/Half:	Cooling:	
Basement Fin/Unfin:	Stories:	Fireplace:	
Attic Fin/Unfin:	Foundation:	Pool:	
Garage SqFt:	Roof Material:	Kitchen:	

Assessment and Tax Information

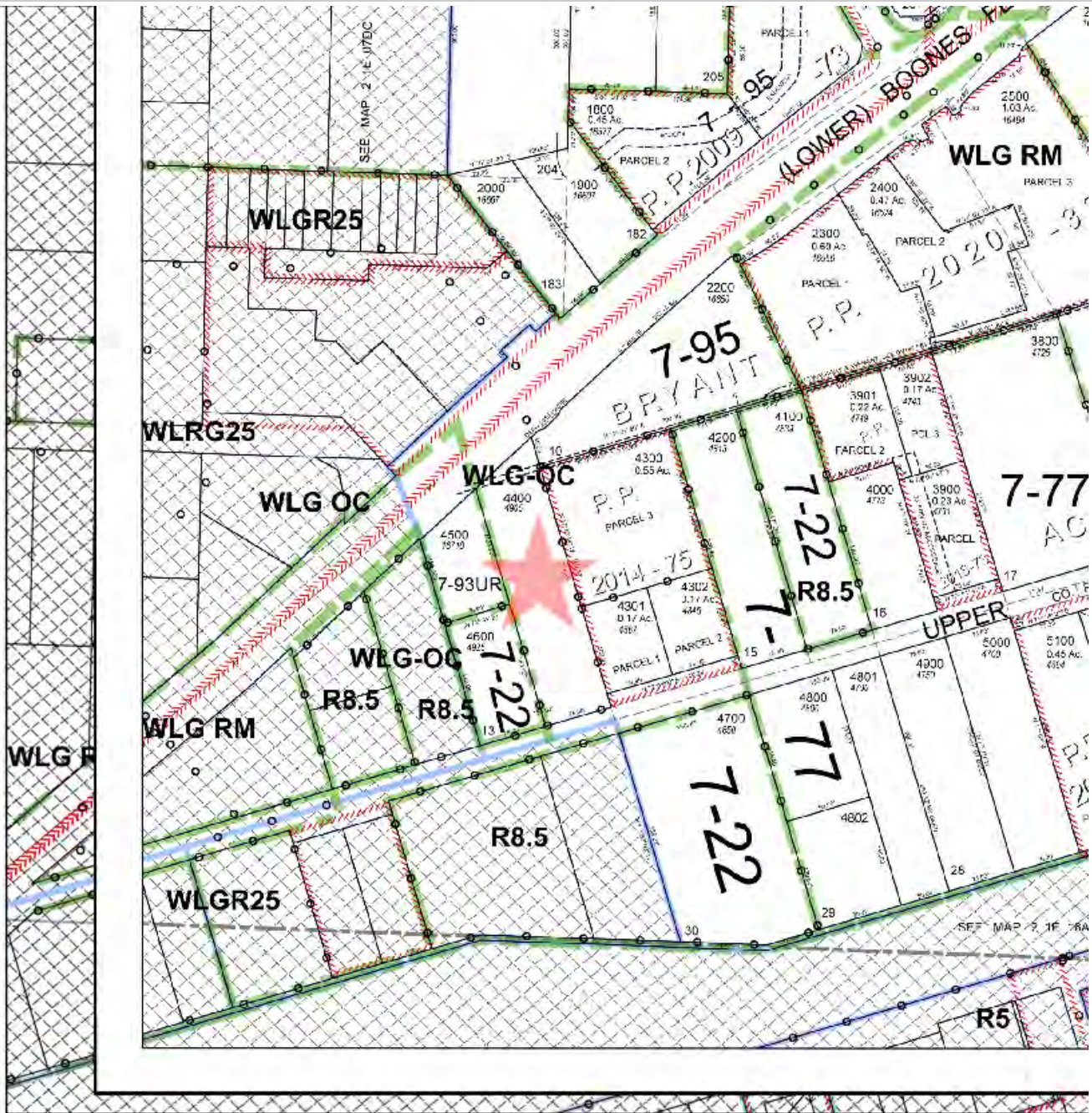
Market Total:	\$809,395.00	Property Tax:	\$2,292.52
Market Land:	\$809,395.00	Exemption:	
Market Structure:		Market Improved %:	
Assessment Year:	2023	Levy Code:	007-095
Assessed Total:	\$119,105.00	Mill Rate:	19.2479

Sale and Loan Information

Sale Date:	02/19/2020	Lender:	
Sale Amount:	\$1,100,000.00	Loan Amount:	\$0.00
Document #:	2020-011829	Loan Type:	
Deed Type:	Deed	Price/SqFt:	\$0.00
Title Co:	FIRST AMERICAN TITLE	Seller Name:	RB PAMPLIN CORP

Prepared By: WFG National Title Customer Service Department
12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
P: 503 603 1700 | 360 891 5474 E: cs@wfnationaltitle.com | cccs@wfgtitle.com

Sentry Dynamics, Inc. and its customers make no representation, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



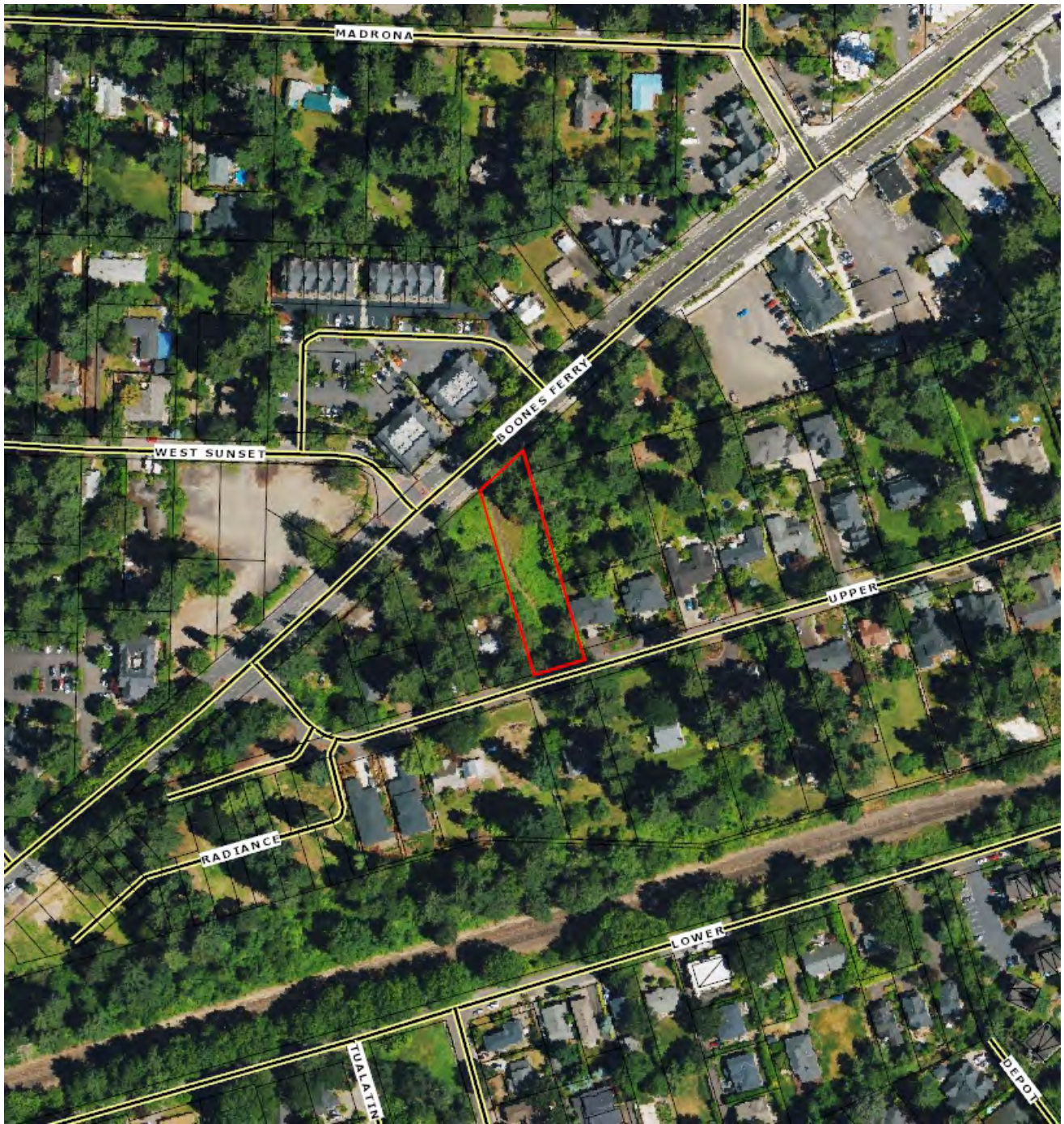
WFG National Title Insurance Company
a Williston Financial Group company

Parcel ID: 00235944

Site Address: 4905 Upper Dr

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Aerial Map



WFG National Title Insurance Company
a Williston Financial Group company

Parcel ID: 00235944

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Clackamas County Official Records
Sherry Hall, County Clerk

2020-011829

02/19/2020 09:59:01 AM

D-D Cnt=1 Stn=74 DENIM
\$25.00 \$16.00 \$10.00 \$62.00

\$113.00

AFTER RECORDING, RETURN TO:

R.B. Pamplin Corporation and Subsidiaries
Pension Plan & Trust
ATTENTION : R.B. Pamplin, Jr.
P.O. Box 22005
Portland, OR 97269-2005

UNTIL A CHANGE IS REQUESTED,

SEND ALL TAX STATEMENTS TO:

R.B. Pamplin Corporation
Attn: Andrea J. Marek
P.O. Box 22005
Portland, OR 97269-2005

SPECIAL WARRANTY DEED

R.B. PAMPLIN CORPORATION, a Delaware corporation, Grantor, conveys and specially warrants to R.B. Pamplin Corporation and Subsidiaries Pension Plan & Trust, a pension plan and trust established under the laws of the State of Oregon, Grantee, that certain real property located in Clackamas County, Oregon, and more particularly described on Exhibit A attached hereto, free of all liens and encumbrances created or suffered by Grantor except those set forth on Exhibit B attached hereto.

The true consideration for this conveyance is \$1,100,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND

NS-949454-OR

First American Title Accommodation
Recording Assumes No Liability

SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 23rd day of January, 2020.

GRANTOR:

R.B. PAMPLIN CORPORATION, a Delaware corporation

By Andrea J. Marek
Andrea J. Marek, Executive Vice President

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me on ANDREA J. MAREK
by Andrea J. Marek, Executive Vice President of R.B. Pamplin Corporation.

Marilyn Carol Stewart
Notary Public for Oregon
My commission expires 11-20-22



EXHIBIT A
Legal Description

Real property in the County of Clackamas, State of Oregon, described as follows:

PARCEL I:

A portion of Lot 13, BRYANT ACRES, in the City of Lake Oswego, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of said Block 13, which point is 140 feet North of the Southwest corner of said block as measured from the center of the road known as Upper Drive; thence Northeasterly parallel with the center line of said road, a distance of 75 feet to the Northeast corner of tract of land described in Deed recorded February 17, 1926 in Book 183, page 323, Deed Records; thence Northerly parallel to the Westerly line of said Block 13 to a point on the Northwesterly line of said Block 13; thence South 45°08' West along said Northwesterly line to be the most Westerly corner thereof; thence Southerly along said Westerly line of Block 13 to the place of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Lake Oswego for road purposes by Warranty Deed recorded March 17, 1993 as Recording No. 93017464, Clackamas County Deed Records.

PARCEL II:

A portion of Lot 13, BRYANT ACRES, in the City of Lake Oswego, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the intersection of the East line of Lot 13, and the Southeasterly right of way line of Boones Ferry County Road; thence South along the East line of said Lot 13, a distance of 48.26 feet more or less, to a point which is the Northeast corner of that tract of land conveyed by deed to Clara E. Will, recorded February 9, 1920 in Book 166, page 656, Deed Records; thence West along the North line of said Hill tract 75 feet, more or less, to the Northwest corner of said hill tract; thence North, parallel to the East line of Lot 13, to a point on the South right of way line of Boones Ferry County Road; thence Northeasterly along said right of way line 65.8 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Lake Oswego for road purposes by Warranty Deed recorded January 13, 1993 as Recording No. 93002481, Clackamas County Deed Records.

PARCEL III:

A portion of Lot 13, BRYANT ACRES, in the City of Lake Oswego, County of Clackamas and State of Oregon, more particularly described as follows:

All of that portion of said Block 13 beginning at the Southwesterly corner of Block 10 of said BRYANT ACRES, running thence Southerly and following the Easterly line of Block 13 of BRYANT ACRES a distance of 290.4 feet to the Southeasterly corner of said BRYANT ACRES

Block 13; thence Westerly and tracing the center of Upper Drive a distance of 75 feet to a point; thence Northerly and parallel to and 75 feet distance from the Easterly line of Block 13 of BRYANT ACRES a distance of 290.4 feet to a point; thence Easterly a distance of 75 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Upper Drive.

EXHIBIT B
Exceptions

1. City liens, if any, for the city of Portland.

2. Easement, including terms and provisions contained therein:

Recording Date: January 13, 1993
Recording Information: 93002481
In Favor of: The City of Lake Oswego
For: Slopes
Affects: Parcel II

3. Easement, including terms and provisions contained therein:

Recording Date: March 17, 1993
Recording Information: 93017464
In Favor of: The City of Lake Oswego
For: Slopes
Affects: Parcel I

4. Easement, including terms and provisions contained therein:

Recording Date: June 13, 2007
Recording Information: 2007-051940
In Favor of: American Heritage Homes
For: Ingress and egress to install the sewer line
Affects: Parcels I and II

5. Unrecorded leases or periodic tenancies, if any.

6. A **Line of Credit** Deed of Trust to secure an original indebtedness of \$9,400,000.00 recorded December 20, 2018 as Recording No. 2018-076338 of Official Records.

Dated: December 14, 2018
Trustor: R.B. Pamplin Corporation, a Delaware corporation
Trustee: UPF Washington Inc.
Beneficiary: Washington Trust Bank

Property Detail Report

Owner: Rb Pamplin Corp & Subsidiaries
Site: 16710 Boones Ferry Rd Lake Oswego OR 97035
Mail: PO Box 22005 Milwaukie OR 97269



Location and Site Information

County:	Clackamas	Lot SqFt:	8,551
Legal Description:	383 BRYANT ACRES PT LT 13	Lot Acres:	0.20
APN:	00235953	Land Use:	100 - Residential land, vacant
Tax Lot:	21E07DD04500	Land Use STD:	Residential Lot
Twn-Rng-Sec:	02S / 01E / 07 / SE	County Bldg Use:	465
Neighborhood:	Lake Grove	# Dwellings:	
Subdivision:	Bryant Acres	Map Page/Grid:	655-J7
Legal Lot/Block:	13 / 13	Zoning:	Lake Oswego-WLG OC
Census Tract/Block:	020401 / 2000	Watershed:	Johnson Creek-Willamette River
Elementary School:	Lake Grove Elementary School	High School:	Lake Oswego Senior High School
Middle School:	Lake Oswego Middle School	School District:	Lake Oswego

Property Characteristics

Total Living Area:	Bedrooms:	Year Built/Eff:	1954
First Floor SqFt:	Bathrooms Total:	Heating:	
Second Floor SqFt:	Bathrooms Full/Half:	Cooling:	
Basement Fin/Unfin:	Stories:	Fireplace:	
Attic Fin/Unfin:	Foundation:	Pool:	
Garage SqFt:	Roof Material:	Kitchen:	

Assessment and Tax Information

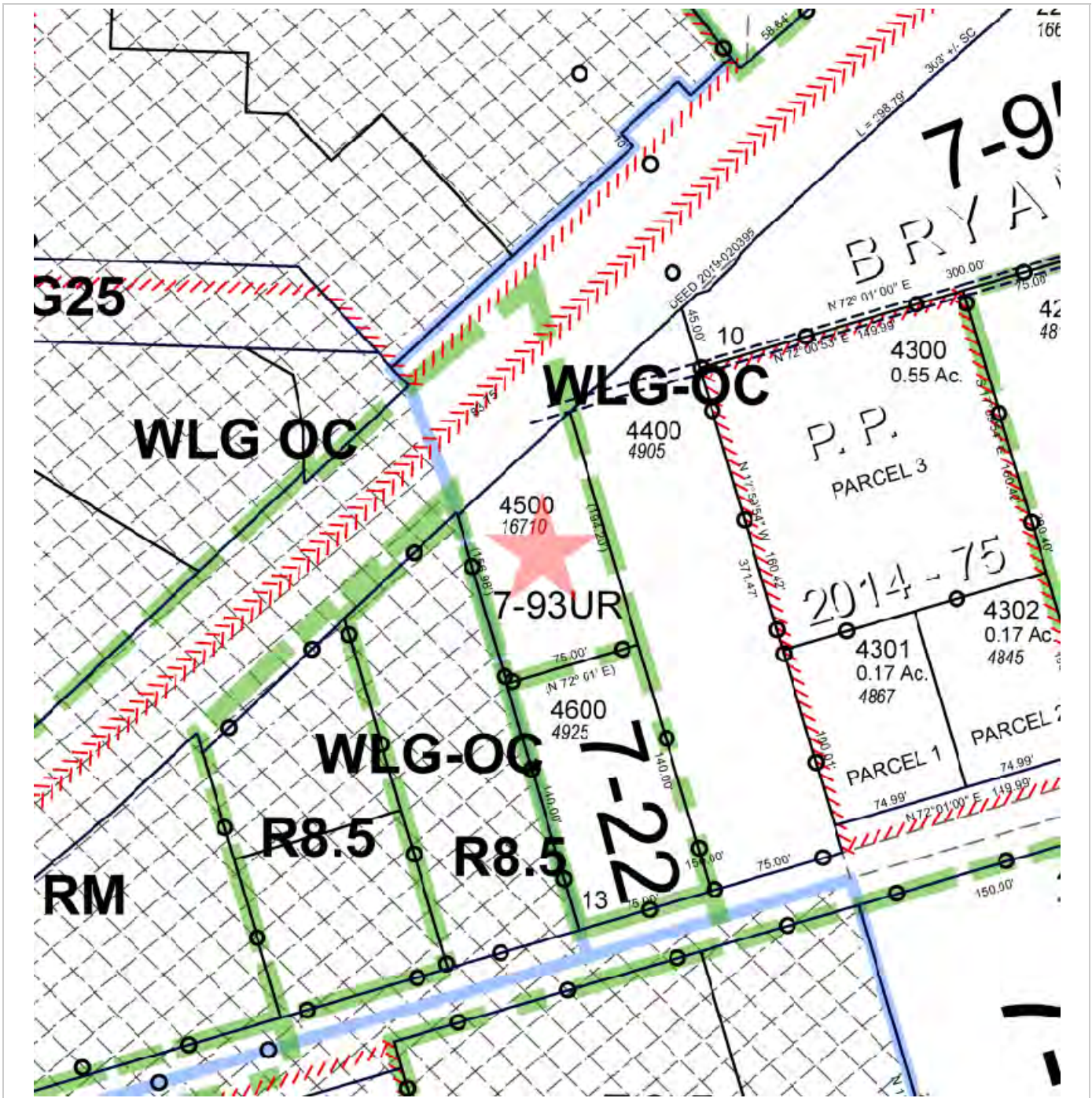
Market Total:	\$373,837.00	Property Tax:	\$2,968.31
Market Land:	\$373,837.00	Exemption:	
Market Structure:		Market Improved %:	
Assessment Year:	2023	Levy Code:	007-093
Assessed Total:	\$154,215.00	Mill Rate:	19.2479

Sale and Loan Information

Sale Date:	01/23/2020	Lender:	
Sale Amount:	\$1,100,000.00	Loan Amount:	
Document #:	2020-011829	Loan Type:	
Deed Type:	Deed	Price/SqFt:	\$0.00
Title Co:		Seller Name:	

Prepared By: WFG National Title Customer Service Department
12909 SW 68th Pkwy, Suite 350, Portland, OR 97223
P: 503 603 1700 | 360 891 5474 E: cs@wfnationaltitle.com | cccs@wfgtitle.com

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WFG National Title Insurance Company®
a Williston Financial Group company

Parcel ID: 00235953

Site Address: 16710 Boones Ferry Rd

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Aerial Map



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By Andrea J. Marek
Andrea J. Marek, Executive Vice President

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) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me on ANDREA J. MAREK,
by Andrea J. Marek, Executive Vice President of R.B. Pamplin Corporation.

Marilyn Carol Stewart
Notary Public for Oregon
My commission expires 11-20-22



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EXHIBIT B
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Recording Date: January 13, 1993
Recording Information: 93002481
In Favor of: The City of Lake Oswego
For: Slopes
Affects: Parcel II

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Recording Date: March 17, 1993
Recording Information: 93017464
In Favor of: The City of Lake Oswego
For: Slopes
Affects: Parcel I

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Recording Date: June 13, 2007
Recording Information: 2007-051940
In Favor of: American Heritage Homes
For: Ingress and egress to install the sewer line
Affects: Parcels I and II

5. Unrecorded leases or periodic tenancies, if any.

6. A **Line of Credit** Deed of Trust to secure an original indebtedness of \$9,400,000.00 recorded December 20, 2018 as Recording No. 2018-076338 of Official Records.

Dated: December 14, 2018
Trustor: R.B. Pamplin Corporation, a Delaware corporation
Trustee: UPF Washington Inc.
Beneficiary: Washington Trust Bank

UTILITY AS-BUILTS

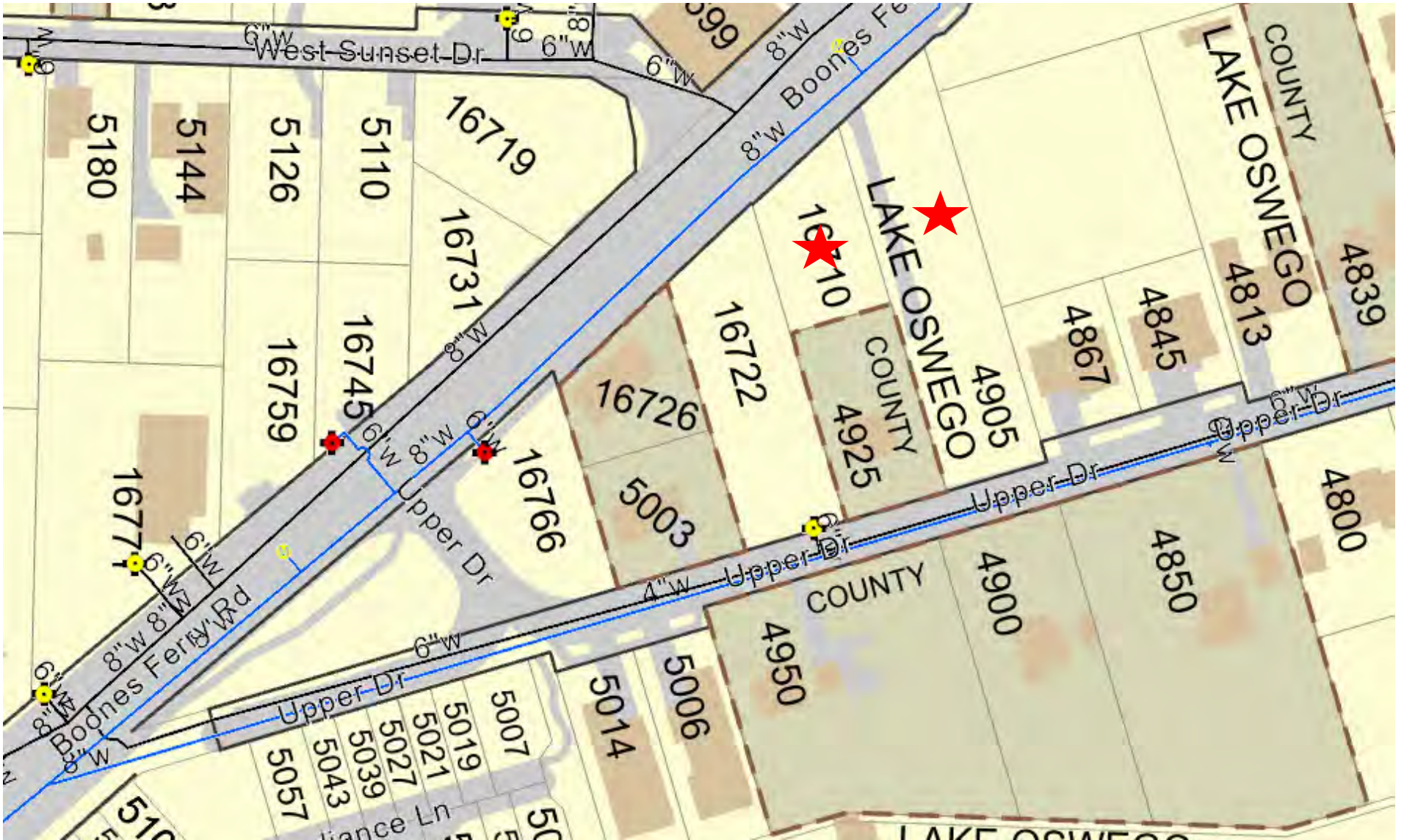
- **Water As-Built Maps**

Lake Grove Water District

- **Sewer As-Built Maps**

City of Lake Oswego

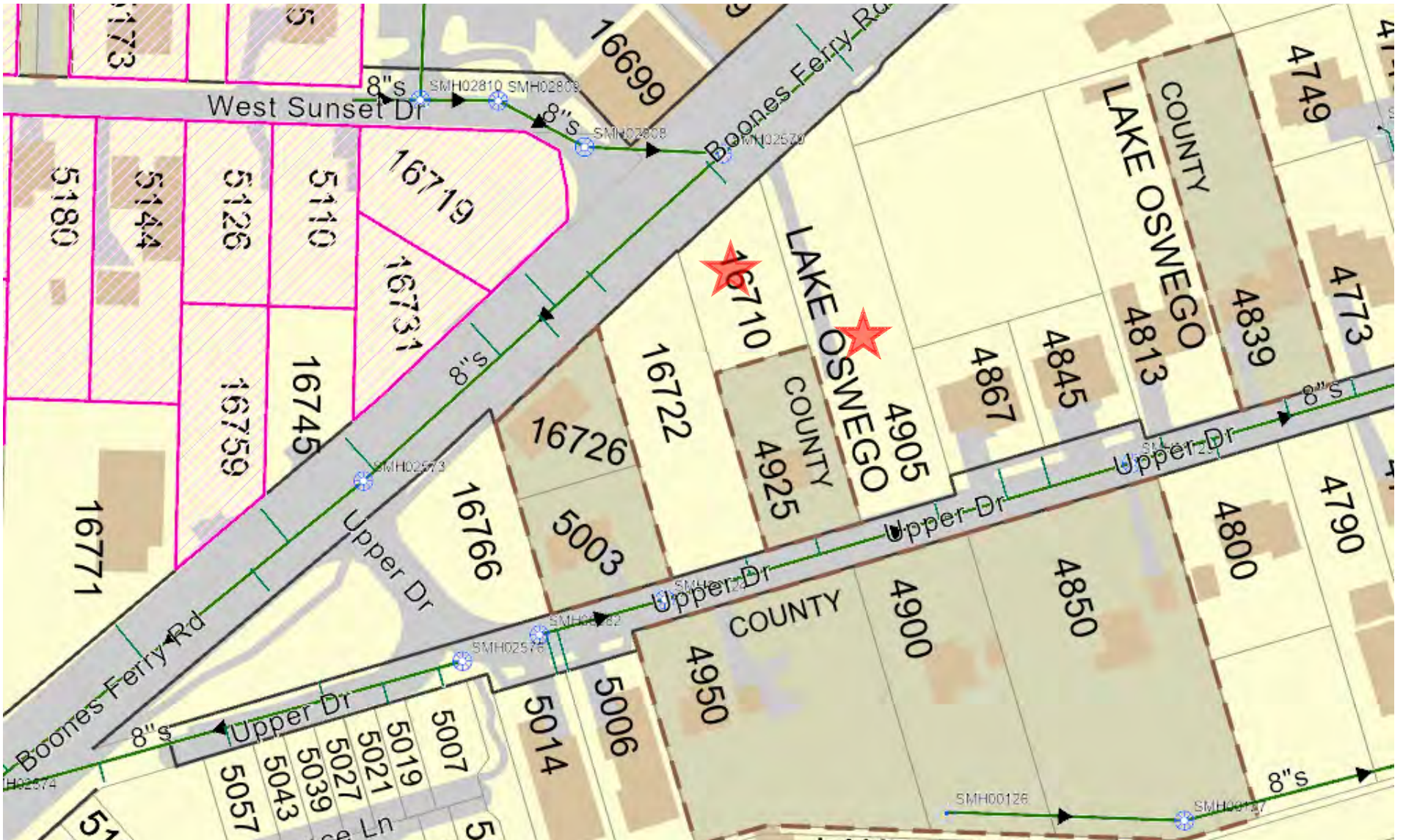
WATER LINE MAP



This map is a copy of public record and is provided solely for informational purposes.

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SEWER LINE MAP



This map is a copy of public record and is provided solely for informational purposes.

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ZONING DETAILS

- Detailed Zoning Information

Lake Oswego-WGL OC (West Lake Grove Commercial)

- Zoning Map

- Community Jurisdiction

LOC 50.02
Base Zoning Districts

§ 50.02.001. Residential Districts.

1. Residential-Low Density Zones.

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2892, Amended, 6-7-2022]

- a. **Districts.** The residential-low density zone districts are R-15, R-10, and R-7.5.
- b. **Purpose.** To provide lands for single-family residential development with densities ranging from two to five dwelling units per gross acre, and to provide lands for middle housing development.

2. Residential-Medium Density Zones.

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2612-A, Amended, 5-21-2013; Ord. No. 2892, Amended, 6-7-2022]

- a. **Districts.** The residential-medium density zone districts are R-6, R-5, and R-DD.
- b. **Purpose.**
 - i. **R-5.** To provide lands for single- and multi-family residential development with densities ranging from seven to eight dwelling units per gross acre, and to provide lands for middle housing development.
 - ii. **R-DD Zone.**
 - (1) The purpose of the R-DD zone is to assure that both single-family homes and middle housing are protected from noise, light, glare and reduction in privacy to the maximum extent possible during the area's transition to higher density residential use, to facilitate good architectural design and site planning which maintains residential choices of unit size, cost and other amenities and supports the economic feasibility of new construction and development, and to assure protection and compatibility of all land uses, including commercial, residential, park, open space and historic sites.
 - (2) The R-DD zone is intended for use in low density residential districts which are undergoing transition to increased densities, and which have scenic, historic, natural or residential features which should be preserved and integrated with new development.
 - iii. **R-6 Zone.** The FAN R-6 zone is intended to implement the land use policies of the First Addition Neighborhood Plan. The purpose of this zone is to ensure the design quality of proposed development in the neighborhood by:
 - (1) Ensuring that proposed building designs are visually compatible with the character of existing structures, maintain adequate light and air between structures, and complement the neighborhood's architectural character.

