



TO: City of Boardman
FROM: Andrew Parish and Meg Gryzbowski, MIG
RE: Draft EOA Development Code Recommendations
DATE: November 12, 2025

Introduction

This memorandum includes recommendations for the City of Boardman’s Development Code (Code) for better alignment with the 2025 Economic Opportunities Analysis (EOA) and anticipated Comprehensive Plan revisions. This document includes a description of the existing relevant Code sections, as well as a general approach for making future code revisions. Recommendations are intended to provide high-level context and identify changes that support economic development strategies, goals, and actions for the City.

The City of Boardman is expected to undertake a thorough update of its development code as part of the Comprehensive Plan and Development Code Update process at a later time. We assume that consultants and/or the City will prepare adoption-ready code language for the City to implement the recommendations described in this memo after further consultation and coordination with City staff and stakeholders.

This memorandum contains three sections to address issues and concerns identified by City staff and the Project Advisory Committee. The first section provides targeted recommendations for the City’s development code with regard to data centers, the second section provides examples of mixed use districts from other jurisdictions in Oregon for the City to consider, and the third section addresses potential landscaping standards to include in a development code update.

Section 1: Data Centers

The City of Boardman’s development code contains the following employment zones where data centers may be an appropriate use. This memorandum will only address the Commercial District (C) and Commercial Service Center Subdistrict, the General Industrial (GI) district, as well as the code’s Definitions chapter.

Recommendations are shown in blue boxes; specific underline/strikeout code language will be provided as part of a separate development code update.

Chapter 1.2 – Definitions

Recommendation: Data centers and so-called “hyperscale” data centers or campuses are not included in the definitions.

Recommend including a separate “data centers” or “hyperscale data campuses” definition to create clear and objective language for both commercial and industrial zones and subdistricts. Perhaps, adding site size or structure square footage requirements to these definitions may be desired.

Example language:

Data centers: Structures that house servers and store data and sensitive information.

Hyperscale data centers: Data center campuses that contain multiple structures, are typically greater than 75 acres in size, and often requires dedicated large-scale utility infrastructure.

Chapter 2.2 – Commercial (C) District

Section 2.2.100 Purpose

The primary purpose of the Commercial District is to create standards that allow for a variety of commercial uses in the Commercial areas of the City of Boardman. This Chapter also creates three Sub Districts---Tourist Commercial, City Center and Service Center. The Service Center Sub District provides standards for commercial and light industrial uses located west of the City. This geographic area has been designated to form the “center” of Boardman’s commercial activities. This chapter provides standards for the orderly creation and expansion of the Commercial District by adherence to the following principles:

- Effective and efficient use of land and urban services;
- Direct commercial and retail development to a concentrated and localized area;
- Provide a mix of uses which provides a destination within the community and encourages walking over driving;
- Create connection with the balance of the community by directing connected transportation routes to commercial areas of the city;
- Provide for additional service employment opportunities.

Section 2.2.200 Service Center Sub District

- A. Purpose.** The Service Center Sub District is designed to accommodate heavy commercial uses and light industrial uses along portions of the I-84 corridor. The base standards of the Commercial District apply, except as modified by the standards of this Sub District.
- B. Uses Permitted.** The land uses listed in Table 2.2.200B are permitted in the Service Center Sub District, subject to the provisions of this Chapter. Only land uses that are specifically listed in Table 2.2.200B and land uses that are approved as “similar” to those in Table 2.2.200B, may be permitted. The land uses identified with a “CU” in Table 2.2.200B require Conditional use Permit approval prior to development or a change in use, in accordance with Chapter 4.4.

