



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

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NOTICE OF ADOPTED AMENDMENT

06/19/2012

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Gresham Plan Amendment  
DLCD File Number 002-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, July 03, 2012

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

\*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Brian Martin, City of Gresham  
Gordon Howard, DLCD Urban Planning Specialist  
Jennifer Donnelly, DLCD Regional Representative  
Thomas Hogue, DLCD Economic Development Policy Analyst

<paa> YA



FORM 2

DLCD

# Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person  electronic  mailed

DATE  
STAMP

DEPT OF  
JUN 13 2012  
LAND CONSERVATION  
AND DEVELOPMENT  
For Office Use Only

Jurisdiction: **City of Gresham**

Local file number: **CPA 12-009**

Date of Adoption: **6/5/2012**

Date Mailed: **6/12/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: **1/26/2012**

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Updates the Downtown Plan Code to remove obstacles to development, correct errors and clarify passages.

Does the Adoption differ from proposal? Yes, Please explain below:

The draft code included changes regarding the names of land-use categories in the Code that were part of a separate project, that was scheduled to be effective on the same date; that project was delayed and those references removed; they did not have substantive effects on intent of Code. Various standards from other sections were incorporated.

Plan Map Changed from: **NA**

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

If no, did Emergency Circumstances require immediate adoption?

Yes  No

DLCD File No. 002-12 (19158) [17079]

**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Metro

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Local Contact: **Brian Martin, Associate Planner**

Phone: (503) 618-2266 Extension:

Address: 1333 NW Eastman Parkway

Fax Number: - -

City: Gresham

Zip: 97030-

E-mail Address:

[brian.martin@greshamoregon.gov](mailto:brian.martin@greshamoregon.gov)

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### **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s)**  
per ORS 197.615 and OAR Chapter 660. Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615 ).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845 ).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615 ).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

<http://www.oregon.gov/LCD/forms.shtml>

Updated December 30, 2011

BEFORE THE CITY COUNCIL OF THE  
CITY OF GRESHAM

IN THE MATTER OF AMENDMENTS TO ) Order No. 637  
AMENDMENTS TO VOLUME 3, )  
DEVELOPMENT CODE, OF THE GRESHAM ) CPA 12-009  
COMMUNITY DEVELOPMENT PLAN, )  
REGARDING THE DOWNTOWN PLAN CODE )  
UPDATE )

On May 15, 2012, the City Council held a public hearing to take testimony on amendments to Volume 3 of the Gresham Community Development Plan as it relates to the Downtown Plan.

The hearing was conducted under Type IV procedures. Mayor Shane T. Bemis presided at the hearing.

The Council closed the public hearing at the May 15, 2012 meeting, and a final decision was made at the June 5, 2012 meeting.

A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of the Order.

The Council orders that these amendments are approved, adopts the standards, findings and conclusions as stated in the attached Planning Commission Recommendation Order and staff reports.

Dated: June 5, 2012



Erik Kvarsten  
City Manager



Shane T. Bemis  
Mayor

**BEFORE THE PLANNING COMMISSION OF THE  
CITY OF GRESHAM**

**TYPE IV RECOMMENDATION ORDER**

**CPA 12-009**

A Type IV Legislative Public Hearing was held on March 12, 2012, to consider proposed amendments to Volume 3, Development Code, of the Gresham Community Development Plan regarding the **Downtown Plan Code Update** project.

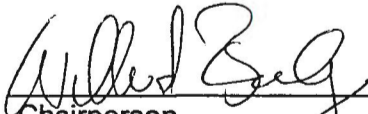
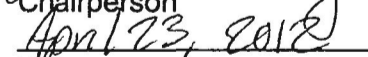
The Planning Commission closed the public hearing at the March 12, 2012 meeting, and a recommendation was made at the March 12, 2012 meeting. On April 23, 2012, the Planning Commission held a second public hearing on additional amendments regarding the Downtown Plan Code Update. The Commission closed the April 23, 2012 hearing and a final recommendation to Council was made at the April 23, 2012 hearing.

William Bailey, Chair, presided at the hearing.

**A permanent record of this proceeding is to be kept on file at the Gresham City Hall, along with the original of this Type IV Recommendation Order.**

The Planning Commission recommends **ADOPTION** of the proposed amendments to the Gresham Community Development Code regarding the Downtown Plan Code Update project to the City Council based on the findings, conclusions and recommendations contained in the March 12, 2012, Staff Report and the April 23, 2012, Addendum Staff Report, with the following changes:

No Changes

  
\_\_\_\_\_  
Chairperson  
  
\_\_\_\_\_  
Date



**MEMORANDUM**

**URBAN DESIGN & PLANNING**

**STAFF REPORT**

**TYPE IV HEARING—COMPREHENSIVE PLAN AMENDMENT  
DOWNTOWN PLAN CODE UPDATE**

To: Gresham Planning Commission

From: Kia Selley, Urban Design & Planning Director  
Jonathan Harker, AICP, Long Range Planning Manager  
Brian Martin, AICP, LEED AP, Associate Planner

Hearing Date: March 12, 2012

Report Date: March 1, 2011

File: CPA 12-009

Proposal: To adopt comprehensive plan amendments to Volume 3 (Development Code) of the Community Development Plan with text amendments relating to the Downtown Plan Code Update project, including: Revise Downtown Plan District and other Code section to correct errors, clarify passages and remove obstacles to desired development.

Exhibits: 'A' -- Draft Amendments to Volume 3, Gresham Community Development Code

**Recommendation: Staff recommends **adoption** of the proposed comprehensive plan amendments.**

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## Staff Report Organization

- Section 1 is an Executive Summary of the project that provides an overview of proposed Community Development Code changes anticipated as part of this project.
- Sections II and III identify those current Community Development Plan procedures and policies that apply to the proposal.
- Section IV identifies the applicable Metro Urban Growth Management Functional Plan (UGMFP) titles that apply to the proposal.
- Section V identifies applicable Statewide Planning Goals that apply to the proposal.
- Section VI contains specific findings of fact that detail how the proposal is consistent with Sections II through IV:
  - Subsection A is findings of fact for the Community Development Plan procedures.
  - Subsection B is findings of fact for the Community Development Plan policies.
  - Subsection C is findings of fact for the UGMFP Titles.
  - Subsection D is findings of fact for the Statewide Planning Goals.
- Sections VII and VIII summarize staff conclusions and recommendations.
- Exhibit 'A' includes proposed amendments to Volume 3, Development Code, as well as commentary. The commentary provides additional findings for this proposal.

## SECTION I EXECUTIVE SUMMARY

### Background

The current Downtown Plan District guidelines and standards were approved in 2009. In 2010, a "Downtown Opportunity Study Feasibility Report" was completed by E.D. Hovee & Company and Vallaster Corl Architects that included a review of the Downtown Plan District. It identified several potential obstacles to development in the Code.

In 2011, the City Council included the "Downtown Plan Review" project on its 2011 Council Work Plan. This work plan project description included a call for "an analysis of adopted ... code to identify incentives needed to spur growth as well as identifying barriers to development." This effort began in 2011 and was continued in 2012 under the "Downtown Plan Code Update" Council Work Plan project.

Potential Code-related development barriers were collected from the Hovee report, interviews with developers, and through staff analysis. Staff then developed alternative ways to address the issues. After a preferred approach for each issue was selected, staff developed the proposed Code amendments.

In assessing alternatives and developing the Code amendments, it was recognized that the Downtown Design District was the first of the City's design districts and could benefit from what has been learned since then, including work done in other design districts. These projects, especially the Rockwood Design Standards project, provide more up-to-date, clear and consistent design provisions for elements such as landscaping, lighting, sustainable design, massing, façade composition, and ground-level details.

The amendments update the current Downtown code with these newer provisions to provide better clarity of code, consistency across design standards and more practical provisions that facilitate the permit review process.

Also, the amendments make it easier for Code users to find Downtown-related Code provisions by consolidating guidelines and standards from other Development Code sections into the Downtown section. This included:

- Deleting Downtown Plan District sections 4.1152 through 4.1155 that are specific to Downtown sub-districts and consolidating them into the Downtown-wide standards in Section 4.1151.
- Incorporating Multi-family Design Standards in Section 7.0103 that already applied Downtown into the Downtown section.
- Incorporating Single-family Attached standards from Section 7.0201 that already applied Downtown into the Downtown section. As the current single-family design standards do not have guidelines, new guidelines are included in the amendments that correspond to the existing standards.

Public input was sought at each stage of the process. This included community workshops, open houses, interviews and meetings with the Planning Commission, Design Commission and City Council.

### **Proposed Comprehensive Plan Amendment Overview**

Text changes to the Community Development Plan are proposed. The format of the attached Exhibit 'A' is a ~~strikeout~~/underline version with comments inserted into the document to help explain the rationale for each proposed change. The overview provided below summarizes the changes.

1. Floor Area Ratio (FAR) Standards (Section 4.1130): The Code currently provides minimum floor standards by land use sub-district. The proposed Code amendments would implement a minimum FAR map. Staff considered factors such as proximity to the Downtown core, transit stations and other densely developed properties in determining which locations are assigned the highest minimum FARs. Lower FARs were assigned to locations farther from the Downtown core and transit stations and closer to busier urban boulevard streets. Most properties in Downtown would have a lower minimum FAR as a result.
2. Street Types (Section 4.1140): The proposed amendments related to street types would:
  - a. Change the street cross-sections to adjust the width of travel lanes, landscape areas and sidewalks for the Urban Residential, Urban Commercial, Third Street, Stanley and Cleveland street types. Changes include reducing the urban commercial street type by 3 feet on each side. The Stanley cross-section (for the future street) was increased by 1 foot on each side to be more consistent with cross-sections that apply to other locations in the city.
  - b. Apply the Green/Shared street type to fewer blocks: The Green-Shared street type is proposed to apply only to Beech Street between Fourth and Seventh (with parts of Beech, Fifth and Ninth changing to the Urban Residential street type from the Green/Shared street type).
  - c. Eliminate the colonnade requirement on the north side of Third Street and instead encourage applicants to include this architectural feature. (See Section 4.1151(B)(1)(d)(8)).
  - d. Revise building setbacks and building frontage requirements: The proposed amendments would change setbacks (Table 4.1130) to reflect the change in street types. This includes allowing buildings to be set back a few feet from the property line to create additional sidewalk or outdoor dining space.
3. Design Review (Article 7): The proposed amendments would clarify the design review thresholds and levels of review and:
  - a. Create staff-reviewed processes for small projects: A Design Review C process would be allowed for new structures 2,000 square feet or smaller that use the clear and objective process and comply with design standards. The Design Review C process also would be allowed for new structures 2,000 square feet or smaller that use the discretionary process to vary from one to three standards.

- b. Designate which standards apply to existing buildings: Clarifying language is proposed for the sections that describe which guidelines and standards are applicable in the Downtown, Rockwood, Multi-Family and Commercial design districts.
4. Parking (Section 9.0800): The draft Code changes would reduce minimum parking standards for certain sub-districts. The current standards require zero spaces in Downtown Commercial Core (DCC) and Downtown Transit Mid-rise (DTM) sub-districts while requiring more parking in the other sub-districts. The proposals for selected districts and uses are shown in Table 1.

**Table 1: Selected existing and proposed minimum parking ratios**

Downtown Sub-district	Retail or office		Restaurant	
	Per 1,000 square feet of floor area			
	Existing	Proposed	Existing	Proposed
Downtown Mixed Use (DMU)	2.6	0	5.8	0
Downtown Employment Mid-rise (DEM)	2.6	1.0	5.8	1.0
Downtown Residential Low-rise-1 (DRL-1)				
Downtown Residential Low-rise-2 (DRL-2)				
Downtown Commercial Low-rise (DCL)	2.6	1.5	5.8	1.5

5. Uses (Table 4.1120 and associated table notes): The proposal would:
- Eliminate first-floor commercial requirements on Stanley Street (a future street) and the north side of the Center for the Arts block.
  - Allow duplexes on small existing lots in parts of the Downtown Mixed Use (DMU), DCC and DTM sub-districts.
  - Allow outdoor commercial uses (commercial uses where more than 50 percent of the commercial activity is outdoors) except auto sales and service on Powell between Cleveland and Hogan.
6. Massing (Section 4.1151(B)(1)): The current Downtown massing section would be deleted. Guidelines and standards from the Rockwood Design District (Section 7.0503) and Multi-family Design Standards (Section 7.0103) would be incorporated to replace those standards.
7. Façade Composition/Blank Walls (Sections 4.1151(B)(2) and (B)(10)): Because the Façade Composition and Blank Wall sections address the same issue, the two would be combined. Guidelines and standards from the Rockwood Design District (Section 7.0503), Multi-family Design Standards (Section 7.0103) and Single-family Attached Standards (Section 7.0201) would be incorporated to replace the previous Façade Composition standards.
8. Ground-level Details/Overhead Weather Protection (Section 4.1140 and Section 4.1151(B)(3)): In the proposed language, overhead weather protection would not be required but would be listed as one option to meeting standards for ground-floor details. Awnings installed on new buildings would be required to project at least 4 feet from the building. The Building Code would determine other requirements, such as clearance above the sidewalk. The Manager or Design Commission would approve the amount and configuration of awnings. No dimensional requirements are included for awnings added to existing buildings.
9. Packaged Terminal Air Conditioners (proposed Section 4.1151(B)(2)): Packaged terminal air conditioners and similar products would not be allowed, but applicants could seek approval of their use as part of the discretionary process. This would be a more case-by-case approach and would balance the aesthetic and noise concerns about the units with their utility in buildings with small individual units such as hotels and residential care facilities. These standards also would be incorporated into other design districts.
10. Outdoor Private Space (Section 7.0103(A)(1)(3)): The Code currently requires 80 square feet of outdoor private space for above-ground dwelling units. The proposal would reduce the amount of private space required to 48 square feet per unit. Developments would choose

whether to provide that private open space as balconies for each unit, in a shared private space or a combination of the two. Minimum size requirements are proposed for balconies.

