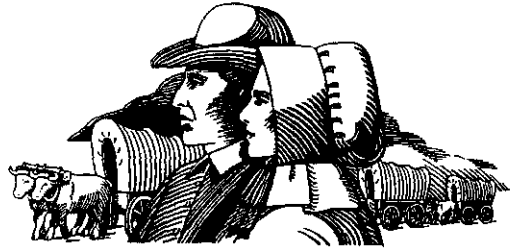


# CITY OF OREGON CITY

## PLANNING COMMISSION

320 WARNER MILNE ROAD  
TEL 657-0891

OREGON CITY, OREGON 97045  
FAX 657-7892



## AGENDA

City Commission Chambers - City Hall

November 6, 2000 at 7:00 P.M.

### PLANNING COMMISSION MEETING

- 7:00 p.m. 1. **CALL TO ORDER**
- 7:05 p.m. 2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**
- 7:10 p.m. 3. **APPROVAL OF MINUTES:** October 23, 2000 (*Mailed Separately*)
- 7:15 p.m. 4. **PUBLIC HEARING**
- L 00-03;** City of Oregon City- Amendment to the Oregon City Municipal Code Chapter 17.62 Site Plan and Design Review.
- 8:00 p.m. 5. **OLD BUSINESS**
- A. Second Draft - Review of Proposed Policy**
- 8:15 p.m. 6. **NEW BUSINESS**
- A. Staff Communications to the Commission**
- B. Comments by Commissioners**
- 8:30 p.m. 7. **ADJOURN**

NOTE: HEARING TIMES AS NOTED ABOVE ARE TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

# CITY OF OREGON CITY

## Planning Commission

320 WARNER MILNE ROAD  
TEL 657-0891

OREGON CITY, OREGON 97045  
FAX 657-7892



## Staff Report

November 6, 2000

**FILE NO:** L00-03  
Amendments to the Oregon City Municipal Code Chapter  
17.62 Site Plan and Design Review

**FILE TYPE:** Legislative

**HEARING DATE:** November 6, 2000

**LOCATION:** City Hall  
320 Warner Milne Road  
Oregon City, OR 97045  
7:00 pm

**APPLICANT:** City of Oregon City  
PO Box 3040  
Oregon City, OR 97045

**REQUEST:** The proposed amendments include three new sections to  
Oregon City Municipal Code Chapter 17.62 Site Plan and  
Design Review:  
17.62.055 Institutional and commercial building standards  
17.62.056 Additional standards for large retail  
establishments  
17.62.057 Multiple-family building standards

**LOCATION:** Citywide

**REVIEWER:** Barbara Shields, Senior Planner

L00-03 Staff Report  
Amendments to OCMC 17.62  
Page 1

## **APPLICABLE CRITERIA:**

- I. Section 17.50.060 of the Oregon City Municipal Code (Application requirements);
- II. Section 17.50.170 of the Oregon City Municipal Code (Legislative hearing process);
- III. Oregon City Comprehensive Plan  
Citizen Involvement Goal

## **BACKGROUND**

The City Planning Commission adopted Review of Site Design requirements as a Work Program item on its Year 2000 Work Program. The Commission's objective was to review existing design standards and to amend or revise said standards to produce a more comprehensive set of design requirements for future development in the City.

Between July 1 and September 30, 2000, the Planning Commission held four comprehensive workshops. During these workshops the Planning Division staff collected, analyzed, and presented development design guidelines and standards related to commercial, institutional, and multiple-family development that are generally used in other cities in Oregon or in the Portland area.

## **BASIC FACTS**

1. The proposed language changes affect Oregon City Municipal Code Chapter 17.62. Site Plan and Design Review.
2. Transmittals on the proposed development were sent to various City Departments, affected agencies, the Community Involvement Committee Chair, all neighborhood associations in Oregon City, Metro, ODOT, DLCD, Tri-Met, and Clackamas County.
4. Comments were received from the Engineering Division. The received comments are attached into the report as Exhibit B and discussed below in the report (ANALYSIS).

## **APPLICABLE OREGON CITY MUNICIPAL CODE (OCMC) CRITERIA**

This proposed text amendment is reviewed below for compliance with the pertinent Comprehensive Plan Goals and Policies and Municipal Code sections.

## **Chapter 17.50.060 Application requirements**

**Staff's finding:** A permit application was filed on a form provided by the City, along with documentation sufficient to demonstrate compliance with all applicable criteria. Therefore, this proposed text amendment complies with OCMC Chapter 17.50.060.

## **17.50.170 Legislative hearing process**

**Staff's finding:** This proposed text amendment is scheduled and has been noticed as a public hearing item before the Planning Commission on November 6, 2000. The Department of Land Conservation and Development (DLCD) was notified as required by ORS 197.610-197.625. The planning manager's report will be made available at least seven days prior to the hearing. All remaining requirements of the legislative hearing process will be followed. Therefore, this proposed text amendment complies or can comply with OCMC Chapter 17.50.170.

## **APPLICABLE COMPREHENSIVE GOALS AND POLICIES**

**Citizen Involvement Goal.** The public hearing for the proposed text amendment was advertised and notice was provided as prescribed by law to be heard by the Planning Commission on November 6, 2000, and by the City Commission on February 16, 2000. The public hearing will provide an opportunity for comment and testimony from interested parties.

**Staff's finding:** The proposed text amendment does not conflict with the Citizen Involvement Goal of the Comprehensive Plan.

## **ANALYSIS**

A summary of the amendments proposed by the Planning Commission is presented in Exhibit 1. In general, the resultant amendments provide a package of choices that would address the uniqueness of each development by applying a choice of design features tailored to the site and its context.

The Exhibit 1 contains the following amendments to the OCMC Chapter 17.62 Site Plan and Design Standards:

- **Section 17.62.055 [New Section] Institutional and commercial building standards**

This section provides general building orientation and design features for all institutional and commercial buildings. This section includes standards for variations in building massing, façade treatments, windows, entryways, and roofs.

Another objective of this section is to encourage street fronts that provide a “main street” environment for pedestrians. In general, this could be accomplished by requiring all new commercial and institutional development to be placed no farther than 5 feet from the property line and by incorporating “design packages” including a set of design elements that would be suitable for the development and compatible with the surrounding areas.

- **Section 17.62.056 [New Section] Additional standards for large retail establishments**

This section includes additional requirements for retail buildings that occupy more than 10,000 square feet. The primary objective of this section is to ensure that larger retail establishments are compatible with their surrounding areas and provide a “sense of definition”.

The proposed amendments include additional requirements for roofs, materials, and colors.

The secondary objective of this section is to provide additional features for retail establishments occupying more than 25,000 square feet of floor area. Retail establishments occupying more than 25,000 square feet of floor area are required to include features enhancing public spaces, such as seating areas, kiosks, and pedestrian plazas.

- **Section 17.62.057 [New Section] Multiple-family building standards**

This new section replaces the existing subsection 17.62.050(B). The objective of this section is to provide clear directions for multiple-family buildings that would ensure aesthetically pleasing and functional architecture.

This section provides new requirements for the minimum amount of open space that needs to be provided as part of multiple-family development.