Table 2.2.200B Land Uses and Building Types Permitted in the Service Center Sub District		
1. Residential: a. One caretaker unit shall be permitted for each development, subject to the standard in Section 2.2.200D. b. RV Parks (CU) 2. Public and Institutional: a. Government facilities (e.g. public safety, utilities, school district bus facilities, public works yards, transit and transportation and similar facilities) where the public is generally not received. b. Private utilities (e.g. natural gas, electricity, telephone, cable and similar facilities) c. Water supply and treatment facility (CU) d. Sewage disposal and treatment facility (CU)	e. Transportation Facilities and Improvements. 1. Normal operation, maintenance; 2. Installation of improvements within the existing right-of-way; 3. Projects identified in the adopted Transportation System Plan not requiring future land use review and approval; 4. Landscaping as part of a transportation facility; 5. Emergency Measures; 6. Street or road construction as part of an approved subdivision or partition; 7. Transportation projects that are not designated improvements in the Transportation System Plan ** (CU); and 3. Transportation projects that are not designed and constructed as part of an approved subdivision or partition** (CU)	4. Commercial: a. Retail store, office or service establishment b. Commercial / industrial full service trucking and automotive facilities, to include automobile service stations and vehicle refueling. c. Commercial residential use, to include tourist or travelers' accommodations. d. Commercial amusement or recreation establishment. Medical Marijuana dispensary, Medical Marijuana Grow Facility (not on same parcel) *** (CU) 5. Industrial: a. Manufacturing or warehousing. 5. Agricultural: a. Farming excluding commercial livestock feedlot, livestock sales yard hog farms and mink farms. b. Agriculturally-oriented commercial use.(CU) c. Medical Marijuana Grow Facility *** (CU) 6. Services: a. Kennel or animal hospital. 5. Wireless Communication Equipment - subject to the standards in Chapter 3.6.200.

Uses marked with an asterisk (*) are subject to the standards in Section 2.2.180 - Special Standards for Certain Uses. Temporary uses are subject to the standards in Chapter 4.9. ** Uses marked with two asterisks are subject to the standards in Section 4.4.400.D. *** Uses subject to Section 4.4.400.E.

Recommendation: Consider including Data Centers as a permitted (or conditional) use included in the Service Center Sub District; outlining where development would be best suited and that would include permitted uses that align with data center needs, subject to siting and design requirements. See later section for sample design requirements.

Chapter 2.3 – General Industrial (GI) District

Section 2.3.100 Purpose

The General Industrial District accommodates a range of light and heavy industrial land uses. It is intended to segregate incompatible developments from other districts, while providing a high quality environment for businesses and employees. This chapter guides the orderly development of industrial areas based on the following principles:

- Provide for efficient use of land and public services;
- Provide transportation options for employees and customers;
- Locate business services close to major employment centers;
- Ensure compatibility between industrial uses and nearby commercial and residential areas;
- Provide appropriate design standards to accommodate a range of industrial users, in conformance with the Comprehensive Plan.

Section 2.3.110 Permitted Land Uses

- A. Permitted Uses.** The land uses listed in Table 2.3.110.A are permitted in the General Industrial District, subject to the provisions of this Chapter. Only land uses that are specifically listed in Table 2.3.110.A, and land uses that are approved as “similar” to those in Table 2.3.110, may be permitted. The land uses identified with a “CU” in Table 2.3.110.A require Conditional Use Permit approval prior to development or a change in use, in accordance with Chapter 4.4.
- B. Determination of Similar Land Use.** Similar use determinations shall be made in conformance with the procedures set in Chapter 4.8 – Interpretations.

Table 2.3.110.A Land Uses and Building Types Permitted in the General Industrial District	
1. Industrial: a. Heavy manufacturing, assembly, and processing of raw materials; b. Light manufacture (e.g., electronic equipment, printing, bindery, furniture, and similar goods); c. Warehousing and distribution; d. Junk yard, motor vehicle wrecking yards, and similar uses; e. Uses similar to those listed above 2. Public and institutional uses a. Government facilities (e.g., public safety, utilities, school district bus facilities, public works yards, transit and transportation, and similar facilities) where the public is generally not received; b. Private utilities (e.g., natural gas, electricity, telephone, cable, and similar facilities); c. Passive open space (e.g., natural areas); d. Transportation facilities and improvements: 1. Normal operation, maintenance; 2. Installation of improvements within the existing right-of-way; 3. Projects identified in the adopted Transportation System Plan not requiring future land use review and approval; 4. Landscaping as part of a transportation facility; 5. Emergency Measures; 6. Street or road construction as part of an approved subdivision or partition; 7. Transportation projects that are not designated improvements in the Transportation System Plan ** (CU); and 8. Transportation projects that are not designed and constructed as part of an approved subdivision or partition** (CU)	e. Special district facilities (e.g., irrigation district, and similar facilities); f. Vocational schools co-located with parent industry or sponsoring organization; g. Uses similar to those listed above. 3. Residential: a. One caretaker unit shall be permitted for each development, subject to the standards in Section 2.3.160. Other residential uses are not permitted, except that residences existing prior to the effective date of this Code may continue. 4. Commercial: a. Offices and other commercial uses that are integral to a primary industrial use (e.g., administrative offices, and wholesale of goods produced on location and similar uses); b. Small-scale retail and service commercial uses up to 10 percent of building in total floor area, for general use of industrial use employees and customers (e.g., restaurants, hair salons, banks, dry cleaners, book stores, coffee retailers). 5. Wireless Communication Equipment - subject to the standards in Chapter 3.6.200. 6. Accessory uses and Structures

Land uses with (CU) shall require a Conditional Use Permit in accordance with Chapter 4.4. Uses marked with an asterisk (*) are subject to the standards in Section 2.3.160 Special Use standards, "Special Standards for Certain uses" ** Uses marked with two asterisks are subject to the standards in Section 4.4.400 D.

