

**Exhibit F. Proposed Springbrook Master  
Plan Development Standards Matrix**

**DEVELOPMENT STANDARDS MATRIX**

<b>DEVELOPMENT STANDARDS</b>	<b>LOW DENSITY RESIDENTIAL</b>	<b>MID - RISE RESIDENTIAL</b>	<b>NEIGHBORHOOD COMMERCIAL</b>	<b>EMPLOYMENT</b>	<b>VILLAGE</b>	<b>HOSPITALITY</b>
<b>ALLOWED USE*</b>	<ul style="list-style-type: none"> <li>❖ Detached Dwelling Units</li> <li>❖ Duplex Dwellings</li> <li>❖ Triplex and Quadplex Dwellings</li> <li>❖ Attached Dwelling Units</li> <li>❖ Cottage Clusters</li> <li>❖ Manufactured Home</li> <li>❖ Accessory Dwellings</li> <li>❖ Home Occupations</li> <li>❖ Passive or Active Use Parks</li> <li>❖ Agriculture</li> <li>❖ Civic Uses:                             <ul style="list-style-type: none"> <li>Post Office</li> <li>Museum</li> <li>Community Center</li> <li>Library</li> <li>School</li> </ul> </li> <li>❖ Day Care</li> <li>❖ Group Care Facilities</li> <li>❖ Church</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>	<ul style="list-style-type: none"> <li>❖ Attached Dwelling Units</li> <li>❖ Manufactured Home</li> <li>❖ Detached Dwelling Units</li> <li>❖ Duplex Dwellings</li> <li>❖ Triplex and Quadplex Dwellings</li> <li>❖ Cottage Clusters</li> <li>❖ Multi-Family Units</li> <li>❖ Home Occupations</li> <li>❖ Passive or Active Use Parks</li> <li>❖ Agriculture</li> <li>❖ Civic Uses:                             <ul style="list-style-type: none"> <li>Post Office</li> <li>Museum</li> <li>Community Center</li> <li>Library</li> </ul> </li> <li>❖ Day Care</li> <li>❖ Group Care Facilities</li> <li>❖ Church</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>	<ul style="list-style-type: none"> <li>❖ Retail</li> <li>❖ Restaurants</li> <li>❖ Office</li> <li>❖ Medical Clinics</li> <li>❖ Financial Institutions</li> <li>❖ Agriculture</li> <li>❖ Civic Uses:                             <ul style="list-style-type: none"> <li>Post Office</li> <li>Museum</li> <li>Community Center</li> <li>Library</li> </ul> </li> <li>❖ Day Care</li> <li>❖ Group Care Facilities</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Services for local residents, such as laundromat or barber</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>	<ul style="list-style-type: none"> <li>❖ Industrial Offices (knowledge-based industries where services are primarily provided outside the community)</li> <li>❖ Light Industrial</li> <li>❖ Supporting Retail (directly serving the employment district, such as a deli or printing service)</li> <li>❖ Day Care</li> <li>❖ Agriculture</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>	<ul style="list-style-type: none"> <li>❖ Retail</li> <li>❖ Restaurants</li> <li>❖ Attached Dwelling Units</li> <li>❖ Manufactured Home</li> <li>❖ Multi-Family Units</li> <li>❖ Home Occupations</li> <li>❖ Church</li> <li>❖ Artist Studios</li> <li>❖ Passive or Active Use Parks</li> <li>❖ Agriculture</li> <li>❖ Civic Uses:                             <ul style="list-style-type: none"> <li>Train Depot</li> <li>Community Center</li> <li>Museum</li> <li>Post Office</li> <li>Library</li> </ul> </li> <li>❖ Day Care</li> <li>❖ Group Care Facilities</li> <li>❖ Financial Institutions</li> <li>❖ Winery</li> <li>❖ Medical Clinics</li> <li>❖ Office</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>	<ul style="list-style-type: none"> <li>❖ Hotel</li> <li>❖ Restaurants</li> <li>❖ Spa</li> <li>❖ Meeting Facilities</li> <li>❖ Detached Dwelling Units, limited to vacation or transitory use or units for employees or caretakers of other uses within the Village or Hospitality areas</li> <li>❖ Manufactured Home</li> <li>❖ Home Occupations</li> <li>❖ Retail</li> <li>❖ Museum</li> <li>❖ Artist Studios</li> <li>❖ Group Care Facilities</li> <li>❖ Agricultural Production or Processing</li> <li>❖ Passive or Active Use Parks</li> <li>❖ Transportation facilities and improvements and utility services</li> <li>❖ Any other building or use determined to be similar to uses listed in this District</li> </ul>
<b>PROHIBITED USE</b>	Home Occupation Signs	Home Occupation signs	Drive throughs, outside storage; temporary storage allowed	Outside storage or processing of materials	Drive throughs, outside storage; temporary storage allowed	
<b>NEWBERG ZONE DISTRICT MODELED AFTER **</b>	R-1	R-2 and R-3	C-1	M-1, but office is not allowed	C-3	No comparison
<b>BUILDING AND SITE STANDARDS</b>						
<b>BUILDING HEIGHT</b>	R-1	45 feet, limited to three stories	C-1	M-1	C-3	Five stories or 75 feet