- (2) Minimizing the visual impact of garages from the street, and to continue established alley uses and functions such as access to garages, off-street parking and trash removal.
- (3) Encouraging compatible and sensitive remodeling and renovation of existing residences.
- (4) Preserving the small-town character of the existing streetscape by allowing single-family and middle housing development that is human scale and pedestrian oriented.
- (5) Enhancing the natural environment of the neighborhood as one of the dominant characteristics.
- (6) Preserving FAN's historical and architectural character by encouraging infill development that is compatible in design character to landmark structures on abutting lots.

3. **Residential-High Density Zones.**

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2892, Amended, 6-7-2022]

- a. **Districts.** The residential-high density zone districts are R-3, R-2, R-0, and R-W.
- b. **Purpose.** To provide lands for single- and multi-family residential development with densities of at least 12 dwelling units per gross acre, and to provide lands for middle housing development.

§ 50.02.002. Commercial, Industrial, Mixed Use Zones.

1. **Purposes.**

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2599, Amended, 12-18-2012; Ord. No. 2723, Amended, 10-18-2016]

- a. **Neighborhood Commercial (NC).** To provide land near residential areas for lower intensity commercial activities that primarily serve the surrounding neighborhood, smaller public facility uses, and residential uses.

[**Cross-Reference:** Uses in Mt. Park and Monroe/Boones Ferry neighborhood commercial areas, LOC §§ 50.02.002.c.i and 50.02.002.c.ii have also been determined to implement the Neighborhood Commercial polices of the Comprehensive Plan.]

- b. **General Commercial (GC).** To provide lands for a mix of higher intensity commercial activities supplying a broad range of goods and services to a market area approximately equal to the planning area identified in the Comprehensive Plan, as well as residential, public facilities, and cultural uses.
- c. **Highway Commercial (HC).** To provide lands for commercial activities which meet the needs of the traveling public as well as other highway-oriented retail uses which require access to a market area larger than the general commercial zone. This zone is

not intended for regional shopping centers.

- d. **Mixed Commerce (MC).** To provide for a mix of uses requiring highway access and which provide a strong visual identity. Intended uses include local and regional convention type facilities, office uses and supporting retail uses.
- e. **Office Campus (OC).** To provide lands for major concentrations of regionally-oriented offices and employment opportunities for a market area larger than the planning area.
- f. **Campus Research and Development (CR&D).** To provide a mix of clean, employee-intensive industries, offices and high-density housing with associated services and retail commercial uses in locations supportive of mass transit and the regional transportation network.
- g. **East End General Commercial (EC).** To implement Comprehensive Plan policies applicable to the Downtown Town Center and to provide land for a mix of higher intensity commercial, residential, and cultural uses and public facilities that support a traditional downtown commercial core.
- h. **West Lake Grove Zones.**
 - i. **Districts.** The West Lake Grove zone districts are: Townhome Residential (WLG R-2.5), Residential Mixed Use (WLG RMU), and Office-Commercial (WLG OC).
 - ii. **Purpose.** To provide zoning for townhome residential, commercial, and mixed-use development in the West Lake Grove District that accommodates lower intensity commercial, public facility and residential uses; and to provide a transition between the Lake Grove Village Center and adjacent residential neighborhoods. These districts are intended to supply services to a market area that is comprised of adjacent neighborhoods.
- i. **Industrial Zone (I).** The purpose of the industrial zone is to provide land where general industrial development can be located.
- j. **Industrial Park Zone (IP).** To provide lands where primarily light industrial and employment uses can occur in a campus-like setting under controls to make activities mutually compatible and also compatible with existing uses bordering the zone.
- k. **Foothills Mixed Use (FMU).** To foster a mix of housing, retail and office uses in a central location proximate to downtown and along the Willamette River. Commercial uses are allowed but are not intended to dominate the character of the area. Retail uses are limited in size to complement the downtown core and facilitate the development of neighborhood-focused retail served by transit. The design and development standards are intended to create a unique Lake Oswego community. The emphasis of the zone is on residentially related uses.

The Foothills Mixed Use code provisions are intended to:

- i. Connect the FMU area with downtown, Tryon Creek, Old Town, the Willamette

River and Oswego Lake;

- ii. Create a sustainable walkable neighborhood that possesses a thriving, active, and comfortable pedestrian environment;
 - iii. Create visual interest through varied building heights that are urban in character, yet include detailed amenities at the ground floor that enhance the pedestrian environment;
 - iv. Create high quality buildings, of long lasting materials, to promote the permanence of the community;
 - v. Allow for a mix of residential uses, with urban density, and neighborhood scale retail and office development; and
 - vi. Establish a standard of design that reinforces Lake Oswego's sense of place.
2. **Specific Standards for Commercial, Mixed Use, and Industrial Zones.**
[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2526, Amended, 12-18-2012; Ord. No. 2612-A, Amended, 5-21-2013; Ord. No. 2713, Amended, 9-20-2016; Ord. No. 2723, Amended, 10-18-2016; Ord. No. 2829, Amended, 11-19-2019; Ord. No. 2855, Amended, 12-15-2020]

a. **Standards Applicable in Commercial Zones.**

- i. **Residential Screening.** All business, service, repair, processing, and storage, or the display of merchandise on property abutting or adjacent to a residential zone shall be conducted wholly within an enclosed building unless screened from the residential zone by a buffer area by either constructing a fence at least six ft. high or the buffer area is planted to create year-round sight-obscuring landscaping that will reach six ft. high within two years from the date of planting. Driveway access is permitted through the buffer area.
- ii. **Vehicle Rental or Sales Lots.** Motor vehicle, recreational vehicles, boat or trailer rental or sales lots shall be drained and surfaced with pavement except in those portions of the lot maintained as landscaped areas.
- iii. **Unified Site Plan.** All development in any commercial zone will be developed under a unified site plan. The site plan will identify circulation patterns and access points, method of provision of public services and general placement of lots and structures, general area and type of uses. Proposals with multiple ownerships shall include a written agreement of all owners that development of the site will occur pursuant to the site plan approved.

b. **Standards Applicable in Specific Zones.**

- i. **MC and CR&D Zones.**
 - (1) **Access.** No direct access from a lot shall be allowed to Kruse Way or to Kruse Woods Drive.

- (2) **Major Tree Removal Prohibited.** No major trees (a tree with a trunk diameter of at least eight in. at 24 in. above grade) located within 30 ft. of the Kruse Way right-of-way may be removed for landscaping or development purposes under LOC § 55.02.080.
- ii. **OC Zone Development Plan and Schedule.** Development of any site in the Office Campus zone requires an Overall Development Plan and Schedule, pursuant to LOC § 50.07.006, showing the distribution of the proposed use(s), the general circulation pattern within all lots included in the site and general utility and drainage provisions. The site may be developed in phases, based on the overall site plan.
 - iii. **Specific Standards in the Industrial and Industrial Park Zones.**
 - (1) Uses in the IP and I zones emitting noise, smoke, glare, vibration, or fumes, or having similar environmental effects, shall mitigate for those effects such that their impacts on people, property and uses beyond the property lines of the subject site are avoided or minimized to the greatest extent practicable.
 - (2) Accessory retail uses in IP sites within 200 ft. of residentially zoned property may be open from 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to 12:00 a.m. on Friday and Saturday.
 - iv. **Marijuana Facilities.**¹

Marijuana production, processing, wholesale, laboratory/testing, and retail (includes medical dispensary) facilities shall comply with the following standards:

- (1) The facility shall be licensed by the Oregon Liquor Control Commission (OLCC) or Oregon Health Authority (OHA) as applicable;
- (2) The operator and owner of the facility shall comply with the OLCC licensee prohibitions (OAR 845-025-1300), security regulations (OAR 845-025-1400 through 845-025-1470), health and safety regulations (OAR 845-025-1600 through 845-025-1620), transportation and delivery (OAR 845-025-7700), waste management (OAR 845-025-7750), responsibility of licensee, responsibility for conduct of others (OAR 845-025-8500), and prohibited conduct (OAR 845-025-8520), and the following specific marijuana facility requirements applicable to the type of facility:
 - (a) Producers: OAR 845-025-2000 through 845-025-2080.
 - (b) Retailers: OAR 845-025-2800 through 845-025-2880.
 - (c) Processors: OAR 845-025-3200 through 845-025-3230, 845-025-3250 through 845-025-3290.
 - (d) Testing laboratories: OAR 845-025-5060 through 845-025-5075;

1. Editor's Note: Ord. 2689 bans all marijuana facilities in the City, and the voters approved continuation of the ban on Nov. 8, 2016.

- (3) Production, processing, and wholesale are limited to the Industrial (I) zone, and laboratory/testing facilities are limited to the I and IP zones;
- (4) Marijuana retail is prohibited in the NC, CR&D, and OC zones, and shall not be located within:
 - (a) One thousand five hundred ft. from a lot containing a public elementary or secondary school for which attendance is compulsory under ORS 339.020; or a lot containing a private elementary or secondary school teaching children as described in ORS 339.030(1)(a);
 - (b) One thousand five hundred ft. from a lot containing a public recreation facility (athletic field, court, gym, swim pool, Oswego Lake swim park, etc.), public playground, public library or public community center; or
 - (c) Five hundred ft. from a lot containing a day care facility or preschool licensed by the Oregon Department of Education, Early Learning Division, Office of Child Care;
- (5) A marijuana retail use shall not be located within 1,000 ft. from another marijuana retail use;
- (6) For purposes of compliance with the siting standards of subsection 2.b.iv(4) of this section, distance shall be measured from the lot line of the affected property (e.g., a school) to the closest lot line of the lot occupied by the marijuana retail use;
- (7) Marijuana facilities shall be fully enclosed in a building and not have a walk-up window or drive-thru window service;
- (8) Marijuana retail facilities shall receive marijuana only through a limited access area that is physically separated from any area where the general public is permitted;
- (9) Marijuana retail facilities shall contain a designated area where customers and other visitors enter and are checked in, which shall be separated from any space where marijuana is displayed or sold by a secondary wall and door;
- (10) A development permit for a marijuana production facility shall not be granted where water, wastewater, or transportation facilities are not adequate, and cannot be made adequate through mitigation, to serve the facility;
- (11) Light emitted by grow lights used in production facilities shall not be visible outside the facility;
- (12) Marijuana facilities shall be equipped with an air filtration system designed by a mechanical engineer licensed in the state of Oregon that meets the following standards:
 - (a) Air leaving the building through an exhaust vent shall first pass through an activated carbon filtration system, consisting of one or more fans and

activated carbon filters;

- (b) At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM;
- (c) The filtration system shall be maintained in working order and shall be in use at all times. The filters shall be changed a minimum of once every 365 days or as specified by the manufacturer;
- (d) Maintains negative air pressure inside the building;
- (e) The engineer shall stamp the design and certify that it complies with this subsection 2.b.iv(12);

Exception: An alternative odor control system is permitted if the applicant submits a stamped design and report by a mechanical engineer licensed in the state of Oregon demonstrating that the alternative system will control odor as well or better than the activated carbon filtration system otherwise required;

- (13) All doors and windows to the marijuana facility shall remain closed, except doors may be open for the minimum length of time needed for ingress to and egress from the facility;
- (14) Security cameras shall be directed to record only the subject property, except as required to comply with licensing requirements of the OLCC or registration requirements of the OHA as applicable;
- (15) Marijuana waste shall be stored in a secured waste receptacle in the possession of and under the control of the OLCC licensee or OHA registrant, as applicable, and disposed of in compliance with state requirements and City regulations;
- (16) A marijuana retailer may only sell to consumers between the hours of 10:00 a.m. and 9:00 p.m. and may only permit consumers to be present in the building space occupied by the marijuana retailer between the hours of 10:00 a.m. and 9:00 p.m.;
- (17) Marijuana retailers and wholesalers shall maintain a safe drop-box for storage of cash receipts. For purposes of this subsection, a safe drop-box is a receptacle for cash that locks and is affixed to the building.

c. Standards Applicable to Specific Locations.

- i. **Mountain Park Town Center Site.** A maximum of 40,000 sq. ft. of retail and service use building area is allowed on the 32-acre site for the uses. The building height limitation is 45 ft. and lot coverage is 50%. There are no floor area ratio (FAR) requirements. The uses allowed are those allowed in the NC zone plus the following: adjustments and collection agencies; advertising agencies (including

commercial artists); credit agencies; duplicating, addressing, blueprinting, photocopying, mailing and stenographic services; employment agencies; office equipment rental and repair, equipment service and repair places (appliance, small engine); services to building (cleaning, exterminating); financial and banking (no more than 3,500 sq. ft.); regional offices, corporate headquarters; offices of all types of service and membership organizations. A maximum of 492 dwelling units are permitted at a density equal to that allowed in the R-0 zone. A maximum of 3.55 acres on the site will be allowed for church parking facilities. The requirements of the R-0 zone apply to the residential use.

- ii. **Monroe/Boones Ferry Site.** A maximum of 131,535 sq. ft. of retail, service uses and office uses is allowed on the 13-acre site. Retail uses shall not exceed 60,000 sq. ft. The uses allowed are those allowed in the NC zone, plus the retail, service and office uses listed in subsection 2.c.i of this section, and a totally enclosed veterinarian facility. Building height limitation is 45 ft., lot coverage is 50%. There are no floor area ratio (FAR) requirements.
- iii. **I-5/Kruse Way Highway Commercial Site.** A maximum of 20 acres of the 35-acre site may be developed. A minimum of 15 acres of the site, including stream corridors and associated wetlands, shall be retained as open space. As a part of the development process, floor area maximums shall be placed upon the development. The site shall be developed by methods that ensure that the traffic generated by the 35-acre site will not exceed the capacity of the intersection of the site with Kruse Way. The City Manager may require traffic management plans in conjunction with any development request for this site in order to preserve the capacity of Kruse Way.

The maximum building height on the site is 75 ft. with the overall average building height on the 35-acre site not to exceed 60 ft. Buildings which exceed 60 ft. in height shall be located no closer than 120 ft. to the boundary of the site. The boundary of the site is defined as the centerline of Kruse Oaks Boulevard on the east, the Kruse Way right-of-way boundary on the south, the State of Oregon right-of-way boundary on the west and the centerline of Ball Creek on the north. The traffic management provisions of subsection 2.d of this section apply to this site.

- iv. **Kruse Way/Carman Drive Site.** The site consists of properties located at 4403 Kruse Way and 4580 Carman Drive located northeast of the intersection of Kruse Way and Carman Drive (Tax Lots 4900 and 5500 of Tax Map 21E08BB).
 - (1) An irrevocable, executed, recordable joint access easement for the benefit of the site consistent with the conceptual site plan in LU 17-0070, Exhibit E-011 shall be submitted with any development application for either property.
 - (2) The combined uses of the site are limited to the p.m. peak hour trip generation of 98 trips, as stated in the traffic impact study submitted in LU 17-0070, Exhibit F-005.
 - (3) A traffic impact study shall be submitted with any development application for the site, documenting existing p.m. peak hour traffic exiting the site and

identifying traffic management measures consistent with LOC § 50.02.002.2.d, to ensure the functioning of Kruse Way and the adjacent street intersections do not exceed Service Level "E" during the p.m. peak hour.

(4) The maximum building height on the site is 45 feet.

[**Editor's Note:** 4580 Carman Dr. (NE corner of Kruse Way and Carman Dr.) – see use, GFA, height, and access limitations per Ord. No. 2466.]

[**Cross-References:** In EC zone, see also Downtown Redevelopment District Design, LOC § 50.05.004; Height Limitation: see also LOC § 50.06.001.5.b.]

- v. **Marylhurst Campus Subarea I.** The uses in Subarea I (as shown on the Marylhurst Campus Map in LOC § 50.11.006: Appendix F) are limited to those that collectively generate 327 or fewer trips during the a.m. weekday peak hour and 351 or fewer trips during the weekday p.m. peak hour per the traffic memo submitted in LU 20-0016, Exhibit F-002.
- d. **Traffic Management Requirements for Specific Locations.** The following traffic management requirements apply to all uses in the CR&D, MC, OC, GC and HC zones located in the Kruse Way Corridor (the area north of Bonita Road, south of Melrose-Carman, west of Boones Ferry Road and east of I-5, including the S.W. Quadrant of the Kruse Way/Boones Ferry intersection and the property located between Kruse Way and Galewood Drive).
 - i. It is the purpose of these transportation management provisions to require that traffic generation limitations will be placed on all development in order to assure the functioning of Kruse Way and the adjacent street system within Service Level "E" at p.m. peaks.
 - ii. A Traffic Management Program (TMP) shall be submitted with each initial or revised development application. The program may include, but is not limited to, the following TM mechanisms: physical site controls on existing traffic, p.m. peak hour exiting traffic limitations, traffic monitoring, restrictions on the number of parking spaces, flextime, staggered working hours, transit ridership programs, car and van pools, and similar ride share programs.
 - iii. At the time of review of any phase of a development, the developer will provide information from a registered traffic engineer on the then current p.m. peak service level status and volume to capacity ratio of the intersections affected by the development, and also provide information on the p.m. peak traffic that will be generated by the proposed phase of the development and the total development constructed to date.
 - iv. Owners and employers shall be encouraged to implement TMP's at time of approval. However, when the traffic at an affected intersection consistently exceeds "C" level of service, the TMP must be implemented.

- v. A Traffic Management Plan Task Force will be formed, including a representative of each major complex within the Kruse Way Corridor, employers of more than 50 employees, major landowners, representatives of the City, Tri-Met and any other person identified by the City. The task force will have authority to review TMP's of members and recommend TM when appropriate.
- vi. Notwithstanding the traffic management achievements reached by implementation of the provisions of subsections 2.d.i through 2.d.v of this section, as development increases along the Corridor and the traffic flow on the street system, the City may assert its authority to regulate the use of land to assure all affected property owners, as well as through traffic, are allowed their appropriate share of the traffic capacity.
- vii. Necessary measures will be taken to assure a functioning traffic system at Service Level "E" or better and may include, but are not limited to:
 - (1) Green time regulation to facilitate through traffic;
 - (2) Access fees; or
 - (3) Fines related to access volumes exceeding allocations.
- e. **Effect of Multiple Zone Designations.** If a lot has been designated with both a commercial zone and a residential zone, e.g., R-0/EC, the requirements of residential density and FAR relating to the designated residential zone shall apply for residential uses on the lot; the commercial zone requirements shall be applied for all other purposes.

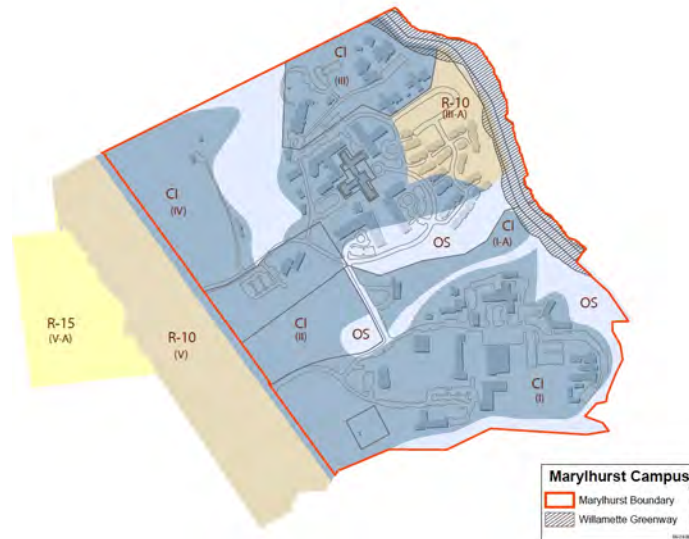
§ 50.02.003. Special Purpose Districts.

1. Campus Institutional Zone.

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2855, Amended, 12-15-2020]

- a. **Purpose.** The purpose of the CI zone is to provide zoning regulations for the Marylhurst Campus in order to provide land where permitted or conditional uses can be provided for in a unified campus setting.

Figure 50.02.003-A: Marylhurst Campus



b. Site Development Limitations.

- i. Required yards are those needed to maintain the appearance and character of the Marylhurst Campus.

Exception: No yard setback is required for residential development, except that residential buildings shall be set back from the common line of abutting residentially zoned lots a distance equal to the height of the proposed residential building.

- ii. There is no minimum lot area or dimensions.
- iii. Maximum height of a structure is 45 ft.

- c. **Special Requirements.** The approved plan for the Marylhurst Campus Institutional Area is contained in LOC § 50.11.006: Appendix F. The land use designations and conditions of that portion of the plan are by this reference made a part of this Code and are conditions and limitations of the zone.

Exception: Multifamily residential development shall be exempt from the requirements of LOC § 50.11.006: Appendix F.

2. Public Functions Zone.

[Ord. No. 2579, Repealed and Replaced, 3-20-2012]

- a. **Purpose.** The Public Functions (PF) zone is intended to specify appropriate land uses and development standards for public uses, such as government services, education, and similar activities.

b. Site Development Limitations.

- i. **Setbacks.** The following setbacks shall be required for the construction of any structure in this zone:
 - (1) The setback of any respective yard (front, side, street side, or rear) shall be equal to the minimum required yard for the property adjacent to the respective yard's lot line, except as provided below.
 - (2) In cases where the PF-zoned property is adjacent to properties with two or more different yard requirements, the required setback for the yard adjacent to the properties with the two or more different yard requirements shall be equal to the average of the minimum yards required for the two or more adjacent properties.
 - (3) Additional setback requirements for any yard may be established through the conditional use permit process for any development that is subject to conditional use approval, pursuant to LOC § 50.07.005, Conditional Use Permits.
 - ii. **Height of Structure.** Except as otherwise permitted by LOC § 50.04.003.4, General Exception to Structure Height Limitations, the maximum height of any portion of a structure shall be the greater of:
 - (1) 35 ft., or
 - (2) A height as determined by the ratio of one ft. in height for every three and one-half ft. of distance from the portion of the structure to the lot line of the nearest residentially zoned property, to a maximum height of 75 ft.
 - iii. **Lot Coverage.** The maximum lot coverage shall not exceed 50%, except:
 - (1) Lot coverage shall not exceed 35% if the lot abuts residentially zoned properties on two or more sides;
 - (2) Lot coverage shall not exceed 30% for a school, including a mixed use development with a school as a component.
3. **Park and Natural Area Zone.**
[Ord. No. 2579, Repealed and Replaced, 3-20-2012]
- a. **Purpose.** The purposes of the Park and Natural Area (PNA) zone are to:
 - i. Protect, preserve, conserve and enhance natural areas, greenways and parks;
 - ii. Permit a wide range of passive and active recreational uses, and accessory uses, on property for the future use and enjoyment of the City and its residents;
 - iii. Implement Statewide Planning Goal 8, Recreational Needs; and
 - iv. Establish a master plan process for park planning and development.
 - b. **Master Plans.** A master plan, including master plan modifications, may be used by the park/natural area provider to plan for uses on PNA-zoned land, to provide for a

coordinated plan that considers community needs, infrastructure and land use. PNA master plans are created pursuant to LOC § 50.07.004.6, Parks and Natural Areas Master Plan. A master plan is a plan that is:

- i. Established by a park/natural area provider and the hearing body authorized to adopt the master plan, at the time of adoption or thereafter, found that it met the following requirements described in this section:
 - (1) The minimum master plan element requirements;
 - (2) The procedural requirements;
 - (3) The master plan criteria requirements; and
 - (4) If a modification of a master plan, the master plan modification requirements.
 - ii. Established by a park/natural area provider and the City Manager found that it was a minor modification of a master plan and complied with the requirements of LOC § 50.07.004.6.e, Master Plan Modification, or
 - iii. One of the following master plans adopted before December 12, 2006:
 - (1) Canal Area Master Plan;
 - (2) Luscher Farm Master Plan;
 - (3) George Rogers Park Master Plan; and
 - (4) Lake Oswego Trails and Pathways Master Plan.
- c. **Site Development Limitations.**
- i. **Setbacks.** The following setbacks shall apply:
 - (1) Except as provided below, the setback of any respective yard (front, side, street side, or rear) shall be equal to the minimum required yard for the property adjacent to the respective yard's lot line.
 - (2) In cases where PNA-zoned property is adjacent to properties with two or more different yard requirements, the required setback for the yard adjacent to the properties with the two or more different yard requirements shall be equal to the average of the minimum yards required for the two or more abutting properties.
 - (3) Setback requirements for any yard may be modified by the master plan.
 - ii. **Lot Coverage.** The maximum lot coverage shall not exceed 35% or as established by the master plan.
 - iii. **Height of Structure.** Except as otherwise permitted by LOC § 50.04.003.4, General Exception to Structure Height Limitations, the maximum height of any portion of a structure shall be the greater of:

- (1) 35 ft., or
- (2) A height as determined by the ratio of one ft. in height for every three and one-half ft. of distance from the portion of the structure to the lot line of the nearest residentially zoned property, to a maximum height of 75 ft. [Height = Setback from Residential Zone/3.5].

LOC 50.03
Use Regulations and Conditions

§ 50.03.001. Introduction to the Use Table.

1. **Introduction to the Use Table.**

[Ord. No. 2579, Repealed and Replaced, 3-20-2012]

Tables 50.03.002-1, Residential Districts Use Table, and 50.03.002-2, Commercial, Mixed Use, Industrial, and Special Purpose Districts Use Table, list land uses and indicate whether they are allowed by right or with a conditional use permit, or prohibited in each base zone district. The use table also includes references to any additional regulations applicable to that use.

§ 50.03.002. Use Table.

1. **How to Use.**

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2723, Amended, 10-18-2016]

- a. **Permitted Uses.** A "P" in a cell of a use table indicates that the land use is allowed by right in that base or overlay zone, subject to compliance with the use-specific standards referenced in the final column of the use table. Permitted uses are subject to all other applicable requirements of this Code, including those set forth in LOC § 50.06, Development Standards. Uses accessory to a permitted use are allowed regardless of whether they are listed separately in the use table.
- b. **Conditional Uses.** A "C" in a cell of a use table indicates that the land use is allowed in that base or overlay zone only upon approval of a conditional use permit as described in LOC § 50.07.005, Conditional Use Permits, including the specific conditions listed in LOC § 50.07.005.3, and compliance with any usespecific standards referenced in the use table. Uses subject to a conditional use permit are subject to all other applicable requirements of this Code, including those set forth in LOC § 50.06, Development Standards. Uses accessory to a conditional use are allowed regardless of whether they are listed separately in the use table.
- c. **Accessory Uses.** An "A" in a cell of a use table indicates that the land use is expressly allowed in that base or overlay zone as an accessory use to a permitted use or an approved conditional use. In addition to those expressly listed, all uses that are secondary and subordinate to a permitted or approved conditional use, and are frequently found in connection with that permitted or approved conditional use, are allowed as accessory uses. A use is "accessory," when the use is (i) generally accepted as accessory to a primary use based on state of the industry, (ii) the accessory use is secondary to the primary use, (iii) the impacts of the accessory use do not significantly alter the impacts of the primary use (e.g., traffic volume), and (iv) the accessory use is not the same size or scale as would be found for a primary use elsewhere.
- d. **Prohibited Uses.** A blank cell in a use table indicates that the land use is prohibited in that base or overlay zone district.

- e. **Overlay Districts Provisions Govern.** When a property is located within the boundaries of an overlay district, the use table provisions for that overlay district prevail over those in the base zone district. For example, if a use is prohibited in the base zone district where the property is located, but is a permitted use in an overlay district applicable to the same property, then the use is allowed on that property. On the other hand, if a use is listed as a permitted use in the base zone district but is listed as a conditional use in an overlay zone district applicable to the same property, then the use is a conditional use for that property. Where a property is located in more than one overlay district, then the most restrictive use provision in those overlay zone districts shall apply to the property.
- f. **Use-Specific Standards and Table Notes.** There may be additional standards that apply to specific permitted or conditional uses. Those additional standards are either identified in a note at the end of the table or cross-referenced under the “use specific standards” column in the use table. The cross-referenced standards appear in LOC § 50.03.003, Use-Specific Standards, immediately following the use table.
- g. **Authorization for Similar Uses.** The City Manager may authorize that a use not specifically named in the permitted, conditional or prohibited uses of a district be included among the allowed uses, if the use 1) is similar to and of the same general type as the uses specifically allowed; 2) is consistent with the Comprehensive Plan; and 3) has similar intensity, density, off-site impacts and impacts on community facilities as uses permitted in the zone. However, the City Manager may not authorize a use already specifically permitted in any other zoning district. A person disagreeing with the City Manager’s decision may appeal that decision to the Planning Commission pursuant to LOC § 50.07.003.7.b, Appeal of Minor Development Decision.

