

# Mixed Use Downtown Zone District Dimensional Standards

## **17.34.060 - Mixed-use downtown dimensional standards—For properties located outside of the downtown design district.**

A. Minimum lot area: None.

B. Minimum floor area ratio: 0.30.

C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.

D. Maximum building height: Seventy-five feet, except for the following locations where the maximum building height shall be forty-five feet:

- 1. Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets;**
- 2. Property within five hundred feet of the End of the Oregon Trail Center property; and**
- 3. Property within one hundred feet of single-family detached or detached units.**

E. Minimum required setbacks, if not abutting a residential zone: None.

F. Minimum required interior side yard and rear yard setback if abutting a residential zone: Fifteen feet, plus one additional foot in yard setback for every two feet in height over thirty-five feet.

G. Maximum Allowed Setbacks.

1. Front yard: Twenty feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.

2. Interior side yard: No maximum.

3. Corner side yard abutting street: Twenty feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.

4. Rear yard: No maximum.

5. Rear yard abutting street: Twenty feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.

H. Maximum site coverage including the building and parking lot: Ninety percent.

I. Minimum landscape requirement (including parking lot): Ten percent.

# Mixed Use Downtown - MUD Height Limits

- 45' Height limit for properties between Main Street and McLoughlin Boulevard and 11th and 16th streets





Location of tax lots with 45' height limit affected by OCMC 17.44.060.D.(1)

**1. Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets;**



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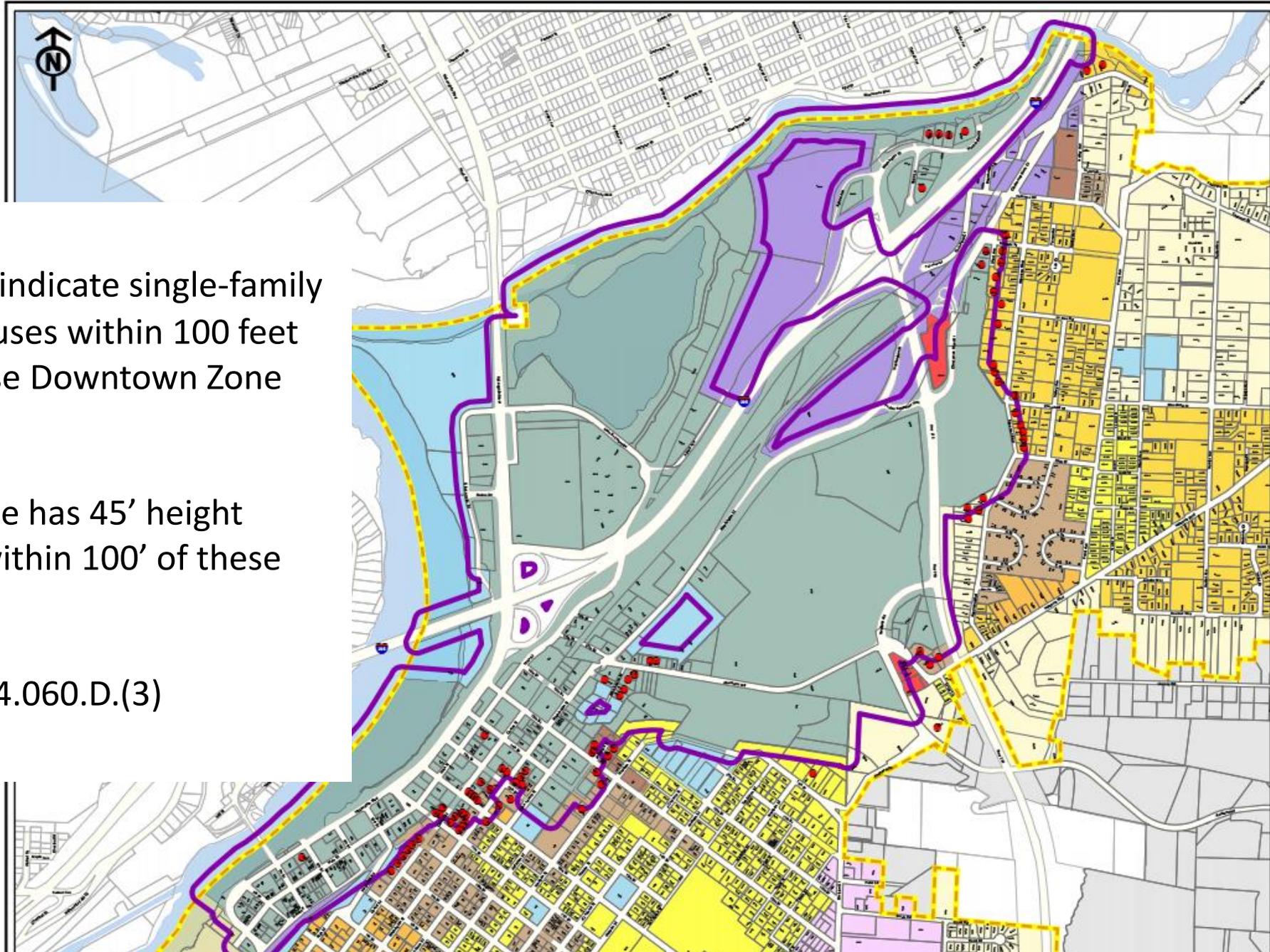