- **Section 17.62.080 [Revised Section] Special development standards along transit streets.**

Several subsections of this section are proposed to be deleted in order to be consistent with new Section 17.62.055 and Section 17.62.056.

The proposed amendments were discussed, reviewed, and analyzed by the Planning Commission at the four public workshops between July and September 2000.

An additional review and analysis of the proposed amendments was provided by the City Engineering Manager (Exhibit 2). The majority of these comments pertain to the text presentation, consistency, simplicity, and comprehension in describing the proposed standards (Comments # 1-4, 6-14, 17, 19-21, 24-29, 30, 31, and 32) and were incorporated in the revised version of the proposed amendments (Exhibit 3).

The answers to Comments # 5, 15, 16, 18, 22, 23 are provided below.

Comment #5 Section 17.62.055 F seems to be pertinent to limit façade requirements to only streetside elevations.

Response: Yes, this section pertains only to building facades. A building façade is that side of a building, which faces and is parallel to or most nearly parallel to a public or private street.

Comment #15 Why does the Code provide different height requirements for the trellises or canopies and roof treatments?

Response: Section 17.62.055(F)(5) requires that trellises and canopies shall be no less than eight (8) feet above the sidewalks. Section 17.62.055(G)(4) requires that special decorative roofs and entry features shall be no less than nine (9) feet above the sidewalk. The difference between the two standards is inconsequential. The objective of both requirements is to provide comfortable space for pedestrians between the sidewalk and overhangs. The “Uniform Building Code” does not provide any specific guidelines or requirements on the minimum height of overhangs.

Comment #18 Would Section 17.62.055(H) restrict central malls from using interior door openings?

Response: Yes, this section provides additional restrictions for central malls. It requires that each store within the mall have at least one exterior customer service entrance. The objective of this requirement is to ensure façade diversification of larger buildings at the street level.

Comment #22 Does Section 17.62.056(D)(3) apply to first floor or all floors?

Response: It does apply to all floors. It does mention “gross square feet of floor area”, which typically applies to the total floor area.

Comment #23 Does Section 17.62.056(D)(3) apply to enlargements/extensions of the already existing buildings?

Response: Yes, this section would apply to all establishments occupying more than 25,000 square feet. Consequently, any extension of the existing building that exceeding 25,000 square feet would have to comply with Section 17.62.056(D)(3).

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission recommend approval of the proposed text amendments, included as Exhibit 3, to the City Commission for its consideration.

### **EXHIBITS**

1. Proposed Amendments to OCMC Chapter 17.62
2. City Engineering Manager Comments
3. Proposed Amendments to OCMC Chapter 17.62 (includes additional edits)

# **SUMMARY OF AMENDMENTS TO OREGON CITY MUNICIPAL CODE (OCMC) CHAPTER 17.62 SITE PLAN AND DESIGN REVIEW**

## **FILE L00-03**

The proposed amendments include three new sections to Oregon City Municipal Code Chapter 17.62 Site Plan and Design Review:

### **17.62.055 Institutional and commercial building standards**

- This section is intended to promote the design of an urban environment that is built to human scale and to encourage street fronts that create pedestrian-conducive environment, while also accommodating vehicular movement.
- The primary objective of the regulations contained in this section is to provide a range of design choices that would promote creative, functional, and cohesive development with the surrounding areas.
- This section provides new design standards for institutional and commercial buildings, including façade treatments, roof treatments, entryways, relationship of buildings to streets and parking, and variation in massing.

**The entire text of Chapter 17.62 Site Plan and Design Review is attached to this notice.**

**The new, added Section 17.62.055 may be found on pages 10 through 14 of the attached text.**

## **17.62.056 Additional standards for large retail establishments**

- This section is intended to ensure that large retail buildings are compatible with the surrounding areas.
- “Large retail establishment” is defined as a retail establishment occupying more than 10,000 gross square feet of floor area.
- Standards provided in this section include additional requirements for roofs, materials and colors.
- Retail establishments occupying more than 25,000 gross square feet of floor area are required to include focal features and amenities that enhance public spaces, such as seating areas, kiosks, and pedestrian plazas.

**The entire text of Chapter 17.62 Site Plan and Design Review is attached to this notice.**

**The new, added Section 17.62.056 *Institutional and commercial building standards* may be found on pages 14 and 15 of the attached text.**

## **17.62.057 Multiple-family building standards**

- This new section is intended to promote the design of multiple-family buildings through a range of design choices that would ensure aesthetically pleasing and functional architecture.
- This section provides new requirements for the amount of common open space that needs to be provided as part of multiple-family development. The specific amount of open space is dependent on the number of units provided within the development.
- The requirements in this section contain provisions for private open space, which is intended for use strictly by the occupants of each dwelling unit.
- Additional standards provided in this new section include location of parking areas in relation to multiple-family building.

**The entire text of Chapter 17.62 Site Plan and Design Review is attached to this notice.**

**The new Section 17.62.057 *Multiple-family building standards* replaces the existing subsection 17.62.050(B).**

**Section 17.62.057 may be found on pages 15 through 17 of the attached text.**

**The existing subsection to be deleted 17.62.050(B) is contained on page 9 of the attached text.**

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

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**bold and underlined** indicates new language  
~~strikethrough~~ indicates deletions

#### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

17.62.010 Purpose.

17.62.020 Preapplication review.

17.62.030 When required.

17.62.040 Plans required.

17.62.050 Standards.

**17.62.055 Institutional and commercial building standards**

**17.62.056 Additional standards for large retail establishments**

**17.62.057 Multiple-family building standards**

17.62.060 Building structures.

17.62.070 On-site pedestrian access.

17.62.080 Special development standards along transit streets.

17.62.090 Enforcement.

17.62.100 Fees.

#### **17.62.010 Purpose.**

The purposes of site plan and design review are to: encourage site planning in advance of construction; protect lives and property from potential adverse impacts of development; consider natural or man-made hazards which may impose limitations on development; conserve the city's natural beauty and visual character and minimize adverse impacts of development on the natural environment as much as is reasonably practicable; assure that development is supported with necessary public facilities and services; ensure that structures and other improvements are properly related to their sites and to surrounding sites and structure; and implement the city's comprehensive plan and land use regulations with respect to development standards and policies. (Ord. 94-1002 §1 (part), 1994)

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

#### **17.62.020 Preapplication review.**

Prior to filing for site plan and design review approval, the applicant shall confer with the principal planner pursuant to Section 17.50.030. The principal planner shall identify and explain the relevant review procedures and standards. (Ord. 94-1002 §1(part), 1994)

#### **17.62.030 When required.**

Site plan and design review shall be required for all development of real property in all zones except the R-10, R-8, R-6, R-6/MH, RC-4, and RD-4 zoning districts, unless otherwise provided for by this title or as a condition of approval of a permit. Site plan and design review shall also apply to all conditional uses and non-residential uses in all zones, to planned developments, manufactured dwelling parks, and partitions and residential development within overlay districts. No building permit or other permit authorization for development shall be issued prior to site plan and design review approval. Parking lots and parking areas accessory to uses regulated by this chapter also shall require site plan and design review approval. Site plan and design review shall not alter the type and category of uses permitted in zoning districts. (Ord. 94-1002 §1(part), 1994)