11. Loading (Section 9.0840): The proposal would provide more flexibility to adjust loading requirements depending on the situation. Developments in mixed-use areas of Downtown, Civic Neighborhood and Rockwood would be required to provide a maximum of one off-street loading space. The Code also would provide flexibility to either waive off-street loading requirements or reduce the size of the off-street loading zones.
12. Screening of Service and Garbage Areas (Section 4.1151(A)(1)(d)(3)): The Code would clarify standards for screening of garbage and service areas by referring applicants to Section 7.0212, which includes citywide standards regarding size, location and screening. The proposal would incorporate loading dock standards from the Corridor Design District (Section 7.0600) for sub-districts *Downtown Employment Mid-rise (DEM)* and *Downtown Commercial Low-rise (DCL)*, which are areas more likely to have larger-format retail because they are along Hogan, Powell and Burnside.
13. Commercial Floor Height (Table 4.1130): The 20-foot maximum limit would be eliminated.
14. Sign Design (Section 4.1151(B)(4)): The proposed amendments would clarify the Code and allow wall signs that are up to 8 percent of the façade. The changes also would exempt parts of Burnside, Eastman, Hogan and Powell from the Downtown sign standards. Citywide sign standards would apply in those areas.
15. Landscaping (Section 4.1151(A)(5)): The proposed amendments would incorporate requirements from other design districts (such as for plant sizes and maintenance) into Downtown, which would make standards more uniform.
16. Garage Setbacks (Table 4.1130): Because setbacks in some cases do not allow room for a garage, the proposed amendments would allow smaller setbacks on a case-by-case basis.
17. Guidelines added: Guidelines in Section 4.1151 would be revised so that the guidelines correspond to the standards. For example, the fifth guideline would always provide the discretionary route for the fifth standard. This includes adding new guidelines.
18. Standards incorporated: The proposed amendments incorporate into Downtown many standards from the *Multi-Family Design Standards (Section 7.0103)*, *Rockwood Design Standards (Section 7.0503)*, and *Single-family Attached Standards (Section 7.0201)*.
19. Code consistency: Some of the Downtown Code changes would be incorporated into the *Multi-Family Design Standards (Section 7.0103)*, *Rockwood Design Standards (Section 7.0503)*, and *Single-family Attached Standards (Section 7.0201)* under the proposed amendments. They include:
  - a. Elements of the new applicability descriptions at the beginning of Section 4.1151 would be incorporated, including the new land-use category titles from the Development Code Improvement Project - 5, the description of how mixed-use development are handled, and the clarification on which standards apply to existing development.
  - b. The standard in Section 4.1151(A)(1)(d)(10) regarding parking being behind the building façade is incorporated into the other design districts. This standard discourages parking from being between a building and the street.
20. Downtown sub-district standards moved or deleted: The proposed amendments would delete Sections 4.1152 through 4.1155. Many of the standards would be incorporated into Section 4.1151. Others would be deleted because they are redundant with the Downtown-wide standards.
21. Sustainable Design section added: A sustainable design section (Section 4.1151(A)(6)) is included in the proposed amendments. These standards already apply to multi-family development in Downtown because of Section 7.0503 and would now apply to commercial and industrial uses. They are similar to guidelines and standards found in other City design districts.

22. Land-use classifications changed: Numerous changes would be made to reflect proposed changes to the City's land-use classification system. These changes were developed as part of the Development Code Improvement Project. These changes would be most noticeable in Table 4.1120 and the heading titles in Section 4.1151.

## SECTION II APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES

<b>Section 11.0201</b>	Initiation of an Application
<b>Section 11.0203</b>	Classification of Applications by Procedure
<b>Section 11.0204</b>	Review Authorities
<b>Section 11.0600</b>	Type IV Procedure – Legislative
<b>Section 11.1000</b>	Public Hearings
<b>Section 4.1000</b>	Plan Districts

## SECTION III APPLICABLE COMMUNITY DEVELOPMENT PLAN GOALS & POLICIES

<b>Section 10.014</b>	Land Use Policies and Regulations
<b>Section 10.100</b>	Citizen Involvement
<b>Section 10.314</b>	Downtown Area Development

## SECTION IV APPLICABLE METRO URBAN GROWTH FUNCTIONAL PLAN TITLES

<b>Title 1</b>	Requirements for Housing and Employment Accommodation
<b>Title 8</b>	Compliance Procedures

## SECTION V STATEWIDE PLANNING GOALS

<b>Goal 1</b>	Citizen Involvement
<b>Goal 2</b>	Land Use Planning

## SECTION VI FINDINGS OF FACT

The proposed Community Development Plan amendments attached as Exhibit 'A' are consistent with all applicable procedures, goals and policies of the Community Development Plan and applicable titles of the Metro Urban Growth Management Functional Plan as indicated in the following findings.

### **A. Community Development Code Procedures**

#### **I. Section 11.0201 – Initiation of an Application**

This section provides that only the City Council may initiate a Type IV legislative application to amend the Map or Code of the Gresham Community Development Plan. This project was initiated by the City Council when it adopted the 2011 and 2012 Council Work Plans, which included the Downtown Plan Review (2011) and Downtown Plan Code Update (2012) projects. The 2012 Council Work Plan was approved on Jan. 3, 2012.

**2. Sections 11.0203 and 11.0204 – Classification of Applications and Review Authorities**

These sections provide that Type IV procedures are legislative and typically involve the adoption, implementation or amendment of policy by ordinance and that they generally apply to a relatively large geographic area containing many property owners. They also provide that the Planning Commission provide a recommendation on the amendments and the City Council be the decision-making authority regarding the amendments. This project meets those conditions, is being processed under the Type IV procedures and will be heard by the City Council.

**3. Section 11.0600 – Type IV Legislative Procedures**

For a Type IV Comprehensive Plan Amendment, this section requires a submittal to the Department of Land Conservation and Development at least 45 days prior to the Planning Commission hearing. This submittal was made on Jan. 26, 2012, which is at least 45 days prior to the Planning Commission hearing date of March 12, 2012. This section also requires that hearings be scheduled, a notice published in a newspaper of general circulation in the City and a copy of the decision be mailed to those required to receive such notice. Notice of public hearing for these proposed text amendments has been published in the Gresham Outlook as required by this section.

This section also requires that the Planning Commission hold a public hearing and make a recommendation to the Council for an amendment to the Community Development Code and the Community Development Plan. The Council shall hold another public hearing and make a final decision. Interested persons may present evidence and testimony relevant to the proposal. The Planning Commission will make a recommendation, and the Council will make a decision that will be based on findings of fact contained in this report and in the hearing record. A decision will be sent to those who participated in the hearings. A decision shall be made accompanied by findings and an order.

**4. Section 11.1000 - Public Hearings**

This section provides for a hearing process consistent with Section 11.1000. Both the Planning Commission and the City Council, at public hearings in conformance with provisions of this section, will consider this proposal.

**5. Section 4.1000 – Plan Districts**

This section provides that a Plan District can be amended through a Type IV legislative procedure. These Community Development Plan amendments will be completed using a Type IV legislative procedure. Section 4.1000 also says:

- (A) *A Plan District may be designated when the city finds that conditions within a specific area are such that unique planning and regulatory tools are required to achieve desired results. A Plan District designation may be warranted based on specific land use, economic, transportation, public facilities, historic, or natural conditions found to exist in the area. Plan District designation provides a means to create or modify development districts and standards in ways which address specific opportunities and problems within the plan area. These new or modified development districts and standards are not transferable to properties outside the boundaries of the established Plan District. The Plan District designation is generally not intended to be applied to small areas or to small individual properties.*
- (B) *Except as provided in Section 4.1000(E), a Plan District shall be established, amended, or removed at the initiative of the Planning Commission or the City Council through the Type IV legislative procedure. In establishing a Plan District, findings satisfying all of the following criteria must be made:*
- 1. The area proposed for the Plan District designation is generally affected by special characteristics or problems of a land-use, economic, transportation, public facilities, historic, natural, or transitional use or development nature which are not common to other areas of the city.*
  - 2. Existing development districts and standards applying in the area are inadequate to achieve goals and implementation strategies of the Community Development Code, or to address an identified problem in the area.*

3. *The proposed Plan District designation is the result of a study or plan which documents the special characteristics of the study area and includes measures to address the relevant issues.*
4. *Any proposed policies, procedures, development standards, or other measures to be implemented are in conformance with the purposes, findings and recommendations of the study or plan which serves as the basis for the Plan District.*
5. *The Plan District designation, and related policies, procedures, standards, and other measures are consistent with applicable policies and implementation strategies of the Community Development Code, and with any applicable locational criteria identified in the Community Development Code."*

#### Findings

Section 4.1000(A): Findings under this section were made for the Downtown Plan District when the district was originally adopted and when it was modified in 2009 and 2010. As provided in subsection (B) below a Plan District can be modified when findings are made that it meets the specific criteria required for establishing a plan district.

Section 4.1000(B): The proposal for amending the Downtown Plan District is being processed under the Type IV legislative procedure.

1. The area's special characteristics, which were established with the creation of the Plan District and subsequent amendments to the Plan District, include:
  - **Location:** It is inside the Regional Center area indicated on the Metro 2040 Growth Concept Map. Metro Regional Centers are "centers of commerce and local government services serving a market area of hundreds of thousands of people, regional centers become the focus of transit and highway improvements. They are characterized by two- to four- story compact employment and housing development served by high-quality transit. The areas also are near MAX light-rail stops and several bus lines that converge on the Gresham Transit Center.
  - **Underdevelopment:** While the areas are in or near the Regional Center, the Downtown core and high-capacity transit, much of the area has developed as low-density, auto-oriented development. Many parcels are underutilized considering their proximity to the center of the City.
  - **Design quality:** A problem identified is a lack of high-quality design in some developments in the City's center and Downtown Plan District.
2. Although the existing guidelines and standards are generally adequate, some errors, conflicts and inadequate provisions remain. The amendments provide numerous improvements to encourage high-quality site and building design. They also will remove obstacles to development.
3. Community Development Plan Volume 1, Comprehensive Plan Findings, Appendix 37 contains the Downtown Plan study on which the proposed amendments are based, which was based on two years of study.
4. The Downtown Plan District's proposed amendments are consistent with the goals and policies in Section 10.314 of Volume 2 of the Community Development Plan, which when approved were found to be consistent with the Downtown Plan Section findings (Community Development Plan Volume 1, Comprehensive Plan Findings, Appendix 37).
5. The findings of fact made in relation to section 10.314 in this staff report are the applicable provisions that apply to the proposed modification of the Downtown Plan District. This section made findings and conclusions that the proposal is consistent with these applicable policies and goals.

## Conclusions

Section 4.1000(A): The Downtown Plan District was previously established as consistent with this section.

Section 4.1000(B): The process for approving these proposed amendments are consistent with the requirements.

1. The area was previously designated as the Downtown Plan District and has been identified as within the area that Metro has designated as in the Regional Center's sphere of influence. The findings also have established that the areas have special characteristics and problems that are not common elsewhere in the City. The proposal is consistent with this subsection.
2. Gresham's existing code contains some inadequate guidelines/standards that fail to address the problems and characteristics and implement the City's vision for the Downtown area. The proposed amendments have been crafted to address these. The proposal is consistent with this subsection.
3. The Downtown Plan District was based on two years of study and the Downtown Plan. This proposal is consistent with this subsection.
4. The proposed amendments are a continuation and direct result of the planning process that resulted in the Downtown Plan and would implement that plan. The proposal is consistent with this subsection.
5. Based on findings and conclusions in this staff report in relation to 10.314 Downtown Plan District, the proposal is consistent with this subsection.

## **B. Community Development Plan Goals and Policies (Volume II)**

This section identifies the applicable Community Development Plan goals and policies. The text (*italicized*) of the policy is followed by corresponding findings and conclusions. The applicable policies are grouped by general categories.