2. **Residential Use Table.**

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2526, Amended, 12-18-2012; Ord. No. 2643, Amended, 11-4-2014; Ord. No. 2667, Amended, 10-20-2015; Ord. No. 2668, Amended, 12-1-2015; Ord. No. 2723, Amended, 10-18-2016; Ord. No. 2784, Amended, 7-3-2018; Ord. No. 2815, Amended, 7-16-2019; Ord. No. 2892, Amended, 6-7-2022; Ord. No. 2909, Amended, 2-7-2023]

TABLE 50.03.002-1: RESIDENTIAL DISTRICTS USE TABLE
 P = Permitted Use | Blank = Not Permitted | C = Conditional Use | A = Accessory Use
 [x] Table notes located at the end of the table

Use Category	Use Type	Residential										Use-Specific Standards
		R-15	R-10	R-7.5	R-6	R-5	R-DD	R-W	R-3 [3]	R-2	R-0 [3] [4]	
RESIDENTIAL USES												
Household Living	Dwelling, single-family detached dwelling (one per lot)	P	P	P	P	P	P	P [1]	P	P	P	
	Dwelling, duplex (one per lot)	P	P	P	P	P	P	P	P	P	P	
	Townhouse project	P	P	P	P	P	P	P	P	P	P	§ 50.03.003.1.e
	Cottage cluster (one per lot)	P	P	P	P	P	P	P	P	P	P	§ 50.03.003.1.d
	Dwelling, multi-family					P	P		P		P	
	Dwelling, quadplex	P	P	P	P	P	P	P	P	P	P	
	Dwelling, triplex	P	P	P	P	P	P	P	P	P	P	
	Manufactured home (one per lot)	P	P	P	P	P	P	P	P	P	P	§ 50.03.003.1.b
	Manufactured home park or subdivision					P			P		P	§ 50.03.003.1.c
Group and Institutional Housing	Congregate housing	C	C	C		P			P	P	P	§ 50.03.003.4.a and b; R-2 zone: § 50.03.003.3
	Group care home	P	P	P	P	P	P		P	P	P	
	Residential care housing	C	C	C		P			P	P	P	§ 50.03.003.4.a and b; R-2 zone: § 50.03.003.3
	Skilled nursing facility					C	C		C	C	C	§ 50.03.003.4.c; R-2 zone: § 50.03.003.3
PUBLIC, INSTITUTIONAL, AND CIVIC USES												
Day Care	Certified or registered family child care home	P	P	P	P	P	P	P	P	P	P	
	Day care center	C	C	C	C	C	C		C	C	C	§ 50.03.003.5

TABLE 50.03.002-1: RESIDENTIAL DISTRICTS USE TABLE
 P = Permitted Use | Blank = Not Permitted | C = Conditional Use | A = Accessory Use
 [x] Table notes located at the end of the table

Use Category	Use Type	Residential										Use-Specific Standards
		R-15	R-10	R-7.5	R-6	R-5	R-DD	R-W	R-3 [3]	R-2	R-0 [3] [4]	
Institutional Uses	Institutional use	C	C	C	C	C	C		C	C	C	§ 50.03.003.5; R-2 and R-6 zones; § 50.03.003.3
Education	Educational institutions, private	C	C	C	C	C	C		C	C	C	§ 50.03.003.5
Public Facility/ Utility	Major	C	C	C	C	C	C		C	C	C	§ 50.03.003.5.c; R-2 and R-6 zones; § 50.03.003.3
	Minor	P	P	P	P	P	P	P	P	P	P	§ 50.03.003.5.b
	Telecommunications facilities, new	C	C	C	C	C	C		C	C	C	§ 50.03.003.5.g; R-2 and R-6 zones; § 50.03.003.3
	Telecommunications facility, collocated	P	P	P	P	P	P		P	P	P	§ 50.03.003.5.g
NONRESIDENTIAL USES												
Agricultural	Community garden	P/C	P/C	P/C	P/C	P/C	P/C					§ 50.03.003.6.j; R-6 zone; § 50.03.003.3
Office Uses	Office, business, or professional	C	C	C	C	C	C		C	C	C	§ 50.03.003.6.p; R-2 and R-6 zones; § 50.03.003.3
Recreation and Entertainment	Golf course, hunt club, or similar open land private recreational uses	C	C	C	C							R-6 zone; § 50.03.003.3
	Social, recreational, or cultural facilities, nonprofit					P/C			P/C	P/C	P/C	§ 50.03.003.6.y; R-2 zone; § 50.03.003.3
ACCESSORY USES												
Accessory Uses	Community garden	A	A	A	A	A	A	A	A	A	A	§ 50.03.003.6.j
	Home occupation	A	A	A	A	A	A	A	A	A	A	§ 50.03.004.1.b.ii
	Short-term rental lodging	A	A	A	A	A	A	A	A	A	A	§ 50.03.004.1.b.ii

TABLE 50.03.002-1: RESIDENTIAL DISTRICTS USE TABLE P = Permitted Use Blank = Not Permitted C = Conditional Use A = Accessory Use [x] Table notes located at the end of the table												
Use Category	Use Type	Residential										Use-Specific Standards
		R-15	R-10	R-7.5	R-6	R-5	R-DD	R-W	R-3 [3]	R-2	R-0 [3] [4]	
	Large animals kept for owner's personal use	A	A									§ 50.03.004.1.b.iii
	Small animals kept for owner's personal use [2]	A	A	A	A	A	A	A	A	A	A	
	Accessory dwelling unit	A	A	A	A	A	A		A	A	A	§ 50.03.004.1.b.vi

Notes:	
[1]	Erected on pilings over the water of Oswego Lake.
[2]	No commercial activity allowed.
[3]	If lot has multiple zones, e.g., R-0/EC, see LOC § 50.02.002.2.e.
[4]	Site-specific use limitations, see LOC § 50.02.002.2.c.

3. Commercial, Mixed Use, Industrial, and Special Purpose Districts Use Table.

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2583, Amended, 6-19-2012; Ord. No. 2526, Amended, 12-18-2012; Ord. No. 2599, Amended, 12-18-2012; Ord. No. 2611, Amended, 4-16-2013; Ord. No. 2612-A, Amended, 5-21-2013; Ord. No. 2612-B, Amended, 8-13-2013; Ord. No. 2639, Amended, 6-3-2014; Ord. No. 2643, Amended, 11-4-2014; Ord. No. 2668, Amended, 12-1-2015; Ord. No. 2707, Amended, 5-17-2016; Ord. No. 2723, Amended, 10-18-2016; Ord. No. 2736, Amended, 3-7-2017; Ord. No. 2783, Amended, 6-19-2018; Ord. No. 2853, Amended, 11-3-2020; Ord. No. 2855, Amended, 12-15-2020; Ord. No. 2872, Amended, 10-5-2021; Ord. No. 2909, Amended,

2-7-2023, Amended 12-5-2023 by Ord. No. 2928]

TABLE 50.03.002-2: COMMERCIAL, MIXED USE, INDUSTRIAL AND SPECIAL PURPOSE DISTRICTS USE TABLE																		
P = Permitted Use Blank = Not Permitted C = Conditional Use A = Accessory Use																		
[x] Table notes located at the end of the table																		
Use Category	Use Type	Commercial, Mixed Use, Industrial											Special Purpose			Use-Specific Standards		
		NC [8], [9]	GC	HC [9]	OC [8]	EC [8]	CR&D	MC	WLG [4]			FMU [4], [7]	I	IP [5]	CI		PF [3]	PNA
									OC	RMU	R-2.5							
RESIDENTIAL USES																		
Household Living	Residential use at R-5 density or greater	P	P [10]	P	P	P	P		P [11]	P [1]	P [2]	P			P			WLG zones: § 50.03.003.1.a; NC, GC, EC and CI zones: § 50.03.003.2
	Dwelling, live-work	P	P [10]	P	P	P	P					P						
Group and Institutional Housing	Congregate housing	C	C [10]			C						P			P			§ 50.03.003.4.a
	Continuing care retirement community (CCRC)														P			
	Group care home											P			P			
	Residential care housing	C	C [10]			C				P		P			P			§ 50.03.003.4.a
	Skilled nursing facility									P					P			
PUBLIC, INSTITUTIONAL, AND CIVIC USES																		
Community and Cultural Facility	Cemetery														C			
	Community garden	P/C	P/C [10]															§ 50.03.003.6.j
	Institutional Use		P [10]	P	P	P	P	P				P		[5]	P			§ 50.03.003.5.a
Day Care	Day care centers	P	P	P	P	P	P	P	P			P						§ 50.03.003.5.f
	Certified or registered family child care home	P	P	P	P	P	P	P	P	P	P	P	P	P				
Education	Educational institutions, private	C	P			P			P			P			P			§ 50.03.003.5.f
Health Care Facilities	Ambulance services	P	P			P							P	P				
	Hospitals		P [10]			P												

TABLE 50.03.002-2: COMMERCIAL, MIXED USE, INDUSTRIAL AND SPECIAL PURPOSE DISTRICTS USE TABLE P = Permitted Use Blank = Not Permitted C = Conditional Use A = Accessory Use [x] Table notes located at the end of the table																		
Use Category	Use Type	Commercial, Mixed Use, Industrial											Special Purpose			Use-Specific Standards		
		NC [8], [9]	GC	HC [9]	OC [8]	EC [8]	CR&D	MC	WLG [4]			FMU [4], [7]	I	IP [5]	CI		PF [3]	PNA
									OC	RMU	R-2.5							
	Medical and dental clinic or laboratory	P	P	P	P	P	P	P	P	P		P	P	P				§ 50.03.003.6.n
Public Facilities/Utilities	Major	C	P	P	P	P	P	P	C	C	C	P	P	P	C	C	P/C	§ 50.03.003.5.c, § 50.03.003.5.d
	Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 50.03.003.5.b, § 50.03.003.5.d
	Telecommunications facilities, new								C	C	C					C	C	§ 50.03.003.5.g
	Telecommunications facilities, collocated	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 50.03.003.5.g
COMMERCIAL USES												[6]						§ 50.03.003.6
Agricultural	Agriculture														P		P	§ 50.03.003.6.b
	Farm stand	P	P			P												§ 50.03.004.1.b.i
Animal and Related Services	Equestrian facility																C	
	Kennel												C	C				
	Pet day care	C	P/C	P/C	C	P/C	C	C				P/C	P/C	P/C [5]				§ 50.03.003.6.s
	Veterinary clinic		P/C			P/C						P/C	P/C	P/C				§ 50.03.003.6.z
Food and Beverage Services	Bakery	P	P	P	P	P	P	P	P			P		P				§ 50.03.003.6.g
	Bar		P [10]	P		P		P				P						§ 50.03.003.6.h
	Food markets < 25,000 sq. ft. gross floor area	P	P	P		P		P				P						
	Food markets 25,000 sq. ft. gross floor area or more		P/C	P		P		P				P/C						§ 50.03.003.6.1
	Restaurant	P	P/C [10]	P	P	P	P	P	P			P						§ 50.03.003.6.u
Lodging Facilities	Hotels or motels		P [10]	P		P		P				P						
Business or Professional Services	Office, business or professional	P	P	P	P	P	P	P	P	P		P		P	P			§ 50.03.003.6.p

TABLE 50.03.002-2: COMMERCIAL, MIXED USE, INDUSTRIAL AND SPECIAL PURPOSE DISTRICTS USE TABLE																		
P = Permitted Use Blank = Not Permitted C = Conditional Use A = Accessory Use																		
[x] Table notes located at the end of the table																		
Use Category	Use Type	Commercial, Mixed Use, Industrial											Special Purpose			Use-Specific Standards		
		NC [8], [9]	GC	HC [9]	OC [8]	EC [8]	CR&D	MC	WLG [4]			FMU [4], [7]	I	IP [5]	CI		PF [3]	PNA
									OC	RMU	R-2.5							
	Psilocybin Service Center	C	P	P	P	P	P	P	C	C		P	P	P				§ 50.03.003.6.t
	Research and development laboratories												P	P				
Commercial Services	Commercial education	C	P	P	P	P	P	P				P	P	P				§ 50.03.003.5.f
	Crematorium												P	P				
	Mortuary		P/C [10]			P/C												§ 50.03.003.6.o
	Personal services	P	P	P	P	P	P	P	P			P		[5]	P			WLG OC and CI zones: § 50.03.003.6.r
	Repair, rental, and service	P	P	P	P	P	P	P				P	P	P				§ 50.03.003.6.u
Recreation and Entertainment	Arcade gaming	P/C	P			P						P						§ 50.03.003.6.c
	Commercial recreational facility < 5,000 sq. ft. gross floor area		P [10]	P	P	P	P	P				P	P	C [5]				
	Commercial recreational facility ≥ 5,000 sq. ft. and < 20,000 sq. ft. gross floor area		P [10]	C		P	C	C				C	P	C				
	Commercial recreational facility ≥ 20,000 sq. ft. gross floor area		P [10]									C						
	Fitness and exercise facilities, > 5,000 sq. ft. gross floor area	P	P	P	P	P	P	P				P		P				
	Fitness and exercise facilities, ≥ 5,000 sq. ft. and < 20,000 sq. ft. gross floor area	C	P	C	C	C	P	P				C		P				

TABLE 50.03.002-2: COMMERCIAL, MIXED USE, INDUSTRIAL AND SPECIAL PURPOSE DISTRICTS USE TABLE P = Permitted Use Blank = Not Permitted C = Conditional Use A = Accessory Use [x] Table notes located at the end of the table																		
Use Category	Use Type	Commercial, Mixed Use, Industrial											Special Purpose			Use-Specific Standards		
		NC [8], [9]	GC	HC [9]	OC [8]	EC [8]	CR&D	MC	WLG [4]			FMU [4], [7]	I	IP [5]	CI		PF [3]	PNA
									OC	RMU	R-2.5							
	Fitness and exercise facilities, ≥ 20,000 sq. ft. gross floor area		P	C	C		C	P				C						
	Theaters, indoor		P [10]	P		P		P				P						
Retail Sales	Retail < 10,000 sq. ft. gross floor area	P	P	P	P	P	P	P	P			P		C [5]			§ 50.03.003.6.w	
	Retail ≥ 10,000 and < 20,000 sq. ft. gross floor area		P	P		P	P	P				P		C [5]			§ 50.03.003.6.x	
	Retail ≥ 20,000 sq. ft. gross floor area		P/C			P		P				P		[5]			§ 50.03.003.6.y	
Vehicle and Equipment Sales and Services	Auto and light vehicle rental		P [10]	P	P	P	P	P					P				§ 50.03.003.6.d	
	Auto and light vehicle sales		P [10]			P							P	P			§ 50.03.003.6.e	
	Auto service station and light vehicle repair	C	P/C [10]	P		P							P	P			§ 50.03.003.6.f	
	Boat sales and boat repair												P	P				
	Car wash		C [10]	P		C							P				§ 50.03.003.6.i	
	Heavy vehicle repair													P			§ 50.03.003.6.m	
	Parking facilities, off-street	C	P [10]			P	P	P				P					§ 50.03.003.6.q	
	Towing service and tow yard												P					
	Truck and trailer rental and sales of accessories			P									P					
INDUSTRIAL/MANUFACTURING USES																	§ 50.03.003.7	
Industrial Service and Storage	Dry cleaning or laundry plant											P	P				§ 50.03.003.7.b	
	General storage											P	P					

TABLE 50.03.002-2: COMMERCIAL, MIXED USE, INDUSTRIAL AND SPECIAL PURPOSE DISTRICTS USE TABLE P = Permitted Use Blank = Not Permitted C = Conditional Use A = Accessory Use [x] Table notes located at the end of the table																			
Use Category	Use Type	Commercial, Mixed Use, Industrial											Special Purpose			Use-Specific Standards			
		NC [8], [9]	GC	HC [9]	OC [8]	EC [8]	CR&D	MC	WLG [4]			FMU [4], [7]	I	IP [5]	CI		PF [3]	PNA	
									OC	RMU	R-2.5								
	Lumber yards												P						
	Nursery stock production and wholesale												P						
	Wholesale distribution												P	P					
Manufacturing	Light manufacturing		C	C				P	C					P	P			§ 50.03.003.7.a	
	Heavy manufacturing												P					§ 50.03.003.7.a	
	Psilocybin production												P	P				§ 50.03.003.7.c	
Storage	Self-storage facility												P						
Transportation	Railroad facilities												P						
	Transportation depot												P	C					
ACCESSORY USES																		General standards: § 50.03.004.1.a	
Accessory Uses	Community garden	A	A				A				A	A	A			A	A	A	§ 50.03.003.6.j
	Dwelling, caretaker or watchperson												A	A					
	Farm stand	A	A		A	A	A					A							§ 50.03.004.1.b.i
	Food services concessions																	A	
	Minor park improvements																	A	
	Retail	A	A	A	A	A	A	A	A				A	A	A				§ 50.03.004.1.b.v
	Restaurant														A				§ 50.03.004.1.b.iv
TEMPORARY USES																			
Temporary Uses	Temporary private uses of public properties																C		

Notes:	
[1]	At a net site density of 2,500 sq. ft./lot area per unit area allowed in conjunction with office uses in the same building.
[2]	Attached townhomes only.
[3]	Wholly conducted within an enclosed structure.
[4]	No drive-through businesses are allowed in the West Lake Grove Design District or FMU zone.
[5]	In the portion of the IP zone depicted on Figure 50.03.003-B, additional permitted uses are: institutional use, personal services, commercial recreational facility < 5,000 sq. ft. gross floor area, and retail ≤ 35,000 sq. ft. gross floor area subject to use-specific limitations in LOC § 50.03.003.6. Additional conditional uses are: pet day care partially conducted outside during daytime hours.
[6]	Outright permitted use if the gross floor area and exterior display area are 5,000 sq. ft. or less; conditional use if the gross floor area and exterior display are more than 5,000 sq. ft.
[7]	FMU uses allowed only if the primary building on site was constructed after January 17, 2013.
[8]	If lot has multiple zones, e.g., R-0/EC, see LOC § 50.02.002.2.e.
[9]	Site-specific use limitations, see LOC § 50.02.002.2.c.
[10]	In the GC-zoned area in the vicinity of Jean Way and Boones Ferry Road, as depicted on Figure 50.03.003-C, the following uses are not permitted: residential, congregate housing, community institution, residential care housing, community garden, hospitals, mortuaries, bars, drive-through restaurants, hotels, commercial recreational facilities, theaters, auto and light vehicle rental and sales, auto service station, car wash, and parking facilities (primary use). Editor's note: Italicized text is added for reader's convenience. It will be proposed for adoption in a future code update.
[11]	Limited to multifamily residences in the vicinity of Boones Ferry Road and West Sunset Drive, as depicted on Figure 50.03.003-A.1.

§ 50.03.003. Use-Specific Standards.**1. Residential – Permitted Uses.**

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2526, Amended, 12-18-2012; Ord. No. 2612-A, Amended, 5-21-2013; Ord. No. 2643, Amended, 11-4-2014; Ord. No. 2668, Amended, 12-1-2015; Ord. No. 2723, Amended, 10-18-2016; Ord. No. 2732, Amended, 2-21-2017; Ord. No. 2853, Amended, 11-3-2020; Ord. No. 2892, Amended, 6-7-2022; Ord. No. 2938, Amended, 4-2-2024]

a. Attached, Residential Townhome Uses in West Lake Grove.

- i. Subject to the following conditions, in addition to the other provisions of this Code:
 - (1) The minimum net density area for attached townhome housing is 2,500 sq. ft./lot area per unit.
 - (2) The minimum required lot width shall be 17 ft. The maximum lot coverage shall be 60%, excluding parking.
 - (3) Each unit of attached townhome housing shall be constructed on a separate lot.
- ii. Within the WLG RMU zone:
 - (1) Attached townhomes are allowed solely or in conjunction with office uses in the same building.
 - (2) When a combination of office-commercial and attached townhome residential uses are proposed together on the same site and in separate buildings, the commercial structure(s) shall front on Boones Ferry Road. Residential buildings shall occupy the rear portion of the parcel which is most proximate to the surrounding residential zoning districts.
- iii. Within the WLG R-2.5 zone:
 - (1) The use is "Attached for-sale residential townhomes."
 - (2) When subdivisions are proposed in the WLG R-2.5 zone, a minimum density of 80% of the maximum allowed by the zone is required. For purposes of this subsection, the number of lots required shall be determined by dividing the net developable area by the minimum lot size per unit required in the underlying zone, and multiplying this number by 0.8. The result shall be rounded up for any product with a fraction of 0.5 or greater and rounded down for any product with a fraction of less than 0.5. The requirements of this subsection are subject to the exceptions contained in LOC § 50.04.003.10, Exceptions to the Minimum Density Requirement for All Zones.

b. Manufactured Homes.**i. General Provisions.**

- (1) **Manufactured Homes Permitted on Individual Lots and Parcels.** Manufactured homes are permitted on individual lots or parcels in all residential zones as permitted in Table 50.03.002-1: Residential Districts Use Table, in accordance with the placement standards below and all other provisions of this Code which apply to conventionally built dwellings.
 - (2) **Deed Covenants or Restrictions.** Nothing in these provisions shall be interpreted as superseding deed covenants or restrictions.
 - (3) **Manufactured Housing Construction and Safety Standards (HUD Code).** Title VI of the 1974 Housing and Community Development Act (42 USC 5401 et seq.) as amended and rules and regulations adopted thereunder; and including information supplied by the manufacturer which has been stamped and approved pursuant to HUD Rules by a "Design Approval Primary Inspection Authority"; and regulations and interpretations of the Act by the Oregon Department of Commerce; all of which became effective for mobile/manufactured home construction on June 15, 1976, shall be utilized as the minimum construction standard of the City of Lake Oswego to which all manufactured home placements shall comply except as provided otherwise by this section.
 - (4) **State Standards.** Where standards for manufactured home construction and placement are established by state law or Department of Commerce Administrative Rules, such requirements shall apply in addition to those of this section.
 - (5) **Terms and Definitions.** For purposes of this section only, the definitions of terms used herein and not defined in this Code shall be as defined in ORS Chapter 446 or OAR Chapter 918, Div. 500 as amended.
- ii. **Manufactured Home Placement Standards (Individual Lots).**
- (1) The manufactured home shall be multi-sectional and enclose a space of not less than 1,000 sq. ft.
 - (2) Bear an insignia of compliance with the Manufactured Housing Construction and Safety Standards Code and be:
 - (a) A new or not previously occupied unit; or
 - (b) Be found upon inspection to be in excellent condition and free of structural, electrical, mechanical, and plumbing defects, any of which must be corrected prior to placement.
 - (3) Transportation mechanisms including wheels, axles and hitch must be removed. The manufactured home shall be placed on an excavated and back-filled foundation and enclosed at the perimeter such that the finished floor elevation of the manufactured home is located not more than 12 in. above grade. The perimeter enclosure shall be a nonreflective material and give the outward appearance of a concrete, stone or masonry foundation. This material

shall be of weather resistant, noncombustible or self extinguishing materials. The materials below grade and for a distance of six in. above finish grade shall be resistant to decay or oxidation.

All load bearing foundations, supports, and enclosures shall be installed in conformance with the Oregon Department of Commerce regulations (OAR, Chapter 814, Division 23) and with the manufacturer's installation specifications.

- (4) Have utilities connected in accordance with City of Lake Oswego and Oregon Department of Commerce requirements and manufacturer's specifications.
- (5) The manufactured home shall have a pitched roof at a minimum of three ft. in height for each 12 ft. in width. Eaves must extend at least one ft. from the intersection of the roof and the exterior walls.
- (6) The manufactured home shall have exterior siding and roofing which is similar to the exterior siding and roofing material commonly used in the community or which is comparable to the predominant materials used on surrounding dwellings (greater than 50%) within 300 ft. of the subject property.
- (7) The manufactured home shall have either an attached or detached garage constructed at the same time the manufactured home is placed on the site or prior to occupancy. The garage shall be constructed of like materials as the manufactured home. An attached carport shall be allowed if more than 50% of homes within 300 ft. of the subject do not have garages.

Garages and carports shall be constructed to the Oregon State Structural Specialty Code.

- (8) If new or previously unoccupied, the manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss levels equivalent to the performance of single-family dwellings constructed under the State Building Code as defined by ORS 455.010.

iii. **Placement Permit.**

- (1) **Requirements.** Prior to the location, relocation, or establishment of any manufactured home, the homeowner or authorized representative shall secure from the Building Official a placement permit which states that the building and its location conform with these and other relevant standards of this Code. Each application for a placement permit shall be accompanied by:
 - (a) A plot plan as required for all dwelling units and elevations or photographs of all sides of the home; drawings showing exterior dimensions; information illustrating the type of roofing and siding materials, foundation support system; and foundation enclosure method and materials.

- (b) A copy of the manufacturer's approved instructions to be used for installation purposes.
 - (c) An agreement signed by the homeowner or authorized representative pledging compliance with the terms set by the Building Official in the placement permit and other information as may be required for enforcement of these standards.
- (2) **Issuance of Permit.** Following receipt of the required information, the placement permit shall be issued by the Building Official within ten days if all requirements have been met.
- (3) **Denial and Revocation of Placement Permit.** The Building Official shall deny a placement permit which does not provide the proper information or which proposes to site a manufactured home not in conformance with the requirements of this Code.

The Building Official shall revoke a placement permit when such permit was issued on the basis of incorrect or misleading information. In this case the applicant shall cease work on the placement and/or occupancy of the unit and reapply for a placement permit and pay the required fees within five days of written notification of revocation by the Building Official. If the Building Official determines that it is not possible for placement of the manufactured home or the unit itself to meet the requirements of this Code, then it shall be removed from the site within 15 working days of written notice.

- iv. **Occupancy Certificate.** Occupancy Requirement: Prior to the occupancy of any manufactured home, the homeowner or authorized representative shall request from the Building Official a Certificate of Completion stating that all requirements of this Code have been complied with. The Building Official shall inspect the property and if all requirements have been complied with, an occupancy certificate shall be issued.

If the applicant has not met the required conditions and standards, the Building Official may issue a temporary occupancy certificate along with a written statement of requirements to be met. The temporary occupancy permit shall not exceed 30 days.

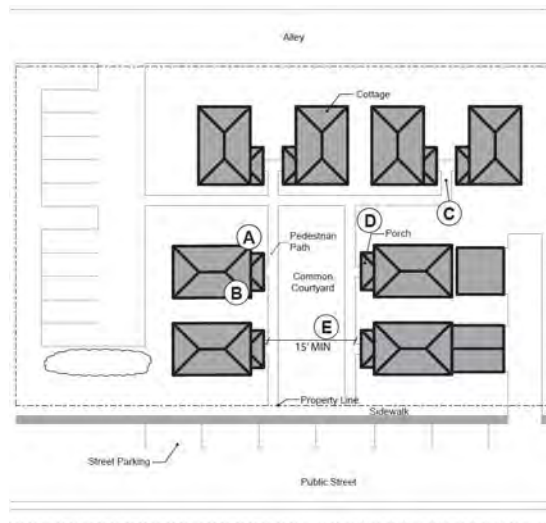
The Building Official may also elect not to issue the certificate of occupancy if there is a substantial degree of noncompliance with the standards of this Code. The manufactured home shall not be occupied until these standards have been complied with.

c. **Manufactured Home Park or Subdivision.**

- i. Must be located in the R-0, R-3 or R-5 zones.
- ii. Maximum project size of ten acres; one-half acre minimum project size.
- iii. Must be located on arterial or collector street.

- iv. Public services must have the capacity to serve the proposed development.
- v. Must be separated from other manufactured home parks or subdivisions by either:
 - (1) A distance of one mile; or
 - (2) By a permanent topographic or vegetative buffer such as a hill or wooded area which completely screens one manufactured home park from another or from existing residential development. If newly planted, the screening must be of a size to form an effective screen in five years.
- d. **Cottage Clusters.** In addition to the standards above, the following design standards shall be applied to cottage cluster developments:
 - i. Individual cottage cluster dwellings must have a footprint of no more than 900 sq. ft. each.
 - ii. **Common Courtyard Design Standards.**

Figure 50.03.003-D: Cottage Cluster Orientation and Common Courtyard Standards



- (A) A minimum of 50% of cottages must be oriented to the common courtyard.
- (B) Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
- (C) Cottages must be connected to the common courtyard by a pedestrian path.
- (D) Cottages must abut the courtyard on at least two sides of the courtyard.
- (E) The common courtyard must be at least 15 feet wide at it narrowest width.

- (1) Each cottage cluster shall include no more than one common courtyard per lot that meets the following standards:

- (a) The common courtyard must be a single, contiguous piece on one lot;
 - (b) Cottages must abut the common courtyard on at least two sides of the common courtyard;
 - (c) The common courtyard must contain a minimum of 150 sq. ft. per cottage within the associated cluster;
 - (d) The common courtyard must be a minimum of 15 ft. wide at its narrowest dimension;
 - (e) The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, or paved area, and may also include recreational amenities. Impervious elements shall not exceed 75% of the total common courtyard area;
 - (f) Pedestrian paths must be included in a common courtyard;
 - (g) Paths that abut a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.
- (2) A common courtyard may function as a community yard. Hard and soft landscape features may be included in a common courtyard, such as pedestrian paths, lawn, ground cover, trees, shrubs, patios, benches, or gazebos.

iii. **Cottage Orientation.**

- (1) Each cottage within a cluster must either abut a common courtyard or must be connected to it by a pedestrian path.
- (2) A minimum of 50% of cottages within a cluster must be oriented to the common courtyard by:
 - (a) Having a primary entrance into the living area of the cottage facing the common courtyard;
 - (b) Being within ten ft. from the common courtyard, measured from the wall or front porch of the cottage to the nearest edge of the common courtyard; and
 - (c) Being connected to the common courtyard by a pedestrian path.
- (3) Cottages within 20 feet of a property line abutting a public street must have a primary entrance into the living area of the cottage facing the street, unless:
 - (a) The street is an unimproved or unopened right-of-way; or
 - (b) The cottage is required to face the courtyard to comply with subsection 1.d.iii(2) of this section.

- (4) Cottages not facing the common courtyard or the street must have their primary entrance into the living area of the cottage facing a pedestrian path that is connected to the common courtyard.

See Figure 50.03.003-D: Cottage Cluster Orientation and Common Courtyard Standards.

iv. Community Buildings.