#### **17.62.040 Plans required.**

A complete application for site plan and design review shall be submitted. Except as otherwise in subsection I of this section, the application shall include the following plans and information:

A. A site plan or plans, to scale, containing the following:

1. Vicinity information showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations;
2. The site size, dimensions, and zoning, including dimensions and gross area of each lot or parcel and tax lot and assessor map designations for the proposed site and immediately adjoining properties;
3. Contour lines at two foot contour intervals for grades zero to ten percent, and five-foot intervals for grades over ten percent;
4. The location of natural hazard areas on and within one hundred feet of the boundaries of the site, including:
  - a. Areas indicated on floodplain maps as being within the one hundred-year floodplain,

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

- b. Unstable slopes, as defined in Section 17.44.020,
- c. Areas identified on the seismic conditions map in the comprehensive plan as subject to earthquake and seismic conditions;
- 5. The location of natural resource areas on and within one hundred feet of the boundaries of the site, including fish and wildlife habitat, natural areas, wooded areas, areas of significant trees or vegetation, and areas designated as being within the water resources overlay district;
- 6. The location of inventoried historic or cultural resources on and within one hundred feet of the boundaries of the site;
- 7. The location, dimensions, and setback distances of all existing permanent structures, improvements and utilities on or within twenty-five feet of the site, and the current or proposed uses of the structures;
- 8. The location, dimensions, square footage, building orientation and setback distances of proposed structure, improvements and utilities, and the proposed uses of the structures by square footage;
- 9. The location, dimension and names, as appropriate, of all existing and platted streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit street and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;
- 10. The location, dimension and names, as appropriate, of all proposed streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit streets and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;
- 11. All parking, circulation, loading and servicing areas, including the locations of all carpool, vanpool and bicycle parking spaces as required in Chapter 52 of this title;
- 12. Site access points for automobiles, pedestrians, bicycles and transit;
- 13. On-site pedestrian and bicycle circulation;
- 14. Outdoor common areas proposed as open space;
- 15. Total impervious surface created (including buildings and hard ground surfaces).

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

B. A landscaping plan, drawn to scale, showing the location and types of existing trees (six inches or greater in caliper measured four feet above ground level) and vegetation proposed to be removed and to be retained on the site, the location and design of landscaped areas, the varieties, sizes and spacings of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain plant materials.

C. Architectural drawings or sketches, drawn to scale and showing floor plans, elevations accurately reflected to grade, and exterior materials of all proposed structures and other improvements as they will appear on completion of construction.

D. A materials board, no longer in size than eight and one-half inches by fourteen inches clearly depicting all building materials with specifications as to type, color and texture of exterior materials of proposed structures.

E. An erosion/sedimentation control plan, in accordance with the requirements of Chapter 17.47 and the Public Works Erosion and Sediment Control Standards, and a drainage plan developed in accordance with city drainage master plan requirements, Chapter 13.12 and the Public Works Stormwater and Grading Design Standards. The drainage plan shall identify the location of drainage patterns and drainage courses on and within one hundred feet of the boundaries of the site. Where development is proposed within an identified hazard area, these plans shall reflect concerns identified in the hydrological/geological/geotechnical development impact statement.

F. The legal description of the site.

G. An exterior lighting plan, drawn to scale, showing type, height, and area of illumination.

H. Such special studies or reports as the principal planner may require to obtain information to ensure that the proposed development does not adversely affect the surrounding community or identified natural resource areas or create hazardous conditions for persons or improvements on the site. The principal planner shall require an applicant to submit one or more development impact statements, as described in Section 16.12.050, upon determination that (1) there is a reasonable likelihood that traffic safety or capacity improvements may be required; (2) the proposal could have significant adverse impacts on identified natural resource areas, including areas designated as being within the water resources overlay district; or (3) the proposal would be located on or could have significant adverse impacts on natural hazard areas, including unstable slopes and areas within the flood plain overlay district. The principal planner shall determine which types of development impact statements are necessary and provide written reasons for requiring the statement(s). The development impact statements shall include the information described in Sections 16.12.070, 16.12.080, and 16.12.120.

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

I. The principal planner may waive the submission of information for specific requirements of this section or may require information in addition to that required by a specific provision of this section, as follows:

1. The principal planner may waive the submission of information for a specific requirement upon determination either that specific information is not necessary to evaluate the application properly, or that a specific approval standard is not applicable to the application. If submission of information is waived, the principal planner shall, in the decision, identify the waived requirements, explain the reasons for the waiver, and state that the waiver may be challenged on appeal and may be denied by a subsequent review authority. If the matter is forwarded to the planning commission for initial review, the information required by this paragraph shall be included in the staff report;

2. The principal planner may require information in addition to that required by a specific provision of this section upon determination that the information is needed to evaluate the application properly and that the need can be justified on the basis of a special or unforeseen circumstance. If additional information is required, the principal planner shall, in the decision, explain the reasons for requiring the additional information.

J. If the applicant has not already done so as some other part of the land use review process, the applicant shall submit an erosion control plan that complies with the applicable requirements of Chapter 17.74 of this code. (Ord. 99-1029 §§10 and 11, 1999; Ord. 96-1005 §2, 1996; Ord. 95-1004 §1, 1995; Ord. 94-1002 §1(part), 1994)

#### **17.62.050 Standards.**

A. All development shall comply with the following standards:

1. A minimum of fifteen percent of the lot area being developed shall be landscaped. Natural landscaping shall be retained where possible to meet the landscaping requirement. Landscape design and landscaping areas shall serve their intended functions and not adversely impact surrounding areas. The landscaping shall include a mix of vertical (trees) and horizontal elements (grass, ground cover, etc.). The principal planner shall maintain a list of trees, shrubs and vegetation acceptable for landscaping. For properties within the central business district, and for major remodelling in all zones subject to this chapter, landscaping shall be required to the extent practicable up to the fifteen percent requirement. Landscaping also shall be visible from public thoroughfares to the extent practicable;

2. The size, shape, height, and spatial and visual arrangement of uses, structures, fences, and walls, including color and material selection, shall be compatible with existing

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

surroundings and future allowed uses. Consideration may be given to common driveways, shared parking, increased setbacks, building heights, and the like;

3. Grading shall be in accordance with the requirements of Chapter 15.48 and the Public Works Stormwater and Grading Design Standards;

4. Development subject to the requirements of the unstable slopes overlay district shall comply with the requirements of that district. The review authority may impose such conditions as are necessary to minimize the risk of erosion and slumping and assure that landslides and property damage will not occur;

5. Drainage shall be provided in accordance with city's drainage master plan, Chapter 13.12, and the Public Works Stormwater and Grading Design Standards.

6. Parking, including carpool, vanpool and bicycle parking, shall comply with city parking standards. Off- street parking and loading-unloading facilities shall be provided in a safe, well-designed and efficient manner and shall be buffered from the street and from adjacent residential zones by means of landscaping or by a low fence or wall not greater than three feet six inches in height, but not to the extent of restricting visibility necessary for safety and security. Off-street parking design shall consider the layout of parking, opportunities to reduce the amount of impervious surface, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage collection and storage points; and the surfacing, lighting, screening, landscaping, concealing and other treatment of the same. The review authority, at its discretion, may reduce the required number of off-street parking spaces for the purpose of preserving an existing specimen tree. Carpool, vanpool and bicycle parking shall be provided in accordance with Section 17.52.040 through 17.52.070.

7. Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the planning commission may waive this requirement in whole or in part in those locations where there is no probable need, or comparable alternative location provisions for pedestrians are made;

8. Circulation boundaries within the boundary of the site shall facilitate direct and convenient pedestrian and bicycle access. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of all vehicular and pedestrian accesses, exits, drives, walkways, bikeways, pedestrian/bicycle accessways, buildings, emergency equipment ways, and other related facilities. Ingress and egress locations on public thoroughfares shall be located in the interest of public safety and determined by the review authority. Reasonable access for emergency services (fire and police) shall be provided;

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

9. There shall be provided adequate means to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreational facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency;

10. Outdoor lighting shall be provided in a manner that enhances security, is appropriate for the use, and avoids adverse impacts on surrounding properties. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 footcandles of light;

11. Site planning, including the siting of structures, roadways and utility easements, shall provide for the protection of tree resources. Trees of six-inch caliper or greater measured four feet from ground level shall, whenever practicable, be preserved outside buildable area. Where the planning manager determines that it is impractical or unsafe to preserve such trees, the trees shall be replaced in accordance with an approved landscape plan that includes new plantings of similar character at least two inches to two and one-half inches in caliper. Specimen trees shall be preserved where practicable. Where these requirements would cause an undue hardship, the review authority may modify the requirements in a manner which, in its judgment, reasonably satisfies the purposes and intent of this paragraph. The review authority may impose conditions to avoid disturbance to tree roots by grading activities and to protect trees and other significant vegetation identified for retention from harm. Such conditions may include, if deemed necessary by the review authority, the advisory expertise of a qualified consulting arborist or horticulturist both during and after site preparation, and a special maintenance and management program to provide protection to the resources as recommended by the arborist or horticulturist;

12. Development shall be planned, designed, constructed and maintained to protect water resources in accordance with the requirements of the city's water resources overlay district, Chapter 17.49, as applicable;

13. Development shall comply with applicable city regulations protecting natural resources. For inventoried natural resources, the siting and design of buildings and other improvements shall be appropriate to protect these resources as provided by the comprehensive plan and this title. Elsewhere, development shall be planned, designed and constructed to avoid or minimize adverse impacts on natural resources to the extent practicable;

14. All development shall maintain continuous compliance with applicable federal, state, and city standards pertaining to air and water quality, odor, heat, glare, noise and

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

vibrations, outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference. Prior to issuance of a building permit, the principal planner or building official may require submission of evidence demonstrating compliance with such standards and receipt of necessary permits. The review authority may regulate the hours of construction or operation to minimize adverse impacts on adjoining residences, businesses or neighborhoods. The emission of odorous gases or other matter in such quantity as to be readily detectable at any point beyond the property line of the use creating the odors or matter is prohibited;

15. Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence which they submit. All facilities shall be designated to city standards as set out in the city's facility master plans and public works design standards. A development may be required to modify or replace existing off-site systems if necessary to provide adequate public facilities. The city may require oversizing of facilities where necessary to meet standards in the city's facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where oversizing is required, the developer may request reimbursement from the city for oversizing based on the city's reimbursement policy and fund availability, or provide for recovery of costs from intervening properties as they develop;

16. Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided, consistent with the city's transportation master plan and design standards and this title. Consideration shall be given to the need for street widening and other improvements in the area of the proposed development impacted by traffic generated by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, street drainage facilities and other facilities needed because of anticipated vehicular and pedestrian traffic generation;

17. Major industrial, institutional, retail and office developments shall provide direct, safe and convenient bicycle and pedestrian travel as appropriate both within the development and between the development and other residential or neighborhood activity centers such as shopping, schools, parks and transit centers. Where practicable, new office parks and commercial developments shall enhance internal pedestrian circulation through clustering of buildings, construction of pedestrian ways, or similar techniques. Bicycle parking facilities shall be required as part of new multi-family residential developments of four

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

units or more, new retail, office and institutional developments, and all transit transfer stations and park-and-ride lots;

18. If Tri-Met, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turnout lane, bus shelter, bus landing pad or transit stop connection be constructed at the time of development, the review authority shall require such improvement, using designs supportive of transit use, if the development is of a type which generates transit ridership and the review authority determines that the recommended condition is reasonably related to the scale and intensity of the development. Where transit service is or reasonably can be made available to serve the site, the development shall include sidewalks or pedestrian easements as necessary to provide safe and direct access to transit stops.

19. All utility lines shall be placed underground;

20. Access and facilities for physically handicapped people shall be incorporated into the site and building design consistent with applicable federal and state requirements, with particular attention to providing continuous, uninterrupted access routes;

21. Pedestrian/bicycle accessways shall be provided as appropriate in accordance with the requirements and standards in Chapter 12.24 and such other design standards as the city may adopt;

22. In office parks and commercial centers, clustering of buildings shall be provided to the extent reasonably practicable to facilitate off-site pedestrian access. If located along transit streets, clustering of buildings near the transit street shall be provided to the extent reasonably practicable to facilitate access by transit.

~~B. All multiple family development also shall comply with the following additional standards:~~

~~1. Outdoor play space suitable for children playing shall be included. Outdoor play space shall be a minimum of ten percent of the lot area being developed, and shall be in addition to the required landscaping. Parking lots are not such acceptable space. This requirement shall not be applicable in housing maintained exclusively as adult housing;~~

~~2. Private or semi-private outdoor space for each unit shall be included, such as balconies or fenced yards. The primary purpose of these requirements is for security and safety as outlined in Sections 402 and 402.0 of the Model Security Code for Residential Areas (New York: Institute for Community Design Analysis, 1974). The review authority may waive this requirement in those locations where there is no probable need;~~

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

~~3. The site plan shall be designed to minimize outdoor noise.~~

C. **B.** The review authority may impose such conditions as it deems necessary to ensure compliance with these standards and other applicable review criteria, including standards set out in city overlay districts, the city's master plans, and city public works design standards. Such conditions shall apply as described in Sections 17.50.310, 17.50.320 and 17.50.330. The review authority may require a property owner to sign a waiver of remonstrance against the formation of and participation in a local improvement district where it deems such a waiver necessary to provide needed improvements reasonably related to the impacts created by the proposed development. To ensure compliance with this chapter, the review authority may require an applicant to sign or accept a legal and enforceable covenant, contract, dedication, easement, performance guarantee, or other document, which shall be approved in form by the city attorney. (Ord. 00-1003 §13, 2000; Ord. 99-1029 §12, 1999; Ord. 95-1004 §§2, 3, 1995; Ord. 94-1002 §1(part), 1994)

#### **17.62.055 Institutional and commercial building standards**

##### **A. Purpose.**

**This section is intended to promote the design of an urban environment that is built to human scale and to encourage street fronts that create pedestrian-conducive environment, while also accommodating vehicular movement. The primary objective of the regulations contained in this section is to provide a range of design choices that would promote creative, functional, and cohesive development compatible with the surrounding areas.**

##### **B. Applicability**

**In addition to Section 17.62.050 requirements, institutional and commercial buildings shall comply with design standards contained in this section.**

##### **C. Relationship between Zoning District Design Standards and Requirements of this Section.**

- 1. Building design shall contribute to the uniqueness of the underlying zoning district by applying appropriate materials, elements, features, color range and activity areas tailored specifically to the site and its context.**
- 2. A standardized prototype design shall be modified if necessary to meet the provisions of this section.**

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

3. In the case of a multiple building development, each individual building shall include predominant characteristics shared by all buildings in the development so that the development forms a cohesive place within the underlying zoning district or community.
4. With the exception of standards for building orientation and building front setbacks, in the event of a conflict between a design standard in this section and a standard or requirement contained in within the underlying zoning district, the standard in the zone district shall prevail.