### **I. General Goals & Policies**

#### Section 10.014 - Land Use Policies and Regulations

*Section 1: Land Use Policies and Regulations.*

*Goal: Maintain an up-to-date Comprehensive Plan and implementing regulations as the legislative foundation of Gresham's land use program.*

*Policy 1: The City's land use program will be consistent with state and regional requirements but also shall serve the best interests of Gresham.*

*Policy 2: The City's land use regulations, actions and related plans shall be consistent with and implement the Comprehensive Plan.*

*Policy 20: The City shall periodically review and update the Comprehensive Plan text and the Community Development Plan Map(s) to ensure they remain current and responsive to community needs; provide reliable information and dependable, factually based policy direction, and conform to applicable state law, administrative rules and regional requirements.*

*Policy 21: Council may, upon finding it is in the overall public interest, initiate legislative processes to change the Comprehensive Plan text and Community Development Plan Map(s) and Development Code.*

### Findings

These general Goals and Policies establish the City's intent to use its Comprehensive Plan (Gresham Community Development Plan) as the basis for appropriate planning processes and resulting land use plans.

The proposed amendments are part of the Downtown Plan Code Update, which was requested by the Gresham City Council to provide updates to Gresham's Community Development Code that remove obstacles to development while still achieving the vision for Downtown. The project was initiated by the Council by its inclusion in the 2011 Council Work Plan that was adopted Feb. 1, 2011, and its inclusion in the 2012 Council Work Plan that was adopted Jan. 3, 2012.

Gresham's Comprehensive Plan has been found in compliance with state and regional requirements, and the proposed amendments are also in compliance with Gresham's code and state and regional requirements, as described in Sections II, III, IV, V and VI of this staff report.

The proposed amendments were sent to the state Department of Land Conservation and Development (DLCD) and Metro for review. The City received no communication from DLCD. The City received favorable comments from Metro's Transit Oriented Development program indicating that the proposed amendments are likely to remove development barriers.

The proposed amendments are intended to improve upon Downtown Plan District amendments approved in June 2009 and effective on July 16, 2009. The amendments will remove obstacles to development while ensuring the Code satisfies community needs for high-quality Downtown design.

The proposed amendments were created during a planning process that involved residents, property owners, business owners, elected and appointment officials and other interested parties.

### Conclusions

*Goal 10.014* is addressed by these proposed amendments that clarify and revise regulations so the Development Code may be consistent with the Comprehensive Plan.

Policy 1, 2, and 21: The proposed amendments are part of the Downtown Plan Code Update, which was requested by the Gresham City Council to provide an update to Gresham's Downtown Plan District. The City Council initiated the project by adopting it in its 2011 and 2012 Work Plans. Gresham's Comprehensive Plan has been found in compliance with state and regional requirements, and the proposed amendments also are in compliance with Gresham's code and state and regional requirements, as described in Sections II, III, IV, V and VI of this staff report. The proposed amendments were created during a planning process that involved residents, property owners, business owners, elected and appointment officials and other interested parties.

Policy 20: The Downtown Plan District received a major update in 2009. Since then, the City has identified Code errors and issues. The Downtown Code updates address those issues and errors. The City's outreach included community workshops, interviews and meetings with the Design Commission and Planning Commission.

The proposal is consistent with the applicable general goals and policies listed in this section.

## **2. Citizen Involvement Goals & Policies**

### Section 10.100 - Citizen Involvement

*Goal: The City shall provide opportunities for citizens to participate in all phases of the planning process by coordinating citizen involvement functions; effectively communicating information; and facilitating opportunities for input.*

*Policy 1: The City shall ensure the opportunity for citizen participation and input when preparing and revising policies, plans and implementing regulations.*

*Policy 4: The city shall provide opportunities for meaningful citizen involvement on site development proposals.*

*Policy 5: The City shall keep citizens informed of issues confronting the City.*

*Policy 6: The City shall ensure that technical information necessary to make policy decisions is readily available.*

*Policy 8: The City shall ensure that citizen concerns are considered in land use decisions and shall provide feedback to the public regarding how these concerns have impacted decisions.*

*Policy 10: The City shall ensure the opportunity for the public to be involved in all phases of planning projects and issues.*

*Policy 11: The City shall ensure that the public has complete and timely access to all public information concerning land use projects and issues. This includes private development proposals once they are in the formal application process.*

### Findings

The public involvement goals and policies establish the City's intent that its citizens have opportunities throughout a planning project to be informed and to affect proposals.

The issues that have led to the proposed code amendments were identified during tracking of Downtown Code issues since the Code became effective on July 16, 2009, and since its revision in 2010. Code issues were identified in consultation with staff, the Design Commission, the Planning Commission, potential developers, development applicants and City residents. A Metro-sponsored development feasibility analysis conducted by an architect and real estate analyst also identified potential barriers to development.

City staff members conducted public outreach, including the following meetings:

<b>Venue</b>	<b>Public workshop or open house</b>	<b>Planning Commission</b>	<b>Design Commission</b>	<b>City Council</b>
Dates	June 30, 2011	June 27, 2011	July 20, 2011	Aug. 16, 2011
	Oct. 5, 2011	Oct. 10, 2011	Oct. 19, 2011	Dec. 13, 2011
	Nov. 10, 2011	Dec. 5, 2011	Nov. 16, 2011	
	Jan. 19, 2012	Feb. 13, 2012	Jan. 18, 2011	

These meetings occurred during the different phases of the project.

In addition, frequent email updates were sent to 340-plus people on an interested parties email list. Staff interviewed property owners and local development professionals regarding the issues and alternatives. Presentations were made to the Development Group, Gresham Downtown Development Association Board and Historic Downtown Gresham Business Association.

The proposed amendments revise the design review procedures to clarify which kinds of applications receive which kinds of design review. The amendments also provide for the appropriate level of review based on the size and potential impact of the project. The updated design review provisions will provide opportunities for meaningful public input.

### Conclusion

The Citizen Involvement Goal (10.100) and its policies are met by the combination of workshops, e-mails, and meetings as well as providing information on the proposal on the City Web site. Policy 4 is met by providing a design review section with meaningful public input provisions.

The proposal is consistent with the applicable citizen involvement goals and policies listed in this section.

### 3. Downtown Plan District

#### Section 10.314 – Downtown Vision Goal

*Goal: Downtown will be the recognized center of Gresham, and will include most significant civic and governmental functions, including public parks and the Center for the Arts. It will include large numbers of professional sector jobs, medium and high density residential development and a thriving and unique entertainment, nightlife and shopping district.*

#### Findings

The proposed amendments support this goal by improving the Downtown Plan amendments passed in 2009 that allowed land uses and intensities in Downtown Gresham to support the employment creation, adding residential units and providing an active, lively, diverse, thriving Downtown.

#### Conclusion

The proposal is consistent with the Downtown Vision Goal.

#### Section 10.314 – Land Use

*Goal: Make Downtown the recognized business and social center of Gresham as a thriving, unique, mixed-use part of the Regional Center with connection to the Civic Neighborhood.*

*Policy 1: Provide a mix of land uses that will offer opportunities for people to live, work, shop, play and access cultural and entertainment activities. Downtown will include:*

- a. Significant civic and government functions, including parks and the Center for the Arts,*
- b. Office buildings that will provide large number of professional sector jobs.*
- c. Medium and high density residential development that will substantially increase Downtown's population.*
- d. A shopping district that offers unique goods, entertainment, cultural activities and nightlife.*

*Policy 2: Designate areas for medium and high-density residential development that will provide a variety of housing types for people of all income levels and that will support a vibrant shopping district. Allow the highest densities of housing near the Downtown core and the MAX line.*

*Policy 3: Create a thriving, pedestrian-friendly Downtown core area that will be the heart of Downtown and will have a mix of uses that encourage a variety of activities during at least 18 hours of each day by:*

- a. Being visible and accessible from arterial streets that border Downtown and from the MAX line.*
- b. Having commercial areas appropriately sized for Downtown based on market potential and urban design considerations.*
- c. Having a uniquely Gresham character and being complementary to the Civic Neighborhood.*
- d. Having designated shopping streets (such as Main and Third) where commercial uses are found on the first floor of new buildings.*

#### Findings

The Downtown sub-districts adopted in 2009 provide a wide range of allowed land uses that include single-family residential, duplexes, townhomes, apartments/condominiums, mixed-use, commercial,

employment (small-scale manufacturing and information services), restaurants, entertainment, parks and cultural facilities.

Policy 1: The proposed amendments allow additional opportunities for outdoor commercial activities on Powell Boulevard east of Cleveland Avenue and duplexes on existing small lots in the Downtown Commercial Core, Downtown Mixed Use and Downtown Transit Mid-rise sub-districts. This provides for an even greater mix of uses.

Policy 2: The proposed amendments would remove minimum FAR requirements for all-residential development. Minimum unit density still applies, so the Downtown Plan District will continue to designate areas for medium- and high-density residential development.

Policy 3: The sub-districts provide for appropriately sized commercial areas for Downtown by designating Main, Third and part of Powell Boulevard as shopping streets where first-floor commercial is required. In the remainder of mixed-use areas, first-floor commercial is not required. The proposed amendments remove Stanley and one block of Third from the areas where first-floor commercial is required to continue to support the right-sizing of commercial areas in Downtown and to allow the real estate market to determine appropriate streets for commercial uses in most locations.

Overall, the amendments remove obstacles to development, making it easier to achieve the Downtown Plan District goals and implement its policies. The amendments also correct errors or clarify the Downtown Code, which will encourage the development and redevelopment of Downtown with housing, jobs, shopping and entertainment.

#### Conclusion

The proposal is consistent with the Downtown Plan District land-use goal and its policies.

#### Section 10.314 – Urban Design

*Goal: Make Downtown a special place that is visually interesting and that has buildings and streetscapes of high design quality.*

*Policy 7: Encourage building/site design to feature extensions of the public realm, such as plazas, courtyard and gardens.*

*Policy 8: Provide a unique and pedestrian-friendly streetscape that is an interesting, safe and convenient place to walk by requiring, at least in the Downtown core area, that:*

- a. Buildings be located so that they assist in defining and enlivening the public realm. This includes siting new buildings to allow adequate street and sidewalk widths and putting buildings as close to the street as practical.*
- b. Buildings orient views towards the street and public realm.*
- c. Parking lots be located to the side or rear of buildings where feasible and screened from street views.*
- d. Blank walls are limited, and entries and windows or other breaks in the façade face streets to enhance attractiveness and pedestrian interest.*
- e. Pedestrian-oriented lighting that will help make Downtown a safer place.*
- f. The convenience and safety of the disabled is provided for.*
- g. Along non-arterial streets, the size, placement and appearance of signs are oriented to pedestrians rather than to autos.*

#### Findings

Policy 7 and 8: The proposed amendments allow publicly accessible open spaces to count toward a portion of minimum building frontage requirements, which encourages plazas and courtyards along the

street. In addition, the proposed amendments would allow applicants to site buildings a few feet back from the front property line to provide additional sidewalk space or plazas.

Policy 8(c): The Downtown Plan District currently includes standards to encourage parking areas to be to the side or behind buildings and away from the street. The proposed amendments ensure that parking lots on sites with existing buildings are either behind the building or behind the maximum setback.

Policy 8(d): The proposed amendments incorporate design standards and guidelines from the Rockwood Design District that limit blank walls and encourage façade articulation and ground-floor details.

Policy 8(g): The proposed amendments would change the applicability of the Downtown Plan District sign standards so they no longer apply along arterials such as Burnside and Powell. These more auto-oriented areas would be subject to the citywide standards. The Downtown sign standards still would apply in more pedestrian-oriented areas of Downtown.

#### Conclusion

The proposal is consistent with the applicable goals and policies listed in this section.

### Section 10.314 – Transportation & Connections

*Goal: Develop a transportation system that supports the vision of a vibrant Downtown and provides for the safe and efficient movement of pedestrians, automobiles, bicycles, transit and emergency vehicles.*

*Policy 2: Identify a hierarchy of streets, including streets that are to be designed as major pedestrian-bicycle streets and transit routes. Adopt street design standards specific to each street type.*

#### Findings

Policy 2: The proposed amendments retain a hierarchy of streets for Downtown while adjusting the street design standards to work better with existing conditions, remove obstacles to development and make them more easily and inexpensively implementable. The new street cross-sections retain adequate width for travel lanes and sidewalks.

#### Conclusion

The proposal is consistent with the applicable goals and policies listed in this section.

## **C. Metro Urban Growth Management Functional Plan**

### **Title 1 Housing Capacity**

#### Findings

Section 3.07.120 of this title requires that "each city and county shall adopt a minimum dwelling unit density of each zone in which dwelling units are authorized except for zones that authorize mixed-use as defined in Section 3.07.1010(hh)."

The City has minimum density requirements for all Downtown sub-districts, and the proposed amendments have not reduced the residential minimum density requirements.

#### Conclusion

The proposed amendments are consistent with Title 1.