Recommendation: Allow data centers in the general industrial district as a permitted use. See Section 3 in this memorandum for examples of specific landscaping recommendations.

Alternatively, Boardman Development Code (BDC) Chapter 3.6 – Other Standards includes specific standards for special facilities (e.g., telecommunication facilities). This may be an appropriate space for Data Centers' standards; including purpose, definitions specific to centers/hubs/campuses, what type of data centers are permitted by district and subdistrict, what general provisions are included, and what requires special use approval.

Siting and Design Considerations

Data Centers and Hyperscale Data Centers should be subject to siting and design requirements. The following brief sample language comes from the Urban Land Institute: ULI, *Local Guidelines for Data Center Development* (2024), https://knowledge.uli.org/-/media/files/research-reports/2024/uli-data-center-whitepaper_hm_2024-11-12_final-final-round.pdf.

E. Data centers or hyperscale data campuses. Data centers shall conform to the standards listed in 2.2.200(B). “Data centers” means a primary building and accessory structures that house servers and store data and sensitive information.

1. All outdoor and power supply equipment be fully enclosed, unless otherwise deemed mechanically unfeasible, with the exception of solar panels.

2. Building design standards

a. Building facades must either (1) change in texture, color, pattern, or material every 150 horizontal feet or (2) must be comprised of at least 30% window or fenestration design materials.

b. Primary entrances must be on a separate plane than the building plane.

3. Maximum building height. Can be up to 100 feet, subject to FAA limitations.

Additional considerations for code requirements include addressing noise, lighting, resource extraction, safety features regarding batteries or generators, emergency access, and parking.

Section 2: Examples of Mixed Use Districts

This memorandum also reviewed peer cities with the intent of finding sample code language that could support the City’s goal of developing a new mixed use district that includes both residential and employment opportunities. The peer cities’ code was reviewed for example language that included:

- Clear and objective standards for residential development
- Flexibility for a wider range of uses or development types
- Both integrated mixed residential and commercial development, as well as stand-alone residential development

While adoption-ready code language has not been prepared for this effort, additional recommendations are included for how the City could utilize parts of the code to support the economic development strategies, goals, and actions identified in the Boardman EOA. Commentary and recommendations are included in blue boxes below the sample code language, and links to the corresponding code are included.

Sandy, Oregon Village Commercial Zone (Sandy Municipal Code 17.46)

The City of Sandy has a Village Commercial Zone (C-3) that promotes more mixed-use, nodal development that provides both housing and access to amenities through a compact and walkable environment. Residential units above commercial space and detached (or attached) accessory dwelling units (ADUs) are permitted outright and commercial development is oriented towards service-driven and neighborhood-serving establishments (e.g., restaurants, corner stores, supermarkets, daycare facilities, community services, educational institutions, and medical facilities).

Design standards reiterate the intention of having a walkable pedestrian environment with building entrances facing the sidewalk and massing and articulation standards supporting a more varied and approachable landscape.

- *Site Layout and Vehicle Access* promotes traffic calming measures and parking lots in the rear of the lot (if necessary)
- *Building Facades, Materials, and Colors* encourage “visual interest,” warm color palettes in keeping with the surrounding environment, and look to reduce bulk
- *Building Orientation and Civic Spaces* encourage connectivity and pedestrian-friendly spaces

Some limitations in this code include:

- Residential development is clear and objective, in that the standards for residential units must abide by the standards set by the mixed use zone, including setbacks, building height, and other design standards. This works for Sandy because the zone does not allow for stand-alone residential units, but that may not be the approach Boardman would like to take.
- There are no transitional height standards in Section 17.46 or in the accompanying design standards chapter. Additionally, there are no first-floor height considerations or standards included for a “vertically mixed use building.”
- The maximum building height is limited to 45 feet. However, it might be helpful to consider the inclusion of height bonuses, especially for buildings with a certain percentage of residential use, affordable housing, or green infrastructure (similar to Puyallup’s Municipal Code 20.31.028 (4)).
- “Sandy style” design standards apply, which can be very prescriptive. Boardman likely would want to adopt a simpler set of design standards for its mixed use areas.

