

**TROUTDALE DEVELOPMENT CODE ORDINANCE NO 491  
ADOPTED BY THE TROUTDALE CITY COUNCIL ON DECEMBER 9, 1986  
AND AS AMENDED THROUGH JUNE 28, 2011**

Adopted	Adopting the City’s Development Ordinance and Zoning District Map Ordinance 491 (12/9/86) Effective January 9, 1987
Text Amendment 1	Fence Height on Major Arterials and State Highways Ordinance 494 (6/9/87) Effective July 9, 1987
Text Amendment 2	Adopting Development Standards Ordinance 498 (7/14/87) Effective August 13, 1987
Text Amendment 3	Solar Access Definitions Ordinance 508 (3/24/88) Effective September 1, 1988
Text Amendment 4	Solar Access for New Development Ordinance 509 (3/24/88) Effective September 1, 1988
Text Amendment 5	Solar Balance Point Standards Ordinance 510 (3/24/88) Effective September 1, 1988
Text Amendment 6	Flood Hazard Prevention Ordinance 515 (9/13/88) Effective September 13, 1988
Text Amendment 7	Light Industrial and General Industrial Districts Ordinance 517 (10/25/88) Effective November 24, 1988
Text Amendment 8	Off-Street Parking Restrictions Ordinance 518 (10/25/88) Effective November 24, 1988
Text Amendment 9	Projections into Required Yards Ordinance 531 (11/14/89) Effective November 14, 1989

- Text Amendment 10     Manufactured Home Parks  
                                 Ordinance 539 (3/13/90)  
                                 Effective April 12, 1990
- Text Amendment 11     Site Improvements and Off-Street Parking for Manufactured Home  
                                 Parks  
                                 Ordinance 538 (2/13/90)  
                                 Effective March 12, 1990
- Text Amendment 12     Periodic Review and Adoption as the 1990 Troutdale Development  
                                 Code  
                                 Ordinance 550 (8/14/90)  
                                 Effective September 25, 1990
- Text Amendment 13     MPMU Standards  
                                 Ordinance 585 (9/22/92)  
                                 Effective October 22, 1992
- Text Amendment 14     Manufactured Dwellings as Infill Development within the R-5 Zoning  
                                 District  
                                 Ordinance 589 (1/12/93)  
                                 Effective February 11, 1993
- Text Amendment 15     Notice Procedures Consistent with ORS 197.763(3) and DLCD  
                                 Ordinance 591 (1/26/93)  
                                 Effective February 25, 1993
- Text Amendment 16     Flood Hazard, Water Quality, Erosion Control and Hillsides  
                                 Ordinance 607 (7/12/94)  
                                 Effective August 11, 1994
- Text Amendment 17     Manufactured Dwellings as Infill Development on All Single-Family  
                                 Lots of Record  
                                 Ordinance 611 (8/9/94)  
                                 Effective September 8, 1994
- Text Amendment 18     Transportation Planning Rule Requirements  
                                 Ordinance 622 (3/14/95)  
                                 Effective April 13, 1995
- Text Amendment 19     Off-Site Signs  
                                 Ordinance 623 (3/28/95)  
                                 Effective April 27, 1995

- Text Amendment 20 Expedited Land Divisions  
Traffic Management Measures in Local Streets  
Uses Allowed in the Central Business District  
Procedures to Amend the Comprehensive Plan, Development Code and  
Zoning Map  
Public Hearing Process for Land Use Decisions  
Ordinance 638 (1/25/96)  
Effective February 23, 1996  
Reclassify Certain Properties from CBD Subarea “B” to CBD Subarea  
“A”  
Ordinance 639 (1/25/96)  
Effective February 23, 1996
- Text Amendment 21 Design Standards for Central Business District Subarea “D”  
Ordinance 643 (9/10/96)  
Effective October 10, 1996
- Text Amendment 22 Other Permit and Issue Determinations  
Home Occupation in a Residential District  
Repeal Solar Access for New Development  
Add Bed and Breakfast Inn Standards  
Repeal Solar Access Definitions  
Repeal Design Standard Tables for Collector Streets, Neighborhood  
Collector Streets, Local Streets and Cul-De-Sacs  
Ordinance 653 (8/12/97)  
Effective September 12, 1997
- Text Amendment 23 Adopting the Town Center Plan  
Ordinance 658 (2/10/98)  
Effective March 12, 1998  
Readopting the Town Center Plan  
Mixed Office/Housing District  
Ordinance 661 (6/23/98)  
Effective July 23, 1998
- Text Amendment 24 Industrial Zoning Districts  
Ordinance 660 (4/28/98)  
Effective May 28, 1998
- Text Amendment 25 Off-Street Parking and Loading  
Ordinance 664 (7/14/98)  
Effective August 13, 1998
- Text Amendment 26 Size Limitations for Retail Stores in Certain Commercial Districts  
Ordinance 669 (2/9/99)  
Effective March 4, 1999

