

**TROUTDALE DEVELOPMENT CODE ORDINANCE NO 491
ADOPTED BY THE TROUTDALE CITY COUNCIL ON DECEMBER 9, 1986
AND AS AMENDED THROUGH DECEMBER 18, 2009**

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 Hill-sides
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