## **Title 8 Compliance Procedures**

### Findings

Section 3.07.820 of this title requires that at least 45 days prior to the first evidentiary hearing on an amendment to a comprehensive plan or land use regulation that the City submit the proposed amendments to Metro. Metro may review the amendments and can request that the City provide an analysis of compliance with the Functional Plan.

The City submitted the proposed amendments to Metro on Jan. 26, 2012, which was at least 45 days prior to the first evidentiary hearing of March 12, 2012. A Metro Transit-Oriented Development Program representative contacted City staff to convey that the agency supports the changes.

### Conclusion

The City has submitted the proposed amendments to Metro at least 45 day prior to the first evidentiary hearing. The proposal is consistent with Title 8.

## **D. Statewide Planning Goals**

### Findings

Statewide Planning Goal 1 requires that cities "provide the opportunity for citizens to be involved in all phases of the planning process."

Statewide Planning Goal 2 requires cities to "establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. This shall result in land use plans and implementation measures that are consistent with the land use plans."

A thorough public input process was conducted in the creation of the proposed amendments, as noted in Section VI.B.2 of this report.

The City has a state-acknowledged Comprehensive Plan. Section VI of this report describes findings and conclusions that the proposed Comprehensive Plan Amendments are consistent with applicable procedures and applicable goals and policies of the City's Comprehensive Plan.

### Conclusion

The proposed amendments comply with Statewide Planning Goals 1 and 2.

## **SECTION VII CONCLUSION**

The proposed Comprehensive Plan amendments attached as Exhibit 'A' are consistent with applicable *Goals and Policies of the Community Development Plan*, the *applicable Development Code procedures of the Community Development Plan*; applicable Metro Urban Growth Management Functional Plan Code; and Statewide Planning Goals as indicated by findings contained or referenced in Section VI of this report.

## **SECTION VIII RECOMMENDATION**

Staff recommends **adoption** of the proposed comprehensive plan amendments to the City Council as contained in the attached Exhibit 'A'.

*End of Staff Report*



## MEMORANDUM

### URBAN DESIGN & PLANNING

#### ADDENDUM STAFF REPORT

#### TYPE IV HEARING—COMPREHENSIVE PLAN AMENDMENT DOWNTOWN PLAN CODE UPDATE

To: Gresham Planning Commission

From: Jonathan Harker, AICP, Planning Manager  
Brian Martin, AICP, LEED AP, Associate Planner

Hearing Date: April 23, 2012

Report Date: April 12, 2012

File: CPA 12-009

Proposal: To adopt comprehensive plan amendments to Volume 3 (Development Code) of the Community Development Plan with text amendments relating to the Downtown Plan Code Update project, including: Revise Downtown Plan District and other Code section to correct errors, clarify passages and remove obstacles to desired development.

Exhibits: 'A' -- Draft Amendments to Volume 3, Gresham Community Development Code

Recommendation: Staff recommends **adoption** of the proposed comprehensive plan amendments.

On March 12, 2012, the Planning Commission voted to recommend the City Council approve Downtown-related Code amendments in CPA 12-009. The amendments remove obstacles to development while achieving the community's vision for Downtown.

The March 12 version of the amendments included land-use classification changes that are part of the Development Code Improvement Project-5 (DCIP-5) because those changes were expected to be effective on June 5, 2012, the same day as the Downtown amendments. However, the DCIP-5 land-use classification changes have been delayed. To address that delay, staff has revised CPA 12-009 proposed amendments. The amendments now modify the current Code without including DCIP-5 land-use classification changes. This is reflected in Exhibit A.

Proposed amendments modifications since March 12 have been made regarding:

- Land-use classifications that had been proposed to change because of the DCIP-5 project. For example, the new Section 4.1151(A)(1)(c)(14) refers to "Public buildings such as ... a city hall, post office, or library ... ." In the March 12 version, the section referred to "civic buildings" but did not list city hall, etc. This is because the DCIP-5 Classifications amendments would create a

“civic” subcategory that listed city halls, post offices, libraries and other similar uses. At the time of the future DCIP-5 hearing, this section will be amended to refer to “Civic” buildings.

- Minimum building setbacks for certain street types, as described in the March 8, 2012, Staff Report Addendum and discussed at the March 12 Planning Commission hearing. Maximum front setbacks of 15 feet and garage setbacks of 5 feet for the Stanley and Third Street street types were approved for Table 4.1130 as part of the Planning Commission recommendation on March 12, so the standards were included in this version of the proposed amendments.
- Packaged Terminal Air Conditioners and similar systems on facades. The Planning Commission on March 12 recommended that Section 4.1151(B)(2)(c)(2) read: “Mechanical equipment shall not detract from the building architecture and façade composition.” This change was incorporated into this version of the amendments, and it also was included in two other sections that deal with these heating and cooling systems: Sections 7.0103(B)(2) and 7.0503(1)(B)(2).

All other provisions remain the same as the Planning Commission approved on March 12. The changes that had been proposed as part of the March 12 hearing because of the DCIP-5 project are expected to be made at a later date as part of the DCIP-5 hearing process.

The following is a list of Code sections that are revised for this April 23 hearing to address the delay in the DCIP-5 land-use classification amendments:

- Section 4.1120: Permitted Land Uses
- Table 4.1120 and Table Notes (Notes 4 through 6, 8 through 12, former G)
- Section 4.1121: Prohibited Uses in Downtown Sub-Districts
- Section 4.1122: First-Floor Commercial Uses Required
- Section 4.1130(C)(4)
- Table 4.1130 and Table Notes (Notes 2, 5, 7, 12)
- Section 4.1133: Limitations on Drive-throughs in DCC, DTM and DEM
- Section 4.1151
  - Introduction and description of headings
  - (A)(1) Integrated Site Planning headings and (c)(14) and (d)(12),(14),(16),(18)
  - (A)(2) Open Spaces headings and (d)(4),(5),(9) and (12)(e)
  - (A)(4) Parking Lot/Parking Garage Screening (c)(3) and (d)(3)
  - (A)(5) Landscaping (d)(3)
  - (A)(6) Sustainable Design commentary
  - (B)(1) Massing headings
  - (B)(2) Façade Composition headings
  - (B)(3) Ground-Level Details headings and (d)(1)
  - (B)(4) Sign Design headings
  - (B)(5) Transparency headings and (d)(2)
  - (B)(6) Prominent Entrances headings and (d)(1), (2)
  - (B)(8) Corner Features headings (section was still deleted)
- Section 7.0001: Purpose
- Section 7.0003(C)(1) and D(7),(9)
- Section 7.0202: Community Services, Commercial ... and Mixed Use Development
- Section 7.0501: Rockwood Design District introduction and description of headings
- Section 7.0601: Corridor Design District Commercial Design Guidelines and Standards introduction and description of headings
- Section 9.0852: Plan District Minimum and Maximums

When proposed amendments were changed, the commentary was changed when necessary.

Proposed new language is double-underlined.  
Proposed deleted language is ~~stricken~~.

CB 06-12

ORDINANCE NO. 1717

AMENDMENTS TO VOLUME 3, DEVELOPMENT CODE, OF THE GRESHAM  
COMMUNITY DEVELOPMENT PLAN, REGARDING THE DOWNTOWN PLAN  
CODE UPDATE AND DECLARING AN EMERGENCY

THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:

Section 1. Volume 3, Development Code, Article 3 Definition is amended as follows:

\*\*\*

Stucco. An exterior finish, composed of some combination of Portland cement, lime and sand (and sometimes additives such as glass fibers or acrylic) that are mixed with water, which dries into a hard-textured surface. Stucco shall be applied on stone, brick or cement block in a three-step process involving the base coat, scratch coat and finish/texture coat.

\*\*\*

Section 2. Volume 3, Development Code, Article 4 Downtown Plan District is amended as follows:

*The acknowledgements page will be deleted. The table of contents page will be deleted.*

Section 4.1100  
DOWNTOWN  
PLAN DISTRICT Design Manual  
~~Oct. 7, 2010~~

\*\*\*

**General**

**4.1101 Purpose**

The 2009 City of Gresham Downtown vision embodies a vision of a Downtown that is one of the region's great urban settings - a lively, diverse and appealing place to live, work, shop and play as the basis for a truly sustainable City. The Downtown will be the most active, intense and urban area in the city, with consistent building edges at or near the sidewalk that help contribute to these qualities. This Development Code will help implement that vision, providing specific urban design strategies and recommendations that raise the bar for design excellence in the built environment. Downtown public and private entities working together will make this vision for Downtown Gresham a reality. This document aims to inspire and guide development proposals towards meeting this goal.

\*\*\*

#### B. How to Use the Code:

This document guides the Design Review for any new Downtown project or projects that exceed the limits described in Article 7 Design Review ~~that occurs in Downtown Gresham~~. It is divided into ~~five~~ four sections:

- Design Principles;
- Downtown Sub-Districts and Development Standards;
- Street Type Standards; and
- Downtown-Wide Design Guidelines and Standards; ~~and~~
- ~~Sub-District-Specific Guidelines and Standards.~~

\*\*\*

~~**5. District-Specific Guidelines and Standards:** After consulting the Street Type Standards and Downtown-Wide Guidelines and Standards, an applicant must also comply with an additional set of Standards and/or Guidelines for a particular Downtown District. The District-Specific Guidelines and Standards recognize unique characteristics — either existing or envisioned by land use and planning studies — and help reinforce the desirable qualities and characteristics of the built environment within a particular land use district. The District-Specific Guidelines and Standards are intended to augment the Design Review process. They shall be used in conjunction with the Downtown-Wide Guidelines and Standards and the Street Type Standards, and those three sections are the basis for project review by the Design Commission or by staff within a particular district. Therefore, they are numbered and organized to correspond with the Downtown-Wide set of Guidelines and Standards. In cases where there is conflicting guidance, the sub-district-Specific Guidelines and Standard shall supersede the Downtown-Wide Guidelines and Standards.~~

~~**5. 6. Images:** Most images, including photographs, illustrations, and maps, included in the Downtown Plan District Design Manual (4.1100) are not part of the Development Code and do not act as guidelines or standards. These images are provided to assist readers in envisioning the intent and potential outcomes of the Guidelines and Standards. Images that are not part of the Development Code are labeled as figures. Images that are part of the Development Code will be are labeled with a Development Code section number.~~

~~**6. Compliance with other Code sections includes but is not limited to:**~~

- a. ~~Section 9.0800: Parking: for general parking lot design standards and parking ratios.~~
- b. ~~Section 9.0100 – Buffering and Screening Requirements: New development in the Downtown Plan District is exempt from the provisions of Section 9.0100, except where the proposed development abuts a lot that is outside the Downtown Plan District.~~
- c. ~~Appendix 5, Section A5.510 - Utilities: Undergrounding of utilities in the Downtown Plan District shall be in accordance with Appendix 5, Section A5.510 - Underground Utilities.~~

- d. Section 9.0200 – Clear Vision Area: New development in the Downtown Plan District shall be exempt from the provisions of Section 9.0200 – Clear Vision Area, except for developments with frontage on an Urban Boulevard street type.
  - e. Appendix 6.000 - Signage:
    - 1. Applicability: The regulations of Appendix 6.000 Sign Regulations shall apply in the Downtown Plan District. Section 4.1151(B)(4) shall apply in the following situations and shall supersede Appendix 6.000 where conflicts occur:
      - a. Non-Residential: New Commercial and Industrial non-residential development in DCC.
      - b. New Commercial and Industrial development in DTM and DMU sub-districts not visible from the Urban Boulevard street type.  
as noted in Sections 4.1151(B)(4)(c) and 4.1151(B)(4)(d). non-residential
    - 2. Signs in DRL-1 and DRL-2:
      - a. For subdivisions in the DRL-1 and DRL-2 sub-districts, the regulations of Appendix 6, Section A6.091 Subdivisions Signs apply.
      - b. For non-residential uses in the DRL-1 and DRL-2 sub-districts, the regulations of Appendix 6, Section A6.094 Signs for Permitted Commercial uses in the OFR District shall apply.
    - 3. Dwelling Structures with Two or More Units, Elderly Housing and Mixed-Use: See applicable signage Guidelines and Standards in Section 7.0101 - 7.0103 for developments with two or more units, elderly housing and mixed-use (residential component) requiring design review.
7. Downtown developments are exempt from the following standards, unless otherwise specified within Section 4.1100:
- a. Section 7.0100 Multi-Family Design Guidelines and Standards; and
  - b. Section 7.0210 Transit Design Standards; and
  - c. Section 7.0201 Single-Family Attached Dwelling Units standards; and
  - d. Section 7.0202 Commercial, Industrial, Institutional and Mixed-Use Developments.

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## **Downtown Sub-Districts Characteristics**

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### **4.1120 Permitted Land Uses**

The types of land uses that are permitted in the Downtown are listed in Table 4.1120. Table 4.1120 lists those uses that are permitted in each Downtown sub-district.

Table 4.1120 lists the types of land uses that are permitted in the Downtown Plan District.

- 1. P = Permitted uses.
- 2. L = Use is permitted, but it is limited in the extent to which it may be permitted.
- 3. NP = Use not permitted.