#### D. Relationship of Buildings to Streets and Parking.

1. Buildings shall be placed no farther than 5 feet from the front property line. A larger front yard setbacks may be approved through Site Plan and Design Review if the setback area incorporates enhanced pedestrian spaces and amenities such as plazas, arcades, outdoor café, benches, street furniture, public art or kiosks.
2. At least one main entrance of any building shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.
3. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.

#### E. Variation in Massing.

1. A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.
2. Horizontal masses shall not exceed a height: width ratio of 1:3 without substantial variation in massing that includes a change in height and projecting or recessed elements.
3. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect. False fronts or parapets create an insubstantial appearance and are prohibited.

#### F. Facade Treatment.

1. Minimum Wall Articulation.

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

- a. In order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size, no wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty (30) feet without including, but not be limited to, at least two of the following:
    - 1) change in plane,
    - 2) change in texture or masonry pattern,
    - 3) windows, treillage with vines, or
    - 4) an equivalent element that subdivides the wall into human scale proportions.
  - b. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.
  - c. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length.
  - d. Building facades must include a repeating pattern that includes no less than three of the following elements:
    - 1) color change;
    - 2) texture change;
    - 3) material module change.
  - e. An expression of architectural or structural bays through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib.
  - f. At least one of elements (b), (c) or (d) shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.
2. Facade Transparency. The main front elevation shall provide at least 60 percent windows or transparency at the pedestrian level. The side elevation shall provide at least 30 percent transparency. The transparency is measured in lineal fashion [For example, a 100-foot long building elevation shall have at least 60 feet (60% of 100) in length].
  3. Side or rear walls that face walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

4. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.
5. Trellises, canopies and fabric awnings may project up to five (5) feet into front setbacks and public rights-of-way, provided that they are not less than eight (8) feet above the sidewalk. Awnings shall be no longer than a single storefront.

#### G. Roof Treatments.

All facades shall have a recognizable "top" consisting of, but not limited to:

1. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials;
2. Sloping roof with overhangs and brackets;
3. Stepped parapets.
4. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three (3) feet into street rights-of-way, provided that they are not less than nine (9) feet above the sidewalk.

#### H. Entryways

Institutional and commercial buildings shall have clearly defined, highly visible customer entrances including at least three (3) of the following elements, listed below.

1. canopies or porticos;
2. overhangs;
3. recesses/projections;
4. arcades;
5. raised corniced parapets over the door;
6. peaked roof forms;
7. arches;
8. outdoor patios;
9. display windows;
10. architectural details such as tile work and moldings which are integrated into the building structure and design;
11. integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

Where additional stores will be located in the large retail establishment, each such store shall have at least one (1) exterior customer entrance, which shall conform to the same requirements.

#### 17.62.056 Additional standards for large retail establishments

- A. This section is intended to ensure that large retail building development is compatible with its surrounding area.
- B. Large retail establishment shall mean a retail establishment occupying more than ten thousand (10,000) gross square feet of floor area.
- C. In addition to Section 17.62.050 and 17.62.055 requirements, large retail buildings shall comply with design standards contained in this section.

#### D. Development Standards.

##### 1. Roofs.

Roofs shall include at least two of the following features:

- a. Parapets concealing flat roofs and rooftop equipment from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment;
- b. Overhanging eaves, extending no less than three (3) feet past the supporting walls;
- c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run;
- d. Three (3) or more roof slope planes.

##### 2. Materials and colors

- a. Predominant exterior building materials shall include, but not be limited to, brick, sandstone, other native stone and tinted/textured concrete masonry units.
- b. Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
- c. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.

**ZC99-09, Amendment to OCMC 17.62 - Planned Unit Development**

ANALYSIS AND FINDINGS/ CONCLUSION AND RECOMMENDATIONS

Page 1

ROBERT CULLISON, ENGINEERING MANAGER

October 24, 2000

**ANALYSIS AND FINDINGS**

	Section	Page	Comment	Rationale
1	17.62.055 A.	10	Add "a" after "create" in 2nd line	Grammar
2	17.62.055 C. 4.	11	Delete "within" in 3rd line	Already has "in"
3	17.62.055 C. 4.	11	Change "zone" to "zoning" in 4th line	Consistency
4	17.62.055 D. 1.	11	Delete "s" from "setbacks" in 2nd line	Needs to be singular
5	17.62.055 F.	11	Do we define "facade" anywhere as only applying to the streetside elevation or does it matter?	Seems to be pertinent to limit façade requirements to only streetside elevation
6	17.62.055 F. 1.a.	12	Delete "In order to" and insert "Facades shall" in 1 <sup>st</sup> line	Makes this para linear with others to follow
7	17.62.055 F. 1.a.	12	End 1 <sup>st</sup> sentence at "human size." And capitalize "No" to begin new sentence.	Shorten sentence for reader ease
8	17.62.055 F. 1.a., d., e., and f.	12	Indent all to match preceding para	Consistency
9	17.62.055 F. 1.a. 1) thru 4) and d. 1) thru 3)	12	Indent all to match preceding para and capitalize first letter of each	Consistency
10	17.62.055 F. 1.b.	12	Move "façade" in 4 <sup>th</sup> line between "the" and "length" and delete "of the" after "length"	Too many "of the"
11	17.62.055 F. 1.e.	12	Add "Facades shall have" at beginning of sentence	Makes this para linear with others preceding
12	17.62.055 F. 1.f.	12	Add "Facades shall have" at beginning of sentence and delete "shall" before "repeat"	Makes this para linear with others preceding
13	17.62.055 F. 2	12	Add "of transparency" after "60% of 100)" in 4 <sup>th</sup> line	Clearer meaning
14	17.62.055 F. 3	12	Move "only" from 3 <sup>rd</sup> line to 1 <sup>st</sup> line between "may" and "include"	Positions restrictive modifier closer to beginning of sentence
15	17.62.055 F. 5 and 17.62.055 G. 4	13	Why the difference between the two types of overhangs?	One says 8 feet and the other says 9 feet
16	17.62.055 G. 1 and 2	13	Should these two have "or" at end of each sentence?	Just curious
17	17.62.055 H. 1-11	13	Capitalize all first letters	Proper capitalization
18	17.62.055 H.	14	Would the top sentence restrict central malls from using interior door openings?	Perhaps it needs an exception
19	17.62.056 D. 2	14	Line up indent	Proper indent
20	17.62.056 D. 3	15	Make "establishment" plural in 1 <sup>st</sup> line. Would prefer a different word altogether	Proper tense. Avoid confusion with 2 <sup>nd</sup> usage of