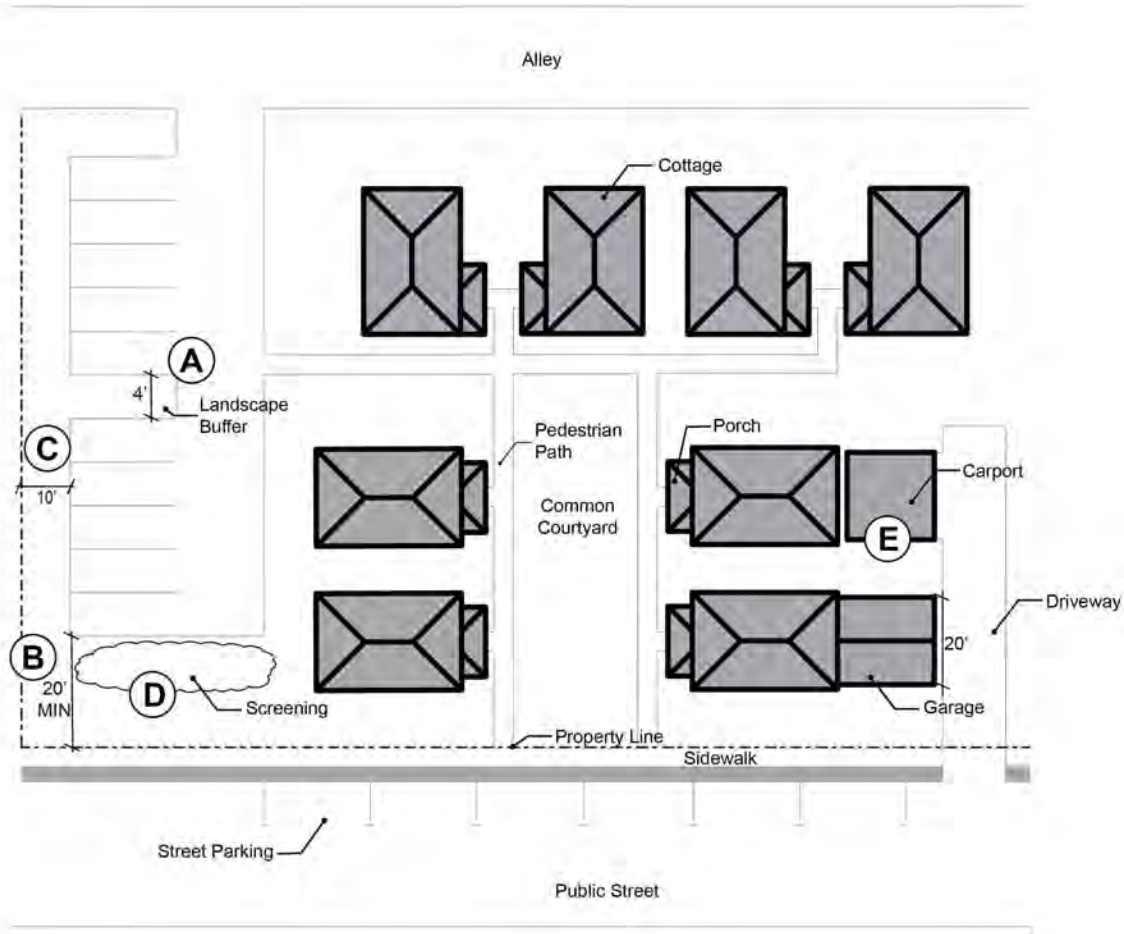
- (1) Cottage cluster developments may include community buildings for the shared use of residents that provide space for accessory amenities such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:
 - (a) Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area, pursuant to LOC § 50.04.001.1.d.iv, 2.d.iv, and 3.c.iii; and
 - (b) A community building that meets this Code's definition of a dwelling unit must meet the maximum 900 sq. ft. footprint limitation that applies to cottages, unless a covenant is recorded against the property stating that the structure is not a dwelling unit and will not be used as a primary dwelling.

v. Pedestrian Access.

- (1) A pedestrian circulation plan is required that provides accessible paths connecting the main entrance of each cottage to the following:
 - (a) The common courtyard;
 - (b) Shared parking area(s);
 - (c) Community building(s); and
 - (d) Sidewalks or public pathways in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
- (2) The pedestrian path must be hard-surfaced and a minimum of four ft. wide.

vi. Parking Design.

Figure 50.03.003-E: Cottage Cluster Parking Design Standards



- (A)** Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.
- (B)** No parking or vehicle area within 20 feet from street property line (except alley).
- (C)** No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.
- (D)** Screening required between clustered parking areas or parking structures and public streets or common courtyards.
- (E)** Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

- (1) **Clustered Parking.** Off-street parking shall be arranged in clusters, subject to the following standards:
 - (a) Cottage cluster developments are permitted parking clusters of not more than five abutting spaces.
 - (b) Parking clusters must be separated from other parking spaces by at least

four feet of landscaping.

(c) Clustered parking areas may be covered.

(2) **Parking Location and Access.**

(a) Off-street parking spaces and vehicle maneuvering areas shall not be located within 20 ft. of any front or side street lot line, except for lot lines abutting alleys.

(b) Off-street parking spaces and vehicle turnaround areas shall not be located between a front or side street lot line and the front facade of cottages located closest to the front or side street lot line.

(c) Off-street parking spaces shall not be located within ten ft. of any other lot line, except for lot lines abutting alleys. Driveways and drive aisles are permitted within ten ft. of other property lines.

(3) **Screening.** Landscaping screening that consists of a minimum of 50% evergreen shrubs or trees that can obtain a minimum height of three ft. within two years of planting, fencing, or walls at least three ft. tall shall separate clustered parking areas and detached garages from common courtyards and public streets.

(4) **Garages.**

(a) Garages (whether shared or individual) shall not abut common courtyards.

(b) Individual detached garages must not exceed 400 sq. ft. in floor area.

(c) Garage doors for attached and detached individual garages must not exceed 20 ft. in width.

(d) Garages with opening(s) that face the street must comply with LOC § 50.06.001.4, Garage Appearance and Location.

vii. **Accessory Structures.** Accessory structures shall not exceed 400 sq. ft. in gross floor area.

viii. **Existing Structures.** On a lot or parcel to be used for a cottage cluster development, an existing detached single-family dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster development area under the following standards:

(1) The existing dwelling may be nonconforming with respect to the requirements of this subsection 1.d.

(2) An existing dwelling that is less than the maximum height of the underlying zone or the maximum building footprint of 900 sq. ft. may be expanded up to the maximum height or footprint.

- (3) The floor area of the existing dwelling shall not count towards the maximum average floor area of a cottage cluster.
 - (4) The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection 1.d.ii(1) of this section.
 - ix. **Shared Facilities.** All shared garbage and storage facilities and mechanical equipment shall be screened from view so that garbage containers and equipment are not visible from the street.
 - e. **Townhouse Projects.** In addition to the standards in subsections 1.a through 1.c of this section, no more than four units shall be allowed in an attached townhouse structure.
2. **Residential Uses in Commercial and Special Purpose Zones.**
[Ord. No. 2723, Amended, 10-18-2016; Ord. No. 2855, Amended, 12-15-2020; Ord. No. 2872, Amended, 10-5-2021]
- a. **GC and NC.** Except as specifically allowed in LOC § 50.02.002.2, Specific Standards for Commercial, Mixed Use, and Industrial Zones, a residential use may occupy the ground floor in the GC or NC zones only if a commercial use is located along the street frontage and the residential use is located behind the commercial use with the following exceptions:
 - i. A residential use may occupy the ground floor in the GC zone at street frontage designated Park Lane, Crossroads Gateway or Campus Woods within the Lake Grove Village Center Overlay District (see Village Character Map, LOC Figure 50.05.007-D).
 - ii. On a corner site, the residential use is behind the commercial use as viewed from the higher classification street.
 - b. **EC Zone.** With a maximum 3.0:1 FAR (four unit minimum) on parcels > 6,000 sq. ft. in size. For parcels ≤ 6,000 sq. ft. in size, there is no minimum unit requirement. Use not allowed on ground floor within the area depicted on Figure 50.03.003-A: Area of Ground Floor Residential Use Prohibition in EC District.

Figure 50.03.003-A: Area of Ground Floor Residential Use Prohibition in EC District



- c. **CI Zone.** Multifamily housing use is limited to Subarea I as shown on the Marylhurst Campus map in LOC § 50.11.006: Appendix F, and shall consist of 20 or more units where at least 10% of the units are continuously rented, leased or made available for an amount of rent plus expenses associated with occupancy, such as utilities and fees, totaling not more than 30% of the income level that is 80% of area median income according to the Clackamas County Housing Authority's income limits for affordable housing, adjusted for household size.
- d. **WLG OC Zone.** Residential uses are limited to multifamily residences in the vicinity of Boones Ferry Road and West Sunset Drive, as depicted on Figure 50.03.003-A.1, and shall consist of 20 or more units where at least ten percent of the units are continuously rented, leased or made available for an amount of rent plus expenses associated with occupancy, such as utilities and fees, totaling not more than 30% of the income level that is 80% of area median income according to the Clackamas County Housing Authority's income limits for affordable housing, adjusted for household size.

Figure 50.03.003-A.1: Area of Residential Use Allowance in WLG OC Zone

3. Conditional Uses in the R-2 and R-6 Zones.

[Ord. No. 2723, Added, 10-18-2016; Ord. No. 2725, Amended, 12-6-2016]

In addition to the criteria contained in LOC § 50.07.005, Conditional Use Permits, an application to establish a new conditional use in the R-2 or R-6 zones must comply with the following criteria:

- a. A new conditional use shall not be located on a street with a traffic level that exceeds the functional classification of the street as set forth in the Lake Oswego Comprehensive Plan connected community chapter.
- b. If the street upon which the new use will be located is an arterial or collector and is currently operating within the parameters of its functional classification as set forth in the Lake Oswego Comprehensive Plan connected community chapter, the use shall not cause the street to exceed the allowable amount of traffic for its functional classification.
- c. If the street upon which the new use will be located is a local street and is currently operating within the parameters of its functional classification as set forth in the Lake Oswego Comprehensive Plan connected community chapter, the use shall not have a traffic impact (TI) of greater than 10. Traffic impact is based on the increase in average daily trips (ADT) and is calculated as follows:
 - i. In the R-2 Zone: $TI = ADT \text{ Increase} / (\text{lot size} / 2,000)$;
 - ii. In the R-6 Zone: $TI = ADT \text{ Increase} / (\text{lot size} / 6,000)$.
- d. Where available, a conditional use shall take access from collector or arterial streets and not from local streets.

Exception: A conditional use may take access from a local street if a traffic evaluation indicates that access to the local street would improve public safety or traffic management when compared to access from the available collector or arterial.

4. Conditional Use Standards for Group and Institutional Housing.

[Ord. No. 2639, Amended, 6-3-2014; Ord. No. 2643, Amended, 11-4-2014; Ord. No. 2668, Amended, 12-1-2015; Ord. No. 2707, Amended, 5-17-2016; Ord. No. 2713, Amended, 9-20-2016; Ord. No. 2723, Amended, 10-18-2016; Ord. No. 2892, Amended, 6-7-2022]

a. Residential Care Housing and Congregate Housing.**i. Generally Applicable Standards.**

- (1) Any site to be used for residential care housing or congregate housing shall be at least one-half acre in size. All abutting property, which is in one ownership or the subject of a joint application involving more than one ownership, shall be considered as the site.
- (2) All requirements of the underlying zone, such as lot coverage, height limitations, setbacks and of the Lake Oswego Code generally, shall be complied with unless modified by this section. However, there are no density limitations on the number of residential care or congregate housing living units, which may be developed, provided all the other requirements of the Code and other governmental regulatory agencies are met.
- (3) Within the allowed zones, residential care housing and congregate housing shall be permitted only on those properties which abut a major or minor arterial or a major collector or neighborhood collector. Access to the development site shall be by the street with the highest classification unless prohibited by access constraints.
- (4) Any building to be occupied for residential care housing and congregate housing shall be designed or renovated specifically for this use. Any required regulatory licenses shall be obtained before residents occupy the building.
- (5) All public services shall be available and have the capacity to serve the facility.
- (6) Site design shall illustrate the accommodation of the special accessibility needs of those with varying levels of disabilities such as grade and width of walkways, exterior lighting, signage, resident parking, and orientation of entrances, which emphasize easy recognition.
- (7) Buffering and screening of the facility with fences, walls and landscaping shall be required to mitigate external noise and other disruptive conditions from surrounding uses such as light glare.
- (8) At least 20% of the development site exclusive of areas required for park land and Sensitive Lands protection shall be landscaped. The required landscaped area is inclusive of landscaping required for parking lots, and within required buffer areas. Landscaping may include courtyards, raised beds and planters, espaliers, arbors and trellises.
- (9) Large expanses of paving, including surface off-street parking and loading

areas but excluding underground parking and loading, shall be landscaped. These areas shall be buffered and screened from adjoining land uses with landscaping. Trees shall be integral to the landscaping plan and incorporated into parking lot design to provide for shade and surface water runoff and quality benefits.

- (10) Buildings and the development site shall be designed with a residential character and theme. Development in the EC zone is subject to the requirements of LOC § 50.05.004, Downtown Redevelopment Design District. If a conflict exists between LOC § 50.05.004 and the requirements below, LOC § 50.05.004 shall prevail. To achieve a residential character and theme, the reviewing authority may require design elements including, but not limited to, any or all of the following:
 - (a) Complex massing and asymmetrical building composition;
 - (b) Use of masonry, wood or wood appearing composites as exterior cladding materials;
 - (c) Use of harmonious building materials and earth and muted tone colors and compatible color accents;
 - (d) Lush landscaping including the use of border plantings and trees throughout the development site.
- (11) Monotony of design in single or multiple buildings shall be avoided. Variation of detail, form, and building siting shall be used to enhance design quality. To achieve these objectives, the reviewing authority may impose requirements including, but not limited to, any or all of the following:
 - (a) No continuous blank walls shall be allowed along the public front of the buildings and shall not exceed 25 linear ft. without windows, recess, or change of plane. Appropriate use of windows shall be made to provide scale with the amount of fenestration or glazing proportional to the mass of the building facade.
 - (b) Architectural features and accents such as bay windows, gables, dormers and projecting eaves shall be used to break up roof expanses. Verandas and projecting balconies shall be used where safe and practical.
 - (c) Roof materials shall consist of cedar shingles, tiles, or three tab composite shingles in dark gray, green or black colors. Metal roofs and colored roofs, other than those mentioned above, and mansard or decorative roof forms are prohibited.
- (12) Buildings shall use materials that are architecturally harmonious for all walls and exterior components. To achieve this objective, the reviewing authority may impose requirements including, but not limited to, the following:
 - (a) Materials for building walls may consist of wood shingle, brick,

horizontal wood or composite wood siding, stone, masonry, concrete block which mimics stone, brick or other masonry. Stucco and timbers shall be allowed on gable ends only.

(b) The following exterior materials are not allowed: EIFS or other synthetic stucco material; metal panels; flagstone; plywood paneling; vinyl cladding; mirrored glass; standard form concrete block; backlit fabrics.

(13) Building vents and mechanical devices shall be screened from view with materials harmonious to the building. Exterior site elements such as storage, trash collection areas and noise generating equipment shall be located away from abutting property lines and sight-obscuring fencing and landscaping shall be used to screen and buffer these areas.

(14) Access to public and commercial services, parks and other recreation areas, churches, shopping, and other places frequented by the public in the course of daily life shall be made available to the residents through a transport service privately provided by the residential care housing facility.

(15) Access to public sidewalks and/or pathways shall be provided. Street crossings bordering on streets three lanes and larger shall be located at traffic light controlled crossings. Crossings on two lane streets classified as either collectors or arterials may occur at sign controlled intersections. All other crossings may occur at noncontrolled intersections provided that safe sight distance per the AASHTO Standards is present. When projects are located on streets greater than 10,000 ADT and it can reasonably be expected that future residents will cross these streets, a traffic study shall be required to show that safe sight distance and adequate traffic "gaps" exist to allow safe crossing.

b. Residential Care Housing Facilities and Congregate Housing in R-7.5, R-10 and R-15 Zones.

i. Any site to be used for residential care housing or congregate housing in an R-7.5, R-10 or R-15 zone shall be at least one-half acre in size.

ii. Any site to be used for residential care housing or congregate housing and proposed to be located on a neighborhood or major collector street shall also have the following characteristics in addition to the other specific standards in this section:

(1) There are higher intensity land uses the vicinity of the site proposed for residential care housing such as:

(a) Commercial uses;

(b) Institutional uses such as schools, churches; or

(c) Multi-family residential development;

(2) The proposed residential care housing or congregate housing project would be a transitional land use between more intense land uses and the collector

street(s) and abutting or adjacent residential uses;

- (3) Public parks or useable public open spaces are easily accessible via public or private bus service or are within walking distance; and
 - (4) Retail and professional services and churches are within a short distance from the development site and can be walked to or are easily accessible by public or private bus service.
- iii. All abutting property, which is in one ownership or the subject of a joint application involving more than one ownership, shall be considered as one site.
 - iv. All setback and height requirements of the underlying zone shall be complied with unless modified by this section. However, there are no limitations on the number of residential care or congregate housing living units which may be developed, provided all the other requirements of the Code and other governmental regulatory agencies are met.
 - v. Maximum lot coverage shall be 40%.
 - vi. Except as modified by this section, all of the requirements of subsection 2.a of this section shall also be applied to applications for residential care or congregate housing.
 - vii. Minimize to the extent practicable the effects of traffic caused by shift changes, particularly noise and the safety of pedestrians, particularly school children.
 - viii. Maintain any existing surrounding residential neighborhood scale and character in regard to lot coverage, design and size of structures, landscaping, buffering and screening, location and width of driveways, signage, exterior lighting, and location of parking, loading and service facilities.

c. Skilled Nursing Facilities in the R-0, WLG R-2.5, R-3 and R-5 Zones.

- i. Any site to be used for a skilled nursing facility shall abut a major or minor arterial street. Access to the development site shall be by the street(s) with the highest classification unless prohibited by access constraints.
- ii. Any site to be used for a skilled nursing facility shall be at least one-half acre in size. All property, which is in one ownership or the subject of a joint application involving more than one ownership, shall be considered as the site.
- iii. All requirements of the underlying zone, such as lot coverage, height limitations, setbacks and of the Lake Oswego Code generally shall be complied with unless modified by this section. However, there are no density limitations on the number of beds or rooms within a skilled nursing facility provided all the other requirements of the Lake Oswego Code and other governmental regulatory agencies are met.
- iv. Any building(s) to be occupied as a skilled nursing facility shall be designed or renovated specifically for this use.

- v. All public services shall be available and have the capacity to serve the facility.
- vi. Minimum setbacks shall be as follows:
 - (1) 25 ft. for the front and rear yards and 15 ft. for side yards.
 - (2) 25 ft. from property lines abutting or adjacent to a residential zone or the setback required by the zone, whichever is greater. If an abutting or adjacent residential zone has been developed for a use other than for residential purposes the smaller setbacks shall apply.
- vii. The maximum height of a skilled nursing facility shall conform to the height requirements of the applicable zone.
- viii. Any of the requirements of subsection 2.a of this section, Residential Care Housing and Congregate Housing, may also be applied to applications for skilled nursing facilities by the reviewing authority as necessary to comply with conditional use permit requirements.
- ix. On sites bordered by residential zones, the approval authority may apply additional conditions to:
 - (1) Mitigate the effects of traffic caused shift changes, particularly noise and the safety of pedestrians, particularly school children.
 - (2) Maintain residential neighborhood scale in regard to size of structures, location and width of driveways, signage, exterior lighting, and location of parking, loading and service facilities.
- x. Any buildings and the development site to be used for a skilled nursing facility shall be designed with a residential character and theme. To achieve a residential character and theme, the reviewing authority may require design elements including, but not limited to, any or all of the following:
 - (1) Complex massing and asymmetrical building composition;
 - (2) Use of masonry, wood or wood appearing composites as exterior cladding materials;
 - (3) Use of harmonious building materials and earth and muted tone colors and compatible color accents;
 - (4) Lush landscaping including the use of border plantings and trees throughout the development site.
- xi. Monotony of design in single or multiple skilled nursing facility buildings shall be avoided. Variation of detail, form, and building siting shall be used to enhance design quality. To achieve these objectives, the reviewing authority may impose requirements including, but not limited to, any or all of the following:
 - (1) No continuous blank walls shall be allowed along the public front of the buildings and shall not exceed 25 linear ft. without windows, recess, or

change of plane. Appropriate use of windows shall be made to provide scale with the amount of fenestration or glazing proportional to the mass of the building facade.

- (2) Architectural features and accents such as bay windows, gables, dormers and projecting eaves shall be used to break up roof expanses. Verandas and projecting balconies shall be used where safe and practical.
 - (3) Roof materials shall consist of cedar shingles, tiles, or three tab composite shingles in dark gray, green or black colors. Metal roofs and colored roofs, other than those mentioned above, and mansard or decorative roof forms are prohibited.
- xii. Buildings to be used for a skilled nursing facility shall use materials that are architecturally harmonious for all walls and exterior components. To achieve this objective, the reviewing authority may impose requirements including, but not limited to, the following:
- (1) Materials for building walls may consist of wood shingle, brick, horizontal wood or composite wood siding, stone, masonry, concrete block which mimics stone, brick or other masonry. Stucco and timbers shall be allowed on gable ends only.
 - (2) The following exterior materials are not allowed: EIFS or other synthetic stucco material; metal panels; flagstone; plywood paneling; vinyl cladding; mirrored glass; standard form concrete block; backlit fabrics.

5. Standards for Public, Institutional and Civic Uses.

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2526, Amended, 12-18-2012; Ord. No. 2643, Amended, 11-4-2014; Ord. No. 2723, Amended, 10-18-2016; Ord. No. 2783, Amended, 6-19-2018; Ord. No. 2892, Amended, 6-7-2022; Ord. No. 2909, Amended, 2-7-2023]

a. Religious Institution and Related Facilities.

- i. Access streets have capacity to carry the projected traffic volumes.
- ii. The structure may exceed the maximum height limitation of the zone, to a structure height of no more than 50 ft.
- iii. The lot is sufficient size to allow all required yards to be equal to at least two-thirds the height of the principal structure.

b. Minor Public Facilities.

- i. In the WLG RMU zone, a minor public facility building shall be limited to a total floor area of 8,000 sq. ft. in a multi-story building, with no more than 5,000 sq. ft. on any floor.

c. Major Public Facilities and Institutional Uses Not Covered by Other Specific Standards.

- i. Utilities, streets or other necessary improvements to the public facility or institutional use shall be provided by the agency constructing the use.
 - ii. When located in a residential zone, access should be located on a collector street if practical. If access is to a local residential street, consideration of a request shall include an analysis of the projected average daily trips to be generated by the proposed use and their distribution pattern, and the impact of the traffic on the capacity of the street system which would serve the use. A traffic study will be required of the applicant to identify the projected average daily trips to be generated and their distribution pattern. Uses which are estimated to generate fewer than 20 trips per week shall be exempted from the requirements of this subsection.
 - iii. When located in a residential zone, lot area shall be sufficient to allow required yards which are at least two-thirds the height of the principal structure.
 - iv. The height limitation of a zone may be exceeded to a maximum height of 50 ft.
 - v. Noise-generating equipment shall be sound buffered when adjacent to residential areas.
 - vi. Lighting shall be designed to avoid glare on adjacent residential uses.
 - vii. Levels of operations shall be adjusted to avoid conflict with adjacent uses where practical.
- d. **Park, Public.**
- i. Parks are a permitted use in the PNA zone, except activities defined as ‘major park improvements’ shall be allowed by conditional use only.
 - ii. Uses authorized under a Parks Master Plan are permitted uses.
- e. **Social, Recreational, or Cultural Facilities, Non-Profit.** In the R-0, R-3, and R-5 zones, an application for a conditional use permit to locate a nonprofit social, recreational or cultural facility shall comply with the following standards.
- i. The proposed facility or use shall be located on property adjacent on at least one side to a property of equal or larger size that is already developed with a nonprofit use permitted outright or as a conditional use in the zone.
 - ii. Members of the organization proposing and which will use the nonprofit facility or use shall reside in adjacent planned developments or within one-fourth mile of a planned development with participating residents and shall not be separated from the proposed development or each other by a freeway, a major or minor arterial or the urban service boundary of the City of Lake Oswego.
 - iii. Adequate utilities, streets or other improvements shall be provided by the developer of the facility or use.
 - iv. When located in a residential zone, lot area shall be sufficient to comply with the lot coverage, setbacks and yards required by the zone.

- v. Sound barriers, buffers or reduction techniques shall be required for noise generating activities, facilities or equipment located on properties adjacent to residential areas.
 - vi. Lighting shall be designed to avoid glare on adjacent residential uses.
 - vii. The time, manner or nature of operation shall be adjusted to avoid conflict with adjacent uses.
- f. **Educational Institution and Day Care Center Uses.**
- i. All educational institutions and day care centers shall provide on-site circulation as required by LOC § 50.06.003.3.b, walkways as required by LOC Chapter 42, and safe loading, ingress, and egress on and to the site.
 - ii. In the WLG OC zone, this use is limited to 5,000 sq. ft. of gross floor area.
- g. **Telecommunications Facilities.**
- i. **Purpose.** The purpose of this section is to establish design and siting standards for telecommunication facilities that:
 - (1) Reduce visual impacts of antennas, towers and ancillary facilities through careful design, siting, and vegetative screening;
 - (2) Avoid damage to adjacent properties from tower failure and falling ice, through engineering and careful siting of tower structures;
 - (3) Maximize use of any new transmission tower and any existing suitable structures to reduce the need for additional towers; and
 - (4) Allow transmission towers in residential areas only when necessary to meet functional requirements of the telecommunications industry.
 - ii. **Applicability.** These standards shall apply to new telecommunication facilities and collocated telecommunication facilities and not pre-existing towers or pre-existing antennas.
 - iii. **Approval Criteria for Collocated Facilities.**
 - (1) **Site Size.** No minimum lot size shall apply when a telecommunications facility is collocated on an existing building or structure.
 - (2) **Facilities for Collocation.**
 - (a) **Priorities for Facilities.** Collocation shall occur in the following order of facilities:
 - (i) Facilities where the collocated facility will project not more than ten ft. higher than the highest point of the existing facility:
 - (A) Previously approved telecommunications tower;

- (B) Existing nonconforming telecommunications tower;
 - (C) Existing buildings;
 - (D) Utility (electric, cable, telephone, etc.) and light poles.
- (ii) Facilities where the collocated facility will project more than ten ft. higher than the highest point of the existing facility:
- (A) Previously approved telecommunications tower;
 - (B) Existing nonconforming telecommunications tower;
 - (C) Utility (electric, cable, telephone, etc.) and light poles;
 - (D) Existing buildings.
- (b) **Suitability of Facility for Collocation.** To determine the suitability of the existing facility for the proposed collocation facility or structure, the applicant must show that:
- (i) There are no reasonably feasible telecommunication facilities in a higher classification under subsection 5.g.iii(2)(a) of this section that can meet the requirements of this subsection for a collocated facility and provide the necessary telecommunication service;
 - (ii) The addition of the antenna equipment will not interfere with the normal operation of utilities or existing transmission facilities and the collocated facility complies with the height limit in subsection 5.g.iii(3) of this section;
 - (iii) The collocation improvements must satisfy the standards for the underlying zone, except as provided by subsection 5.g.iii(3) of this section;
 - (iv) The existing structure, if structurally enhanced in order to permit collocation, does not result in a decrease of the setback of the reconstructed structure as described in subsection 5.g.iii(1) of this section and the height of the reconstructed facility complies with the height limit contained in subsection 5.g.iii(3) of this section as applied to the existing structure prior to replacement or reconstruction; and
 - (v) The collocation may not involve the removal of any previously approved landscaping/buffering.
- (3) **Height Limit.** Collocated facilities are exempt from the height limits of the underlying zone, but shall be no more than ten ft. taller than the existing structure in a residential zone, a mixed residential/commercial zone, or Public Functions zone, or no more than 20 ft. taller than the existing structure in a commercial, public use, or industrial zone.

Exceptions: A collocated facility shall be no taller than the existing facility where the height of the existing facility has previously been increased in excess of the height limit of the underlying zone as a result of approval of a prior collocation application pursuant to this section.

(4) **Visual Impact.**

- (a) All ancillary facilities shall be screened, hidden or disguised.
- (b) Antennas shall be screened, hidden or disguised, or shall be painted or colored to blend into the structure or surroundings.

(5) **Processed as New Facility.** A proposed collocated facility that does not comply with the approval criteria for collocated facilities shall be processed as a new facility.

iv. **Approval Criteria for New Facilities.**

(1) **Site Size.** A new facility shall be sited on a parcel of a size and shape that complies with the following criteria:

- (a) **Setbacks – Tower.** The tower footprint shall be set back at least two-thirds the tower height from any property line. This setback may be reduced if the applicant can demonstrate that:
 - (i) The shape or configuration of the parcel prevents compliance with the setback standard or that a reduction in setback is necessary to take advantage of screening opportunities (such as tall trees, tree groves, buildings, or other tall elements) not available within the required setback area;
 - (ii) The reduction in setback is the minimum required to best camouflage the facility;
 - (iii) Adequate clearance between the facility and property line can be provided to accommodate landscaping and fencing; and
 - (iv) The reduction in setback will not cause a greater visual impact to adjacent uses.
- (b) **Setbacks – Ancillary Facilities.** Ancillary facilities shall be set back the same as required for primary structures of the zone, except that the side or rear yard setback may be reduced in a residential zone if the ancillary facilities meet the criteria in LOC § 50.03.004.2.b.
- (c) The tower pad shall be sited in a location that permits additional expansion to accommodate future collocated ancillary facilities. The tower shall be located centrally on this pad. This standard shall not apply to antennas attached to existing structures or towers located on rooftops.
- (d) A licensed structural engineer's analysis shall be submitted to

demonstrate that the potential impact of tower failure and ice falling from the tower will be accommodated on site.

- (e) **Separation from Pre-Existing Towers.** New towers shall be separated from existing towers by at least the following distances, measured in a straight line from the base of the proposed new tower to the base of any pre-existing tower:

TABLE 50.03.003-1: SEPARATION FROM PRE-EXISTING TOWERS				
	Lattice (ft.)	Guyed (ft.)	Monopole ≥ 80 ft. in height (ft.)	Monopole < 80 ft. in height (ft.)
Lattice	5,000	5,000	1,500	750
Guyed	5,000	5,000	1,500	750
Monopole ≥ 80 ft. in height	1,500	1,500	1,500	750
Monopole < 80 ft. in height	750	750	750	750

(2) Collocation to Be Explored; Accommodated.

- (a) Before an application for a new transmission tower is accepted, applicants shall demonstrate that they have exhausted all practicable collocation options within the proposed service area pursuant to LOC §§ 50.07.004.12.a.i and 50.07.004.12.a.iv including placement of antennas on existing tall structures and placing multiple antennas or attachments on a single tower. To demonstrate that all practicable collocation options have been exhausted, the applicant shall demonstrate that:
 - (i) No existing towers or support structures, or approved but not yet constructed towers or support structures, are located within the geographic area required to meet the applicant’s engineering requirements;
 - (ii) Existing towers or support structures are not of sufficient height to meet the applicant’s engineering requirements;
 - (iii) Existing towers or support structures do not have sufficient structural strength to support the applicant’s proposed antenna and related equipment;
 - (iv) The applicant’s proposed antenna would cause electromagnetic interference with the antenna on the existing tower or support structure, or the existing antenna would cause interference with the applicant’s proposed antenna; or

- (v) There are other limiting factors that render existing towers and support structures unsuitable.
 - (b) **Accommodation of Future Collocation.** New towers shall be constructed so as to accommodate future collocation, based on expected demand for transmission towers in the service area. Towers shall be designed so as to accommodate a minimum expansion of three two-way antennas for every 40 vertical ft. of tower.
 - (c) **Multiple Attachments on Utility Towers.** In conformance with the Telecommunication Act of 1996, Section 703, a utility shall provide any telecommunications carrier with nondiscriminatory access to any pole, duct, conduit, or right-of-way owned or controlled by it, unless there is insufficient capacity or access cannot be granted for reasons of safety, reliability, and generally applicable engineering purposes.
 - (d) Ancillary facilities for collocated facilities shall be set back the same as required for primary structures of the zone, except that the side or rear yard setback may be reduced in a residential zone if the ancillary facilities meet the criteria in LOC § 50.03.004.2.b.
- (3) **Height.** New telecommunication facilities shall not exceed the height limits of the underlying zone, unless the applicant demonstrates that:
- (a) There is a service area need for the proposed facility at the proposed location;
 - (b) The increase in height above the maximum allowed height for the zone is the minimum increase necessary to eliminate service shadows;
 - (c) That providing coverage with telecommunications facilities which comply with the height requirements of the zone would result in unacceptable proliferation of such facilities. For the purposes of this subsection, "unacceptable proliferation" means an increase in the number of transmission towers by a factor of four in order to achieve the same level of adequate service. An increase in the number of transmission towers shall not include facilities or towers that would qualify as collocated facilities;
 - (d) The negative visual impacts on adjacent properties can be minimized by screening or disguising the facility.