DATE: 9/16/2022 AKS JOB: 4487-01



ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

**DEVELOPMENT STANDARDS MATRIX**  
**COLLINA AT SPRINGBROOK**  
**NEWBERG, OREGON**



DEVELOPMENT STANDARDS	LOW DENSITY RESIDENTIAL	MID - RISE RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	EMPLOYMENT	VILLAGE	HOSPITALITY
<b>LOT REQUIREMENTS</b>						
<b>FRONT YARD SETBACK</b>	Minimum 15 feet, except minimum 10 feet for porches and similar entry features Minimum 20 feet for garage	R-3	C-1	No minimum	No minimum setback. No maximum setback, if area between building and property line contains public space or landscaping	Minimum 20 feet or equal to height of building, if adjacent to residential uses
<b>INTERIOR YARD SETBACKS</b>	R-1	R-3	10 feet if abutting residential zones	M-1	C-3	Minimum 20 feet
<b>SETBACKS AND YARD RESTRICTIONS AS TO SCHOOLS, CHURCHES, PUBLIC BUILDINGS</b>					Does not apply	
<b>MINIMUM LOT AREA</b>	Minimum 2,900 square feet, except: Minimum 1,500 square feet for attached dwelling units Minimum 4,500 square feet for triplex dwellings Minimum 7,000 square feet for quadplex dwellings and cottage clusters	Minimum 1,800 square feet, except: Minimum 1,500 square feet for attached dwelling units Minimum 4,500 square feet for triplex dwellings Minimum 6,000 square feet for quadplex dwellings and cottage clusters	C-1	M-1	C-3 (Minimum 1,800 square feet)	Minimum 5,000 square feet
<b>MINIMUM LOT DIMENSIONS</b>	The standard City lot frontage requirement applies Minimum lot width shall be 32 feet, except minimum 20 feet for <b>middle housing</b> dwelling units	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies	The standard City lot frontage requirement applies
<b>LOT COVERAGE AND PARKING COVERAGE REQUIREMENTS</b>	(1) Maximum Lot Coverage: 55%, except 60% for attached dwelling units (2) Maximum Parking Lot Coverage: 30% (3) Maximum Combined Lot Parking Lot Coverage: 65%, except 70% for attached dwelling units	(1) Maximum Lot Coverage: 80% if parking is located in an underground structure; otherwise 60% (2) Maximum Parking Lot Coverage: 35%, unless parking is located in an underground structure (3) Maximum Combined Lot Coverage: 80%	Does not apply	Does not apply	Does not apply	Does not apply