**ZC99-09, Amendment to OCMC 17.62 - Planned Unit Development****ANALYSIS AND FINDINGS/ CONCLUSION AND RECOMMENDATIONS**

Page 2

**ROBERT CULLISON, ENGINEERING MANAGER**

October 24, 2000

				"establishment" in 2 <sup>nd</sup> line
21	17.62.056 D. 3.a.-h.	15	Indent properly and capitalize first letter of each	Proper indenting and capitalization
22	17.62.056 D. 3	15	Does 25,000 SF apply to first floor or all floors?	Ambiguous
23	17.62.056 D. 3	15	How about additions that make the existing retail building over 25,000 SF	Ambiguous
24	17.62.057 C.	15	Change "form" to "from" in 2 <sup>nd</sup> line	Typo
25	17.62.057 D. 2	16	Change "larger" to "deeper" in 2 <sup>nd</sup> line	More appropriate
26	17.62.057 D. 2	16	Change "setbacks" to singular tense	Proper tense
27	17.62.057 D. 2	16	End 2 <sup>nd</sup> sentence at "Design Review." And delete "if". Begin 3 <sup>rd</sup> sentence with "The deeper setback"	Shorten sentence structure
28	17.62.057 D. 2	16	Add "shall" between "area" and "incorporates" in 3 <sup>rd</sup> line and change "incorporates" to singular	More directive in nature
29	17.62.057 E. 3	16	Delete 2 <sup>nd</sup> sentence from beginning through "include" and capitalize "streets". Add "shall not qualify as open space" at end of sentence.	Easier way to say it
30	17.62.057 E. 4a.	17	Consider deleting this due to criteria already established in para 4.	Para 4 already requires a development to have 500 SF of open space regardless of size
31	17.62.057 E. 4g.	17	Consider deleting this one	Looks like something left over
32	17.62.057 E. 5	17	Add "with no dimension less than six (6) feet" at end of para	Provide minimum guidance for the 48 square foot area

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

~~3. The site plan shall be designed to minimize outdoor noise.~~

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#### **17.62.055 Institutional and commercial building standards**

##### **A. Purpose.**

**This section is intended to promote the design of an urban environment that is built to human scale and to encourage street fronts that create a pedestrian-conducive environment, while also accommodating vehicular movement. The primary objective of the regulations contained in this section is to provide a range of design choices that would promote creative, functional, and cohesive development compatible with the surrounding areas.**

##### **B. Applicability**

**In addition to Section 17.62.050 requirements, institutional and commercial buildings shall comply with design standards contained in this section.**

##### **C. Relationship between Zoning District Design Standards and Requirements of this Section.**

- 1. Building design shall contribute to the uniqueness of the underlying zoning district by applying appropriate materials, elements, features, color range and activity areas tailored specifically to the site and its context.**
- 2. A standardized prototype design shall be modified if necessary to meet the provisions of this section.**

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

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4. With the exception of standards for building orientation and building front setbacks, in the event of a conflict between a design standard in this section and a standard or requirement contained in the underlying zoning district, the standard in the zoning district shall prevail.

#### D. Relationship of Buildings to Streets and Parking.

1. Buildings shall be placed no farther than 5 feet from the front property line. A larger front yard setback may be approved through Site Plan and Design Review if the setback area incorporates enhanced pedestrian spaces and amenities such as plazas, arcades, outdoor café, benches, street furniture, public art or kiosks.
2. At least one main entrance of any building shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.
3. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.

#### E. Variation in Massing.

1. A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.
2. Horizontal masses shall not exceed a height: width ratio of 1:3 without substantial variation in massing that includes a change in height and projecting or recessed elements.
3. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect. False fronts or parapets create an insubstantial appearance and are prohibited.

#### F. Facade Treatment.

1. Minimum Wall Articulation.

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

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  - 1) change in plane,
  - 2) change in texture or masonry pattern,
  - 3) windows, treillage with vines, or
  - 4) an equivalent element that subdivides the wall into human scale proportions.
- b. Facades greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three (3) percent of the length of the facade and extending at least twenty (20) percent of the length of the facade. No uninterrupted length of any facade shall exceed one hundred (100) horizontal feet.
- c. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty (60) percent of their horizontal length.
- d. Building facades must include a repeating pattern that includes no less than three of the following elements:
  - 1) color change;
  - 2) texture change;
  - 3) material module change.
- e. Facades shall have an expression of architectural or structural bays through a change in plane no less than twelve (12) inches in width, such as an offset, reveal or projecting rib.
- f. Facades shall have at least one of elements (b), (c) or (d) repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically.
- 2. Facade Transparency. The main front elevation shall provide at least 60 percent windows or transparency at the pedestrian level. The side elevation shall provide at least 30 percent transparency. The transparency is measured in lineal fashion [For example, a 100-foot long building elevation shall have at least 60 feet (60% of 100 feet) of transparency in length].

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

3. Side or rear walls that face walkways may only include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.
4. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades shall be prohibited.
5. Trellises, canopies and fabric awnings may project up to five (5) feet into front setbacks and public rights-of-way, provided that they are not less than eight (8) feet above the sidewalk. Awnings shall be no longer than a single storefront.

#### G. Roof Treatments.

All facades shall have a recognizable "top" consisting of, but not limited to:

1. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials; or
2. Sloping roof with overhangs and brackets; or
3. Stepped parapets.
4. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three (3) feet into street rights-of-way, provided that they are not less than nine (9) feet above the sidewalk.

#### H. Entryways

Institutional and commercial buildings shall have clearly defined, highly visible customer entrances including at least three (3) of the following elements, listed below.

1. Canopies or porticos;
2. Overhangs;
3. Recesses/projections;
4. Arcades;
5. Raised corniced parapets over the door;
6. Peaked roof forms;
7. Arches;

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

8. Outdoor patios;
9. Display windows;
10. Architectural details such as tile work and moldings which are integrated into the building structure and design;
11. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

Where additional stores will be located in the large retail establishment, each such store shall have at least one (1) exterior customer entrance, which shall conform to the same requirements.

#### 17.62.056 Additional standards for large retail establishments

- A. This section is intended to ensure that large retail building development is compatible with its surrounding area.
- B. Large retail establishment shall mean a retail establishment occupying more than ten thousand (10,000) gross square feet of floor area.
- C. In addition to Section 17.62.050 and 17.62.055 requirements, large retail buildings shall comply with design standards contained in this section.
- D. Development Standards.

##### 1. Roofs.

Roofs shall include at least two of the following features:

- a. Parapets concealing flat roofs and rooftop equipment from public view. The average height of such parapets shall not exceed fifteen (15) percent of the height of the supporting wall and such parapets shall not at any point exceed one-third (1/3) of the height of the supporting wall. Such parapets shall feature three-dimensional cornice treatment;
- b. Overhanging eaves, extending no less than three (3) feet past the supporting walls;
- c. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one (1) foot of vertical rise for every three (3) feet of horizontal run and less than or equal to one (1) foot of vertical rise for every one (1) foot of horizontal run;
- d. Three (3) or more roof slope planes.