The applicant may be required to pay for an independent radio frequency engineer or similar consultant to verify the need for this request.

- (4) **Visual Impact.** The applicant shall demonstrate that telecommunications facilities will have the least practicable visual impact on the environment, considering technical, engineering, economic, and other pertinent factors.
- (a) The height and mass of the telecommunications facilities shall not

exceed that essential for its intended use and public safety, as demonstrated in a report prepared by a licensed structural engineer.

- (b) Telecommunications facilities 200 ft. or less in height shall be camouflaged to ensure the facility is visually subordinate to surrounding objects and colors.
 - (c) Towers more than 200 ft. in height shall be painted in accordance with the Oregon State Aeronautics Division and Federal Aviation Administration. Applicants shall attempt to seek a waiver from OSAD and FAA marking requirements. When a waiver has been granted, towers shall be painted and/or camouflaged in accordance with subsection 3.e.iv(4)(b) of this section.
- (5) **Accessory Uses.** Accessory uses shall include only building facilities that are necessary for transmission function and associated satellite ground stations, and shall not include broadcast studios (except for emergency broadcast), offices, vehicle storage areas, nor other similar uses not necessary for the transmission or relay function. No unenclosed storage of materials is allowed.
- (6) **Lighting.** No lighting shall be permitted on transmission towers except that required by the Oregon State Aeronautics Division or Federal Aviation Administration. This standard shall not prevent shared use or replacement of an existing light pole. For collocation on existing or replaced light poles, the transmission tower shall have no net increase to the spread, intensity, or direction of the existing light source.
- (7) **Fences and Landscaping.**
- (a) The tower(s) and ancillary facilities shall be enclosed by a six ft. fence meeting the requirements of LOC § 50.06.004.2.
 - (b) Landscaping shall be placed outside of fences and shall consist of fast growing vegetation placed densely so as to form a solid hedge with a minimum planted height of six ft.
 - (c) For new towers, landscaping and fencing shall be compatible with other nearby landscaping and fencing.
 - (d) Where antennas or towers and ancillary facilities are to be located on existing buildings or structures and are secure from public access, landscaping and fencing requirements may be waived.
- (8) **Signs.** One non-illuminated sign, not to exceed two sq. ft., shall be provided at the main entrance to the facility stating a contact name and phone number for emergency purposes. Signs shall not be placed on towers and antennas.
- v. **Abandoned Facilities.** A telecommunication facility that is unused for a period of six consecutive months or longer is hereby declared abandoned. Abandoned

facilities shall be removed by the property owner no later than 90 days from date of abandonment. Failure to remove an abandoned facility is declared a public nuisance and is subject to the penalties established by LOC Article 34.04. Upon written application, prior to the expiration of the six-month period, the City Manager shall, in writing, grant a six-month extension for reuse of the facility. Additional extensions beyond the first six-month extension may be granted by the City Manager subject to any conditions required to bring the project or facility into compliance with current law(s) and make compatible with surrounding development.

h. Telecommunications Facilities in Residential or Mixed Residential/Commercial Zones. In addition to compliance with the approval standards in LOC

§§ 50.03.003.5.g.iv and 50.07.004.12, and the general conditional use criteria in LOC § 50.07.005, Conditional Use Permits, telecommunications facilities designated as a conditional use in residential or mixed residential/commercial zones shall comply with the following standards:

- i. New telecommunications facilities shall not be located on a parcel containing an existing single-family dwelling or middle housing.
- ii. Antenna(s) must be located no closer than 35 ft. from any habitable structure. Tower guy anchors must meet the normal setbacks of the underlying zone.
- iii. If the proposed facility will exceed the 50 ft. height limitation of the Lake Oswego Charter in a residential zone, the applicant shall demonstrate that:
 - (1) The facility could not feasibly be located outside of a residential zone;
 - (2) There are no alternatives available to meet the required coverage area; and
 - (3) The height is no taller than necessary to provide adequate transmission.

6. Use-Specific Standards for Commercial Uses.

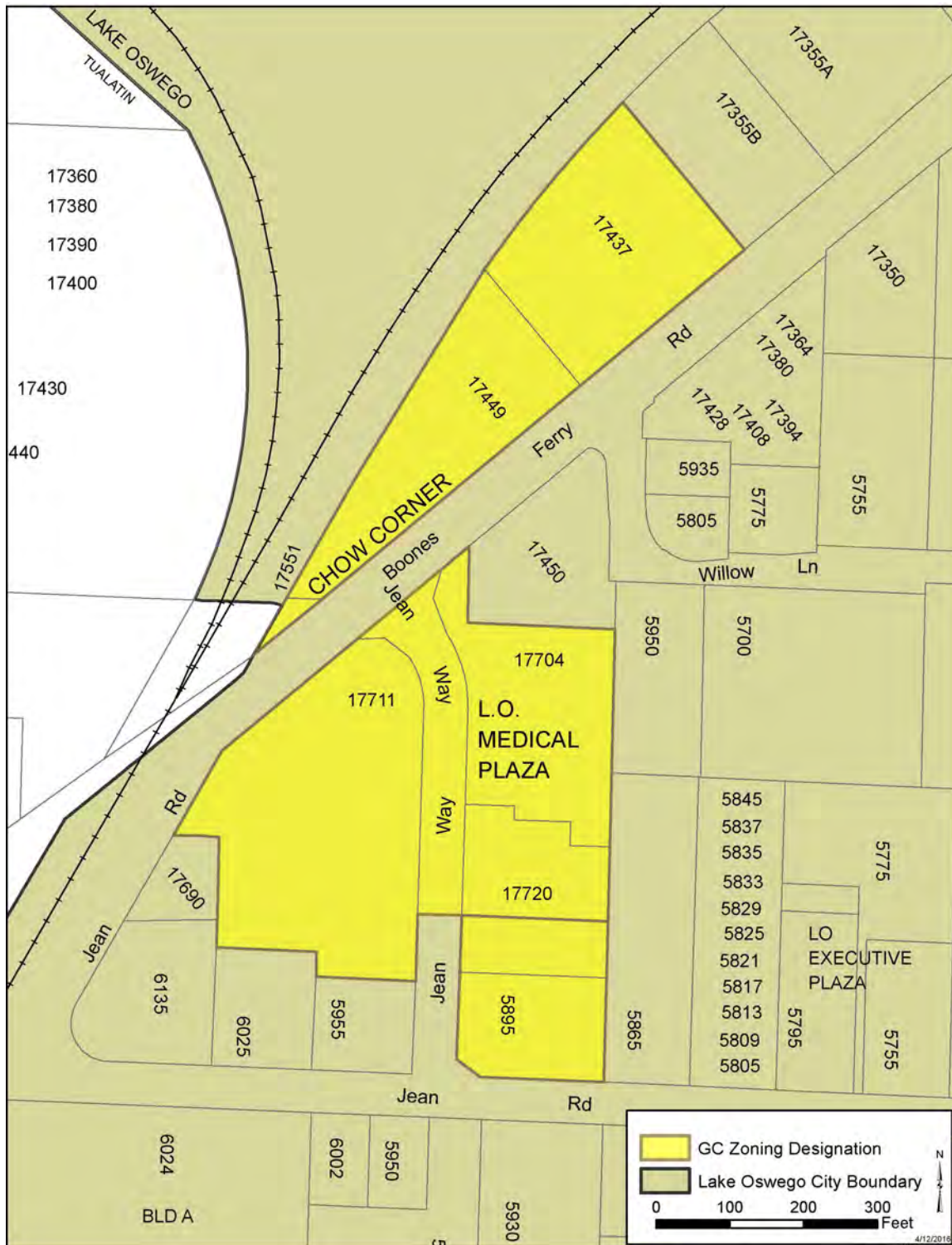
[Ord. No. 2723, Amended, 10-18-2016; Ord. No. 2736, Amended, 3-7-2017; Ord. No.

2851, Amended, 9-15-2020; amended 12-5-2023 by Ord. No. 2928]

Figure 50.03.003-B: IP Zone Additional Use Area



Figure 50.03.003-C: GC Zone Limited Use Area



- a. **Conditional Uses Listed in Commercial or Industrial Zones and Not Covered by Other Specific Standards.**

- i. The site will be designed so that ingress and egress will not cause hazardous turning movements, traffic slow-downs or blockages due to storage of vehicles waiting for services.
 - ii. Public services are or can be provided at the site.
 - iii. All outdoor lighting except security lighting shall be extinguished at the close of business hours.
 - iv. Any adverse impacts on adjoining residential uses such as noise, lights, or loss of privacy will be mitigated by landscaping, screening or increased setbacks.
 - v. Parking shall meet the parking standards and may be increased if additional spaces are shown to be necessary.
- b. **Agriculture.** The raising of livestock requires approval of a conditional use permit.
- c. **Arcade, Gaming.** In the NC zone, uses exceeding 2,000 sq. ft. in gross floor area require approval of a conditional use permit.
- d. **Auto and Light Vehicle Rental.** In the GC, EC, CR&D, MC and FMU zones, all vehicle storage shall be off site.
- e. **Auto and Light Vehicle Sales.**
- i. This use is not permitted on properties located in the Lake Grove Village Center Overlay district.
 - ii. In the IP zone, the storage and display of vehicles shall be within fully enclosed buildings.
- f. **Auto Service Station and Vehicle Repair.**
- i. If the primary use is an auto service station with vehicle repair as an accessory use, the use is only permitted in the Lake Grove Village Center Overlay (LGVCO) district with the approval of a conditional use permit and if the following additional criteria are met:
 - (1) The use is located no closer than 1,000 linear ft. to another auto service station;
 - (2) No more than two auto service stations are located within a distance of 5,000 linear ft.;
 - (3) The use does not include more than eight auto fueling devices; and
 - (4) The use is not located in a Village Transition Area.
 - ii. If the primary use is for vehicle repair with no auto fuel sales, or fuel sales as an accessory activity, the use is only permitted in the Village Transition Areas (VTA) of the LGVCO district with the approval of a conditional use permit, and if the following additional criteria are met:

- (1) The use is an expansion of an existing vehicle repair use;
 - (2) The facility includes a retail or office use and a storefront appearance along fronting collector and local streets;
 - (3) No direct vehicle access is provided from streets adjacent to residential zones; and
 - (4) No operational repair doors face any collector or local street.
- iii. In the GC and EC zones, vehicle repair activities shall be conducted wholly within an enclosed structure.
 - iv. In the I zone, vehicle repair activities shall be screened by sight-obscuring fence from public rights-of-way.
 - v. In the IP zone, light vehicle repair is only a permitted use without an associated auto service station.
- g. **Bakery.**
- i. In the WLG OC zone, the seating area shall not exceed 700 sq. ft. of gross floor area.
 - ii. Where on-site baked goods are sold within the building in the NC, HC, OC, CR&D, MC, and WLG OC zones, the business shall not exceed 5,000 sq. ft. gross floor area.
 - iii. Where the baked goods that are sold are manufactured elsewhere the cumulative square footage of retail businesses or buildings on a site shall not exceed 60,000 sq. ft. gross floor area on a single lot or parcel or on adjacent lots or parcels in the MC zone. In the CR&D zone, cumulative retail uses shall not exceed 20,000 sq. ft. gross floor area or 20% of the total building floor area per lot, whichever is less. The maximum numerical limitation on cumulative retail uses shall not exceed the retail square footage amount approved for the site.
 - iv. In the IP zone, retail and on-site consumption of bakery goods shall not exceed 2,000 sq. ft. of gross floor area and must either be co-located within a building with another permitted use or be accessory to a production bakery. The cumulative square footage of retail businesses or buildings on a site shall not exceed 60,000 sq. ft. gross floor area on a single lot or parcel or on adjacent lots or parcels. No drive-through service is allowed.
- h. **Bar.** In the MC zone, bars shall not exceed 20,000 sq. ft. in gross floor area and the cumulative square footage of retail businesses or buildings on a site shall not exceed 60,000 sq. ft. gross floor area on a single lot or parcel or on adjacent lots or parcels.
- i. **Car Wash.** Car washes in the GC zone in the Lake Grove Village Center Overlay District shall not exceed a total combined area of 4,200 sq. ft. in gross floor area and shall not be located in Village Transition Areas.

j. **Community Garden.**

- i. Community gardens are allowed as a permitted or accessory use if the total planting area is less than 4,000 sq. ft. Community gardens with greater than 4,000 sq. ft. of planting area require a conditional use permit.
- ii. The accessory sales of crops by a public entity or nonprofit organization is allowed between the hours between 7:00 a.m. to 8:00 p.m.
- iii. Community gardens with a planting area less than 4,000 sq. ft. are exempt from parking requirements. Parking requirements for gardens larger than 4,000 sq. ft. shall be determined by the conditional use permit.
- iv. Fencing is required and shall be no greater than six feet in height and no more than 40% opacity.
- v. Composting areas shall be actively managed to control odors, pests, and all other potential nuisances to neighbors. Use of best management practices (BMP), as established by the Parks and Recreation Department, is recommended.
- vi. Accessory community garden structures are permitted pursuant to the standards in this Code, but shall not exceed 500 sq. ft. cumulatively.

k. (Reserved)

l. **Food Market.**

- i. In the CR&D zone, cumulative retail uses shall not exceed 20,000 sq. ft. or 20% of the total building floor area per lot, whichever is less. The maximum numerical limitation on cumulative retail uses shall not exceed the retail square footage amount approved for the site.
- ii. For food markets over 25,000 sq. ft. in gross floor area, the use may not exceed 35,000 sq. ft. of gross floor area per business, except that:
 - (1) In the GC zone, uses over 35,000 sq. ft. and up to 45,000 sq. ft. of gross floor area require a conditional use permit.
 - (2) In the MC zone, the cumulative square footage of retail businesses or buildings on a site shall not exceed 60,000 sq. ft. on a single lot or parcel or on adjacent lots or parcels.
 - (3) In the FMU zone, a use larger than 35,000 sq. ft. of gross floor requires a conditional use permit.

m. **Heavy Vehicle Repair.** This use is subject to the following conditions:

- i. The use is limited to 18 or less service bays.
- ii. The use is located in an enclosed building.
- iii. No outdoor storage of parts, materials, or partially or totally dismantled vehicles is

allowed.

- iv. The use shall not emit noise, smoke, glare, vibration, fumes or other environmental effects which adversely affect people, property or uses beyond the property lines of the IP site.
- n. **Medical Clinic.** In the area depicted on Figure 50.03.003-B, this use shall be limited to less than 20,000 sq. ft. in floor area.
- o. **Mortuary.** In the GC and EC zones, on-site cremation requires a conditional use permit.
- p. **Office.**
 - i. In the R-15, R-10, R-7.5, R-6, R-5, R-DD, R-3, R-2, and R-0 zones, the following standards apply.
 - (1) Office use is only permitted in structures that are on the City's Historic Landmark List and are located on an arterial street.
 - (2) Public services are adequate to serve the facility.
 - (3) Notwithstanding LOC § 50.06.002.2, the required parking for office uses in historic landmarks shall be determined in the conditional use approval. In applying the general conditional use criteria under LOC § 50.07.005.3.a.iii and iv, the on-site parking may be reduced to protect the historic character of the landmark.
 - (4) Access should be located on an arterial street, if practicable. If access is to a local residential street, the applicant shall include an analysis of the projected average daily trips to be generated by the proposed use and their distribution pattern, and the impact of the traffic on the capacity of the street system that would serve the use. A traffic study will be required to identify the projected average daily trips to be generated and their distribution pattern. Uses that are estimated to generate fewer than 20 trips per week shall be exempted from the requirements of this subsection.
 - (5) Noise generating equipment shall be sound buffered when abutting a residential use.
 - (6) Exterior lighting and lighted signage shall be designated to avoid glare onto adjacent residential uses.
 - (7) Levels of operations shall avoid conflict with adjacent uses, where practicable.
 - (8) The historical designation of the property shall be maintained throughout the period of the conditional use. The property owner shall record a deed restriction that ensures that the property shall not be removed from the Historic Landmark List for the duration of the conditional use permit. Request for removal from the list shall void the conditional use permit.

- ii. In the WLG OC and WLG RMU zones, the following standards apply:
 - (1) Office uses shall be limited to those with limited customer or client traffic intended to attract and serve customers or clients on premises, such as: attorneys, physicians, dentists, counselors, insurance, travel agents, investment and financial services, real estate, studios (photography, commercial art, advertising), architects, landscape architects, engineers or other design businesses, research, software development, corporate offices, medical testing laboratories, and specialty medical services.
 - (2) A single building with office use shall be limited to a maximum 5,000 sq. ft. footprint and in the WLG RMU zone, the total floor area shall be limited to 8,000 sq. ft.
- iii. In the GC and OC zones in the Lake Grove Village Center Overlay district, the following standards apply:
 - (1) Financial and banking institutions with drive-through facilities are allowed only when no more than one access to the site from a public street is provided on the parcel. Additional access through abutting parcels is permitted.
 - (2) Financial and banking institutions with drive-through facilities are prohibited in Village Transition Areas.
- iv. In the CI zone, this use is limited to commercial office space in buildings existing on December 16, 1982.
- v. In the PF zone, this use is limited to uses related to public or quasi-public facilities.
- q. **Public Parking Facilities in the NC Zone – Conditional Use.** A publicly owned (City or LORA) surface parking facility is conditionally allowed as the sole use on a lot in the NC zone, only within the Lake Grove Village Center Overlay (LGVCO) District and only as specifically identified in Figure 50.05.007-U: Parking Facilities and Access Coordination Map. Public garages are not a similarly allowed use to a public surface parking facility.
- r. **Personal Services.**
 - i. In the WLG OC zone, this use is limited to 1,000 sq. ft. or less in gross floor area.
 - ii. In the CI zone, this use shall directly and primarily provide goods and services to persons employed in the CI zone.
- s. **Pet Day Care.** This use must be conducted in a fully enclosed building, except that in the NC, GC, and MC zones, and the portion of IP zone depicted on Figure 50.03.003-B, pets may be kept outside during daytime hours with a conditional use permit.
- t. **Psilocybin Service Center.**
 - i. Compliance with Oregon Health Authority (OHA) Rules. Service centers shall be

licensed by the OHA and comply with all applicable regulations and requirements administered by OHA per OAR 333-333 and ORS 475A.310.

- ii. Restrictions on location. A psilocybin service center shall not locate:
 - (1) Within 1,000 ft., as measured by a straight-line measurement in a radius extending in any direction from the closest point anywhere on the boundary line of the real property comprising a school or registered childcare facility to the closest point of the licensed premises of a service center, of:
 - (a) A public elementary or secondary school for which attendance is compulsory under ORS 339.020;
 - (b) A private or parochial elementary or secondary school teaching children as described in ORS 339.030; and
 - (c) A childcare facility registered with the Oregon Department of Education.
 - (d) EXCEPTION: The 1,000-foot buffer required by Subsection (1)(a)-(c), above, may be reduced to 500 feet if there is a physical or geographic barrier capable of preventing children from traversing to the premises of the psilocybin service center, such as a body of water, an interstate freeway, or similar barrier that people cannot walk across. A door, fence, wall, or gate is not a physical or geographic barrier for the purpose of this standard.
 - (2) Within the same building that contains any of the following uses: marijuana production, processing, wholesale, laboratory/testing, or retail; or a residential unit.
 - (a) EXCEPTION: A psilocybin facility that met the location requirements, above, at the time of the issuance to the Oregon Health Authority of a land use compatibility statement may legally remain at that location if it existed before any of the uses listed in Subsections (1) and (2), above, later located within a required buffer from the facility or within the same building.
- iii. In the HC, MC, CR&D, CI and IP zones, the cumulative square footage of commercial retail businesses, including psilocybin service centers, or buildings on a site shall not exceed 60,000 square feet gross floor area on a single lot or parcel or on adjacent lots or parcels.
- u. **Repair, Rental, Service.** In the NC zone, this use is limited to 5,000 sq. ft. of gross floor area.
- v. **Restaurant.**
 - i. Drive-through service is only allowed in the following:
 - (1) In the HC and FMU zones.

- (2) In the GC zone, outside of the Lake Grove Village Center, after approval of a conditional use permit.
 - (3) In the Lake Grove Village Center Overlay district, a maximum of two restaurants with drive-through service windows are permitted with a conditional use permit, but no restaurant with drive-through service may be located in a Village Transition Area.
- ii. In the WLG OC zone, service of food and beverages shall be primarily for consumption on the premises. The total size of indoor and outdoor seating areas of any restaurant shall be limited to 1,500 sq. ft. of gross floor area.
 - iii. In the CR&D and MC zones, this use shall not exceed 20,000 sq. ft. gross floor area. In the MC zone, the cumulative square footage of retail businesses or buildings on a site shall not exceed 60,000 sq. ft. on a single lot or parcel or on adjacent lots or parcels. In the CR&D zone, cumulative retail uses shall not exceed 20,000 sq. ft. or 20% of the total building floor area per lot, whichever is less. The maximum numerical limitation on cumulative retail uses shall not exceed the retail square footage amount approved for the site.
 - iv. In the OC and CR&D zones, specialty food stores, e.g., coffee shops and juice bars, shall not exceed 5,000 sq. ft. of gross floor area.
 - v. One seasonal dining restaurant enclosure and one entrance vestibule per restaurant business are allowed from November 1 to April 30. The enclosures must be removed by May 1. The seasonal restaurant enclosures shall meet the required dimensional standards (e.g., building setbacks, maximum lot coverage, etc.) of the zone.
- w. **Retail, Under 10,000 Sq. Ft. Gross Floor Area.**
 - i. In the WLG OC zone, this use is limited to 5,000 sq. ft. or less in gross floor area.
 - ii. For conditional uses in the IP zone, this use is limited to those that directly and primarily provide goods and services to persons employed in the IP zone.
- x. **Retail, 10,000 – 20,000 Sq. Ft. Gross Floor Area.**
 - i. For conditional uses in the IP zone, this use is limited to those that directly and primarily provide goods and services to persons employed in the zone.
- y. **Retail, Over 20,000 Sq. Ft. Gross Floor Area.** This use may not exceed 35,000 sq. ft. of gross floor area per business, except that:
 - i. In the GC-zoned area in the vicinity of Jean Way and Boones Ferry Road, as depicted on Figure 50.03.003-C, retail use up to 45,000 sq. ft. is permitted, except as limited by subsection 50.03.003.6.x.iv of this section.
 - ii. In the GC zone, except as provided in subsection 6.x.i of this section, a business over 35,000 sq. ft. and up to 45,000 sq. ft. of gross floor area requires a conditional use permit.

- iii. In the EC zone, the cumulative square footage of a single commercial business on a site shall not exceed 35,000 sq. ft.
- iv. In the MC zone, the portion of IP zone depicted on Figure 50.03.003-B, and the GC-zoned area in the vicinity of Jean Way and Boones Ferry Road, as depicted on Figure 50.03.003-C, the cumulative square footage of retail businesses or buildings shall not exceed 60,000 sq. ft. on a single lot or parcel or on adjacent lots or parcels.
- v. In the CR&D zone, cumulative retail uses shall not exceed 20,000 sq. ft. or 20% of the total building floor area per lot, whichever is less. The maximum numerical limitation on cumulative retail uses shall not exceed the retail square footage amount approved for the site.
- z. **Social, Recreational, or Cultural Facilities, Non-profit.** This use is permitted if associated with a planned development and designed for use by residents of that development. If not associated with a planned development, this use requires a conditional use permit.
- aa. **Veterinary Clinic.** This use must be conducted within a fully enclosed building, except that an outdoor run is permitted outright if the standards below are met. A larger outdoor run or other outdoor facilities may be approved with a conditional use permit. This does not preclude incidental activities such as dog walking.
 - i. An outdoor run shall be limited to 200 sq. ft. in area or five percent of lot area, whichever is greater;
 - ii. An outdoor run shall be enclosed by a six-foot-tall sight-obscuring fence for the portions facing the exterior site boundaries. A see-through fence may be permitted facing the building(s) on the site;
 - iii. Active use of the outdoor run (training, play, etc.) shall be limited to the hours between 8:00 a.m. and 6:00 p.m. Use of the run to allow a dog to relieve itself outside of these hours is permitted;
 - iv. Animals in the outdoor run shall be supervised by staff of the facility at all times;
 - v. The outdoor run shall be cleared of waste daily; and
 - vi. It shall be a violation to permit unreasonable annoyance, alarm or noise disturbance at any time of the day or night by repeated barking, whining, screeching, howling, braying or other like sounds which may be heard beyond the boundary of the veterinary clinic property.
- ab. **Repair, Rental, Service.** In the NC zone, this use is limited to 5,000 sq. ft. of gross floor area.
- ac. **Restaurant.**
 - i. Drive-through service is only allowed in the following:
 - (1) In the HC and FMU zones.

- (2) In the GC zone, outside of the Lake Grove Village Center, after approval of a conditional use permit.
 - (3) In the Lake Grove Village Center Overlay district, a maximum of two restaurants with drive-through service windows are permitted with a conditional use permit, but no restaurant with drive-through service may be located in a Village Transition Area.
- ii. In the WLG OC zone, service of food and beverages shall be primarily for consumption on the premises. The total size of indoor and outdoor seating areas of any restaurant shall be limited to 1,500 sq. ft. of gross floor area.
 - iii. In the CR&D and MC zones, this use shall not exceed 20,000 sq. ft. gross floor area. In the MC zone, the cumulative square footage of retail businesses or buildings on a site shall not exceed 60,000 sq. ft. on a single lot or parcel or on adjacent lots or parcels. In the CR&D zone, cumulative retail uses shall not exceed 20,000 sq. ft. or 20% of the total building floor area per lot, whichever is less. The maximum numerical limitation on cumulative retail uses shall not exceed the retail square footage amount approved for the site.
 - iv. In the OC and CR&D zones, specialty food stores, e.g., coffee shops and juice bars, shall not exceed 5,000 sq. ft. of gross floor area.
 - v. One seasonal dining restaurant enclosure and one entrance vestibule per restaurant business are allowed from November 1 to April 30. The enclosures must be removed by May 1. The seasonal restaurant enclosures shall meet the required dimensional standards (e.g., building setbacks, maximum lot coverage, etc.) of the zone.
- ad. **Retail, Under 10,000 Sq. Ft. Gross Floor Area.**
- i. In the WLG OC zone, this use is limited to 5,000 sq. ft. or less in gross floor area.
 - ii. For conditional uses in the IP zone, this use is limited to those that directly and primarily provide goods and services to persons employed in the IP zone.
- ae. **Retail, 10,000 – 20,000 Sq. Ft. Gross Floor Area.**
- i. For conditional uses in the IP zone, this use is limited to those that directly and primarily provide goods and services to persons employed in the zone.
- af. **Retail, Over 20,000 Sq. Ft. Gross Floor Area.** This use may not exceed 35,000 sq. ft. of gross floor area per business, except that:
- i. In the GC-zoned area in the vicinity of Jean Way and Boones Ferry Road, as depicted on Figure 50.03.003-C, retail use up to 45,000 sq. ft. is permitted, except as limited by subsection 50.03.003.6.x.iv of this section.
 - ii. In the GC zone, except as provided in subsection 6.x.i of this section, a business over 35,000 sq. ft. and up to 45,000 sq. ft. of gross floor area requires a conditional use permit.

- iii. In the EC zone, the cumulative square footage of a single commercial business on a site shall not exceed 35,000 sq. ft.
 - iv. In the MC zone, the portion of IP zone depicted on Figure 50.03.003-B, and the GC-zoned area in the vicinity of Jean Way and Boones Ferry Road, as depicted on Figure 50.03.003-C, the cumulative square footage of retail businesses or buildings shall not exceed 60,000 sq. ft. on a single lot or parcel or on adjacent lots or parcels.
 - v. In the CR&D zone, cumulative retail uses shall not exceed 20,000 sq. ft. or 20% of the total building floor area per lot, whichever is less. The maximum numerical limitation on cumulative retail uses shall not exceed the retail square footage amount approved for the site.
- ag. **Social, Recreational, or Cultural Facilities, Non-profit.** This use is permitted if associated with a planned development and designed for use by residents of that development. If not associated with a planned development, this use requires a conditional use permit.
- ah. **Veterinary Clinic.** This use must be conducted within a fully enclosed building, except that an outdoor run is permitted outright if the standards below are met. A larger outdoor run or other outdoor facilities may be approved with a conditional use permit. This does not preclude incidental activities such as dog walking.
- i. An outdoor run shall be limited to 200 sq. ft. in area or five percent of lot area, whichever is greater;
 - ii. An outdoor run shall be enclosed by a six-foot-tall sight-obscuring fence for the portions facing the exterior site boundaries. A see-through fence may be permitted facing the building(s) on the site;
 - iii. Active use of the outdoor run (training, play, etc.) shall be limited to the hours between 8:00 a.m. and 6:00 p.m. Use of the run to allow a dog to relieve itself outside of these hours is permitted;
 - iv. Animals in the outdoor run shall be supervised by staff of the facility at all times;
 - v. The outdoor run shall be cleared of waste daily; and
 - vi. It shall be a violation to permit unreasonable annoyance, alarm or noise disturbance at any time of the day or night by repeated barking, whining, screeching, howling, braying or other like sounds which may be heard beyond the boundary of the veterinary clinic property.
7. **Industrial Uses.**
[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2723, Amended, 10-18-2016; amended 12-5-2023 by Ord. No. 2928]
- a. **Prohibited Uses in Any Industrial Zone.** Uses where the primary function is the storing or manufacturing of explosive materials are prohibited in the I and IP zones.
 - b. **Dry Cleaning or Laundry Plant.**

- i. In the I zone, this use shall be a minimum of 3,000 sq. ft. of gross floor area.
 - ii. In the IP zone, this use shall contain less than 5,000 sq. ft. in gross floor area.
- c. **Psilocybin Production.**
- i. Compliance with Oregon Health Authority (OHA) Rules. Psilocybin production facilities shall be licensed by the OHA and comply with all applicable regulations and requirements administered by OHA per OAR 333-333 and ORS 475A.310.
 - ii. Restrictions on location. A psilocybin production facility shall not locate:
 - (1) Within 1,000 feet, as measured by a straight-line measurement in a radius extending in any direction from the closest point anywhere on the boundary line of the real property comprising a school or registered childcare facility to the closest point of the licensed premises of a service center, of:
 - (a) A public elementary or secondary school for which attendance is compulsory under ORS 339.020;
 - (b) A private or parochial elementary or secondary school teaching children as described in ORS 339.030;
 - (c) A childcare facility registered with the Oregon Department of Education; and
 - (d) EXCEPTION: The 1,000-foot buffer required by Subsection (1)(a)-(c), above, may be reduced to 500 feet if there is a physical or geographic barrier capable of preventing children from traversing to the premises of the psilocybin production facility, such as a body of water, an interstate freeway, or similar barrier that people cannot walk across. A door, fence, wall, or gate is not a physical or geographic barrier for the purpose of this standard.
 - (2) Within the same building that contains any of the following uses: marijuana production, processing, wholesale, laboratory/testing, or retail; or a residential unit.
 - (a) EXCEPTION: A psilocybin production facility that met the location requirements, above, at the time of the issuance to the Oregon Health Authority of a land use compatibility statement may legally remain at that location if it existed before any of the uses listed in Subsections (1) and (2), above, later located within a required buffer or within the same building.
 - iii. All manufacturing, growing and testing shall be conducted within a fully enclosed building.