Sandy Municipal Code:

https://library.municode.com/or/sandy/codes/code_of_ordinances?nodeId=TIT17DECO_CH17.46_VICOC-

Sisters, Oregon Downtown Commercial Zone (Sisters Development Code Chapter 2.4)

The City of Sisters employs a Downtown Commercial (DC) District to strengthen their mixed-use development types; focusing on creating a mix of development types, promoting pedestrian-scale development, encouraging walkability, providing more employment opportunities and accessibility to employment areas, and preserving the historic nature of Downtown. Detached residential units are permitted outright, including single-family units, duplexes, townhomes (up to two units), manufactured dwelling units, cottage clusters, and accessory dwelling units (ADUs). This is different from Sandy in that it supports limited-scale, standalone residential uses, encouraging a more flexible integration of neighborhood services and residential development. Commercial uses include retail sales, neighborhood services, and entertainment uses (e.g., artist studios, concert halls, daycare facilities, restaurants, corner stores, offices, professional services, and community centers).

Design standards include more specific code language for ground floor and upper story standards. Additional standards are included for stand-alone residential uses within the Downtown Commercial District, by housing type (Table 2.4.2.a). This brings in clear and objective standards for residential units included in this zoning designation. However, it should be noted that these standards have not been audited by MIG to ensure that they are completely clear and objective. Additional development standards that support both employment opportunities and housing include:

- *Exceptions to Building Height* which includes height bonuses for vertical mixed use buildings
- *Building Orientation Standards* that encourage connectivity and pedestrian-friendly environments through walkability and accessibility
- *Pedestrian Amenity Standards* which include a menu of design standards for stand-alone residential units in the mixed-use commercial zone

This code is a good example for integrating stand-alone residential development into a mixed-use zone; including both clear and objective standards, a menu of standards to encourage pedestrian-oriented design and encouraging an environment that supports both vertically integrated buildings as well as stand-alone residential units.

Sisters Development Code:

<https://www.codepublishing.com/OR/Sisters/html/SistersDevCode02/SistersDevCode0204.html>

North Plains, Oregon Community Commercial Zone (North Plains Development Code Section 155.200)

The City of North Plains utilizes a Community Commercial (C-1) District that focuses on being more adaptable to market demands, allowing for flexible design standards that support both new development and redevelopment. This district looks to promote more integration of higher-density housing to use land efficiently and housing for residents. Townhomes, multifamily dwelling units, and mixed use developments are included in the residential development allowed in this zone. Allowed commercial uses include neighborhood-serving amenities (similar to Sisters) that encourage trip-chaining and aim to reduce single-occupancy vehicle trips (e.g., artist studios, daycare facilities, restaurants, corner stores, offices, and professional services such as dry cleaning, and retail spaces).

As stand-alone residential uses are permitted within the Community Commercial District, residential standards by housing type are referenced in the Permitted Uses section (Section 155.216 (Q and R)). This brings standards for residential units into this zoning designation, while also aligning standards with residential development in other parts of the City. Additional development standards that support both employment opportunities and affordable housing include:

- *Multi-family dwellings* allow for density increases (up to 20%) if at least 20% of residential units are affordable
- *Visual examples* provide graphic representation of window transparency and appropriate facades for both commercial spaces along Commercial Street and residential buildings
- *Distinct base* standards include provisions and regulations for a visual separation of the first floor commercial space from additional residential stories above the unit

This code is a good example for integrating stand-alone residential development into a mixed-use zone; including clear and objective standards, a distinction between commercial and residential spaces, exceptions and flexibility to design standards that may change with the marketplace demands and employment opportunities presented to the City over time, and a menu of design standards to encourage pedestrian amenities throughout the landscape.

Design standards are also clear and objective, but not overly restrictive in that there are many options included to help developments meet design standards and encourage redevelopment, as necessary.

North Plains Development Code:

https://codelibrary.amlegal.com/codes/northplainsor/latest/northplains_or/0-0-0-5796

Gladstone, Oregon Downtown Core Overlay District (Gladstone Development Code Chapter 17.21)

The City of Gladstone utilizes an overlay district – The Downtown Core Overlay District – to encourage mixed-use development in the City. Similar to the other jurisdictions, Gladstone encourages walkable, pedestrian-oriented design and development in this district, but the overlay is limited to a four-block section of the City. Residential uses are limited to second-story development unless the development is on a side-street, in which case ground-floor residential units are permitted. Non-residential uses are similar to those seen in other peer city examples and focus on neighborhood-serving and small-scale retail businesses.