##### 2. Materials and colors

- a. Predominant exterior building materials shall include, but not be limited to, brick, sandstone, other native stone and tinted/textured concrete masonry units.

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

- b. Facade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
- c. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
- d. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels.

#### 3. Site Design and Relationship to Surrounding Community.

Retail establishments occupying more than 25,000 gross square feet of floor area shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following:

- a. patio/seating area,
- b. pedestrian plaza with benches,
- c. transportation center,
- d. window shopping walkway;
- e. outdoor playground area,
- f. kiosk area, water feature,
- g. clock tower,
- h. or other such deliberately shaped area and/or a focal feature or amenity that, in the judgment of the appropriate decision maker, adequately enhances such community and public spaces.

Any such areas shall have direct access to the public sidewalk network and such features shall not be constructed of materials that are inferior to the principal materials of the building and landscape.

#### 17.62.057 Multiple-family building standards

##### A. Purpose.

This section is intended to promote the design of multiple-family buildings through a range of design choices that would ensure aesthetically pleasing and functional architecture.

##### B. Applicability

In addition to Section 17.62.050 requirements, multiple-family buildings shall comply with design standards contained in this section.

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

#### C. Housing Model Variety

“Housing model” is distinguished from other housing models, if it has at least three characteristics that clearly distinguish it from other housing models including, but not limited to, different floor plans, exterior materials, roof lines, garage placement, or building facades.

1. Any development of ten (10) or more multiple-family units shall have at least two (2) different types of housing models.
2. Any development of twenty-five (25) or more multiple-family units shall have at least three (3) different types of housing models.
3. Any development of fifty (50) or more multiple-family units shall have at least four (4) different types of housing models.

#### D. Relationship of Buildings to Streets and Parking.

1. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.
2. Multiple-family developments shall be placed no farther than 20 feet from the front property line. A deeper front yard setback may be approved through Site Plan and Design Review if the setback area incorporates enhanced pedestrian spaces and amenities, including but not limited to, street furniture, public art or other such deliberately shaped area and/or a feature or amenity that, in the judgment of the appropriate decision maker, integrates well with adjoining areas.
2. Street-facing facades for every building containing four (4) or more dwelling units shall have at least one (1) building entry or doorway facing any adjacent streets. The façade oriented to a street shall also include windows, doorways, and a structured transition from public to private areas using built elements such as porch features, arbors, low walls, trellis work and/or similar elements integrated with planting.

#### E. Open Space.

1. Open space shall be provided in all multiple-family developments.
2. A minimum of twenty (20) percent of the gross site area shall be designated and permanently reserved as common open space.

## Title 17 ZONING

### Chapter 17.62 SITE PLAN AND DESIGN REVIEW

3. Open space may include required setbacks and buffer yards. Streets, rights-of-way, driveways, parking spaces, or public facilities shall not qualify as open space
4. Each development shall include at least one (1) common open space area that contains a minimum of five hundred (500) square feet, with no horizontal dimension less than twenty (20) feet.
  - a. Any development of ten (10) or more multiple-family units shall have at least 500 square feet of open space.
  - b. Any development of twenty (20) or more multiple-family units shall have at least 1,000 square feet of common open space.
  - c. Any development of thirty (30) or more multiple-family units shall have at least 1,500 square feet of common open space.
  - d. Any development of forty (40) or more multiple-family units shall have at least 2,000 square feet of common open space.
  - e. Any development of fifty (50) or more multiple-family units shall have at least 2,500 square feet of common open space.
  - f. For each additional 10 units, an additional 500 square feet shall be required.
5. Each multiple-family development shall provide individual private open space for each dwelling unit. Private open space is a semi-enclosed area, which is intended for use strictly by the occupants of one dwelling unit. Private open space may include porches, balconies, terraces, roof top gardens, verandas, and decks. Dwellings located at finished grade, or within five (5) feet of finished grade, shall provide a minimum of ninety-six (96) square feet of private open space per dwelling unit, with no dimension less than six (6) feet. Dwellings located more than five (5) feet above finished grade shall provide a minimum of forty-eight (48) square feet with no dimension less than six (6) feet.
6. Ground level private open space shall be visually and physically separated from common open space through the use of perimeter landscaping or fencing.

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

#### **17.62.060 Building structures.**

A. Building structures shall be complimentary to the surrounding area as provided by the design guidelines adopted by the city commission. All exterior surfaces shall present a finished appearance. In historic areas and where development could have a significant visual impact, the review authority may request the advisory opinions of appropriate experts designated by the city manager from the design fields of architecture, landscaping and urban planning. The applicant shall pay the costs associated with obtaining such independent professional advice; provided, however, that the review authority shall seek to minimize those costs to the extent practicable. (Ord. 94-1002 §1(part), 1994)

#### **17.62.070 On-site pedestrian access.**

All commercial, industrial, institutional and multi-family residential developments shall provide an on-site pedestrian circulation system that provides convenient, accessible and direct route design.

A. The on-site pedestrian circulation system shall provide direct and barrier-free connections between buildings and existing public rights-of-way, pedestrian/bicycle accessways and other on-site pedestrian facilities while minimizing out-of-direction travel. The pedestrian circulation system and pedestrian walkways and facilities shall be designed and constructed, as appropriate, to connect:

1. The main building entrance(s) of the primary structure(s) on the site with the nearest sidewalk or other walkway leading to a sidewalk;
2. New building entrances on a development site with other new and existing building entrances except those used for loading and unloading;
3. Other pedestrian-use areas on-site, such as parking areas, transit stops, recreation or play areas, common outdoor areas, and any pedestrian amenities such as plazas, resting areas and viewpoints;
4. To adjacent developments where feasible. Development patterns shall not preclude eventual site-to-site pedestrian connections where feasible, even if infeasible at the time of development. Public and private schools, and parks over one acre in size, shall provide direct pedestrian access from adjacent neighborhoods, using multiple-access points in all directions as reasonably practicable to minimize neighborhood walking distance to a site. Walkway linkages to adjacent developments shall not be required within industrial developments or to industrial developments or to vacant industrially zoned land.

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

B. On-site pedestrian walkways shall be hard surfaced, well-drained and at least five feet wide. Surface material shall contrast visually to adjoining surfaces. When bordering parking spaces other than spaces for parallel parking, pedestrian walkways shall be increased to seven feet in width unless curb stops are provided. When the pedestrian circulation system is parallel and adjacent to an auto travel lane, the safety of the pedestrian must be assured by raising the walkway or separating it from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps for each direction of travel.

C. The on-site pedestrian circulation system shall be lighted to a minimum level of three foot-candles to enhance pedestrian safety and allow employees, residents, customers or the public to use the walkways at night. Pedestrian walkway lighting through parking lots shall be designed to light the walkway and enhance pedestrian safety.