§ 50.03.004. Accessory Structures and Uses.

1. Accessory Uses.

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2526, Amended, 12-18-2012; Ord. No. 2723, Amended, 10-18-2016; Ord. No. 2732, Amended, 2-21-2017; Ord. No. 2784, Amended, 7-3-2018; Ord. No. 2815, Amended, 7-16-2019; Ord. No. 2832, Amended, 1-7-2020; Ord. No. 2909, Amended, 2-7-2023; amended 12-5-2023 by Ord. No. 2928]

a. **General Standards.**

- i. Accessory uses are allowed in conjunction with the principal use and shall comply with the requirements of this section and all requirements for the principal use, except where specifically modified by this Code.
- ii. A greenhouse or hothouse may be maintained accessory to a dwelling only if there are no sales.
- iii. A guesthouse.

b. **Standards for Specific Uses.**

- i. **Farm Stand.** As an accessory use, farm stands are limited to one per site with a maximum size of 800 sq. ft. floor area.
- ii. **Home Occupation.** A home occupation may be conducted where allowed by other provisions of this Code if the following conditions are continuously complied with:
 - (1) The use does not alter the residential character of the neighborhood nor infringe upon the right of residents in the vicinity to the peaceful enjoyment of the neighborhood.
 - (2) A current and valid business license is maintained.
 - (3) No persons other than family members who reside at the dwelling may be employed or otherwise work in the home occupation, except persons performing housekeeping, yard maintenance, or other domestic services for the dwelling where the business occurs.
 - (4) No outside storage of goods or materials other than vegetation.
 - (5) No more than 25% of the aggregate floor area on the lot is devoted to nonresidential use, except that an entire dwelling unit or portion thereof may be used for short-term rental lodging; an accessory structure may be used, provided the provisions of this subsection are met.
 - (6) Marijuana facilities, psilocybin service centers, and psilocybin production are prohibited.
 - (7) Short-term rentals shall meet the following additional standards:
 - (a) A person who owns a lot containing a short-term rental (primary or secondary dwelling unit) must maintain their primary residence on the lot. The owner is not required to be on the lot when the dwelling is

rented.

- (b) No other commercial uses are allowed in conjunction with or accessory to a short-term rental. The short-term rental shall not be marketed for group events such as weddings, classes, or similar events, for example.
- iii. **Large Animals Kept for Owner's Personal Use.** This use may be permitted with no commercial activity under the following conditions:
 - (1) The lot area shall be a minimum of one acre. The total number of large animals allowed on a specific property shall be determined by dividing the total area of the property by 15,000 sq. ft. per animal over the age of six months.
 - (2) Animal runs or barns shall not be closer than 70 ft. from the front property line and not closer than 35 ft. from a side or rear property line.
 - (3) Animals shall be properly housed and proper sanitation shall be maintained with food, other than hay or fodder, stored in metal or other rodent-proof receptacles.
- iv. **Restaurant.** In the IP zone, this use shall not exceed 2,000 sq. ft. in gross floor area and shall be co-located within a building with another permitted use. No drive-through service allowed.
- v. **Retail.** In the IP zone, this use is limited to 25% of gross floor area, not to exceed 5,000 sq. ft. per business.
- vi. **Accessory Dwelling Unit.**
 - (1) **Generally Applicable Standards.** An accessory dwelling unit (ADU) may be allowed in conjunction with a single-family dwelling by conversion of existing floor area, by means of an addition, or as an accessory structure on the same lot with an existing dwelling, when the following conditions are met:
 - (a) Public services are to serve both dwelling units.
 - (b) The maximum size of the ADU is limited to 800 sq. ft. of gross floor area, except where a portion of a dwelling existing as of August 2, 2018, is converted to an ADU up to 200 sq. ft. of floor area consisting of circulation areas (halls, stairs, etc.), chimneys, and heating and ventilation systems is excluded from the gross floor area calculation.
 - (c) No more than one additional unit is allowed.
 - (d) The unit is in conformance with the site development requirements of the underlying zone, including any allowed adjustments and additions listed in the base zone, or is located within a lawful nonconforming structure, or the ADU is located in a structure that was previously granted a variance pursuant to LOC Article 50.08. Per LOC § 50.08.002.2, a minor

variance is allowed to the ADU design standards per subsection 1.b.vi(1)(e) of this section, to applicable zone dimensional standards, or to the Oswego Lake setback in order to locate an ADU on the site. Major variances and design variances solely to locate an ADU on the site are not allowed.

- (e) The following standards shall be met where a detached ADU is placed less than ten ft. to a property line:
 - (i) The ADU entrance shall be placed no closer than ten ft. to any property line;
 - (ii) A six-foot-tall sight-obscuring wood fence shall be provided along the subject property line(s), from the ADU back to the closest side/rear property corner; and
 - (iii) Where a wall that is less than ten ft. from a property line contains window(s), the window panes on that wall shall be at least 72 inches above the finished floor of the ADU.
- (f) For an internal conversion ADU, the required separate entrance to the ADU shall not be placed on the front facade of the existing house. No variance to this limitation is permitted.

(2) **Standards for Specific Zones.**

- (a) In the R-5, R-3, R-2, and R-0 zones this use shall be associated with a detached single-family unit only.
- (b) In the R-15, R-10, R-7.5, R-6, and R-DD zones this use is limited to one per lot.

2. **Accessory Structures.**

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2526, Amended, 12-18-2012; Ord. No. 2612-A, Amended, 5-21-2013; Ord. No. 2732, Amended, 2-21-2017; Ord. No. 2766, Amended, 2-6-2018; Ord. No. 2784, Amended, 7-3-2018; Ord. No. 2909, Amended, 2-7-2023]

a. **Structure Specific Regulations.**

- i. **Pool Covers and Equipment.**
 - (1) Pool covers shall not exceed 15 ft. in height.
 - (2) Pool equipment shall be located within an enclosed structure.
- ii. Parabolic antennas that have a diameter greater than 40 in. may only be placed in rear yards, on the ground, and must be screened by landscaping.
- iii. Except as provided in LOC § 50.05.010, Sensitive Lands Overlay Districts, boathouses and docks along Oswego Lake and its canals may be placed on a

property line.

- iv. Residential heat pumps, air conditioners or similar noise-producing mechanical equipment shall meet the required front setbacks of the zone. The equipment shall be set back from the side, street side and rear property lines as follows:
 - (1) Interior Side Yard: 5 ft.
 - (2) Street Side Yard, Local Street: 10 ft.
 - (3) Street Side Yard, All Other: 15 ft.
 - (4) Rear: 10 ft.

Exception: if the minimum required side, street side, or rear setbacks of the zone are less than the setbacks listed above, then the less restrictive setback(s) shall apply.

b. Reduction of Side or Rear Yard Setbacks for Accessory Structures.

- i. **Regular Lot.** On a nonflag lot, a rear yard setback may be reduced to three ft. and a side yard setback may be reduced to five ft. for an accessory structure in a residential zone if the structure complies with the following criteria:
 - (1) The accessory structure is erected more than 40 ft. from any street. For the purposes of this subsection, an alley shall not be considered a street. The side and rear setbacks for a detached garage obtaining access from an alley may be reduced to three ft. or to the degree the garage maintains access that provides an outside front wheel turning radius of at least 25 ft., whichever is greater.
 - (2) For an accessory structure greater than four ft. in height, the accessory structure is detached from other buildings by three ft. or more.
 - (3) The accessory structure does not exceed a height of ten ft. nor an area of 600 sq. ft. footprint.
- ii. **Flag Lots.** A side or rear yard setback may be reduced to six ft. on a flag lot when the criteria in subsections 2.b.i(1) through (3) of this section are met.
- iii. The setback exception authorized by subsection 2.b.i or 2.b.ii of this section does not apply to:
 - (1) Setbacks required by LOC § 50.04.002, Special Street Setbacks;
 - (2) Noise-producing accessory structures such as heat pumps, air conditioners, swimming pool motors, etc.;
 - (3) Lot is zoned R-6;
 - (4) Accessory structures used as accessory dwelling units.

[**Cross-Reference:** LOC § 50.04.001.2.e.ii – R-6 Yard Setback Standards.]

§ 50.03.005. Temporary Structures and Uses.

Temporary structures and uses are permitted only as follows:

1. In Any Zone.

[Ord. No. 2579, Repealed and Replaced, 3-20-2012]

- a. Temporary structures and use of recreational vehicles for temporary shelter for relief of victims of a disaster or emergency.
- b. One temporary construction office not to exceed 1,000 sq. ft. located on the construction site. This use does not include real estate sales or promotion.
- c. Temporary structures and uses in conjunction with installation or maintenance of utilities.
- d. Upon property for which the primary existing use is other than residential, temporary uses and nonsubstantial structures* for public or nonprofit education, fund-raising, weekend fair, athletic events or jamborees/tournaments, artistic, musical/concert performances, or other similar uses, subject to obtaining a special event permit pursuant to LOC § 20.06.500. Such use shall not exceed 15 days within any calendar year unless approval is granted by the City Manager, upon a determination that the public interest is not adversely affected and that the impact upon the surrounding neighborhood is minimal; in no event shall the use exceed 120 days. Any weekend fair shall occur between Friday and the following Monday, provided the number shall not exceed one in any calendar quarter. Examples of weekend fairs include Festival of the Arts and classic car shows. All produce and debris will be removed at the end of the business day. Temporary security facilities for the weekend fair, including overnight security by the occupancy of a caretaker or security personnel in trailers or recreational vehicles, is permitted.
- e. In addition to LOC § 50.03.005.5.a, below, a tent canopy of any nature may be placed in a setback yard or special street setback of any lot for not more than three days (any portion of a day, between 12:00 a.m. and ending at 11:59 p.m., shall be counted as a day) within any 30-day period. Tent canopies are typically composed of fabric or light metal roofs and sides, if any; they are also known as "cover-it garage," car or boat canopy, car shed, quick-up folding canopy, and/or portable carport. Examples of these canopies are illustrated in the pictures below.



- f. **Portable Outdoor Storage Units (Portable On-Demand Storage).** Portable outdoor storage units may be placed on a lot, including within the setback areas, for not more than 60 days (any portion of a day, between 12:00 a.m. and ending at 11:59 p.m., shall be counted as a day) within any 12-month period.
- i. **Six-Month Renewal with Building Permit Exception.** A permit for a portable outdoor storage unit may be extended by the City Manager for up to six months upon written request by a building permit holder, demonstrating the storage unit is used in conjunction with an active building permit on the site. This extension may be renewed for successive six-month periods.

2. **In Residential Zones.**

[Ord. No. 2579, Repealed and Replaced, 3-20-2012]

- a. Overnight use of tent or similar structure, but not a trailer or recreational vehicle, for family use within the rear yard of a dwelling.
- b. The showing of model or "showcase" homes, and nonsubstantial structures* for uses related thereto, within a subdivision for a fee is allowed for a period not to exceed one month, subject to obtaining a special event permit. Only one showing is allowed per phase of a subdivision.

*Examples of nonsubstantial structures include: tents or three-sided booths, stages, and removable decks, secured to the ground by no more than stakes or pins, and that can be easily disassembled and removed from the site without significant damage to the site.

3. **Use of Recreational Vehicle as a Dwelling Unit Prohibited.**

[Ord. No. 2579, Repealed and Replaced, 3-20-2012]

A recreational vehicle shall not be used as a dwelling unit. This section prohibits any use of such facilities for dwelling purposes for more than 72 hours in any seven-day period.

[**Editorial Note:** See ORS 197.493 for state preemption in limited circumstances related to manufactured dwelling or mobile home parks, or upon natural disaster, e.g., wildfires, earthquakes, flooding or storms.]

4. **In Commercial and Industrial Zones.**

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2851, Amended, 9-15-2020; Ord. No. 2853, Amended, 11-3-2020; Ord. No. 2856, Amended, 1-19-2021; Ord. No. 2879, Amended, 11-16-2021]

The following temporary uses are permitted in commercial and industrial zones. Business

licenses are required for all temporary commercial activities.

- a. A tent, trailer or other portable structure for sales, promotional or educational events; such use shall not exceed two consecutive weeks and a total of 14 days (any portion of a day, between 12:00 a.m. and ending at 11:59 p.m., shall be counted as a day) in any six-month period.
- b. Seasonal retail sales as detailed below:
 - i. Christmas tree sales from November 26 to December 31.
 - ii. Outdoor restaurant uses in conjunction with an existing indoor year-round restaurant. No additional parking is required for the outdoor use.
 - iii. "Pushcart" vendors in the EC and GC zones. Food vendors will have all required Health Department licenses and certificates. Such uses limited to food and flowers.
- c. In the GC and EC zones, one sidewalk sale, not exceeding three days during each calendar quarter, when located in area abutting the seller's permanent business.
- d. A tent or similar temporary structure for restaurant seating or customer waiting, pickup or drop-off area, but excluding merchandise display, sales (other than food and drink), and promotional and educational events; such use shall be set back no less than ten feet from any residential zone, except where a larger setback is required for compliance with fire and life safety codes, and is limited to the months of October through May and not more than 180 consecutive days during years when Lake Oswego businesses are subject to an emergency or temporary State regulation related to the COVID-19 pandemic. Any lighting within the tent or similar temporary structure shall be directed downward and shielded or screened to prevent lighting off-premises areas.

5. In Commercial, Industrial, and PF/PNA Zones.

[Ord. No. 2579, Repealed and Replaced, 3-20-2012; Ord. No. 2723, Amended, 10-18-2016; Ord. No. 2783, Amended, 6-19-2018; Ord. No. 2884, Amended, 4-5-2022]

The following temporary uses are permitted in commercial, industrial, and PF/PNA zones. Business licenses are required for all temporary commercial activities.

- a. "Saturday Market" type sales of produce from temporary sales shelters (including vehicles) subject to the following standards:
 - i. Weekends: From 8:00 a.m. to 4:00 p.m. on Saturdays and 11:00 a.m. to 5:00 p.m. on Sundays.
 - ii. Weekdays: On one designated weekday from 8:00 a.m. to 4:00 p.m.
 - iii. Special Event Permit: Subject to obtaining a special event permit pursuant to LOC § 20.06.500.
 - iv. Products: The type of products sold may include additional products, such as art, crafts, and food for consumption at the market, so long as such nonproduce sales are secondary to the market's sale of produce.

- v. Location: "Saturday Market" uses are allowed only in nonresidential zones within the following districts and overlays and may occur one at the same time in each district or overlay: Downtown Redevelopment Design District (see Figure 50.05.004-A), Lake Grove Village Center Overlay (see Figure 50.05.007-A) or Southwest Overlay District (see Figure 50.05.008-A).
 - vi. Parking: Markets shall have sufficient parking on site or shall arrange to utilize the parking areas of an adjacent business.
 - vii. Cleanup: All produce and debris will be removed at the end of the business day.
- b. Fairs, carnivals, and other similar major public gatherings, and nonsubstantial structures* for uses related thereto, not to exceed 30 days in any 12-month period, and subject to the "Saturday Market" criteria above regarding special event permit, location, and cleanup. Major public gatherings shall have sufficient parking on site or shall arrange to utilize the parking areas of an adjacent business and/or provide a shuttle service from remote parking lots. Temporary security facilities for the fair, carnival, or other major public gathering, including overnight security by the occupancy of a caretaker or security personnel in trailers or recreational vehicles, is permitted.

*Examples of nonsubstantial structures include: tents or three-sided booths, stages, and removable decks, secured to the ground by no more than stakes or pins, and that can be easily disassembled and removed from the site without significant damage to the site.

4905 UPPER DR,
LAKE OSWEGO, OR,
97035

Clackamas County
T2S R1E S07

Latitude: 45.405116, Longitude: -122.727608

TAXLOT INFORMATION	
Tax Lot ID:	21E07DD04400
R Number:	00235944
Tax Lot Size:	0.50 acres
Building Area	N/A
Market Total Value	\$833,556.00
Land Use	VAC
Year Built	N/A
Sale Date	202001
Sale Price	1100000
Market Land Value	833556.00000000
Market Building Value	N/A
State General Property Class	200
County Tax Code	007095
Site Address	4905 UPPER DR



POLITICAL BOUNDARIES	
Jurisdiction	LAKE OSWEGO
Neighborhood	Lake grove
Voting Precinct	161.00000000
Metro Council District	2
Metro Councilor	Christine Lewis
Metro Councilor Email	christine.lewis@oregonmetro.gov
US Congressional District	6
Oregon House District	38

Oregon Senate District	19
LAND USE AND PLANNING	
Local Zoning	WLG OC
Generalized Zoning	MUR
Classified Zoning	MUR1
Watershed	Johnson Creek
Sub-Watershed	Oswego Creek-Willamette River
Basin	Willamette
Sub-Basin	Lower Willamette
Flood Plain	Outside
Wetland	Not in a wetland
Urban Growth Boundary	Inside
Urban/Rural Reserve	
Reserve Name	
USGS Quad Name	Lake Oswego
SERVICE DISTRICTS	
Garbage Hauler	Republic Services
Commercial Hauler	Republic Services
Dropbox Provider	Republic Services
School District	LAKE OSWEGO
School District Number	7J
Oregon Dept. of Ed. Dist. ID	1923
Natl. Center for Ed. Statistics Dist. ID	4107230
Water District	Lake Grove Water District
Park District	Lake Grove Park District #1
Sewer District	
Fire District	
Fire Management Zone	6191
CENSUS INFORMATION	
Census Tract	20401.00000000
Census Block Group	2

16710 BOONES FERRY RD, LAKE OSWEGO, OR, 97035

Clackamas County

T2S R1E S07

Latitude: 45.405361, Longitude: -122.728052

TAXLOT INFORMATION

Tax Lot ID:	21E07DD04500
R Number:	00235953
Tax Lot Size:	0.20 acres
Building Area	N/A
Market Total Value	\$377,979.00
Land Use	VAC
Year Built	N/A
Sale Date	202001
Sale Price	1100000
Market Land Value	377979.00000000
Market Building Value	N/A
State General Property Class	100
County Tax Code	007093
Site Address	16710 BOONES FERRY RD



POLITICAL BOUNDARIES

Jurisdiction	LAKE OSWEGO
Neighborhood	Lake grove
Voting Precinct	161.00000000
Metro Council District	2
Metro Councilor	Christine Lewis
Metro Councilor Email	christine.lewis@oregonmetro.gov
US Congressional District	6

Oregon House District	38
Oregon Senate District	19
LAND USE AND PLANNING	
Local Zoning	WLG OC
Generalized Zoning	MUR
Classified Zoning	MUR1
Watershed	Johnson Creek
Sub-Watershed	Oswego Creek-Willamette River
Basin	Willamette
Sub-Basin	Lower Willamette
Flood Plain	Outside
Wetland	Not in a wetland
Urban Growth Boundary	Inside
Urban/Rural Reserve	
Reserve Name	
USGS Quad Name	Lake Oswego
SERVICE DISTRICTS	
Garbage Hauler	Republic Services
Commercial Hauler	Republic Services
Dropbox Provider	Republic Services
School District	LAKE OSWEGO
School District Number	7J
Oregon Dept. of Ed. Dist. ID	1923
Natl. Center for Ed. Statistics Dist. ID	4107230
Water District	
Park District	Lake Grove Park District #1
Sewer District	
Fire District	
Fire Management Zone	6191
CENSUS INFORMATION	
Census Tract	20401.00000000

Census Block Group	2
Census Block Population (2010)	902



Data Resource Center

600 Northeast Grand Avenue, Portland, OR 97232

503-797-1742

drc@oregonmetro.gov

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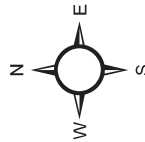
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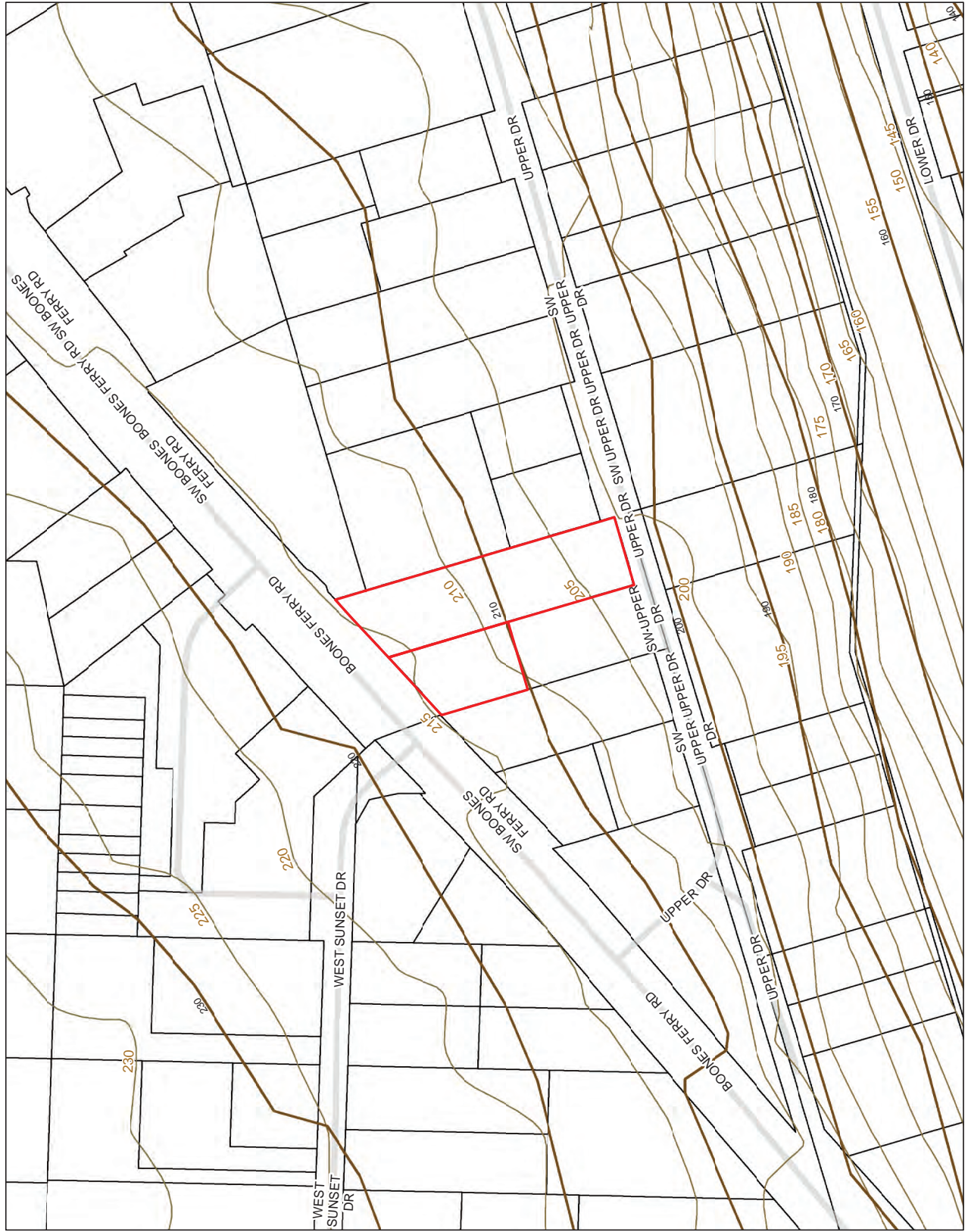
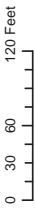
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- Water Features
- Aerial
- Aerial Environmental
- Community
- Transit
- Vacant Land

Contours

-  Tax Lots
-  Subject Property
-  5 Contours









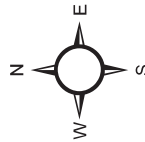
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 Portland, OR 97223
 (503) 603-1700
 cs@wfgnationaltitle.com



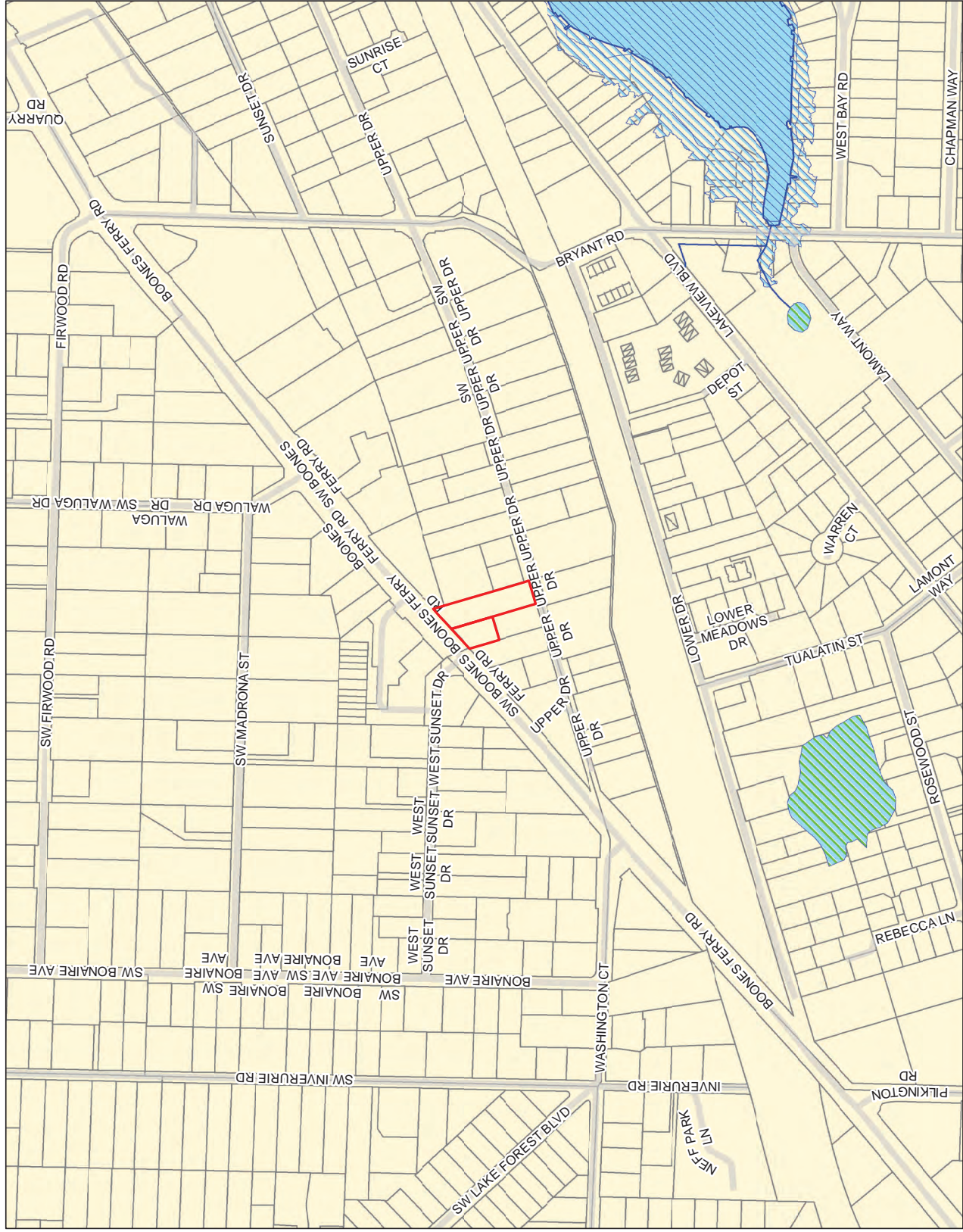
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Flood Plain

-  Tax Lots
-  Subject Property
-  Streams
-  Flood Plain
-  Wetlands
-  Rivers



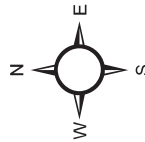
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 Portland, OR 97223
 (503) 603-1700
cs@wfgnationaltitle.com



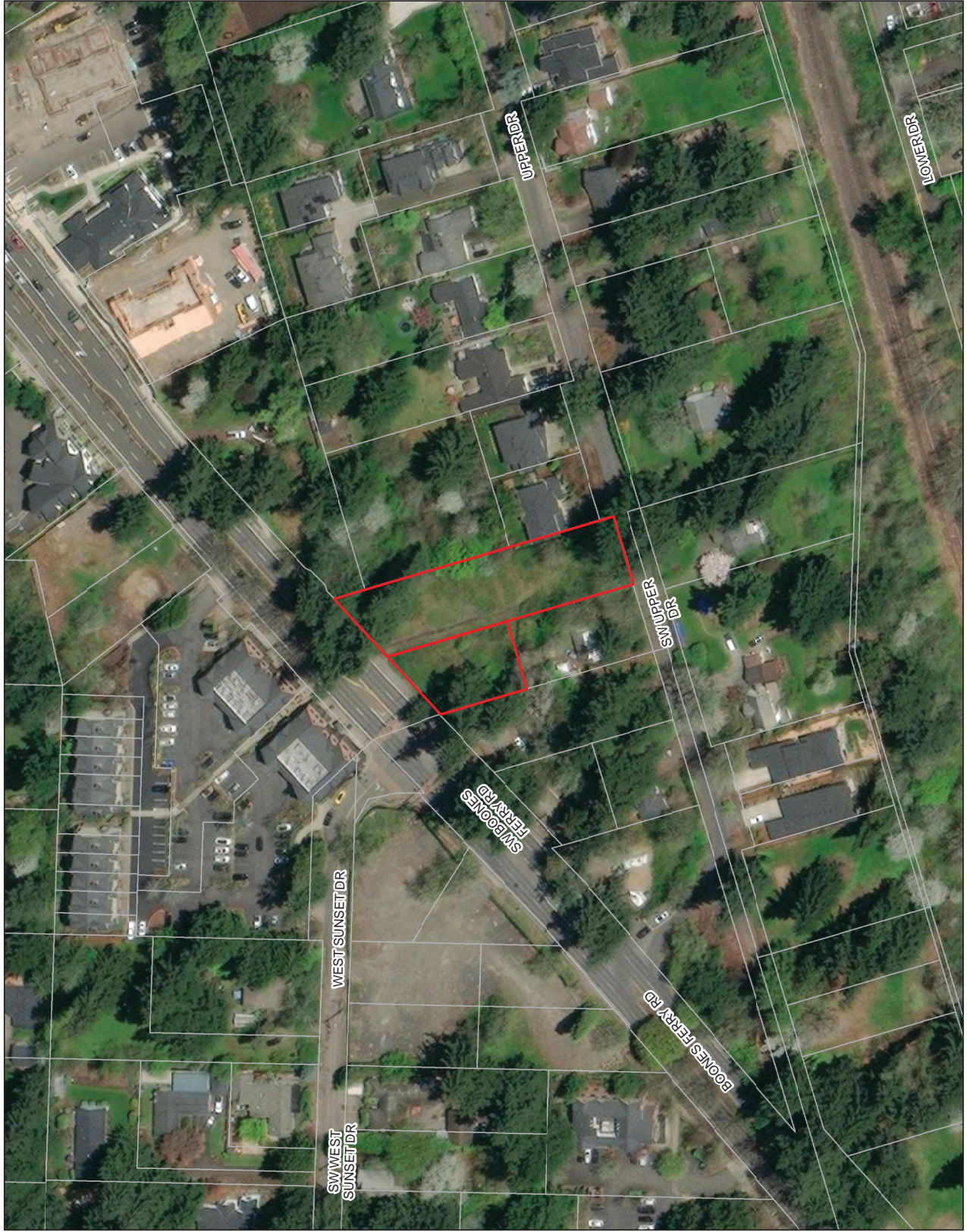
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Aerial

-  Subject Property
-  Tax Lots



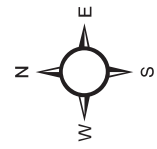
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cs@wfnationaltitle.com



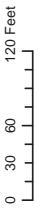
This map is a copy of public record and is provided solely for information purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

Aerial Topo

-  Tax Lots
-  Subject Property
- 5' Contours



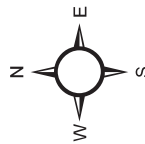
Customer Service Department
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 Portland, OR 97223
 (503) 603-1700
 cs@wfgnationaltitle.com



This map is a copy of public record and is provided solely for information purposes. WFG National Title assumes no liability for variations, if any, in dimensions, area or location of the premises or the location of improvements.