Design standards reiterate the intention of having a walkable pedestrian environment with building design and features encouraging interaction with the ground-floor environment.

- *Building Design* includes a building height maximum of 35 feet, but allows for an exemption of up to 45 feet if the ground floor is 12 feet in height, allowing for more flexibility
- *Building Form* encourages “visual interest,” through a menu of design standards that discourage blank walls and facades
- *Color* encourages (though doesn’t require) certain tones and schemes that would align buildings with the surrounding environment

Using an overlay approach adds to the complexity of implementing the development code but might be appropriate for specific locations or intersections where mixed use development is desired.

Gladstone Development Code:

<https://www.codepublishing.com/OR/Gladstone/html/Gladstone17/Gladstone1721.html#17.21>

Another important consideration for a mixed-use district is consistency throughout the code, so including a mixed-use development or district definition in Chapter 1.2 would be helpful to orient those utilizing the development code.

Chapter 1.2 – Definitions

Recommendation: Include a separate “mixed use development or district” definition to create reference language for the new district included in the code.

Example definitions for mixed-use development include:

“Mixed-use development: A development that integrates some combination of retail, residential, commercial, office, institutional, recreation or other functions. It is pedestrian-oriented and contains elements of a live-work-play environment. It maximizes space usage, reduces reliance on the automobile and encourages community interaction.” (North Plains Development Code 155.012)

“Village Commercial Intent: ...Allowing a mixture of residential uses beside and/or above commercial uses will help create a mixed-use environment, which integrates uses harmoniously and increases the intensity of activity in the area. The orientation of the uses should integrate pedestrian access and provide linkages to

adjacent residential areas, plazas and/or parks, and amenities.” (Sandy Municipal Code Section 17.46.00)

These examples include thoughtful language for how the landscape is oriented and what the goal of the distinct district is.

Section 3: Examples of Landscaping Standards

This section provides an overview of Boardman Development Code Chapter 3.2 - Landscaping. It also reviews standards from peer cities with the intent of finding sample code language for a future update of the Boardman Development Code. The goal is to provide slightly more flexibility in how this standard is met but still require buffers to protect surrounding neighborhoods and adjacent areas from negative or adverse impacts.

Each example is followed by considerations in the blue box below the sample code language.

Boardman, Oregon Landscaping, Street Trees, Fences and Walls (Boardman Municipal Code 3.2)

Landscaping is required in all residential, commercial, and industrial districts, though the amount varies:

- Residential = 20%
- Commercial = 10%
- Light Industrial = 10%
- General Industrial = 20%

Hardscape features can account for 30% of the landscaping requirement (unless in the City Center Sub District) and non-vegetative ground covers can account for 25% of the landscaped area. The purpose of these parameters are to allow for up to 75% of coverage over 5 years, while also providing “erosion control, visual interest, buffering, privacy, open space and pathway identification, shading and wind buffering.”

These general provisions and standards for landscaping are relatively flexible and on-par with other cities, there are other considerations that may be positive additions to the existing standards.

Peer Cities

Tualatin, Oregon – Landscaping Standards (Tualatin Development Code 73B.050)

The City of Tualatin has general landscaping requirements for each zone, similar to Boardman. However, the minimum area requirements are different:

- Permitted Uses Residential = None
- Conditional Uses Residential = 25%
- Commercial and Manufacturing **outside of** the Central Tualatin Overlay = 15%
- Commercial, Manufacturing, and Mixed Use **within** the Central Tualatin Overlay = 10%
- Industrial, Medical, Neighborhood Commercial, Manufacturing Park = 25%
- Basalt Creek Employment Zone = 20%

Tualatin’s code contains requirements for residential zones, non-residential zones, and mixed-use commercial zones that specify the type of buffers and screening that are applicable to each type of development. The other one is the inclusion of abutting land uses.

