

APPENDIX D

SPRINGWATER MANAGEMENT AREA EXISTING AND PLANNED ZONING

Clackamas County (Unincorporated Areas Only)

- Timber District (TBR): Natural Resource Preservation
 - o This conservation zone is designed to facilitate timber harvesting, agriculture and recreational uses while protecting natural resources such as watersheds, wetlands, and fisheries. Wildfire risks are also sought to be minimized in this zone.
- Exclusive Farm Use (EFU): Agricultural/Open Space Preservation
 - o This zone is intended to preserve and expand agriculture uses and related industries by barring “conflicting uses, high taxation, and the cost of public facilities unnecessary for agriculture.” This zone also calls for the protection of wildlife habitats and enhancement of air, water, and land resources.

Clackamas County (Unincorporated Areas and City of Damascus)

- Rural Residential Farm/Forest 5-Acre District (RRFF5):
 - o Areas within the zone are designated as “Rural” in the county’s Comprehensive Plan and consist of very low density development. New lots platted in this zone must encompass a minimum of five acres, with lots located inside the urban growth boundary being designed for future development at “urban densities”.

Multnomah County

- Exclusive Farm Use (EFU): Agricultural/Open Space Preservation
 - o This zone is geared towards preserving agriculture, open space, and forest lands and disallows non-agriculture or other incompatible uses. Air, land, and water quality is to be maintained and improved while resource and scenic areas are to be protected from new development.
- Multiple Use Agriculture, with 20-Acre Minimum Lot Size (MUA-20):
Agricultural/Open Space Preservation
 - o This zone is allotted for less intensive agricultural uses than the EFU designation with preference given to forestry, open space preservation, outdoor recreation, low-density residential and other uses that befit the rural character of this district on non-agriculture land.

- Orient Rural Center Residential (OR): Rural Residential, Min. 1 acre
 - o *This zone will be subsumed by the IND-SW designation as mandated by the Springwater Community Plan.*
- Orient Commercial-Industrial District (OCI): Rural Commercial and Industrial, Min. 1 acre
 - o *This zone will be subsumed by the IND-SW designation as mandated by the Springwater Community Plan.*

City of Gresham

- Industrial – Springwater (IND-SW)
 - o This zone is intended to provide industrial land for the city of Gresham and the east metro area. It is intended to permit Advanced Materials, Medical Devices, Specialized Software Applications, Forestry & Agricultural Biotechnology, Nanotechnology, Recreational Equipment/Recreation Technology, Headquarters, Professional Services, Specialty Food Processing, Transportation Equipment/Technology, Logistics and other light to medium industries while utilizing sustainable design practices.
- Low Density Residential – Springwater (LDR-SW)
 - o This zone consists of detached and attached dwellings, and at an average density of 5.8 to 7.3 dwelling units per net acre. It is intended to provide for standard lot (6,000-7,500 sq. ft.) housing developments.
- Low Density Residential-7 (LDR-7)
 - o This zone is primarily intended for single-family detached dwellings and manufactured homes at a maximum density of 6.22 units per net acre. For all subdivisions, and for those partitions of parent parcels greater than 20,000 square feet, a minimum density of 4.35 units per net acre is required.
- Low Density Residential-5 (LDR-5)
 - o This zone is primarily intended for single-family detached dwellings and manufactured homes at a maximum density of 8.71 units per net acre. For all subdivisions, and for those partitions of parent parcels greater than 20,000 square feet, a minimum density of 6.22 units per net acre is required.
- Transition Residential (TR)
 - o This zone is intended for a mix of single-family detached, single-family attached and duplex housing. It is applied primarily to locations between more intense land use districts (such as those that allow multi-family residential and commercial uses) and less intense land use districts such as LDR-5 and LDR-7. The residential density is 6.2 to 18.2 units per acre.

- Moderate Density Residential-12 (MDR-12)
 - This zone is primarily intended for attached housing at a maximum net density of 12.1 units per acre and manufactured dwelling parks at a maximum net density of 8.71 units per acre.
- Moderate Density Residential-24 (MDR-24)
 - This zone is primarily intended for attached housing at a maximum net density of 24.2 units per acre and a minimum net density of 12.1 units per acre. Some non-residential uses may also be permitted within this district.
- General Commercial (GC)
 - This zone is intended to provide opportunities for retail, service and office development in commercial centers and existing commercial strips. Most business activities in this district are intended to be conducted within a completely enclosed building. A limited area may be used for outdoor business activities, product display or storage.
- Neighborhood Commercial (NC)
 - This zone is intended to provide for small to medium sized shopping and service facilities and limited office uses adjacent to residential neighborhoods and the industrial employment area. The sub-district is intended to meet the shopping and service needs of the immediate neighborhood and to have minimal negative impacts on surrounding residential uses.

Springwater Plan District (Future)

- Environmentally Sensitive/Restoration Areas – Springwater (ESRA-SW)
 - This zone protects as one connected system, the critical habitats and associated natural functions of the streams, riparian corridors, wetlands and the forested parts of buttes found in Springwater. It is intended to resolve conflicts between development and conservation of stream corridors, wetlands, floodplains, and forests identified in the Springwater Plan District. The ESRA-SW provisions do not affect existing uses and development, or the normal maintenance of existing structures, driveways/parking areas, public facilities, farmland and landscaped areas. New public facilities are allowed within the sub-district under prescribed conditions such as recreation trails, planned road and utility line crossings and stormwater facilities.
- Townhouse Residential – Springwater (THR-SW)]
 - This zone consists of detached and attached dwellings at an average density of 12.0 to 17.4 dwelling units per net acre, designed for separate units on separate lots. In addition to attached single family homes, it is intended to allow for detached single-family homes on small lots, also called patio, cottage or green court homes.

- Neighborhood Commercial – Springwater (NC-SW)
 - o This zone is intended to provide for small to medium sized shopping and service facilities and limited office uses adjacent to residential neighborhoods and the industrial employment area. The sub-district is intended to meet the shopping and service needs of the immediate neighborhood and to have minimal negative impacts on surrounding residential uses.

- Research/Technology Industrial – Springwater (RTI-SW)
 - o This zone is intended to provide space for industrial uses, related enterprises serving primarily industrial clients, and research and technology employment in office-type buildings. Primary uses shall include knowledge-based industries (graphic communications, creative services, and information technology), research and development facilities, limited professional service uses primarily serving industrial clients, and other industry focused uses. Emphasis is placed on businesses that are sustainable in nature and utilize green development practices.