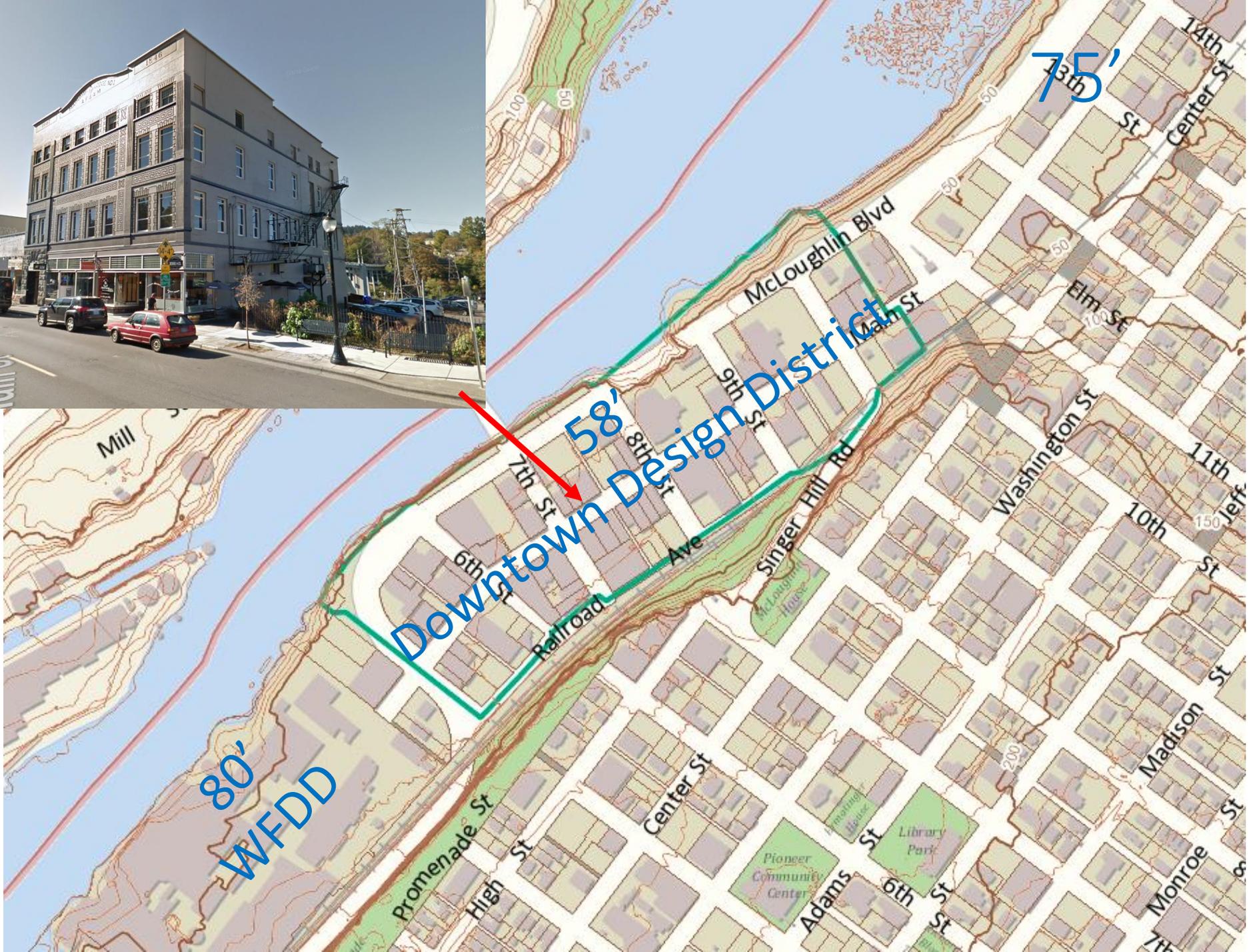
### 3. Property with inabutting one hundred feet of single-family detached or detached units.