**DEVELOPMENT STANDARDS MATRIX**  
**COLLINA AT SPRINGBROOK**  
**NEWBERG, OREGON**



DEVELOPMENT STANDARDS	LOW DENSITY RESIDENTIAL	MID - RISE RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	EMPLOYMENT	VILLAGE	HOSPITALITY
ADDITIONAL DESIGN STANDARDS	***Additional standards apply for detached quadplex developments		Development shall meet the design standards of the C-2 zone, or alternate standards developed in a design standard accepted by the City specific for this area  A minimum of 20,000 square feet of retail space shall be developed in this area			
<b>LANDSCAPE AND OUTDOOR AREAS</b>						
REQUIRED MINIMUM STANDARDS	Private area requirements based upon use of will apply Area requirements: Min. 15%	Private area requirements based upon use of will apply Area requirements: Min. 15%	Area requirements: Min. 15%	Area requirements: Min. 15%	C-3	Private area requirement based upon use will apply Area requirements: Min. 15%
<b>SIGNS</b>						
EXEMPTIONS	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard	Landscape Monument Signs, as indicated on the <i>Gateway Features Plan</i> and <i>Gateway Features Concepts</i> are exempt from this standard
SIGN REQUIREMENTS	Assume R-1 zone for applying standards in these sections	Assume R-3 zone for applying standards in these sections	Assume C-1 zone for applying standards in these sections	Assume "Other Zone" or "All Zone" for applying standards in these sections	Assume C-3 zone for applying standards in these sections	Assume "Other Zone" or "All Zone" for applying standards in these sections
<b>OFF STREET PARKING REQUIREMENTS</b>						
REQUIRED OFF-STREET PARKING	R-1	"Other Zones"	C-1	"Other Zones"	Parking studies will be required to be submitted with each phase of development in the Village District in order to ensure the parking provided is sufficient for the proposed use or uses	"Other Zones"

**DEVELOPMENT STANDARDS MATRIX**  
**COLLINA AT SPRINGBROOK**  
**NEWBERG, OREGON**

<b>PARKING SPACES REQUIRED</b>	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply	Requirements based on use apply
<b>PARKING REQUIREMENTS FOR USES NOT SPECIFIED</b>	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure	Uses not listed in table determined through Type I procedure

\* Uses not identified herein shall be reviewed and if found to be similar to the allowed uses shall be approved through a Type I process.

\*\* When the model zone requirement applies, the zone is listed in the table, otherwise an alternative standard is stated.

\*\*\* **Quadplex Middle Housing** development standards within the Springbrook District west of Hess Creek:

1. Quadplex dwellings may be constructed as attached or detached dwellings.
2. **Entry Orientation.** At least one main entrance for each duplex, triplex, or quadplex structure must meet the standards ~~in subsections (A)(1)(a) and of this section below.~~ Any detached structure with more than 50 percent of its street-facing facade separated from the street property line by a dwelling is exempt from meeting these standards.
  - a. The entrance must be within eight feet of the longest street-facing wall of the dwelling unit; and ~~A~~ minimum of 50 percent of ~~units cottages within a cluster quadplex~~ must be oriented to the common courtyard. ~~Those oriented towards the common courtyard instead of a street must~~
  - b. The entrance must either:
    - i. Face the street;
    - ii. Be at an angle of up to 45 degrees from the street; or
    - iii. Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides; or
    - iv. Open onto a porch. The porch must:
      - (A) Be at least 25 square feet in area; and
      - (B) Have at least one entrance facing the street or have a roof.
3. **Windows.** A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street
4. **Garages and Off-Street Parking Areas.** Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), except in compliance with the standards ~~in subsections (A)(2) and (b)~~ of this section.
  - a. The garage or off-street parking area is separated from the street property line by a dwelling; or
  - b. The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 50 percent of the street frontage.
5. ~~Driveway separation for quadplex and duplex lots may be reduced to 20 feet.~~
6. ~~Shared driveways for middle housing may be provided within an access easement 24 feet wide with a 16-foot paved surface.~~