Each of these uses must comply with the land use district standards of this section and all other applicable requirements of the Community Development Code.

Permitted uses are designated with a "P". An "L" in this table indicates a use that may be permitted in that sub-district, but is limited in the extent to which it may be permitted. Limitations are described in Table 4.1120 Notes that follow. An "NP" means that use is not permitted in the specified sub-district(s). "NP" is only used if the use category is "P" or "L" in another sub-district within the Development Code. Other categories not listed also are not permitted. Existing uses which are not permitted in a Downtown sub-district may continue in existence, subject to provisions of Development Code Section 8.0200: Existing and Nonconforming Uses and Development. Community Service uses are permitted as indicated in Table 4.1120 and as provided in Section 8.0100: Community Services.

In addition to permitted commercial and employment land use types listed in Table 4.1120, the Manager may permit other commercial and employment uses found to be supportive of, and consistent with, the Downtown Plan District (Section 4.1100), with the findings and conclusions of the Gresham Downtown Plan, and with applicable land use policies and implementation strategies of the Community Development Code.

*This table has been updated to allow duplexes on a limited basis in certain sub-districts and to expand where outdoor commercial uses are allowed (see footnotes). All 4.1120 Table Notes have been renumbered for clarity and consistency with other Code sections (other Code sections use numbers rather than letters).*

**Table 4.1120: Downtown Permitted Land Uses**

	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Use Categories:							
<b>COMMERCIAL</b>							
Clinics	P	P	P	P	L <sup>4A</sup>	L <sup>5B</sup>	P
Retail Trade	P	P	P	P	L <sup>4A</sup>	L <sup>5B</sup>	P
Retail Services	P	P	P	P	L <sup>4A</sup>	L <sup>5B</sup>	P
Business Services	P	P	P	P	L <sup>4A</sup>	L <sup>5B</sup>	P
Auto-Dependent Use	NP	NP	NP	NP	NP	NP	PL <sup>3</sup>
Drive Through Use	L <sup>6</sup>	L <sup>6</sup>	NP	L <sup>6</sup>	NP	NP	P
Outdoor Commercial	NP	NP	NP	NP	NP	NP	L <sup>7D</sup>
<b>EMPLOYMENT</b>							
Office	P	P	P	P	L <sup>4A</sup>	L <sup>5B</sup>	P
Manufacturing (4.0320)	L <sup>8E</sup>	L <sup>8E</sup>	L <sup>8E</sup>	L <sup>8E</sup>	NP	NP	L <sup>8E</sup>
Information Services (4.0320)	P	P	P	P	NP	NP	P
<b>RESIDENTIAL</b>							
Single-Family Detached Dwelling	NP	NP	NP	NP	P	P	NP
Duplex Dwellings	NP L <sup>1</sup>	NP L <sup>1</sup>	NP L <sup>1</sup>	NP	P	P	NP
Single-Family Attached Dwellings	P	L <sup>2F</sup>	P	P	NP	P	P
Attached Dwellings on a Single Lot	P	P	P	P	NP	P	P
Accessory Dwelling	P	P	P	P	P	P	P
Ancillary Dwellings	P	P	P	NP	P	P	NP
Residential Home	NP	NP	NP	NP	P	P	NP
Residential Facility	P	P	P	P	NP	P	P
<b>OTHER</b>							
Live/work	P	P	P	P	NP	P	P

Mixed Use	P	P	P	P	LH	P	P
Temporary Uses	P	P	P	P	P	P	P
Home Occupations	P	P	P	P	P	P	P
Community Service Uses							
Type I	P	P	P	P	P	P	P
Type II	P	P	P	P	P	P	P
Type III	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>	L <sup>9</sup>

**4.1120 Table Notes**

The following describe limitations on use categories marked as limited in Table 4.1120.

1. Duplexes are allowed in the following situations provided density standards are met:

- a. In DTM and DMU on a lot of record that is 6,500 square feet or smaller and has 70 feet of street frontage or less; or
- b. In DCC north of Eighth Street on a lot of record that is 7,600 square feet or smaller and has 70 feet of street frontage or less.

2.F. Single-family attached residential uses are prohibited in DMU within 320 feet of the centerline of Eastman Parkway.

3. See limits on auto sales and service in the outdoor commercial configuration in Section 4.1120 Table Note 7.

A.4. Clinics, retail trade, retail services, business services and office: The total floor area of all these uses combined is limited to 5,000 square feet per site in DRL-1, and these uses are limited to lots with frontage on Main Avenue or Ava Avenue. In a mixed-use building, the total square footage of commercial uses, clinics, retail trade, retail services, business services and offices cannot exceed 5,000 square feet in DRL-1.

B.5. Clinics, retail trade, retail services, business services and office: The total floor area of all these uses combined is limited to 7,500 square feet per site in DRL-2. In a mixed-use building, the total square footage of commercial uses, clinics, retail trade, retail services, business services and offices cannot exceed 7,500 square feet in DRL-2.

C.6. Drive-through use: New drive-through facilities are limited in DCC, DTM and DEM and allowed only under the following conditions:

1.a. In DCC, no new drive-through facility can be constructed unless there was a legal drive-through on the site on July 16, 2009.

2.b. In all sub-districts where drive-throughs are limited:

- a.1. Direct drive-through lane access onto an Urban Boulevard street type is prohibited; and
- b.2. The drive-through shall be part of a development that meets the minimum FAR requirements of the sub-district; and
- c.3. Drive-through stacking lanes and service areas shall not be located between the street and the building and shall be located to the rear of the property; and
- d.4. Goods and services provided to drive-through customers also must be available to pedestrian customers inside a building on the same site.

D.7. Outdoor Commercial is limited to DCL and allowed only if:

- 1. a. The site has frontage on Burnside Road or Hogan Road; or

- ~~2.~~ b. The site has frontage on Powell Boulevard east of Cleveland Avenue and west of Hogan Road and the use is not auto sales and service (auto sales and service is allowed if not in a configuration that meets the definition of “outdoor commercial”); and
- ~~3.~~ c. The amount of total site area covered by buildings shall amount to no less than 25 percent of the amount of site area used for outdoor storage or display; and
- ~~4.~~ d. Screening shall be provided along any portion of the site’s frontage which is not occupied by a building or parking area, in a manner which satisfies standards for Landscape/Screening along a Public Right-of-Way, as contained in Section 9.0823(C)(3).
- E. ~~8.~~ Manufacturing uses are defined in Community Development Code Table 4.0320 but shall be compatible with other Downtown uses and are allowed only if all of the following conditions are met:
  - ~~1.~~ Manufacturing uses are subject to all standards in Section 4.0331(F): External Effects; and
  - ~~2.~~ a. The manufacturing component shall be allowed in conjunction with an allowed Commercial or Office use must be accessory to another permitted, non-residential use on the same site; and
  - ~~3.~~ b. In DCC, DMU, and DTM, the manufacturing component shall occupy no more than 10,000 square feet of floor area per site. In DEM and DCL, the manufacturing component shall occupy no more than 20,000 square feet of floor area per site; and
  - c. The emission of air pollutants and odorous gasses and changes in temperature detectable by the human senses without the aid of instruments at any point beyond the property line is prohibited; and
  - d. Electrical disturbances that interfere with the normal operation of equipment or instruments on adjacent properties are prohibited; and
  - e. Operations that produce heat or glare shall be conducted entirely within an enclosed building; and
  - f. Loud, unnecessary or unusual noise that endangers health, peace or safety is prohibited.
- ~~G.~~ 9. Community Services, Type III: Solid waste transfer stations, solid waste landfills, campgrounds, golf courses, recycling facilities (including drop-box transfer stations), recycling collection sites and recyclables recovery facilities, are prohibited.
- ~~H.~~ Mixed use developments in DRL 1 are limited to those locations where commercial uses are allowed.

**4.1121 Prohibited Uses in Downtown Sub-Districts**

- A. In addition to the use categories that are not permitted because they are listed as “NP” or not listed in Table 4.1120, the following categories are specifically prohibited from Downtown sub-districts: mini-storage facilities and the following uses defined in Section 4.0320: transportation/distribution (trucking and rail), exclusive heavy industrial uses, warehouse and storage, wholesale trade, construction contractors, transport and distribution.
- B. The prohibition on warehousing and storage as a stand-alone use does not preclude the on-site storage of materials associated with another use Downtown, such as the storage of goods and supplies as an accessory use to another use allowed in Downtown sub-districts.
- C. The prohibition on distribution does not preclude the distribution of goods produced on-site to locations off-site as an accessory use to another use allowed in the Downtown sub-districts or the delivery of goods to an allowed use.

**4.1122 First-floor commercial uses required**

- a. In the following locations, a minimum of 75 percent of the street-facing ground-floor level shall have commercial uses or civic uses (such as libraries, city hall or post offices) that generate a significant number of customer visits:
1. The north side of Powell Boulevard between Miller and Roberts.
  2. Main Avenue: Main between Powell and Fourth.
  3. Third Avenue between Main and Hood and the north side of Third Avenue between Hood and Kelly.

**4.1130 Downtown Plan Sub-District Standards**

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C. For purposes of minimum floor-area-ratio calculations in DCC, DMU and DTM, applicants may include the following in the ground-level floor area up to a total of 1,000 square feet or 10 percent of the site, whichever is larger:

1. Publicly accessible open space.
- ~~2. Walkways that include landscaping and provide access to publicly accessible open spaces or provide a through-block connection.~~
2. Required minimum setbacks.
3. Area removed from the first-floor building footprint to create corner features to comply with 4.1151(B)(8). For example, a beveled corner will have a slightly smaller footprint than a 90-degree corner because of the bevel.
4. Areas between the minimum and maximum front setbacks for Commercial, Employment, Live/work uses that are provided for usable, pedestrian-oriented uses such as walkways and outdoor dining areas.
- ~~5. Public space required for gateway locations.~~

D. For purposes of minimum floor-area ratio calculations in all sub-districts, the following may be counted as ground-level floor area.

- ~~1. Required sidewalk easements.~~
1. ~~2.~~ Utility easements.
2. ~~3.~~ Structured parking at grade or above.

Table 4.1130									
		DCC		DMU	DTM	DEM	DRL-1	DRL-2	DCL
			Main						
Maximum Height <sup>A-D1,2,3,4</sup> (feet)		85	45 <sup>1</sup>	125	85	70	35	50	65
Minimum Floor Area Ratio (base) <sup>O,P</sup>		1.0	1.0	1.0	1.0	0.4	0	0.5 <sup>O</sup>	0.4
Minimum Floor Area Ratio for non-residential and mixed-use projects (base) <sup>1,5,6, O,P</sup>		See Figure 4.1130: Minimum Floor Area Ratio Map							
Maximum Floor Area Ratio <sup>5,6,O,P</sup>		3.0	1.5 <sup>1</sup>	3.5	3.0	2.5	1.0	1.0	1.0
Maximum Floor Area Ratio with bonuses (see 4.1131) <sup>5,6,P</sup>	Residential	3.5	2.0 <sup>1</sup>	5.0	3.5	3.0	2.0	2.0	2.0
	Non Residential	4.5	3.0 <sup>1</sup>	6.0	4.5	3.0	3.0	3.0	2.5
	Combined	5.0	4.0 <sup>1</sup>	7.0	5.0	5.0	4.0	4.0	3.0
Minimum Residential Net Density for all-residential projects (not mixed use) (units per acre) (See definition of Net Density in Article 3)		17		20	20	17	8.71	8.71	17
Maximum Residential Net Density (units per acre) (See definition of Net Density in Article 3)		No maximum		No maximum	No maximum	No maximum	12.45	No maximum	60