● Red dots indicate single-family residential uses within 100 feet of Mixed Use Downtown Zone District

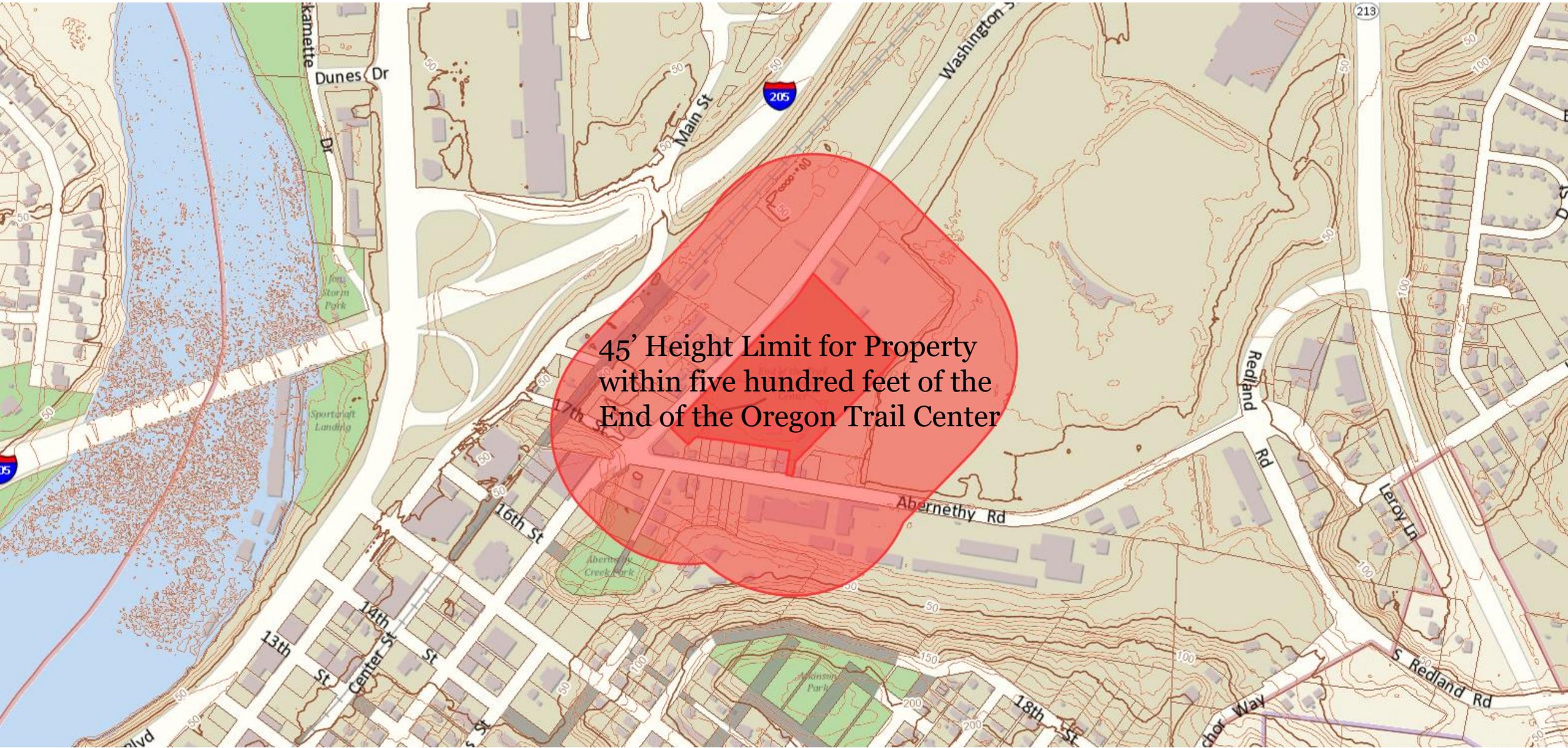
Current code has 45' height limitation within 100' of these properties