Tualatin's code also addresses adjacent uses in its buffer requirements. The code includes Table 73B-3 and Table 73B-4 that work together to provide specific screening requirements/options in each situation

Tualatin Development Code Table 73B-3

Existing/Abutting Districts	Residential	Commercial	Industrial	Parking Lots 4—50 spaces	Parking Lots 50+ spaces
Residential	—	D	D	C	D
Commercial	C	—	D	—	—
Industrial	D	A	—	—	—
Parking Lots	C	—	—	—	—
Arterial Streets	A	—	A	—	—

Tualatin Development Code Table 73B-4

	Options	Width (feet)	Trees (per linear feet of buffer)	Shrubs or Groundcover	Screening
A	—	10	—	Lawn/living groundcover	—
B	—	10	20 feet min/30 feet max spacing	Lawn/living groundcover	—
C	1	10	15 feet min/30 feet max spacing	Shrubs	4 feet hedges
	2	8		Shrubs	5 feet fence
	3	6		Shrubs	6 feet wall
D	1	30	10 feet min/30 feet max spacing	Shrubs	Berm
	2	20		Shrubs	6 feet hedge
	3	15		Shrubs	6 feet fence
	4	10		Shrubs	6 feet wall

Tualatin's code provides landscaping and buffering standards in for specific combinations of neighboring zones. The code outlines various ways in which an applicant can meet the standard, offering flexibility in the type of landscaping that is implemented alongside the development.

Tualatin Development Code:

https://library.municode.com/or/tualatin/codes/development_code?nodeId=THDECOTUOR_CH73BLAST_TDC_73B.050ADMILAREALUSMIUSCOZO#:~:text=TDC%2073B.&text=Use%20trees%20and%20other%20landscaping,%2C%20noise%2C%20and%20air%20pollution.&text=Use%20trees%20and%20other%20landscaping%20materials%20as,element%20within%20the%20urban%20environment

Prineville, Oregon Landscaping Requirements (Prineville Municipal Code 153.087)

The City of Prineville recently became a hub for hyperscale data centers. The City's landscaping, buffering, and screening requirements in 153.087 list abutting land use types rather than using tables.

1. *Commercial uses abutting a residential zone, public recreation area or use, institutional use, scenic resource, noise sensitive use or public right-of-way.*
2. *Industrial uses abutting residential or commercial zones, public recreation area or use, institutional use, scenic resource, noise sensitive use or public right-of-way.*
3. *Multifamily complexes containing four or more units abutting a residentially zoned parcel that is limited to single-family residential use, public recreation area, scenic resource, institutional use or public right-of-way.*
4. *Manufactured or mobile dwelling subdivision or park abutting a residentially zoned parcel that is limited to single-family residential use, public recreation area, scenic resource, institutional use or public right-of-way.*
5. *Public or private recreation area or facility abutting a residential or commercial use, institutional use, scenic resource, noise sensitive use or public right-of-way.*

This example is provided as a peer community rather than a recommendation to copy. The way abutting uses are addressed may be applicable for Boardman. Code provisions are generally discretionary; more specificity would be required for residential uses in order to meet current State law.

Prineville Municipal Code:

<https://www.codepublishing.com/OR/Prineville/#!/Prineville15/Prineville153.html#153.087>

Sisters, Oregon Landscaping and Screening (Sisters Development Code 3.2.300)

The City of Sisters has similar landscaping standards to the above examples but provides additional detail on fencing and screening that may be useful for Boardman. Section 3.2.300 Screening, Fences, and Walls lists the type of structure required, based on the zone. It includes material, transparency, style, and height requirements for fences.

2. *In Residential Districts, fences shall comply with the following requirements:*
 - a. *Solid, non-transparent fences located in the required front setback area shall not exceed four (4) feet in height, except decorative arbors, gates, and similar features which shall not exceed six (6) feet in length.*
 - b. *Fences with fifty-percent (50%) or greater transparency located in the required front setback area shall not exceed six (6) feet in height.*
 - c. *On corner lots, only one front setback area restriction shall apply relative to the four (4) foot fence height and solid fence restrictions. The fence along the exterior side yard shall not exceed six (6) feet in height from the area subject to the front setback to the rear property line.*
 - d. *All other fences shall not exceed six (6) feet in height.*
3. *In Commercial Districts, fences shall comply with the following requirements:*

- a. Fences located in the required front and exterior side yard setback areas shall not exceed four (4) feet in height, except decorative arbors, gates, and similar features which shall not exceed six (6) feet in length.*
- b. Fences outside of the front and exterior side yard setback areas shall not exceed six (6) feet in height.*

These zone-based requirements may provide a solid foundation for Boardman to construct screening requirements that are more reflective of the City's needs and districts and that complement neighboring uses and neighborhood character.

Sisters Development Code:

<https://www.codepublishing.com/OR/Sisters/html/SistersDevCode03/SistersDevCode0302.html#3.2.300>