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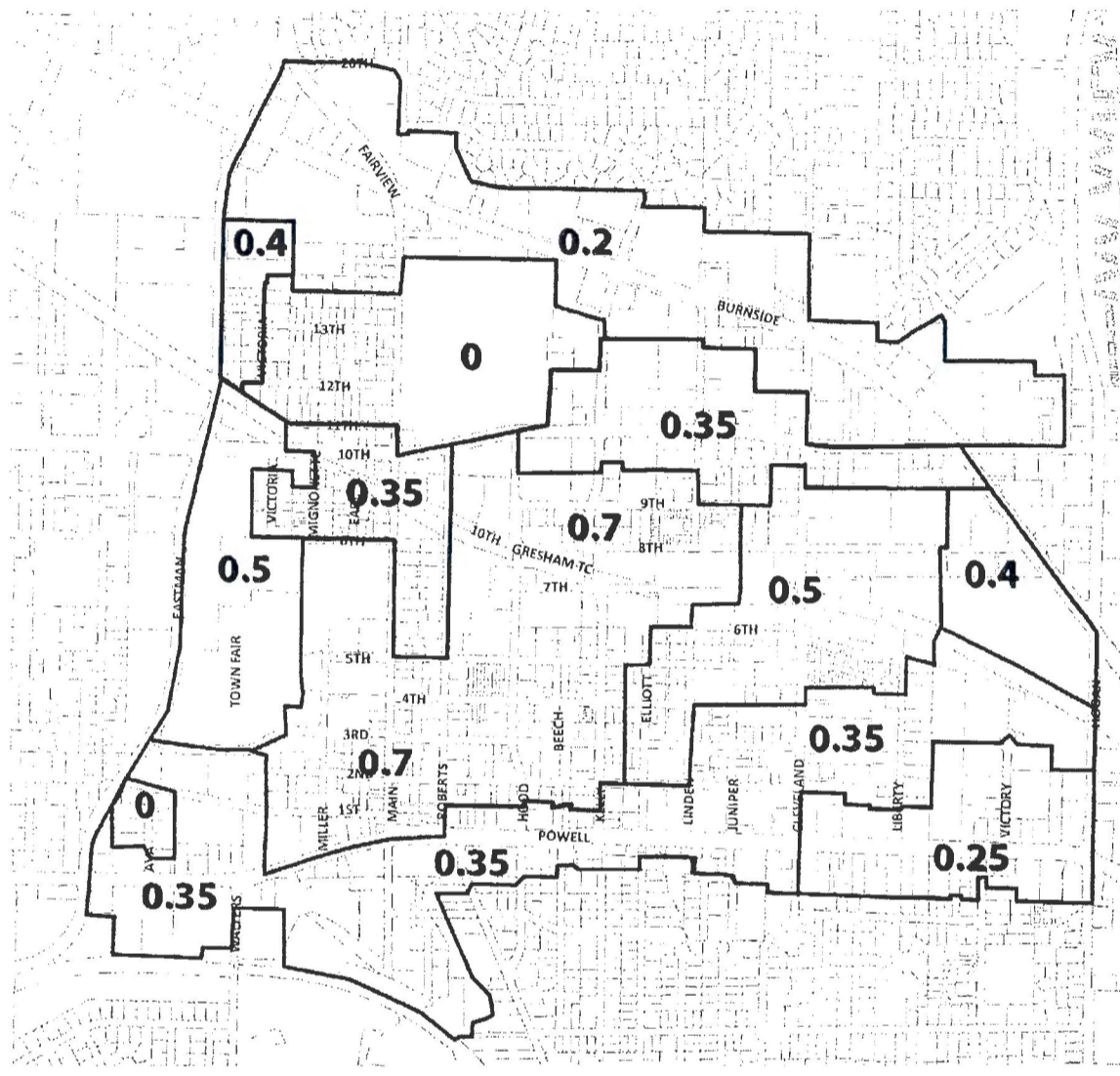
Table 4.1130 (continued)

Street type	Urban Boulevard (in feet)	Urban Commercial (in feet)	Urban Residential (in feet)	Green/ Shared (in feet)	Main (in feet)	Stanley (in feet)	Third – north side (in feet)	Third – south side (in feet)	Cleveland (in feet)
<b>Commercial, employment, live/work, mixed-use (including mixed use buildings with those uses on the first floor)</b>									
Minimum Building Setbacks <sup>8,14</sup>	Front: 0 Side: 0 <sup>9,6</sup> Rear: 0 <sup>9,6</sup> Alley: 3	Front: 0 <sup>5</sup> Side: 0 <sup>9,6</sup> Rear: 0 <sup>9,6</sup> Alley: 3	Front: 5 Side: 0 <sup>9,12 G&amp;K</sup> Rear: 5 <sup>9,6</sup> Alley: 3	Front: 0 Side: 0 <sup>12 H&amp;K</sup> Rear: 0 <sup>9,6</sup> Alley: 3	Front: 0 Side: 0 <sup>12 K</sup> Rear: 0 Alley: 3	Front: 0 Side: 0 <sup>12 K</sup> Rear: 0 Alley: 3	Front: 0 <sup>6 on first floor; zero above</sup> Side: 0 <sup>9,12 G&amp;K</sup> Rear: 0 <sup>9,6</sup> Alley: 3	Front: 0 Side: 0 <sup>9,12</sup> Rear: 0 <sup>7</sup> Alley: 3	Front: 5 Side: 0 <sup>9,12 G&amp;K</sup> Rear: 0 <sup>9,6</sup> Alley: 3
Maximum Building Setbacks <sup>5</sup>	Front: 5 <sup>14 M</sup>	Front: 5 <sup>14 M</sup> 10	Front: 10 <sup>14 M</sup>	Front: 5 <sup>14 M</sup>	Front: 5 <sup>14 M</sup>	Front: 5 <sup>14 M</sup>	Front: 5 <sup>14 M</sup> 10	Front: 10 <sup>14</sup>	Front: 10 <sup>14 M</sup>
<b>Attached dwellings on a single lot</b>									
Minimum Building Setbacks <sup>8,14</sup>	Front: 10 Side: 0 <sup>9,6</sup> Rear: 5 <sup>9,6</sup> Alley: 3	Front: 0 <sup>5</sup> Side: 0 <sup>9,6</sup> Rear: 5 <sup>9,6</sup> Alley: 3	Front: 5 Side: 0 <sup>9,12 G&amp;K</sup> Rear: 5 <sup>9,6</sup> Alley: 3	Front: 5 Side: 0 <sup>12 H&amp;K</sup> Rear: 5 Alley: 3	Front: 0 Side: 0 <sup>12 K</sup> Rear: 0 Alley: 3	Front: 0 Side: 0 <sup>12 K</sup> Rear: 0 Alley: 3	Front: 5 <sup>6 on first floor; zero above</sup> Side: 0 <sup>9,12 G&amp;K</sup> Rear: 5 <sup>9</sup> Alley: 3	Front: 0 Side: 0 <sup>9,12</sup> Rear: 0 <sup>5</sup> Alley: 3	Front: 5 Side: 0 <sup>9,12 G&amp;K</sup> Rear: 5 <sup>9,6</sup> Alley: 3
Maximum Building Setbacks	Front: 20 <sup>10,14 I&amp;M</sup>	Front: 10 <sup>10,14 I&amp;M</sup>	Front: 15 <sup>10,14 I&amp;M</sup>	Front: 10 <sup>14 M</sup>	Front: 5 <sup>14 M</sup>	Front: 10 <sup>10,14 I&amp;M</sup>	Front: 10 <sup>14 M</sup>	Front: 5 <sup>14</sup>	Front: 20 <sup>14 M</sup>
<b>Single-family attached</b>									
Minimum Building Setbacks <sup>8,14</sup>	<b>FRONT</b> Façade: 10 Porch: 6	<b>FRONT</b> Façade: 5 Porch: 3	<b>FRONT</b> Façade: 5 Porch: 3	<b>FRONT</b> Façade: 5 Porch: 3	Not allowed on this street type.	<b>FRONT</b> Façade: 5 Porch: 3 Garage: 5 <sup>13</sup>	<b>FRONT</b> Façade: 5 Porch: 3	Not allowed on this street type.	<b>FRONT</b> Façade: 5 Porch: 3

Street type	Urban Boulevard (in feet)	Urban Commercial (in feet)	Urban Residential (in feet)	Green/ Shared (in feet)	Main (in feet)	Stanley (in feet)	Third – north side (in feet)	Third – south side (in feet)	Cleveland (in feet)
	Garage: 10 <sup>13</sup> <sup>t</sup> <b>SIDE</b> <sup>11</sup> <sup>f</sup> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	Garage: 5 <sup>13</sup> <sup>t</sup> <b>SIDE</b> <sup>11</sup> <sup>f</sup> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	Garage: 5 <sup>13</sup> <sup>t</sup> <b>SIDE</b> <sup>11</sup> <sup>f</sup> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3	Garage: 5 <sup>13</sup> <sup>t</sup> <b>SIDE</b> <sup>11</sup> <sup>f</sup> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3		<sup>5</sup> <b>SIDE</b> <sup>11</sup> <sup>f</sup> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3 Not allowed on this street type.	Garage: 5 <sup>13</sup> <sup>t</sup> <b>SIDE</b> <sup>11</sup> <sup>f</sup> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3 Not allowed on this street type.		Garage: 5 <sup>13</sup> <sup>t</sup> <b>SIDE</b> <sup>11</sup> <sup>f</sup> Interior: 5 Common: 0 Street porch: 5 <b>REAR</b> No alley: 10 Alley: 3
Maximum Building Setbacks <sup>5</sup> <sup>2</sup>	Front: 20 <sup>10, 14</sup> <sup>I&amp;M</sup> Garage: 5	Front: 20 <sup>10, 14</sup> <sup>I&amp;M</sup> Garage: 5	Front: 20 <sup>10, 14</sup> <sup>I&amp;M</sup> Garage: 5	Front: 15 <sup>10, 14</sup> <sup>I&amp;M</sup> Garage: 5		Front: 15 <sup>10, 14</sup> <sup>I&amp;M</sup> Garage: 5	Front: 15 <sup>10, 14</sup> <sup>I&amp;M</sup> Garage: 5		Front: 20 <sup>10, 14</sup> <sup>I&amp;M</sup> Garage: 5
<b>Single-family detached and duplex dwellings</b>									
Minimum Building Setbacks <sup>8</sup> <sup>4</sup>	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <b>SIDE</b> Interior: 5 Streetside: 10	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <sup>15</sup> <b>SIDE</b> Interior: 5 Streetside: 10 Street porch:	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <sup>15</sup> <b>SIDE</b> Interior: 5 Streetside: 10 Street porch:	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <sup>15</sup> <b>SIDE</b> Interior: 5 Streetside: 10 Street porch:	N/A	N/A	N/A	N/A	<b>FRONT</b> Façade: 10 Porch: 6 Garage: 20 <b>SIDE</b> Interior: 5 Streetside: 10

Street type	Urban Boulevard (in feet)	Urban Commercial (in feet)	Urban Residential (in feet)	Green/ Shared (in feet)	Main (in feet)	Stanley (in feet)	Third — north side (in feet)	Third — south side (in feet)	Cleveland (in feet)
	Street porch: 6 Garage: 5 <b>REAR</b> No alley: 10 Alley: 6	6 Garage: 5 <b>REAR</b> No alley: 10 <sup>15</sup> Alley: 6	6 Garage: 5 <b>REAR</b> No alley: 10 <sup>15</sup> Alley: 6	6 Garage: 5 <b>REAR</b> No alley: 10 <sup>15</sup> Alley: 6					Street porch: 6 Garage: 5 <b>REAR</b> No alley: 10 Alley: 6
Maximum Building Setbacks	Front: 20 <sup>10+</sup>	Front: 20 <sup>10+</sup>	Front: 20 <sup>10+</sup>	Front: 15 <sup>10+</sup>	Front: 15 <sup>10+</sup>	Front: 10 <sup>10+</sup>	Front: 20 <sup>10+</sup>	Front: 5 <sup>30</sup>	Front: 20 <sup>10+</sup>
Minimum lot size	Single-family detached: 4,000 square feet Duplex <u>in DRL-1 and DRL-2</u> : 7,000 square feet; <u>Duplex in DCC, DTM, DMU, DEM</u> : 5,000								
Minimum lot dimensions	Width at building line, interior lot: 35 feet Width at building line, corner lot: 40 feet Depth, interior lot: 70 feet Depth, interior lot: 70 feet								
Minimum street frontage	35 feet, except corner lots shall be 40 feet as measured from the corner radius end point to the property corner. A reduction in the minimum street frontage may be approved when the applicant can document compliance with Section 10.1520 of the Community Development Code								

**Figure 4.1130 Minimum Floor Area Ratio Map**



**4.1130 Table Notes:**

- 1.A. The maximum height and floor-area ratio for the portion of development sites within 110 feet of the centerline of Main Avenue between Powell Boulevard and Fifth Street are limited to those shown in Table 4.1130 for DCC - Main. A minimum 10-foot building setback on Main Avenue is required on all stories above 35 feet.
- 2.B. Floor heights by building type for new buildings:
  - a. Commercial uses: 13 feet minimum height, to 20 feet maximum height.
  - b. Residential uses Attached Dwellings on a Single Lot, Elderly Housing and Residential Facilities: 10 feet minimum height.

~~3.C.~~ Building heights in all Downtown sub-districts except DRL-1 and DRL-2 shall be allowed to exceed the maximum up to 8 feet to allow for architectural elements not suitable for occupancy, such as parapet walls and pitched roofs.

~~4.D.~~ For developments abutting a land-use district where the maximum building height is 40 feet or less, the maximum building height within 50 feet of that low-height-limit district or sub-district shall be 45 feet. Maximum building height shall be 50 feet in DCC along the north side of Division Street.

~~E.~~ Setbacks:

- ~~1.~~ Setbacks in Table 7.0201 (M)(3)(a) of the Gresham Development Code do not apply.
- ~~2.~~ Refer to Section 9.0900 for a list of structural elements and decorative features that may encroach up to a maximum of 2 feet into required setbacks
- ~~3.~~ Encroachments may project into the public right-of-way provided that the encroachments are between 9 and 12 feet above the sidewalk height, subject to City approval. They must not obstruct or prevent the placement of street trees or other improvements within the public right-of-way.