- Text Amendment 27 Compliance with Metro Functional Plan Title 1 and 6 Requirements  
Ordinance 690 (6/27/00)  
Effective July 27, 2000
- Text Amendment 28 Compliance with Metro Urban Growth Functional Plan Title 3  
Pertaining to Water Quality and Flood Management  
Ordinance 702 (10/25/00)  
Effective November 24, 2000
- Text Amendment 29 Adopting New Sign Standards  
Ordinance 687 (6/13/00)  
Effective June 13, 2000
- Text Amendment 30 Nonconforming Uses  
Variances  
Public Deliberations and Hearings  
Ordinance 705 (4/10/01)  
Effective May 10, 2001
- Text Amendment 31 Multiple-Family Residential Design Standards  
Ordinance 716 (4/9/02)  
Effective May 9, 2002
- Text Amendment 32 Industrial Zoning Districts  
Ordinance 724 (10/8/02)  
Effective November 8, 2002
- Text Amendment 33 Single-Family Residential Zoning Districts  
Central Business District  
Mixed Office/Housing  
Congregate Housing  
Accessory Structures  
Home Occupations  
Stormwater Management  
Off-Street Parking  
Ordinance 731 (5/27/03)  
Effective June 26, 2003
- Text Amendment 34 Sign Code  
Ordinance 738 (10/28/03)  
Effective November 27, 2003
- Text Amendment 35 Land Division  
Ordinance 748 (4/13/04)  
Effective May 13, 2004

- Text Amendment 36    Definitions
  - Dimensional Standards and/or Setbacks for Apartment Residential, Neighborhood Commercial, Community Commercial, Central Business District, and Mixed Office/Housing
  - Clear Vision Area
  - Uses and/or Density Standards for Apartment Residential, Neighborhood Commercial, Central Business District, Mixed-Office/Housing, and Town Center Overlay
  - Accessory Structures
  - Stormwater Management
  - Land Division
  - Site Orientation and Design Standards
  - Signs
  - Off-Street Parking and Loading
  - Landscaping and Screening
  - Ordinance 770 (1/24/06)
  - Effective February 23, 2006
  - Ordinance 775 (4/11/06)
  - Effective May 11, 2006
  - Ordinance 779 (5/9/06)
  - Effective May 23, 2006
  
- Text Amendment 37    Off-Street Parking and Loading
  - Sign Code
  - Ordinance 781 (9/12/06)
  - Effective October 12, 2006
  
- Text Amendment 38    Definitions
  - Procedures for Decision Making
  - Conditional Uses
  - Land Division
  - Ordinance 791 (1/22/08)
  - Effective February 21, 2008
  
- Text Amendment 39    Industrial Zoning Districts
  - Stormwater Management
  - Public Utilities
  - Ordinance 792 (8/26/08)
  - Effective September 25, 2008

- Text Amendment 40      VECO Density Transfer Provisions  
Resolution 1962  
Rejected by City Council October 14, 2008
- Text Amendment 41      Columbia River Gorge National Scenic Area Applicability  
Ordinance 796 (5/12/09)  
Effective June 11, 2009
- Text Amendment 42      Changes to comply with Metro Title 13 Nature in Neighborhoods  
Tabled indefinitely October 13, 2009
- Text Amendment 43      Definitions Chapter 1 Section 1.040  
Flood Management Area Chapter 4.600  
Adoption of new FIRM and FIS for compliance with the NFIP  
Ordinance No. 798 (11/10/2009)  
Effective December 18, 2009
- Text Amendment 44      Periodic Review Amendments to Section 4.720 Permitted and  
Conditional Uses in the Town Center Overlay District and  
Section 5.010, Residential Accessory Structures  
Ordinance No. 806 (4/26/2011)  
Effective May 26, 2011
- Text Amendment 45      Periodic Review Amendments to Section 4.200 Repealing Community  
Resource Protection and Adopting Historic Landmark Protection and  
Amending Section 7.180(L) Design Requirements for Land  
Divisions/Streets  
Ordinance No. 810 (6/28/2011)  
Effective July 28, 2011