

1 **40.100.070 Definitions**

2 Unless the context clearly requires otherwise, the definitions in this section shall  
3 apply to terms in this title. In addition to definitions provided below, there are  
4 chapter-specific or section-specific definitions in the following sections:

5 Section 40.240.040, Columbia River Gorge National Scenic Area Districts;

6 Section 40.250.010, Airport Environs Overlay Districts (AE-1, AE-2);

7 Section 40.250.030, Historic Preservation;

8 Section 40.260.110, Residential Infill;

9 Section 40.260.240, Wireless Communications Facilities;

10 Section 40.310.010, Sign Standards;

11 Section 40.550.030, Master Planned Development;

12 Section 40.560.030, Amendments Docket;

13 Chapter 40.570, State Environmental Policy Act (SEPA); and

14 Section 40.600.030, Impact Fees.

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<b>Interchange improvement, significant</b>	<del>For the purposes of Section 40.250.050, a “significant interchange improvement” shall be the modification of a grade-separated intersection and ramp system that requires a Federal Highways Administration (FHWA) Access Point Decision Report for highways on the federal interstate highway system or that would require such a study for all other highways and county roads if such facilities were subject to such regulation. For example, improvements that are restricted to extending the storage length of a ramp or adding a turn lane at the ramp terminus would not be considered significant; moving or reconfiguring a ramp would be defined as significant for the purposes of Section 40.250.050. (Amended: Ord. 2004-09-02)</del>
<b>Market analysis</b>	<u>“Market analysis” means a study that assess the retail market conditions within a primary trade area of not less than a three (3) mile radius (both build and designated) over a five (5) year horizon. The analysis shall contain location, characteristics, and sales figures of competitive centers/areas in the trade area; space availability, absorption, and sales trends by category in trade area; review of vacant land; overall</u>

	<u>economic trends, employment trends, projections of economic activity, and growth patterns; population, household, and employment growth trends and projections for each trade area, as well as household characteristics such as household type (families, singles, etc.), age, including trends and projections.</u>
<u>Transportation analysis</u>	<u>“Transportation analysis” means a study done by a licensed engineer that compares a build-out scenario under the existing and proposed designations for a twenty- (20-) year horizon.</u>

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