Community

-  Tax Lots
-  Subject Property
-  Fire Stations
-  Hospitals
-  Schools
-  Libraries
-  Neighborhoods
-  Rivers
-  Park













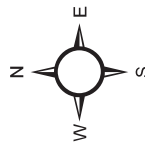
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cs@wfgnationaltitle.com



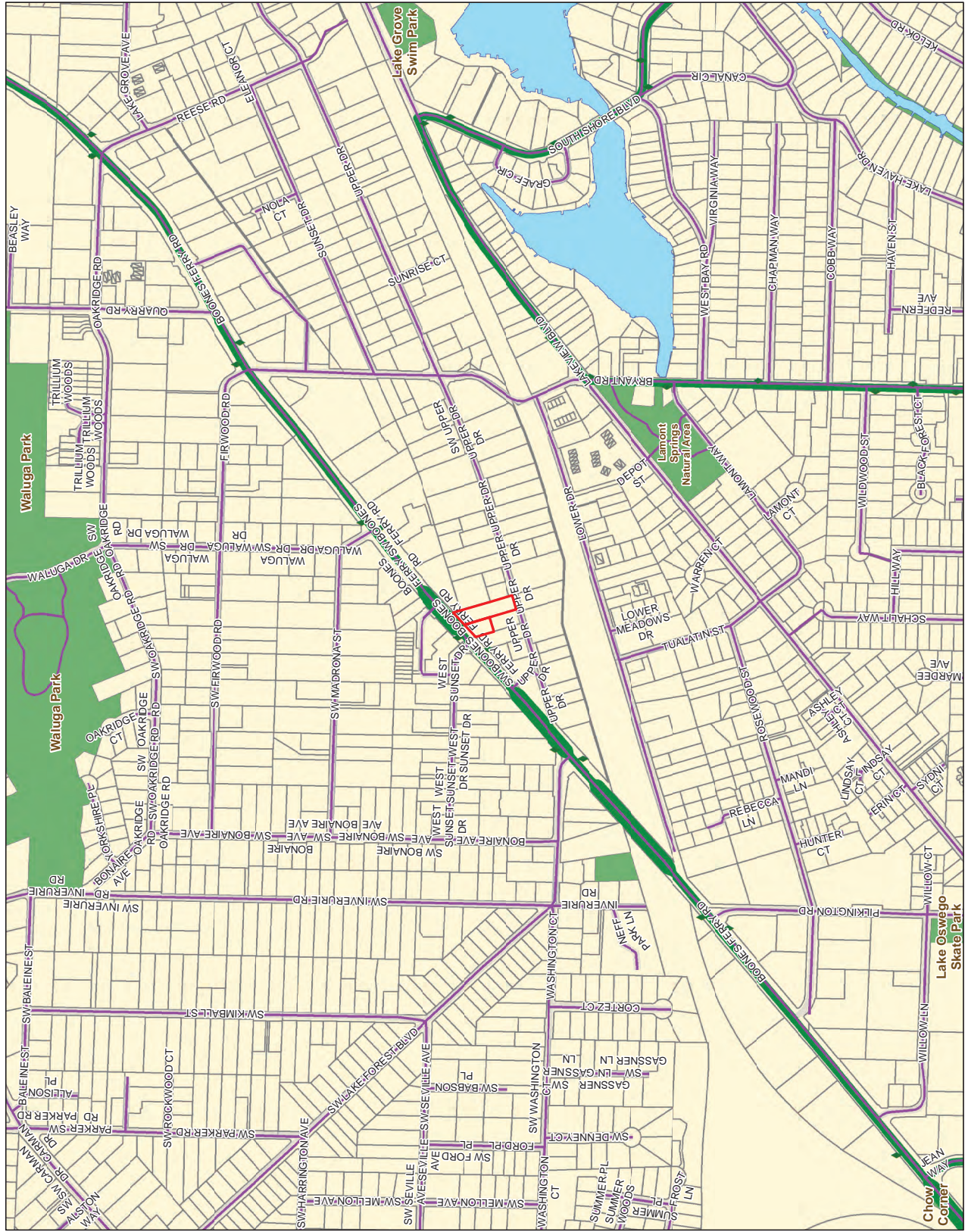
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Transit

-  Tax Lots
-  Subject Property
-  Bus Stops
-  Light Rail Stops
-  Park & Ride
-  Transit Centers
-  Bike Routes
-  Bus Lines
-  Light Rail
-  OHSU Tram
-  Park







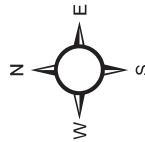
Customer Service Department
 12909 SW 68th Parkway, Suite 350
 Portland, OR 97223
 (503) 603-1700
cs@wfnationaltitle.com



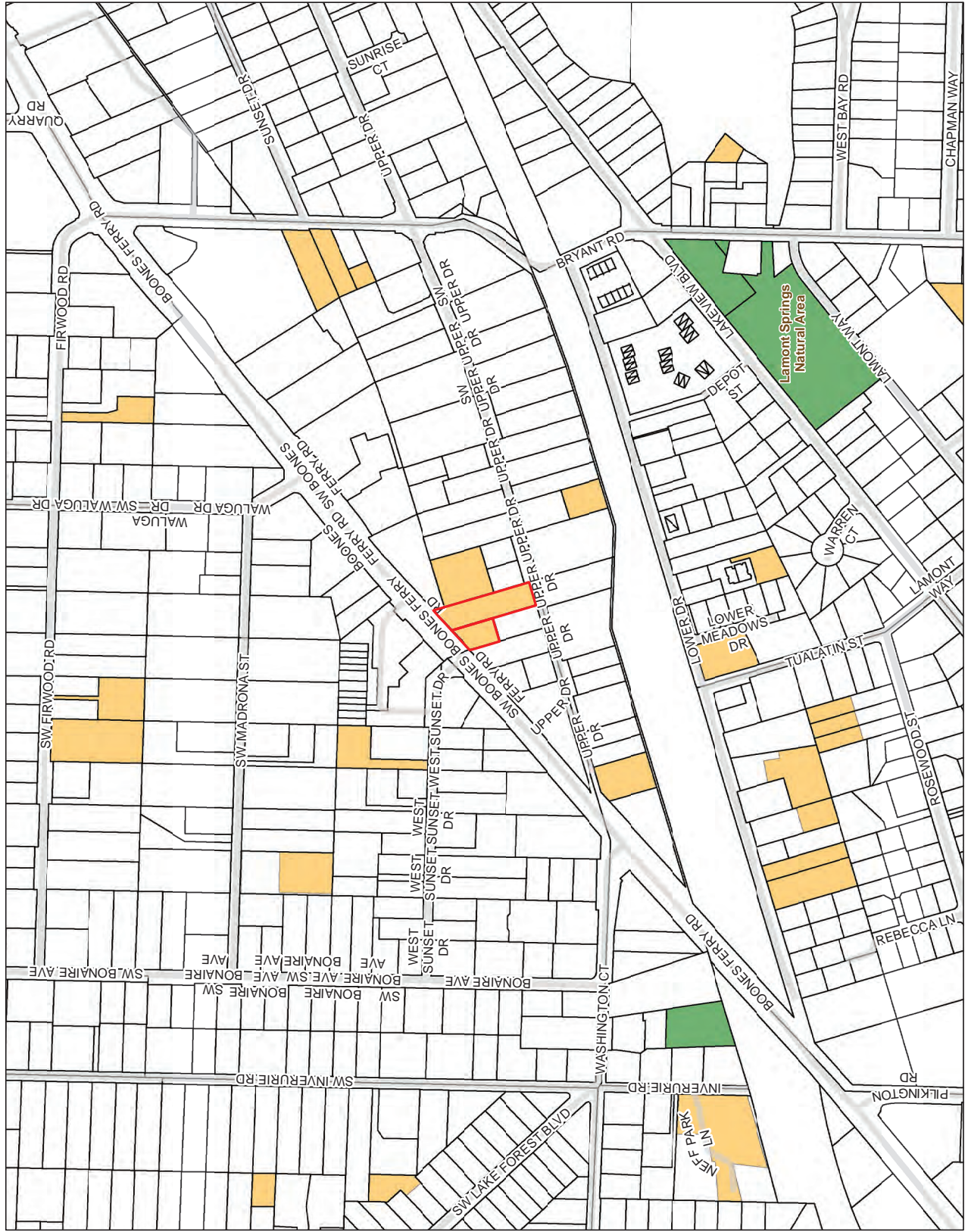
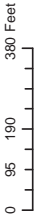
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Vacant

-  Tax Lots
-  Subject Property
-  Vacant Lots
-  Park



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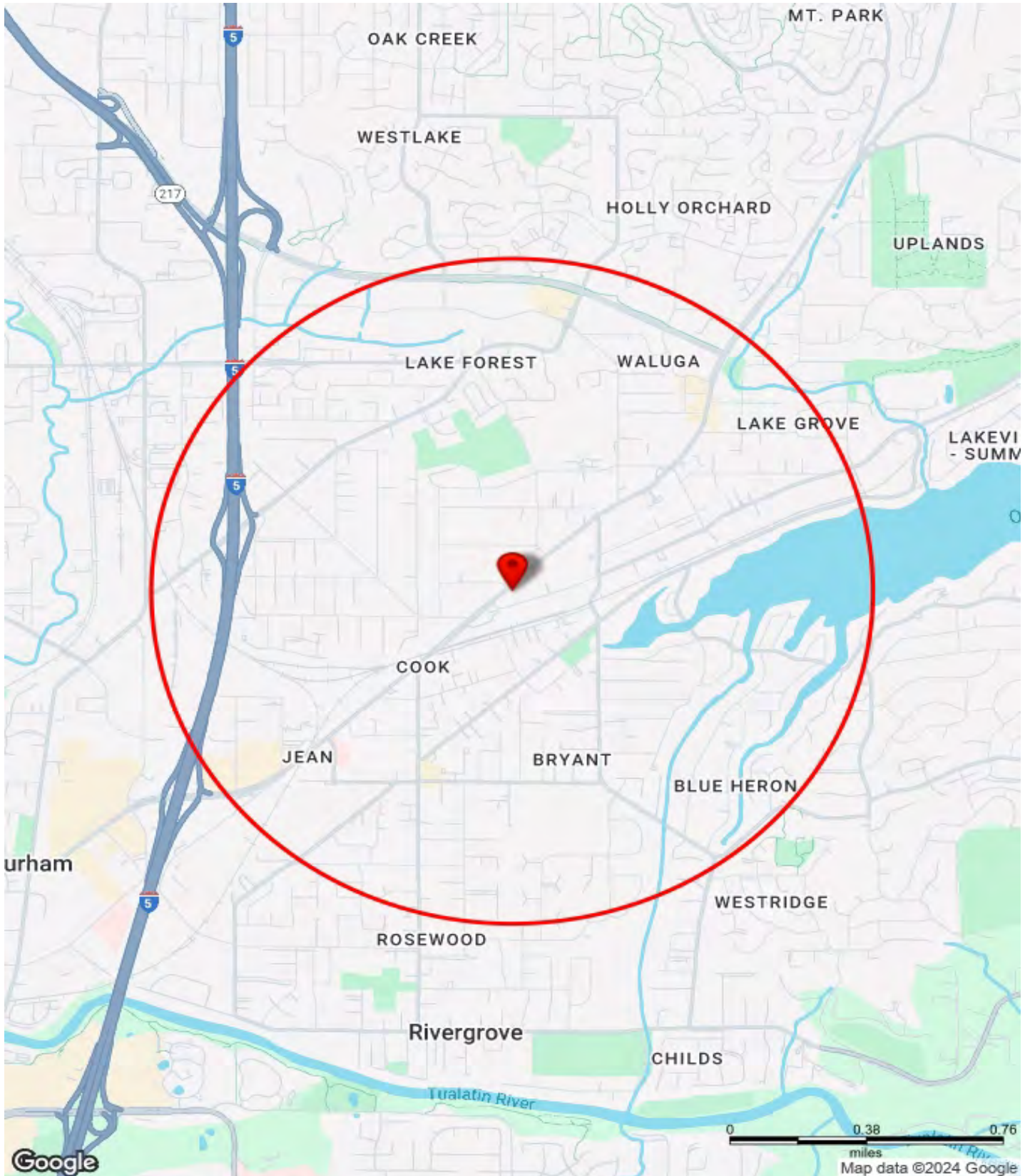
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COMMUNITY INFORMATION

- Demographics
- Traffic Counts



4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035





4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Pop-Facts: Demographic Quick Facts

Pop-Facts: Demographic Quick Facts	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
Population		
2029 Projection	10,545	
2024 Estimate	10,218	
2020 Census	9,679	
2010 Census	9,233	
Growth 2024-2029	3.20%	
Growth 2020-2024	5.57%	
Growth 2010-2020	4.83%	
Households		
2029 Projection	4,329	
2024 Estimate	4,161	
2020 Census	4,005	
2010 Census	3,823	
Growth 2024-2029	4.04%	
Growth 2020-2024	3.89%	
Growth 2010-2020	4.55%	
2024 Estimated Population by Single-Classification Race	10,218	
White Alone	7,895	77.27%
Black or African American Alone	94	0.92%
American Indian and Alaska Native Alone	34	0.33%
Asian Alone	903	8.84%
Native Hawaiian and Other Pacific Islander Alone	14	0.13%
Some Other Race Alone	175	1.71%
Two or More Races	1,104	10.80%
2024 Estimated Population by Ethnicity (Hispanic or Latino)	10,218	
Hispanic or Latino	626	6.12%
Not Hispanic or Latino	9,592	93.88%
2024 Occupied Housing Units by Tenure	4,161	
Owner-Occupied	2,919	70.15%
Renter-Occupied	1,242	29.85%
2024 Average Household Size	2.44	



4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Pop-Facts: Demographic Quick Facts

Pop-Facts: Demographic Quick Facts	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
2024 Est. Households by Household Income	4,161	
Income Less than \$15,000	114	2.73%
Income \$15,000 to \$24,999	142	3.41%
Income \$25,000 to \$34,999	181	4.34%
Income \$35,000 to \$49,999	223	5.35%
Income \$50,000 to \$74,999	352	8.46%
Income \$75,000 to \$99,999	401	9.64%
Income \$100,000 to \$124,999	496	11.92%
Income \$125,000 to \$149,999	494	11.88%
Income \$150,000 to \$199,999	543	13.05%
Income \$200,000 to \$249,999	289	6.96%
Income \$250,000 to \$499,999	509	12.24%
Income \$500,000 or more	416	10.01%
2024 Est. Average Household Income	\$ 184,779	
2024 Est. Median Household Income	\$ 133,715	
2024 Median HH Inc. by Single-Classification Race		
White Alone	\$ 128,953	
Black or African American Alone	\$ 41,630	
American Indian and Alaska Native Alone	\$ 101,527	
Asian Alone	\$ 214,235	
Native Hawaiian and Other Pacific Islander Alone	\$ 174,232	
Some Other Race Alone	\$ 67,700	
Two or More Races	\$ 169,496	
Hispanic or Latino	\$ 90,380	
Not Hispanic or Latino	\$ 136,652	
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4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
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Growth 2010-2020	4.83%	
2024 Est. Population by Age	10,218	
Age 0 to 4	463	4.53%
Age 5 to 9	508	4.97%
Age 10 to 14	643	6.29%
Age 15 to 17	412	4.04%
Age 18 to 20	388	3.79%
Age 21 to 24	448	4.39%
Age 25 to 34	899	8.79%
Age 35 to 44	1,210	11.84%
Age 45 to 54	1,515	14.83%
Age 55 to 64	1,414	13.84%
Age 65 to 74	1,342	13.13%
Age 75 to 84	735	7.19%
Age 85 and over	241	2.36%
Age 16 and over	8,467	82.86%
Age 18 and over	8,192	80.17%
Age 21 and over	7,804	76.38%
Age 65 and over	2,318	22.68%
2024 Est. Median Age	45.91	
2024 Est. Average Age	43.81	



4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
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Pop-Facts: Population Quick Facts

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Some Other Race Alone	175	1.71%
Two or More Races	1,104	10.80%
2024 Est. Population by Ethnicity (Hispanic or Latino)	10,218	
Hispanic or Latino	626	6.12%
Not Hispanic or Latino	9,592	93.88%
2024 Est. Population by Sex	10,218	
Male	4,903	47.98%
Female	5,315	52.02%
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4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
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Pop-Facts: Household Quick Facts

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2024 Median HH Inc. by Single-Classification Race		
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Native Hawaiian and Other Pacific Islander Alone	\$ 174,232	
Some Other Race Alone	\$ 67,700	
Two or More Races	\$ 169,496	
Hispanic or Latino	\$ 90,380	
Not Hispanic or Latino	\$ 136,652	
2024 Est. Households by Household Type	4,161	
Family Households	2,674	64.25%
Nonfamily Households	1,487	35.75%



4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Pop-Facts: Household Quick Facts

Pop-Facts: Household Quick Facts	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
2024 Est. Group Quarters Population	64	
2024 Est. Households by Household Size	4,161	
1-person	1,156	27.79%
2-person	1,430	34.37%
3-person	666	16.02%
4-person	624	14.99%
5-person	208	5.00%
6-person	56	1.34%
7-or-more-person	20	0.49%
2024 Est. Average Household Size	2.44	



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Pop-Facts: Household Quick Facts

Pop-Facts: Household Quick Facts	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
2024 Est. HHs by Type and Presence of Own Children < 18	4,161	
Married-Couple	2,589	62.23%
Married-Couple Family, With Own Kids < 18	1,262	30.32%
Married-Couple Family, Without Own Kids < 18	1,328	31.90%
Cohabiting Couple	333	8.01%
With Own Kids < 18	28	0.68%
Without Own Kids < 18	305	7.33%
Female Householder, No Spouse or Partner Present	719	17.28%
Living Alone	554	13.31%
With Own Kids < 18	49	1.17%
With Relatives, Without Own Kids < 18	94	2.27%
With Only Nonrelatives	22	0.53%
Male Householder, No Spouse or Partner Present	520	12.49%
Living Alone	430	10.33%
With Own Kids < 18	34	0.81%
With Relatives, Without Own Kids < 18	24	0.57%
With Only Nonrelatives	32	0.77%
<hr/>		
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4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
Population		
2029 Projection	10,545	
2024 Estimate	10,218	
2020 Census	9,679	
2010 Census	9,233	
Growth 2024-2029	3.20%	
Growth 2020-2024	5.57%	
Growth 2010-2020	4.83%	
2024 Est. Population by Single-Classification Race	10,218	
White Alone	7,895	77.27%
Black or African American Alone	94	0.92%
American Indian and Alaska Native Alone	34	0.33%
Asian Alone	903	8.84%
Native Hawaiian and Other Pacific Islander Alone	14	0.13%
Some Other Race Alone	175	1.71%
Two or More Races	1,104	10.80%
2024 Est. Population Hispanic or Latino by Origin	10,218	
Not Hispanic or Latino	9,592	93.88%
Hispanic or Latino	626	6.12%
Hispanic or Latino by Origin	626	
Mexican	345	55.10%
Puerto Rican	21	3.38%
Cuban	31	4.92%
All Other Hispanic or Latino	229	36.60%
2024 Est. Hisp. or Latino Pop by Single-Classification Race	626	
White Alone	170	27.21%
Black or African American Alone	6	0.91%
American Indian and Alaska Native Alone	11	1.77%
Asian Alone	7	1.05%
Native Hawaiian and Other Pacific Islander Alone	0	0.07%
Some Other Race Alone	122	19.50%
Two or More Races	310	49.49%



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Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

Pop-Facts: Demographic Snapshot (Part 1)	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
2024 Est. Pop by Race, Asian Alone, by Category	903	
Chinese, except Taiwanese	282	31.19%
Filipino	10	1.09%
Japanese	82	9.06%
Asian Indian	348	38.51%
Korean	106	11.80%
Vietnamese	21	2.31%
Cambodian	0	0.00%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	0	0.00%
All other Asian Races, including 2 or more	55	6.05%
2024 Est. Pop Age 5+ by Language Spoken At Home	9,755	
Speak only English	8,014	82.16%
Speak Asian or Pacific Island Language	588	6.03%
Speak IndoEuropean Language	685	7.03%
Speak Spanish	339	3.47%
Speak Other Language	128	1.32%



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Pop-Facts: Demographic Snapshot (Part 1)

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2024 Est. Population by Sex	10,218	
Male	4,903	47.98%
Female	5,315	52.02%
2024 Est. Population by Age	10,218	
Age 0 to 4	463	4.53%
Age 5 to 9	508	4.97%
Age 10 to 14	643	6.29%
Age 15 to 17	412	4.04%
Age 18 to 20	388	3.79%
Age 21 to 24	448	4.39%
Age 25 to 34	899	8.79%
Age 35 to 44	1,210	11.84%
Age 45 to 54	1,515	14.83%
Age 55 to 64	1,414	13.84%
Age 65 to 74	1,342	13.13%
Age 75 to 84	735	7.19%
Age 85 and over	241	2.36%
Age 16 and over	8,467	82.86%
Age 18 and over	8,192	80.17%
Age 21 and over	7,804	76.38%
Age 65 and over	2,318	22.68%
2024 Est. Median Age	45.91	
2024 Est. Average Age	43.81	



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Sitewise Online
Pop-Facts: Demographic Snapshot (Part 1)

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2024 Est. Male Population by Age	4,903	
Age 0 to 4	239	4.87%
Age 5 to 9	266	5.43%
Age 10 to 14	322	6.56%
Age 15 to 17	206	4.20%
Age 18 to 20	192	3.92%
Age 21 to 24	229	4.68%
Age 25 to 34	468	9.54%
Age 35 to 44	587	11.97%
Age 45 to 54	711	14.50%
Age 55 to 64	672	13.70%
Age 65 to 74	599	12.21%
Age 75 to 84	333	6.79%
Age 85 and over	80	1.63%
2024 Est. Median Age, Male	44.02	
2024 Est. Average Age, Male	42.41	
2024 Est. Female Population by Age	5,315	
Age 0 to 4	225	4.23%
Age 5 to 9	241	4.54%
Age 10 to 14	321	6.05%
Age 15 to 17	206	3.88%
Age 18 to 20	195	3.68%
Age 21 to 24	219	4.12%
Age 25 to 34	431	8.10%
Age 35 to 44	623	11.73%
Age 45 to 54	804	15.13%
Age 55 to 64	742	13.97%
Age 65 to 74	743	13.98%
Age 75 to 84	402	7.56%
Age 85 and over	161	3.03%
2024 Est. Median Age, Female	47.43	
2024 Est. Average Age, Female	45.09	



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Pop-Facts: Demographic Snapshot (Part 1)

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2024 Est. Pop Age 15+ by Marital Status	8,604	
Total, Never Married	2,312	26.87%
Males, Never Married	1,208	14.04%
Females, Never Married	1,104	12.83%
Married, Spouse present	5,104	59.32%
Married, Spouse absent	135	1.57%
Widowed	323	3.76%
Males, Widowed	75	0.87%
Females, Widowed	249	2.89%
Divorced	730	8.48%
Males, Divorced	280	3.25%
Females, Divorced	450	5.23%
2024 Est. Pop Age 25+ by Edu. Attainment	7,356	
Less than 9th grade	39	0.53%
Some High School, no diploma	87	1.18%
High School Graduate (or GED)	466	6.33%
Some College, no degree	1,161	15.79%
Associate Degree	415	5.64%
Bachelor's Degree	3,207	43.60%
Master's Degree	1,282	17.43%
Professional School Degree	357	4.85%
Doctorate Degree	341	4.64%
2024 Est. Pop. Age 25+ by Edu. Attain., Hisp./Lat.	348	
No High School Diploma	13	3.79%
High School Graduate	57	16.42%
Some College or Associate's Degree	60	17.22%
Bachelor's Degree or Higher	218	62.56%
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4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
Households		
2029 Projection	4,329	
2024 Estimate	4,161	
2020 Census	4,005	
2010 Census	3,823	
Growth 2024-2029	4.04%	
Growth 2020-2024	3.89%	
Growth 2010-2020	4.77%	
2024 Est. Households by Household Type	4,161	
Family Households	2,674	64.25%
Nonfamily Households	1,487	35.75%
2024 Est. Group Quarters Population	64	
2024 HHs by Ethnicity: Hispanic/Latino	202	4.86%
2024 Est. Households by HH Income	4,161	
Income < \$15,000	114	2.73%
Income \$15,000 to \$24,999	142	3.41%
Income \$25,000 to \$34,999	181	4.34%
Income \$35,000 to \$49,999	223	5.35%
Income \$50,000 to \$74,999	352	8.46%
Income \$75,000 to \$99,999	401	9.64%
Income \$100,000 to \$124,999	496	11.92%
Income \$125,000 to \$149,999	494	11.88%
Income \$150,000 to \$199,999	543	13.05%
Income \$200,000 to \$249,999	289	6.96%
Income \$250,000 to \$499,999	509	12.24%
Income \$500,000+	416	10.01%
2024 Est. Average Household Income	\$ 184,779	
2024 Est. Median Household Income	\$ 133,715	
2024 Median HH Income by Single-Class. Race or Ethn.		
White Alone	\$ 128,953	
Black or African American Alone	\$ 41,630	
American Indian and Alaska Native Alone	\$ 101,527	
Asian Alone	\$ 214,235	
Native Hawaiian and Other Pacific Islander Alone	\$ 174,232	
Some Other Race Alone	\$ 67,700	
Two or More Races	\$ 169,496	



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Hispanic or Latino	\$	90,380
Not Hispanic or Latino	\$	136,652



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3-person	666	16.02%
4-person	624	14.99%
5-person	208	5.00%
6-person	56	1.34%
7-or-more-person	20	0.49%
2024 Est. Average Household Size	2.44	
2024 Est. HHs by Type and Presence of Own Children < 18	4,161	
Married-Couple	2,589	62.23%
Married-Couple Family, With Own Kids < 18	1,262	30.32%
Married-Couple Family, Without Own Kids < 18	1,328	31.90%
Cohabiting Couple	333	8.01%
With Own Kids < 18	28	0.68%
Without Own Kids < 18	305	7.33%
Female Householder, No Spouse or Partner Present	719	17.28%
Living Alone	554	13.31%
With Own Kids < 18	49	1.17%
With Relatives, Without Own Kids < 18	94	2.27%
With Only Nonrelatives	22	0.53%
Male Householder, No Spouse or Partner Present	520	12.49%
Living Alone	430	10.33%
With Own Kids < 18	34	0.81%
With Relatives, Without Own Kids < 18	24	0.57%
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2024 Est. Households by Number of Vehicles	4,161	
No Vehicles	101	2.43%
1 Vehicle	1,210	29.07%
2 Vehicles	1,875	45.06%
3 Vehicles	757	18.18%
4 Vehicles	129	3.11%
5 or more Vehicles	89	2.14%
2024 Est. Average Number of Vehicles	1.98	
Family Households		
2029 Projection	2,764	
2024 Estimate	2,674	
2010 Census	2,482	
Growth 2024-2029	3.40%	
Growth 2010-2024	7.71%	
2024 Est. Families by Poverty Status	2,674	
2024 Families at or Above Poverty	2,613	97.74%
2024 Families at or Above Poverty with Children	1,247	46.64%
2024 Families Below Poverty	60	2.26%
2024 Families Below Poverty with Children	48	1.78%
2024 Est. Pop Age 16+ by Employment Status	8,467	
In Armed Forces	0	0.00%
Civilian - Employed	5,194	61.34%
Civilian - Unemployed	341	4.02%
Not in Labor Force	2,933	34.64%
2024 Est. Civ. Employed Pop 16+ by Class of Worker	5,428	
For-Profit Private Workers	3,554	65.46%
Non-Profit Private Workers	534	9.83%
Local Government Workers	278	5.12%
State Government Workers	193	3.55%
Federal Government Workers	69	1.27%
Self-Employed Workers	801	14.75%
Unpaid Family Workers	1	0.02%



