

Topic: Mixed/Multiple Use; Transportation & Land Use Planning
Resource Type: Regulations
State: Oregon
Jurisdiction Type: Municipal
Municipality: City of Arlington
Year (adopted, written, etc.): 1998
Community Type – applicable to: Urban; Suburban
Title: City of Hillsboro Zoning Ordinances for the SCR-V District
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Abstract

The City of Hillsboro enacted specific zoning ordinances for the SCR-V district that surrounds the transit station at the Orenco Station. This zoning is intended to promote mixed-use around the transit center.

Resource

Section 137 Table 1.h: Development Criteria, Station Community Residential - Village (SCR-V)

	development criteria	requirements / allowed within 1,300' of lrt station	requirements / allowed from 1,301' to 2,599' of lrt station	requirements / allowed 2,600' or more from a lrt station
1.	minimum lot size	2,000 square feet for a single family detached dwelling without an ancillary dwelling unit; 4,500 square feet for a duplex or a single family detached dwelling with a detached ancillary dwelling unit; or 3,200 square feet for a detached single family dwelling with an attached ancillary dwelling unit. None for other use types.		
2.	minimum lot width	None		
3.	minimum lot depth	None		
4.	residential density:			
a.	minimum	24 dwelling units per net acre	15 dwelling units per net acre	7 dwelling units per net acre

b.	minimum/maximum adjacent to established residential neighborhoods	See Section 137.V.		
c.	maximum	None	60 dwelling units per net acre	45 dwelling units per net acre
5.	ancillary dwelling units	Allowed See Section 137		
6.	minimum floor area ratio	For non-residential uses, 0.50 within 1,300 feet of a light rail station site; 0.40 elsewhere in the District. 0.50 in all areas for emergency service facilities, hotels, residential hotels and indoor recreational facilities in free standing buildings, except hotels within 800 feet of a LRT station shall be 0.75		
7.	non-residential density objective	Target employment density within the District is 45 persons per net acre		
8.	minimum setback from streets and alleys	No minimum setbacks except as necessary to accommodate building code, public utility easement or public open space requirements.		
9.	maximum setback from streets and alleys	Front: Mid-Rise Apartments: 15 feet Front: Multi-Family and Garden Apartments: 15 feet Front: Rowhouses and Townhouses: 13 feet Front: Single family detached and duplexes: 19 feet Side (all housing types): None Commercial development in the SCR-V shall comply with the setback requirements for the SCC-SC District.		
10.	vision clearance (STREET & ALLEY INTERSECTIONS)	See Section 137.IX.		
11.	minimum building height	2 stories within 800 feet of a LRT station, otherwise 1 story. See also 137.X	1 story	
12.	maximum building height	3 stories		
13.	minimum off-street parking	Commercial: See Table 2 Residential: See Table 3		
14.	maximum off-street parking	Commercial: See Table 2 Residential: See Table 3		
15.	minimum usable open space	See Section 137.XII.		
16.	minimum landscaping	See Sections 137.XIII., 137.XV.B.1., 137.XVI.B.1.a.(10),		

		138.IV., and 138.VIII.C.2. and D.
17.	mixed use buildings	Where residential use is provided, retail and/or pedestrian-related office or service uses are permitted on the ground and second floors, office uses are permitted on and above the second floor, and residential units are permitted on and above the second floor. See also Sections 137.V. and XIV. for requirements in mid-rise apartments for commercial use.
18.	sidewalks	See Section 137.XV.
19.	MINIMUM LOT FRONTAGE	None. All lots to be served by public or private streets or alleys.
20.	other requirements unique to the district	At least 50% of the net acreage in a SCR-V project shall be residential. Mixed use residential/commercial buildings may be up to an additional 20%. Up to 10% of net acreage may be neighborhood commercial uses. Up to 20% of net acreage may be other employment uses.

(Amended by Ord. No s . 4921/6-00 and 4930/7-00.)