OCMC 17.44.060.D.(3)



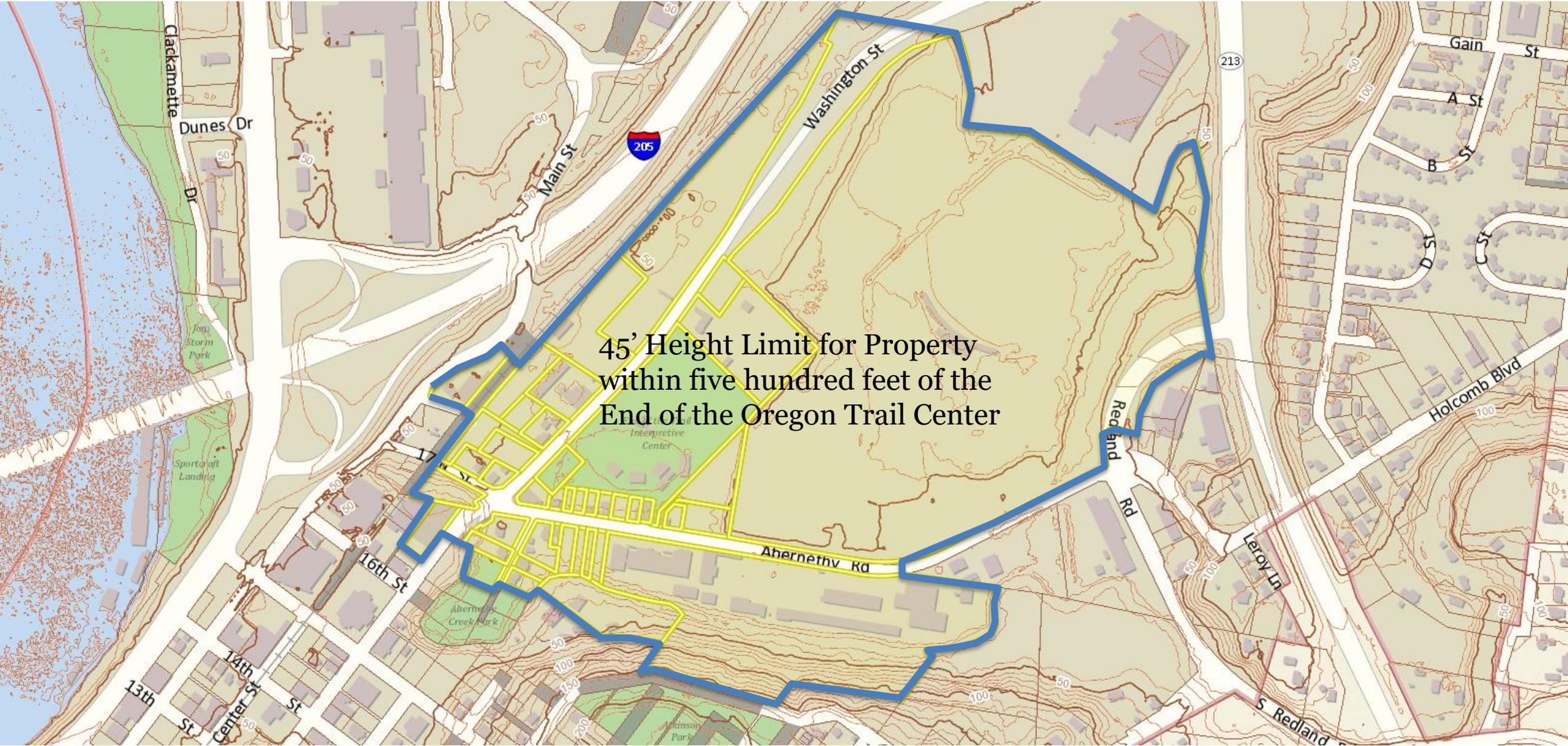


- **2. Property within five hundred feet of the End of the Oregon Trail Center property;**



45' Height Limit for Property  
within five hundred feet of the  
End of the Oregon Trail Center