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2024 Est. Civ. Employed Pop 16+ by Occupation	5,428	
Architect/Engineer	182	3.36%
Arts/Entertainment/Sports	214	3.94%
Building Grounds Maintenance	9	0.17%
Business/Financial Operations	536	9.88%
Community/Social Services	52	0.97%
Computer/Mathematical	655	12.06%
Construction/Extraction	99	1.82%
Education/Training/Library	262	4.83%
Farming/Fishing/Forestry	4	0.07%
Food Prep/Serving	198	3.65%
Healthcare Practitioner/Technician	609	11.23%
Healthcare Support	51	0.94%
Maintenance Repair	52	0.95%
Legal	55	1.01%
Life/Physical/Social Science	54	0.99%
Management	857	15.79%
Office/Admin. Support	418	7.70%
Production	68	1.25%
Protective Service	104	1.92%
Sales/Related	573	10.56%
Personal Care/Service	174	3.21%
Transportation/Moving	201	3.70%
2024 Est. Pop 16+ by Occupation Classification	5,428	
Blue Collar	420	7.73%
White Collar	4,468	82.30%
Service & Farm	541	9.96%
2024 Est. Workers Age 16+ by Transp. To Work	5,397	
Drove Alone	3,254	60.29%
Car Pooled	319	5.91%
Public Transportation	75	1.39%
Walked	76	1.41%
Bicycle	27	0.50%
Other Means	50	0.92%
Worked at Home	1,596	29.58%
2024 Est. Workers Age 16+ by Travel Time to Work*		
Less than 15 minutes	1,408	
15 to 29 Minutes	1,658	
30 to 44 Minutes	953	
45 to 59 Minutes	285	



4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Pop-Facts: Demographic Snapshot (Part 2)

Pop-Facts: Demographic Snapshot (Part 2)	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
60 or more Minutes	37	
2024 Est. Avg. Travel Time to Work in Minutes*	22.78	
2024 Est. Occupied Housing Units by Tenure		
Owner-Occupied	2,919	70.15%
Renter-Occupied	1,242	29.85%
2024 Occupied Housing Units: Avg. Length of Residence		
Owner-Occupied	13	
Renter-Occupied	5	



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Pop-Facts: Demographic Snapshot (Part 2)	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
2024 Est. Owner Occupied Housing Units by Value	2,919	
Value Less than \$20,000	1	0.02%
Value \$20,000 to \$39,999	0	0.01%
Value \$40,000 to \$59,999	3	0.11%
Value \$60,000 to \$79,999	2	0.06%
Value \$80,000 to \$99,999	3	0.12%
Value \$100,000 to \$149,999	24	0.84%
Value \$150,000 to \$199,999	2	0.07%
Value \$200,000 to \$299,999	22	0.75%
Value \$300,000 to \$399,999	42	1.44%
Value \$400,000 to \$499,999	110	3.78%
Value \$500,000 to \$749,999	826	28.30%
Value \$750,000 to \$999,999	804	27.55%
Value \$1,000,000 to \$1,499,999	642	21.99%
Value \$1,500,000 to \$1,999,999	294	10.06%
Value \$2,000,000 or more	143	4.90%
2024 Est. Median All Owner-Occupied Housing Unit Value	\$ 881,615	
2024 Est. Housing Units by Units in Structure	4,467	
1 Unit Attached	235	5.26%
1 Unit Detached	2,951	66.05%
2 Units	0	0.00%
3 or 4 Units	468	10.47%
5 to 19 Units	429	9.60%
20 to 49 Units	217	4.85%
50 or More Units	157	3.51%
Mobile Home or Trailer	11	0.25%
Boat, RV, Van, etc.	0	0.00%
Dominant structure type	1 Unit Detached	
2024 Est. Housing Units by Year Structure Built	4,467	
Housing Units Built 2020 or Later	170	3.80%
Housing Units Built 2010 to 2019	446	9.98%
Housing Units Built 2000 to 2009	312	6.99%
Housing Units Built 1990 to 1999	589	13.18%
Housing Units Built 1980 to 1989	607	13.58%
Housing Units Built 1970 to 1979	1,031	23.07%
Housing Units Built 1960 to 1969	580	12.98%
Housing Units Built 1950 to 1959	458	10.26%
Housing Units Built 1940 to 1949	153	3.41%
Housing Units Built 1939 or Earlier	122	2.74%



4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Pop-Facts: Census Demographic Overview (Part 1)

Pop-Facts: Census Demographic Overview (Part 1)	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
Population		
2029 Projection	10,545	
2024 Estimate	10,218	
2020 Census	9,679	
2010 Census	9,233	
Growth 2024-2029	3.20%	
Growth 2020-2024	5.57%	
Growth 2010-2020	4.83%	
2020 Population by Single-Classification Race	9,679	
White Alone	7,650	79.04%
Black or African American Alone	76	0.78%
American Indian and Alaska Native Alone	34	0.36%
Asian Alone	742	7.66%
Native Hawaiian and Other Pacific Islander Alone	16	0.16%
Some Other Race Alone	183	1.89%
Two or More Races	979	10.12%
2020 Population By Ethnicity	9,679	
Not Hispanic or Latino	9,079	93.80%
Hispanic or Latino	600	6.20%
2020 Hispanic or Latino by Single-Classification Race	600	
White Alone	163	27.19%
Black or African American Alone	5	0.85%
American Indian and Alaska Native Alone	12	1.96%
Asian Alone	7	1.09%
Native Hawaiian and Other Pacific Islander Alone	0	0.06%
Some Other Race Alone	132	21.97%
Two or More Races	281	46.89%
2020 Population by Sex	9,679	
Male	4,846	50.06%
Female	5,212	53.85%
Male/Female Ratio	0.93	



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Pop-Facts: Census Demographic Overview (Part 1)

Pop-Facts: Census Demographic Overview (Part 1)	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
2020 Population by Age	9,679	
Age 0 to 4	459	4.74%
Age 5 to 9	628	6.48%
Age 10 to 14	699	7.22%
Age 15 to 17	381	3.94%
Age 18 to 20	296	3.06%
Age 21 to 24	357	3.69%
Age 25 to 34	902	9.32%
Age 35 to 44	1,335	13.80%
Age 45 to 54	1,492	15.41%
Age 55 to 64	1,462	15.11%
Age 65 to 74	1,256	12.98%
Age 75 to 84	571	5.90%
Age 85 and over	219	2.26%
Age 16 and over	8,140	84.09%
Age 18 and over	7,891	81.53%
Age 21 and over	7,595	78.47%
Age 65 and over	2,047	21.15%
2020 Median Age	44.79	



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Pop-Facts: Census Demographic Overview (Part 1)

Pop-Facts: Census Demographic Overview (Part 1)	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
2020 Male Population by Age	4,846	
Age 0 to 4	244	5.04%
Age 5 to 9	318	6.57%
Age 10 to 14	351	7.23%
Age 15 to 17	195	4.03%
Age 18 to 20	152	3.14%
Age 21 to 24	180	3.72%
Age 25 to 34	459	9.48%
Age 35 to 44	646	13.33%
Age 45 to 54	707	14.59%
Age 55 to 64	696	14.37%
Age 65 to 74	568	11.73%
Age 75 to 84	262	5.40%
Age 85 and over	66	1.37%
2020 Median Age, Male	43.09	
2020 Female Population by Age	5,212	
Age 0 to 4	214	4.12%
Age 5 to 9	309	5.93%
Age 10 to 14	348	6.69%
Age 15 to 17	186	3.56%
Age 18 to 20	144	2.76%
Age 21 to 24	177	3.40%
Age 25 to 34	442	8.49%
Age 35 to 44	689	13.23%
Age 45 to 54	785	15.06%
Age 55 to 64	766	14.70%
Age 65 to 74	688	13.20%
Age 75 to 84	310	5.94%
Age 85 and over	153	2.93%
2020 Median Age, Female	46.22	
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4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Pop-Facts: Census Demographic Overview (Part 2)

Pop-Facts: Census Demographic Overview (Part 2)	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
Households		
2029 Projection	4,329	
2024 Estimate	4,161	
2020 Census	4,005	
2010 Census	3,823	
Growth 2024-2029	4.04%	
Growth 2020-2024	3.89%	
Growth 2010-2020	4.77%	
2020 Households by Household Type	4,005	
Family Households	2,731	68.19%
Non-family Households	1,274	31.81%
2020 Group Quarters Population	38	
2020 Hispanic or Latino Households	187	4.66%
2020 Households by Household Size	4,005	
1-person	1,061	26.50%
2-person	1,427	35.64%
3-person	662	16.54%
4-person	626	15.63%
5-person	211	5.27%
6-person	58	1.44%
7-or-more-person	22	0.54%
2020 Occupied Housing Units by Tenure	4,067	
Owner-Occupied	2,887	70.97%
Renter-Occupied	1,181	29.03%



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Pop-Facts: Census Demographic Overview (Part 2)

Pop-Facts: Census Demographic Overview (Part 2)	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi	
2010 Households by Type and Presence of Children	3,823	
Married-Couple Family, own children	877	22.95%
Male Householder, own children	69	1.82%
Female Householder, own children	185	4.84%
Married-Couple Family, no own children	1,140	29.82%
Male Householder, no own children	67	1.76%
Female Householder, no own children	143	3.75%
Non-family Households	1,341	35.07%
2010 Households by Presence of People Under Age 18	3,823	
HH with 1 or More People Under Age 18:	1,195	31.25%
Households with No People Under Age 18:	2,628	68.75%
HH with 1 or More People Under Age 18:	1,195	
Married-Couple Family	906	75.81%
Other Family, Male Householder	75	6.30%
Other Family, Female Householder	205	17.13%
Nonfamily, Male Householder	8	0.65%
Nonfamily, Female Householder	1	0.12%
Households with No People Under Age 18:	2,628	
Married-Couple Family	1,111	42.29%
Other Family, Male Householder	61	2.31%
Other Family, Female Householder	123	4.67%
Nonfamily, Male Householder	538	20.46%
Nonfamily, Female Householder	795	30.26%
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4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi		
	2024 Demand	2024 Supply	Opportunity Gap/Surplus
Total retail trade including food and drink (NAICS 44, 45 and 722)	\$ 352,735,795	\$ 550,599,821	-\$ 197,864,020
Total retail trade (NAICS 44 and 45)	\$ 311,385,351	\$ 480,753,916	-\$ 169,368,563
Motor vehicle and parts dealers (NAICS 441)	\$ 78,335,699	\$ 52,791,923	\$ 25,543,778
Automobile dealers (NAICS 4411)	\$ 63,596,955	\$ 23,859,981	\$ 39,736,973
New car dealers (NAICS 44111)	\$ 56,678,925	\$ 19,400,180	\$ 37,278,745
Used car dealers (NAICS 44112)	\$ 6,918,029	\$ 4,459,801	\$ 2,458,228
Other motor vehicle dealers (NAICS 4412)	\$ 8,455,132	\$ 15,705,965	-\$ 7,250,834
Recreational vehicle dealers (NAICS 44121)	\$ 3,541,110	\$ 11,559,191	-\$ 8,018,082
Motorcycle, boat, and other motor vehicle dealers (NAICS 44122)	\$ 4,914,022	\$ 4,146,774	\$ 767,248
Boat dealers (NAICS 441222)	\$ 1,976,074	\$ 1,589,220	\$ 386,854
Motorcycle, ATV, and all other motor vehicle dealers (NAICS 441228)	\$ 2,937,947	\$ 2,557,554	\$ 380,393
Automotive parts, accessories, and tire stores (NAICS 4413)	\$ 6,283,614	\$ 13,225,975	-\$ 6,942,361
Automotive parts and accessories stores (NAICS 44131)	\$ 3,966,501	\$ 6,701,321	-\$ 2,734,820
Tire dealers (NAICS 44132)	\$ 2,317,113	\$ 6,524,654	-\$ 4,207,541
Furniture and home furnishings stores (NAICS 442)	\$ 6,350,966	\$ 14,528,062	-\$ 8,177,096
Furniture stores (NAICS 4421)	\$ 3,392,085	\$ 7,497,515	-\$ 4,105,429
Home furnishings stores (NAICS 4422)	\$ 2,958,881	\$ 7,030,548	-\$ 4,071,667
Floor covering stores (NAICS 44221)	\$ 1,411,477	\$ 4,324,900	-\$ 2,913,422
Other home furnishings stores (NAICS 44229)	\$ 1,547,404	\$ 2,705,648	-\$ 1,158,245
Window treatment stores (NAICS 442291)	\$ 86,081	\$ 338,757	-\$ 252,676
All other home furnishings stores (NAICS 442299)	\$ 1,461,323	\$ 2,366,891	-\$ 905,569
Electronics and appliance stores (NAICS 443)	\$ 4,837,854	\$ 17,890,385	-\$ 13,052,531
Household appliance stores (NAICS 443141)	\$ 879,170	\$ 2,868,684	-\$ 1,989,513
Electronics stores (NAICS 443142)	\$ 3,958,683	\$ 15,021,702	-\$ 11,063,018
Building material and garden equipment and supplies dealers (NAICS 444)	\$ 21,711,673	\$ 45,233,551	-\$ 23,521,879
Building material and supplies dealers (NAICS 4441)	\$ 18,468,234	\$ 40,442,950	-\$ 21,974,717
Home centers (NAICS 44411)	\$ 10,323,151	\$ 23,983,384	-\$ 13,660,233
Paint and wallpaper stores (NAICS 44412)	\$ 720,858	\$ 773,570	-\$ 52,712
Hardware stores (NAICS 44413)	\$ 1,621,344	\$ 2,051,672	-\$ 430,328
Other building material dealers (NAICS 44419)	\$ 5,802,881	\$ 13,634,324	-\$ 7,831,444
Lawn and garden equipment and supplies stores (NAICS 4442)	\$ 3,243,440	\$ 4,790,602	-\$ 1,547,162
Outdoor power equipment stores (NAICS 44421)	\$ 668,592	\$ 157,928	\$ 510,664
Nursery, garden center, and farm supply stores (NAICS 44422)	\$ 2,574,848	\$ 4,632,673	-\$ 2,057,825
Food and beverage stores (NAICS 445)	\$ 43,616,535	\$ 80,641,878	-\$ 37,025,342
Grocery stores (NAICS 4451)	\$ 39,388,923	\$ 71,929,514	-\$ 32,540,592
Supermarkets and other grocery (except convenience) stores (NAICS 44511)	\$ 37,888,039	\$ 57,908,726	-\$ 20,020,689
Convenience stores (NAICS 44512)	\$ 1,500,884	\$ 14,020,788	-\$ 12,519,904
Specialty food stores (NAICS 4452)	\$ 1,093,749	\$ 4,764,868	-\$ 3,671,119



4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi		
	2024 Demand	2024 Supply	Opportunity Gap/Surplus
Meat markets (NAICS 44521)	\$ 334,489	\$ 537,550	-\$ 203,062
Fish and seafood markets (NAICS 44522)	\$ 131,445	\$ 178,890	-\$ 47,444
Fruit and vegetable markets (NAICS 44523)	\$ 228,266	\$ 373,265	-\$ 144,998
Other specialty food stores (NAICS 44529)	\$ 399,549	\$ 3,675,163	-\$ 3,275,614
Baked goods and confectionery and nut stores (NAICS 445291 + 445292)	\$ 211,360	\$ 789,020	-\$ 577,659
All other specialty food stores (NAICS 445299)	\$ 188,189	\$ 2,886,144	-\$ 2,697,955
Beer, wine, and liquor stores (NAICS 4453)	\$ 3,133,862	\$ 3,947,496	-\$ 813,634
Health and personal care stores (NAICS 446)	\$ 18,697,461	\$ 16,913,346	\$ 1,784,116
Pharmacies and drug stores (NAICS 44611)	\$ 15,919,185	\$ 10,209,802	\$ 5,709,383
Cosmetics, beauty supplies, and perfume stores (NAICS 44612)	\$ 1,163,259	\$ 2,733,985	-\$ 1,570,726
Optical goods stores (NAICS 44613)	\$ 558,963	\$ 1,225,570	-\$ 666,606
Other health and personal care stores (NAICS 44619)	\$ 1,056,053	\$ 2,743,989	-\$ 1,687,936
Food (health) supplement stores (NAICS 446191)	\$ 373,313	\$ 993,440	-\$ 620,127
All other health and personal care stores (NAICS 446199)	\$ 682,740	\$ 1,750,549	-\$ 1,067,809
Gasoline stations (NAICS 447)	\$ 20,468,808	\$ 19,648,947	\$ 819,862
Clothing and clothing accessories stores (NAICS 448)	\$ 12,997,432	\$ 17,259,232	-\$ 4,261,800
Clothing stores (NAICS 4481)	\$ 9,029,526	\$ 9,963,540	-\$ 934,013
Men's clothing stores (NAICS 44811)	\$ 278,579	\$ 588,218	-\$ 309,639
Women's clothing stores (NAICS 44812)	\$ 1,528,563	\$ 1,238,718	\$ 289,845
Children's and infants' clothing stores (NAICS 44813)	\$ 457,729	\$ 964,302	-\$ 506,573
Family clothing stores (NAICS 44814)	\$ 5,486,414	\$ 5,490,884	-\$ 4,469
Clothing accessories stores (NAICS 44815)	\$ 473,916	\$ 629,790	-\$ 155,874
Other clothing stores (NAICS 44819)	\$ 804,324	\$ 1,051,628	-\$ 247,304
Shoe stores (NAICS 4482)	\$ 1,559,583	\$ 3,411,759	-\$ 1,852,176
Jewelry, luggage, and leather goods stores (NAICS 4483)	\$ 2,408,323	\$ 3,883,934	-\$ 1,475,611
Jewelry stores (NAICS 44831)	\$ 1,653,002	\$ 2,694,556	-\$ 1,041,554
Luggage and leather goods stores (NAICS 44832)	\$ 755,321	\$ 1,189,378	-\$ 434,057
Sporting goods, hobby, musical instrument, and book stores (NAICS 451)	\$ 5,180,307	\$ 18,067,985	-\$ 12,887,678
Sporting goods, hobby, and musical instrument stores (NAICS 4511)	\$ 4,592,559	\$ 14,977,561	-\$ 10,385,002
Sporting goods stores (NAICS 45111)	\$ 3,240,120	\$ 9,331,575	-\$ 6,091,455
Hobby, toy, and game stores (NAICS 45112)	\$ 978,431	\$ 2,891,469	-\$ 1,913,038
Sewing, needlework, and piece goods stores (NAICS 45113)	\$ 175,389	\$ 1,536,927	-\$ 1,361,538
Musical instrument and supplies stores (NAICS 45114)	\$ 198,619	\$ 1,217,590	-\$ 1,018,971
Book stores and news dealers (NAICS 4512)	\$ 587,748	\$ 3,090,425	-\$ 2,502,677
Book stores (NAICS 451211)	\$ 552,516	\$ 3,090,425	-\$ 2,537,910
News dealers and newsstands (NAICS 451212)	\$ 35,233	\$ 0	\$ 35,233
General merchandise stores (NAICS 452)	\$ 38,463,317	\$ 103,735,633	-\$ 65,272,317
Department stores (NAICS 4522)	\$ 4,481,443	\$ 12,884,539	-\$ 8,403,096
Other general merchandise stores (NAICS 4523)	\$ 33,981,874	\$ 90,851,094	-\$ 56,869,219
Warehouse clubs and supercenters (NAICS 452311)	\$ 30,999,474	\$ 87,447,553	-\$ 56,448,080
All other general merchandise stores (NAICS 452319)	\$ 2,982,400	\$ 3,403,540	-\$ 421,140



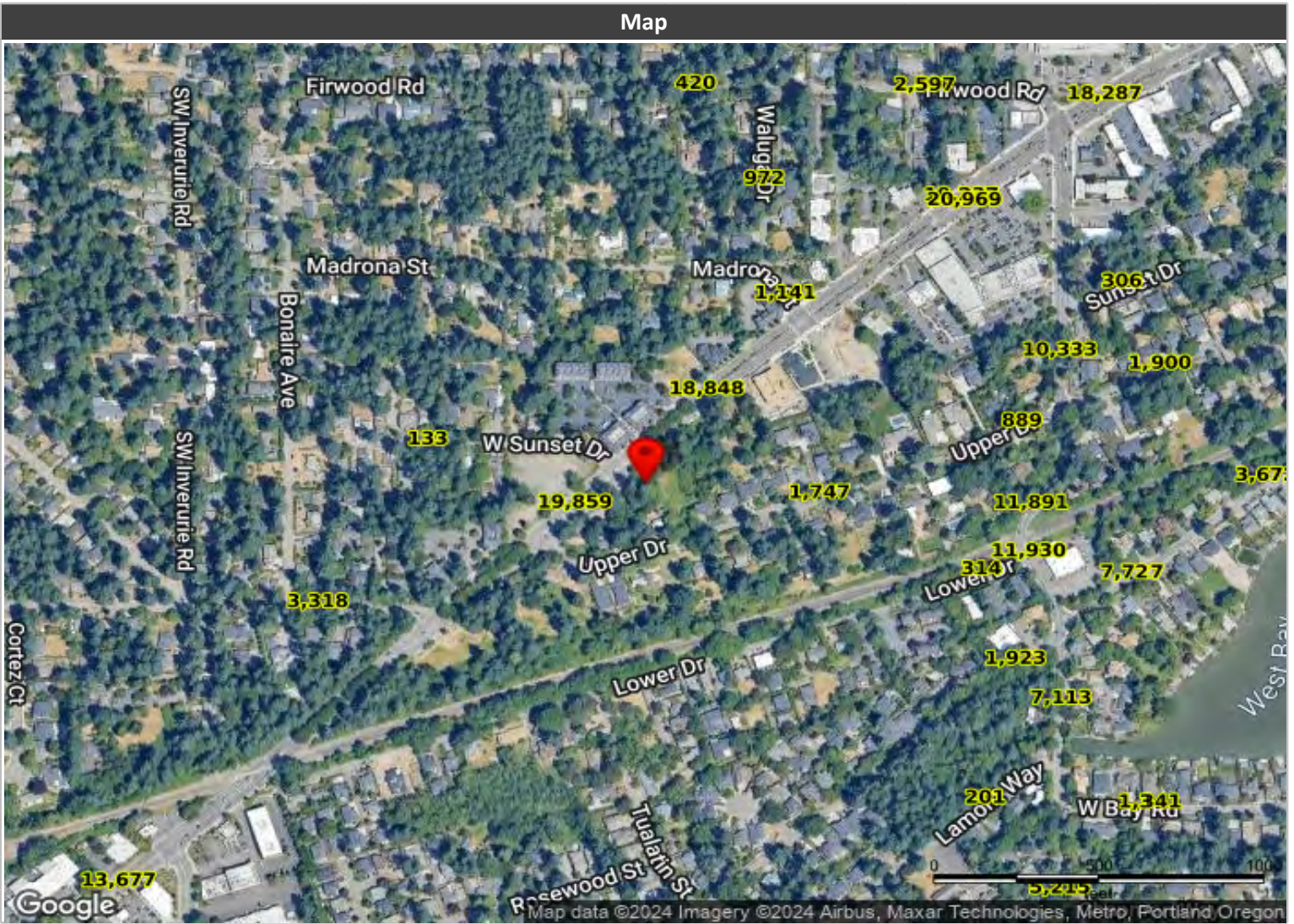
4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035
Sitewise Online
Retail Market Power Opportunity Gap Report By Retail Store Types

Retail Market Power Opportunity Gap Report By Retail Store Types	4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035 0 - 1 mi		
	2024 Demand	2024 Supply	Opportunity Gap/Surplus
Miscellaneous store retailers (NAICS 453)	\$ 6,745,702	\$ 18,704,640	-\$ 11,958,937
Florists (NAICS 4531)	\$ 326,758	\$ 890,963	-\$ 564,205
Office supplies, stationery, and gift stores (NAICS 4532)	\$ 1,382,182	\$ 3,046,219	-\$ 1,664,038
Office supplies and stationery stores (NAICS 45321)	\$ 574,735	\$ 1,623,187	-\$ 1,048,452
Gift, novelty, and souvenir stores (NAICS 45322)	\$ 807,447	\$ 1,423,032	-\$ 615,586
Used merchandise stores (NAICS 4533)	\$ 955,433	\$ 4,560,261	-\$ 3,604,829
Other miscellaneous store retailers (NAICS 4539)	\$ 4,081,330	\$ 10,207,197	-\$ 6,125,867
Pet and pet supplies stores (NAICS 45391)	\$ 1,233,793	\$ 3,849,223	-\$ 2,615,430
Art dealers (NAICS 45392)	\$ 589,716	\$ 435,256	\$ 154,460
Manufactured (mobile) home dealers (NAICS 45393)	\$ 568,444	\$ 1,124,662	-\$ 556,217
All other miscellaneous store retailers (NAICS 45399)	\$ 1,689,377	\$ 4,798,057	-\$ 3,108,680
Tobacco stores (NAICS 453991)	\$ 415,718	\$ 1,455,378	-\$ 1,039,660
All other miscellaneous store retailers (except tobacco stores) (NAICS 453998)	\$ 1,273,658	\$ 3,342,679	-\$ 2,069,020
Non-store retailers (NAICS 454)	\$ 53,979,596	\$ 75,338,335	-\$ 21,358,740
Electronic shopping and mail-order houses (NAICS 4541)	\$ 51,756,795	\$ 72,503,191	-\$ 20,746,398
Vending machine operators (NAICS 4542)	\$ 263,951	\$ 248,874	\$ 15,076
Direct selling establishments (NAICS 4543)	\$ 1,958,850	\$ 2,586,269	-\$ 627,419
Fuel dealers (NAICS 45431)	\$ 1,007,964	\$ 866,094	\$ 141,869
Other direct selling establishments (NAICS 45439)	\$ 950,887	\$ 1,720,175	-\$ 769,288
Food services and drinking places (NAICS 722)	\$ 41,350,444	\$ 69,845,904	-\$ 28,495,460
Special food services (NAICS 7223)	\$ 3,092,919	\$ 1,480,168	\$ 1,612,751
Food service contractors (NAICS 72231)	\$ 2,387,926	\$ 1,162,797	\$ 1,225,130
Caterers (NAICS 72232)	\$ 636,310	\$ 298,277	\$ 338,033
Mobile food services (NAICS 72233)	\$ 68,682	\$ 19,094	\$ 49,588
Drinking places (alcoholic beverages) (NAICS 7224)	\$ 1,372,489	\$ 2,494,188	-\$ 1,121,699
Restaurants and other eating places (NAICS 7225)	\$ 36,885,037	\$ 65,871,549	-\$ 28,986,511
Full-service restaurants (NAICS 722511)	\$ 18,426,758	\$ 31,411,679	-\$ 12,984,920
Limited-service restaurants (NAICS 722513)	\$ 15,660,713	\$ 26,349,920	-\$ 10,689,207
Cafeterias, grill buffets, and buffets (NAICS 722514)	\$ 399,224	\$ 446,023	-\$ 46,799
Snack and nonalcoholic beverage bars (NAICS 722515)	\$ 2,398,342	\$ 7,663,928	-\$ 5,265,585
GAFO*	\$ 67,831,259	\$ 171,484,344	-\$ 103,653,087
General Merchandise Stores-452	\$ 38,463,317	\$ 103,735,633	-\$ 65,272,317
Clothing & Clothing Accessories Stores-448	\$ 12,997,432	\$ 17,259,232	-\$ 4,261,800
Furniture & Home Furnishings Stores-442	\$ 6,350,966	\$ 14,528,062	-\$ 8,177,096
Electronics & Appliance Stores-443	\$ 4,837,854	\$ 17,890,385	-\$ 13,052,531
Sporting Goods, Hobby, Book, Music Stores-451	\$ 5,180,307	\$ 18,067,985	-\$ 12,887,678
Office Supplies, Stationery, Gift Stores-4532	\$ 1,382,182	\$ 3,046,219	-\$ 1,664,038
* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.			

Traffic Listing

4905 Upper Dr & 16710 Boones Ferry Rd, Lake Oswego, OR 97035

December 3, 2024



#	Street	Cross Street	Dir.	Volume	Type/Year	Dist. (mi)
1.	Boones Ferry Rd	Upper Dr	SW	19,859	Current Year	0.0
2.	Boones Ferry Rd	W Sunset Dr	SW	18,848	Current Year	0.1
3.	Upper Drive	Boones Ferry Rd	W	1,747	Current Year	0.1
4.		Bonaire Ave	W	133	Current Year	0.1
5.	Southwest Madrona Street	Waluga Dr	NW	1,141	Current Year	0.1
6.		Bonaire Ave	W	3,318	Current Year	0.2
7.	Lower Dr	Bryant Rd	NE	314	Published (1997)	0.2
8.	Waluga Drive	Firwood Rd	N	972	Current Year	0.2
9.	Bryant Road	Lower Dr	NW	11,930	Current Year	0.2
10.	Upper Dr	Bryant Rd	NE	889	Published (1995)	0.2
11.	BRYANT ROAD	Upper Dr	N	11,891	Current Year	0.2
12.	Lakeview Blvd	Bryant Rd	NE	1,923	Published (1995)	0.2
13.	Bryant Road	Sunset Dr	N	10,333	Current Year	0.3
14.	Firwood Rd	Waluga Dr	E	420	Published (2000)	0.3
15.	BOONES FERRY RD	SW Bryant Rd	NE	20,969	Current Year	0.3
16.	Boones Ferry Rd	Madrona St	SW	19,237	Current Year	0.3