~~5.P.~~ The following community services uses are exempt from minimum floor-area ratio and maximum setback requirements:

- a. Parks, plazas and trails; and
- b. Portable classrooms;
- c. Cemeteries; and
- d. Sewer and water utility structures such as storage reservoirs and pump stations; and
- e. Park-related structures such as picnic shelters;
- f. Transit facilities such as bus shelters and storage/utility sheds;
- g. Minor utility and public facilities (as described in Appendix 5: Public Facilities), such as lift stations and pumps;
- h. Telecommunications equipment such as antennas;
- i. Helicopter landing facilities.

~~6.F.~~ Flag pole portions of lots, which allow access to the portions of the lot away from streets, are not counted as part of the site size in floor-area ratio calculations. The remainder of the lot not needed for access would be required to meet FAR requirements.

~~7.~~ Public buildings and schools that comply with Section 4.1151(A)(1)(d)(14) are exempt from maximum setback requirements.

~~8.N.~~ For purposes of Table 4.1130 side setbacks:

- a. Interior means interior side (not common wall)
- b. Common means interior side with common wall
- c. Street façade means streetside façade
- d. Street porch means streetside porch
- e. Garage means streetside garage face

~~9.G.~~ Side setback is 10 feet when side yard abuts DRL-1, DRL-2, LDR-5, LDR-7, TR or TLDR; rear setback is 10 feet when rear yard abuts DRL-1, DRL-2, LDR-5, LDR-7, TR or TLDR.

~~H.~~ Side setback is 5 feet when in the DRL-2 sub-district or when the side yard abuts the DRL-2 sub-district.

~~10.I.~~ Courtyard-type developments are exempted from maximum setbacks for that portion of the building or buildings having a courtyard area between it and the street.

- ~~11.J-~~ For single-family attached dwellings, the street façade and garage side setbacks shall be equal to the front façade setback on the street type that applies to the side street.
- ~~12.K-~~ For commercial, employment, live/work and attached dwellings on a single lot, the streetside setbacks shall be equal to the front façade setback on the street type that applies to the side street.
- ~~13.L-~~ Single-family attached dwellings are encouraged to be accessed from a rear alleyway on all street types where single-family attached dwellings are allowed. Parking on driveways in front of single-family attached dwellings is only permitted on the Urban Residential street type in sub-districts DRL-1 and DRL-2. If parking is to be provided in front of these units on the Urban Residential street type in DRL-1 and DRL-2, the minimum front setback for the garage is 20 feet.
- ~~14.M-~~ Maximum front setbacks do not apply on a site once all minimum building frontage requirements of the street type have been satisfied. For example, if a street type requires that 75 percent of the frontage must be occupied by a building and that requirement has been satisfied, other buildings can be constructed behind that building beyond the maximum setback.
- ~~15.~~ If rear and garage setbacks combine to leave less than 22 feet for a garage depth, the Manager or Design Commission may reduce setbacks on a case-by-case basis to provide adequate room for a garage. First, the rear setback may be reduced by 5 feet to reach the 22-foot area for garage depth. If that is not sufficient, the Manager or Design Commission may approve a maximum garage setback of 5 feet so the garage can be brought near the street.
- ~~16.~~ Encroachments may project into the public right-of-way provided that the encroachments are between 9 and 12 feet above the sidewalk height, subject to City approval. They must not obstruct or prevent the placement of street trees or other improvements within the public right-of-way.
- ~~O.~~ Floor area ratio does not apply to single family detached and duplex dwellings.

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~~**4.1132 Building Placement**~~

~~— The Downtown sub-districts will be the most active, intense, and urban areas in the city. Consistent building edges out to or near the sidewalk help contribute to these qualities.~~

~~**4.1133 Parking**~~

~~— See Section 9.0800 for general parking lot design standards and parking ratios.~~

~~**4.1134 Buffering**~~

~~— New development in the Downtown Plan District is exempt from the provisions of Section 9.0100 – Buffering and Screening Requirements, except where the proposed development abuts a lot that is outside the Downtown Plan District.~~

~~**4.1135 Utilities**~~

~~— Undergrounding of utilities in the Downtown Plan District shall be in accordance with Section A5.510 – Underground Utilities.~~

~~**4.1136 Clear Vision Area**~~

~~— New development in the Downtown Plan District shall be exempt from the provisions of Section 9.0200 – Clear Vision Area, except for developments with frontage on an Urban Boulevard Street Type.~~

~~4.1132~~ **4.1137** Limitations on Outdoor Commercial Activity

In all Downtown sub-districts except the DCL sub-district, the amount of site area for outdoor display of materials for retail sales shall not exceed 15 percent of the ground-floor area of buildings on the site with which the display is associated or 1,000 square feet, whichever is less.

**4.1138** Signage

~~A. Applicability:~~ The regulations of Appendix 6.000 Sign Regulations shall apply as follows in the Downtown Plan District.

- ~~1. New Non-Residential:~~ All new non-residential buildings and development including additions that are required to follow the Design Review Types D and E process are subject to the provisions of Section 4.1151(B)(4) Sign Design for wall signs, projecting signs, window signs, internal illumination and durability as noted in Sections 4.1151(B)(4)(c) and 4.1151(B)(4)(d). For all other new non-residential sign types, the provisions of Appendix 6.000 apply.
- ~~2. Existing Non-Residential:~~ Signs for existing non-residential buildings and developments including additions that are subject to Design Review Types A, B, or C are required to conform to the provisions of Appendix 6.000 Sign Regulations.
- ~~3. New Residential and Community Service:~~ The provisions of Appendix 6.000 Sign Regulations apply.
- ~~4. Existing Residential and Community Service:~~ The provisions of Appendix 6.000 Sign Regulations apply.

~~B. Applicability of Section A6.100~~

~~—Except as provided in Section 4.1138(A) above, the regulations of Section A6.100 Commercial, Mixed Use & Industrial Districts shall be applicable in the DCC, DMU, DTM, DEM and DCL sub-districts.~~

~~C. Multi-business complexes~~

~~—Except as provided in Section 4.1138(A) above, in all Downtown sub-districts, signage for multi-business complexes shall be regulated as provided in Section A6.101.~~

~~D. Signs in DRL-1 and DRL-2~~

~~—For subdivisions in DRL-1 and DRL-2 sub-districts, the regulations of A6.091 Subdivisions Signs apply. Except as provided in Section 4.1138(A) above, for non-residential uses in the DRL-1 and DRL-2 sub-districts, the regulations of Section A6.094 Signs for Permitted Commercial uses in the OFR District shall apply.~~

~~E. Multi-Family Dwelling Signs~~

~~—The regulations of Section A6.092 Multi-Family Dwelling Signs shall be applicable to residential buildings and developments in the DCC, DMU, DTM, DEM, DRL-2 and DCL sub-districts.~~

~~4.1139 Dwelling Structures with Two or More Units, Elderly Housing and Mixed Use~~

~~—See applicable Guidelines and Standards in Section 7.0101 – 7.0103 for developments with two or more units, elderly housing and mixed-use (residential component) requiring design review.~~

Section 3, Volume 3, Development Code, Article 4, Section 4.1140 Downtown Street Types is amended as follows:

## Downtown Street Types

### 4.1140 Street Type Purpose

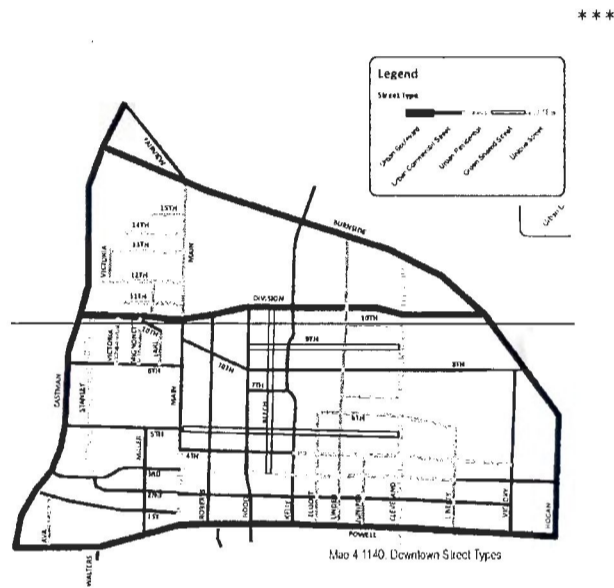
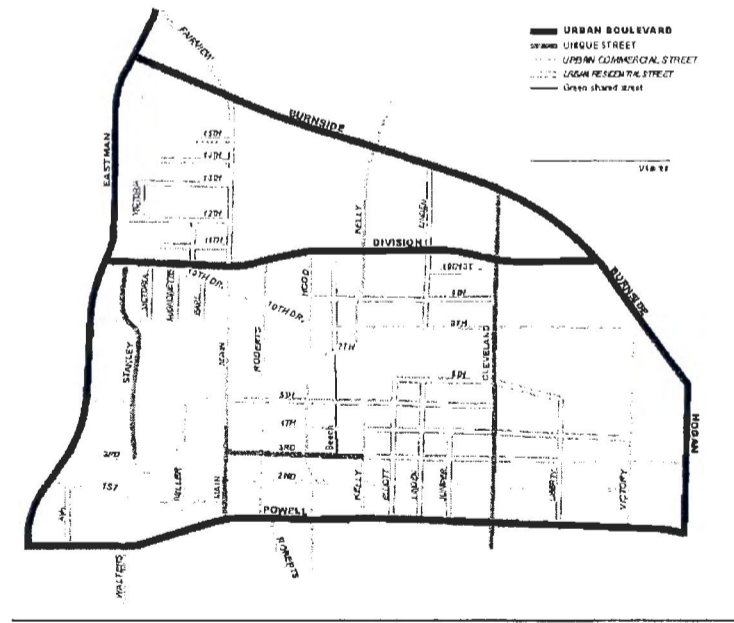


Figure 4.1140



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#### 4.1141 Public Works Standards Coordination

Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these street type Standards and the street standards included elsewhere in the Gresham Community Development Code. If compliance with the standards results in a conflict between the Community Development Code and Public Works Standards, the Public Works Standards govern the street design. The Department of Environmental Services may grant exceptions to the Public Works Standards through the Design Modification Process if the City receives benefit from the suggested standard deviation.

Existing curb-to-curb dimensions may vary from what is shown in street type cross-sections. Applicants shall consult the Public Works Standards to determine how to implement the street type cross-sections in different situations.

~~Where existing public right-of-way is too narrow to accommodate required Street Type improvements, the applicants shall dedicate the required right of way. On Third Street, an applicant may choose to dedicate the required right-of-way or provide a sidewalk easement for the sidewalk portion under the colonnade on the north side of the street.~~

#### ~~4.1142 Street Type General Provisions~~

- ~~A. If the development site has frontage on more than one street type, the minimum percentage of street frontage that must be occupied by a building façade may be reduced in one of the following ways:-~~
- ~~1. Except for the Main, Third, Stanley and Boulevard street type frontages, the minimum percentage of street frontage that must be occupied by a building façade may be reduced on one street type frontage by the Design Commission or Manager up to 25 percent of the total frontage along that street type as part of the clearand objective track. For example, a requirement that 75 percent of the frontage must be occupied by a building façade could be reduced to 50 percent of the frontage on that one street type; or~~
  - ~~2. The minimum percentage of street frontage that must be occupied by a building façade may be reduced through the discretionary review process. The applicant must demonstrate that the application complies with applicable site design Design Guidelines in 4.1151 and 4.1152.~~
- ~~B. The minimum amount of building frontage required on the front setback line may be reduced by the Design Commission or Manager if an adjustment is required to allow a driveway with the required minimum width, on street types where driveways are allowed.~~
- ~~C. For courtyard developments involving attached dwellings on a single lot or single family attached dwellings, the minimum amount of building required on the frontage is 40 percent.~~
- ~~D. Lots whose frontage on a street includes only vehicular access, such as a flag pole, are not required to meet the requirements for minimum building on the frontage.~~

**A. URBAN BOULEVARD STREET TYPE**

For the Urban Boulevard street type, all the following standards shall be met:

1. Applicants shall also consult ~~specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these street type Standards and street standards included elsewhere in the Gresham Community Development Code.~~
2. There shall be a clear accessible walking route of 5 feet provided in a walk of 6 feet width. ~~Appurtenances can protrude one foot into the walk width.~~
3. There shall be a 65-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
- ~~4. There is no first floor commercial requirement on this Street Type, except for the north side of Powell between Miller and Roberts, which shall be required to have first floor commercial or employment uses.~~
4. ~~5~~. No parking shall be permitted on any corners facing public streets.
5. ~~6~~. A 16-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. ~~7~~. If on-street parking is included, curbed bulb-outs at the street intersections are required.
7. ~~8~~. Comply with Section 9.0200 – Clear Vision Area.
8. ~~9~~. Access to single-family attached dwellings is prohibited directly from Urban Boulevard streets. Access from rear alleys and side streets is allowed.