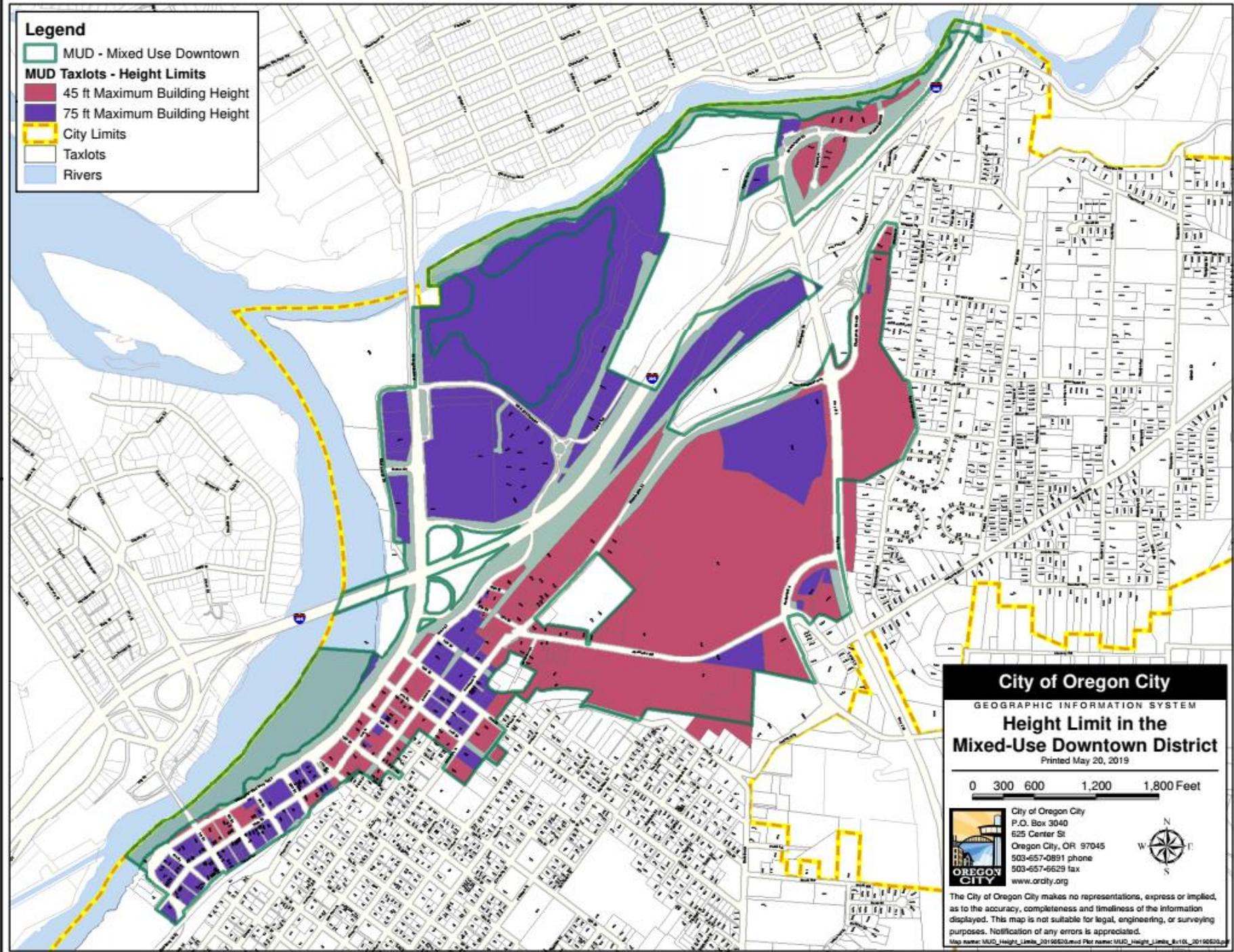
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45' Height Limit for Property  
within five hundred feet of the  
End of the Oregon Trail Center

**Legend**

-  MUD - Mixed Use Downtown
- MUD Taxlots - Height Limits**
-  45 ft Maximum Building Height
-  75 ft Maximum Building Height
-  City Limits
-  Taxlots
-  Rivers



**City of Oregon City**  
GEOGRAPHIC INFORMATION SYSTEM  
**Height Limit in the  
Mixed-Use Downtown District**  
Printed May 20, 2019

0 300 600 1,200 1,800 Feet

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The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Notification of any errors is appreciated.  
Map name: MUD\_Height\_Limits\_20190520.mxd Plot name: MUD\_Height\_Limits\_0510\_20190520.dwg