D. On-site vehicular and pedestrian circulation patterns shall be designed to minimize vehicular/pedestrian conflicts through measures such as minimizing driveway crossings, creating separate pedestrian walkways through the site and parking areas, and designating areas for pedestrians by marking crossings with changes in textural material. Such textural material shall be consistent with Chapter 31 of the Uniform Building Code. Pedestrian walkways in parking areas shall comply with the requirements of Section 17.52.080. (Ord. 95-1004 §4(part), 1995)

#### **17.62.080 Special development standards along transit streets.**

A. Purpose. This section is intended to provide direct and convenient pedestrian access to retail, office and institutional buildings from public sidewalks and transit facilities and to promote pedestrian and transit travel to commercial and institutional facilities.

B. Applicability. Except as otherwise provide in this section, the requirements of this section shall apply to the construction of new retail, office and institutional buildings which front on a transit street.

#### **C. Development Standards.**

1. All buildings shall have at least one main building entrance oriented towards the transit street or a street intersecting the transit street. A main building entrance is oriented toward a transit street or a street intersecting a transit street if it is directly located on the transit street or the intersecting street, or if it is linked to the transit street or the intersecting street by an on-site pedestrian walkway that does not cross off-street parking areas.

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

a. If the site has frontage on more than one transit street, or on a transit street and a street intersecting a transit street, the building shall provide one main building entrance oriented to the transit street or the intersecting street or to the corner where the two streets intersect.

b. For building facades over three hundred feet in length on a transit street or a street intersecting a transit street, two or more main building entrances shall be provided as appropriate and oriented towards the transit street or the intersecting street.

2. Main building entrances shall be well lighted and visible from the transit street. the minimum lighting level for building entries shall be four foot-candles. Lighting shall be a pedestrian scale with the source light shielded to reduce glare.

~~3. All retail and office buildings shall provide ground floor windows along street facades. Required windows shall be either windows that allow views into working areas or lobbies, pedestrian entrances or display windows. Required windows shall have a sill no more than four feet above grade. Where interior floor levels prohibit such placement, the sill may be raised to allow it to be no more than two feet above the finished floor level, up to a maximum height of six feet above grade.~~

~~a. Darkly tinted, mirrored or reflective glass windows are prohibited as ground floor windows along street facades.~~

~~b. Any wall facing a transit street or a street intersecting a transit street which is within thirty feet of a street shall contain at least twenty percent of the ground floor wall area facing the street in display areas, windows or doorways. Solid walls are prohibited.~~

~~4. Buildings shall include changes in relief on fifteen percent of their street facades such as cornices, bases, windows, fluted masonry or other treatments for pedestrian interest and scale.~~

~~5. If the front yard faces a transit street or a street intersecting a transit street, the building or portion thereof shall have a maximum front yard setback of twenty feet. The review authority may waive this requirement where existing development or topography makes compliance with this standard impracticable; provided, that the applicant proposes alternative means to comply with the purpose of this section to the extent practicable. Buildings with noneconforming front yard setbacks may have additional height added within the dimensional standards of the underlying district as an expansion without being brought into conformance with this maximum setback. There is no minimum setback required for buildings adjacent to a transit street.~~

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

~~6. The twenty foot maximum front yard setback from transit streets and streets intersecting transit streets shall contain no off street parking. However, vehicular circulation lanes are permitted if there is no practicable alternative and if crossing walkways are designed to ensure safety for pedestrians. Auto parking lots and maneuvering areas on corner lots shall not be located adjacent to intersections.~~

a. Surface parking lots exceeding minimum parking requirements shall be designed to allow for more intensive future site development.

b. The review authority may reduce the minimum required off-street parking up to thirty percent upon demonstration by an applicant, through a parking study prepared by a suitably qualified traffic engineer, that use of transit and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development as compared to standard Institute of Transportation Engineers vehicle trip generation rates and minimum city parking requirements.

c. Off-street parking spaces shall not exceed a maximum of one hundred fifty percent of the minimum spaces required, except upon approval by the review authority.

7. In the event a requirement of this section conflicts with other requirements in Title 17, the requirements of this section shall control.

D. Exemptions. The following permitted uses are exempted from meeting the requirements of subsections (C)(6) and (7) of this section:

1. Heavy equipment sales;
2. Motor vehicle service stations, including convenience stores associated therewith;
3. Solid waste transfer stations;
4. Truck stops, including convenience stores, eating or drinking establishments, overnight accommodations or other similar services associated therewith. (Ord. 00-1003 §14, 2000; Ord. 95-1004 §4(part), 1995)

#### **17.62.090 Enforcement.**

A. Applications for site plan and design review shall be reviewed in the manner provided in Chapter 17.50. The city building official may issue a certificate of occupancy only after the improvements required by site plan and design review approval have been completed, or a

## **Title 17 ZONING**

### **Chapter 17.62 SITE PLAN AND DESIGN REVIEW**

schedule for completion and a bond or other financial guarantee have been accepted by the city. If construction has not begun within one year from the date of site and design review approval, such approval shall expire unless an extension is requested and granted.

B. In performing site plan and design review, the review authority shall consider the effect of additional financial burdens imposed by such review on the cost and availability of needed housing types. Consideration of such factors shall not prevent the imposition of conditions of approval found necessary to meet the requirements of this section. The cost of such conditions of approval shall not unduly increase the cost of housing beyond the minimum necessary to achieve the provisions of this title, nor shall such cost prevent the construction of needed housing types. The use of the site plan and design review provisions of this section shall have no effect on dwelling unit densities. (Ord. 95-1004 §4(part), 1995: Ord. 94-1002 §1(part), 1994)

#### **17.62.100 Fees.**

Pursuant to Section 17.50.480, a nonrefundable application fee shall accompany the application for site plan and review. (Ord. 95-1004 §4(part), 1995: Ord. 94-1002 §1(part), 1994)

**STAFF NOTE:** The Planning Commission reviewed a first draft of this policy at its October 23, 2000 meeting. This second draft contains an addition (#4) that the Commission thought needed to be reviewed. This policy, or an amended policy may be adopted by motion.

## PROCEDURE

**DRAFT**

### Issue Statement

- For the past year the Planning Commission has discussed the merits of encouraging residential zoning districts of less than 10,000 square-foot lots on property that abuts the City Urban Growth Boundary. In general, the Planning Commission has concluded that a stronger case needs to be made by the applicant concerning the impacts of residential growth on lots other than R-10 (Residential 10,000 square foot minimum).

### Adopted Procedure

The Planning Commission therefore requests that the following information be submitted and evaluated for planning files where the request is to change previously existing R-10 zoning.

1. How the proposed development impacts the transition of land uses represented by the County FU (Future Urbanizable) designation and the City's R-10 Residential Zone.
2. Information on the development within a half-mile radius of the subject property, said information to include actual development and its density levels, planned infrastructure needs within the circle, and transportation changes that could be initiated by the subject property.
3. Information on the County level of development adjacent to, or within a half-mile radius of the subject property, said information to include actual development and its density, projected development and additional infrastructure required by the proposed development, and a statement of how the proposed development will affect the rural nature of the area next to the City Limits boundary.
4. *How the applicant's proposed development enhances the transition from the urban portions of Oregon City to rural County properties, including how the proposal addresses open space and other important non-urban resources.*

*Adopted at the \_\_\_\_\_ Oregon City Planning Commission Meeting.*

Maggie Collins  
Planning Manager  
11/6/00

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