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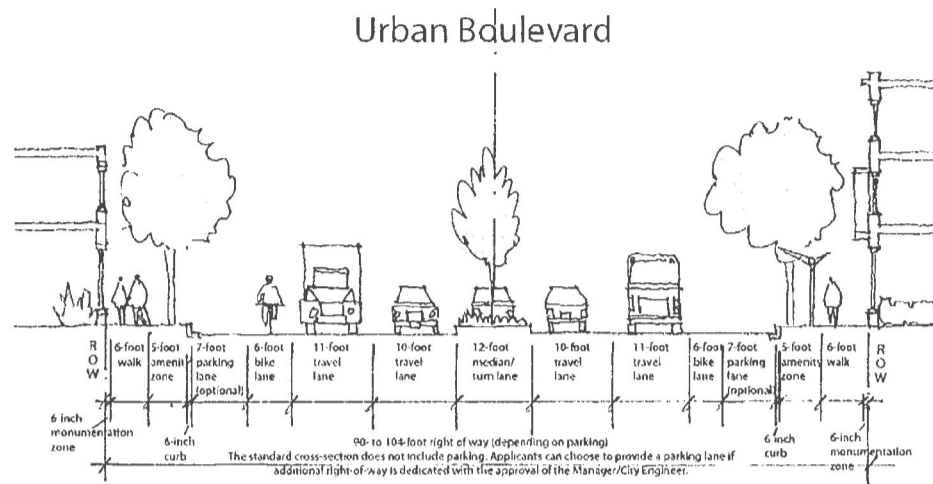


Figure: Urban Boulevard cross-section

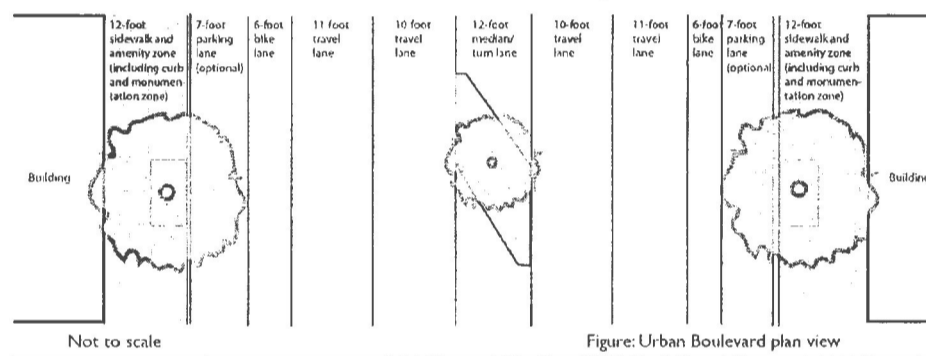


Figure: Urban Boulevard plan view

## B. URBAN COMMERCIAL STREET TYPE

For the Urban Commercial street type, all the following standards shall be met:

1. Applicants shall also consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these street type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a clear, accessible walking route of 5 feet in an 11-foot zone that includes the curb, amenity zone and monumentation zone. Appurtenances can protrude 1 foot into the walk width. There shall be a clear accessible walking route of 5 feet provided in a walk of 10 feet width. Five feet of the 10-foot walk shall be dedicated within a sidewalk easement on private property. Appurtenances can protrude 1 foot into the walk width.
3. There shall be a 4-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. No parking shall be permitted on any corners facing public streets.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. If on street parking is included, curbed bulb-outs at the street intersections are required.

7. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first floor height. The weather protection at a minimum shall be above the doors and windows.

7. 8. No curb cuts are permitted without permission of the City and shall be allowed only in instances that permit no other options.

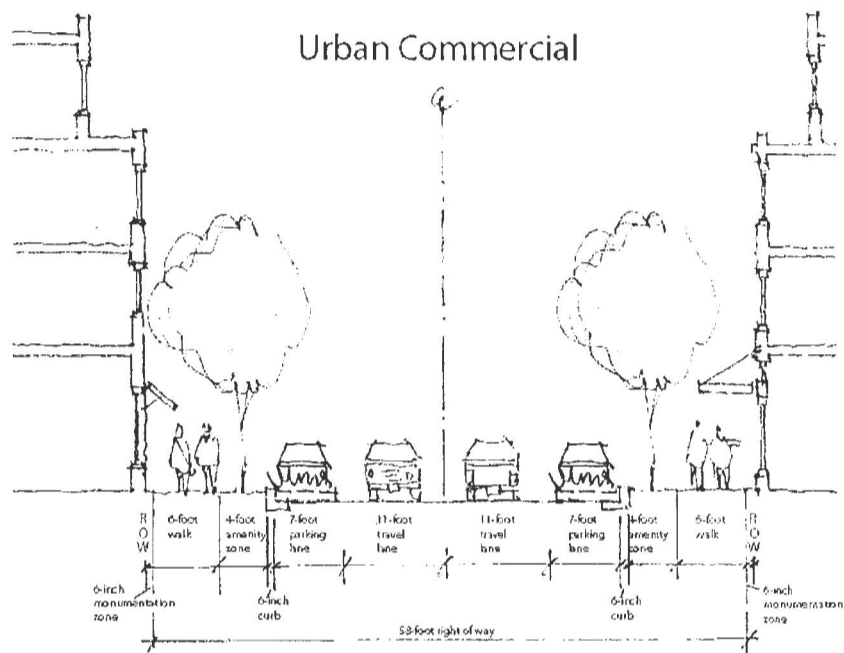


Figure: Urban Commercial cross-section

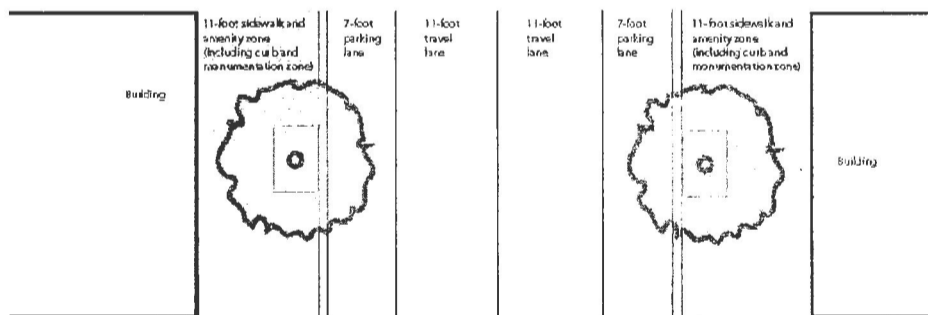


Figure: Urban Commercial plan view

**C. URBAN RESIDENTIAL STREET TYPE**

For the Urban Residential street type, all the following standards shall be met:

1. Applicants shall also consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these street type Standards and street standards included elsewhere in the Gresham Community Development Code.

2. There shall be a clear accessible walking route of 5 feet provided.
3. There shall be a 4-foot amenity zone provided with planted understory landscaping. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. No parking shall be permitted on any corners facing public streets.
5. Transitional setback spaces shall allow porches, stoops, small front yards, landscaping and gardens.
6. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.

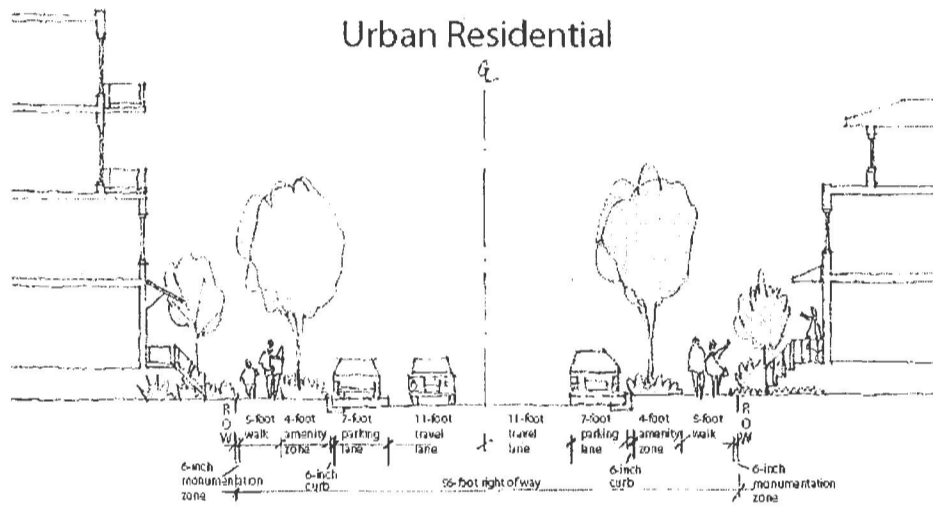


Figure: Urban Residential cross-section

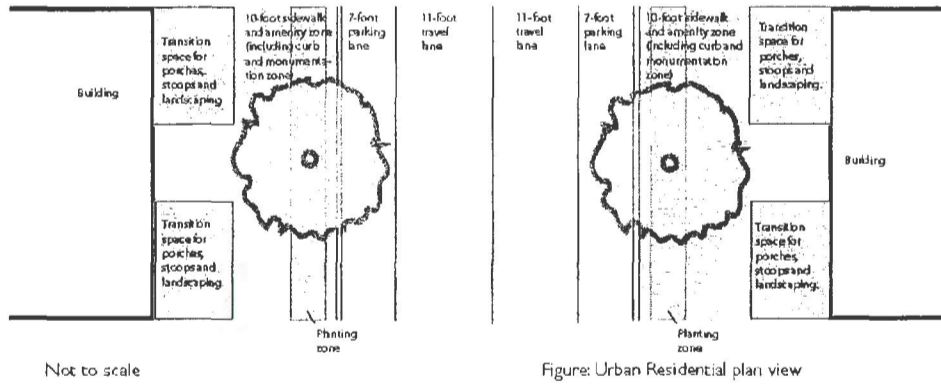


Figure: Urban Residential plan view

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**D. MAIN AVENUE STREET TYPE (Powell to 4th)**

**For the Main Avenue street type, all the following standards shall be met:**

1. Applicants shall also consult ~~specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these street type Standards and street standards include elsewhere in the Gresham Community Development Code.~~
2. There shall be a clear minimum accessible walking route width of ~~4.5~~ 5 feet. The pedestrian walk width shall be ~~6.5~~ feet. Appurtenances can protrude 1 foot into the walk width.
- ~~3. A minimum of 75 percent of the ground floor level shall include street-level commercial or employment uses.~~
- ~~3.~~ 4. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street. No parking is allowed between the building and the street.
- ~~4.~~ 5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
- ~~5.~~ 6. Amenities, including street trees, will be located outside of the accessible route in the required bulb-out areas near the street intersections.
- ~~7. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first-floor height. The weather protection at a minimum shall be above the doors and windows.~~

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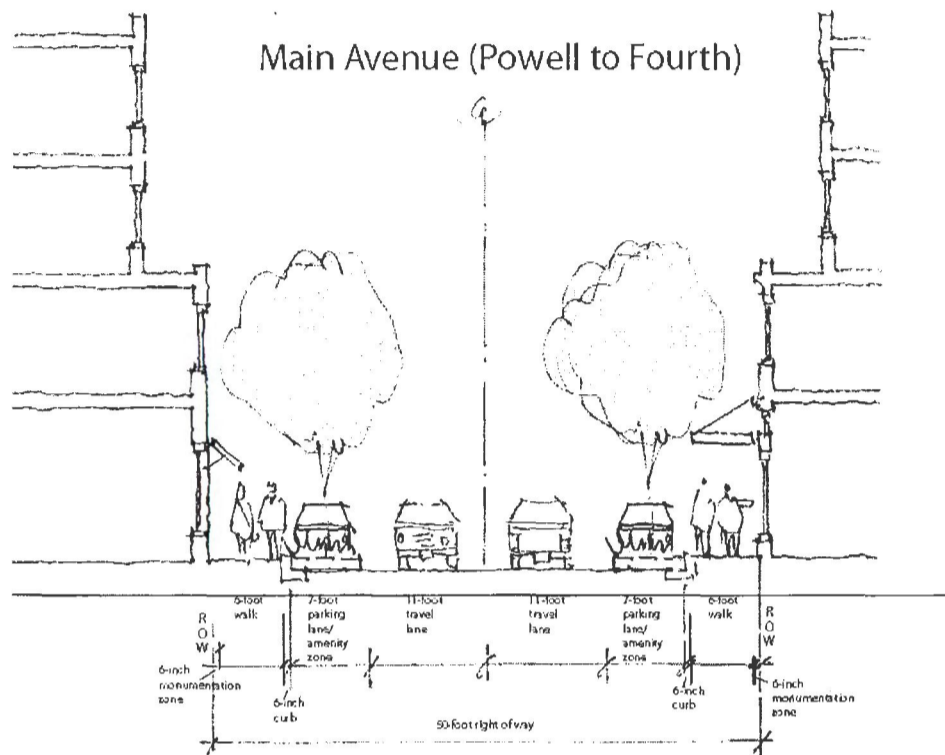
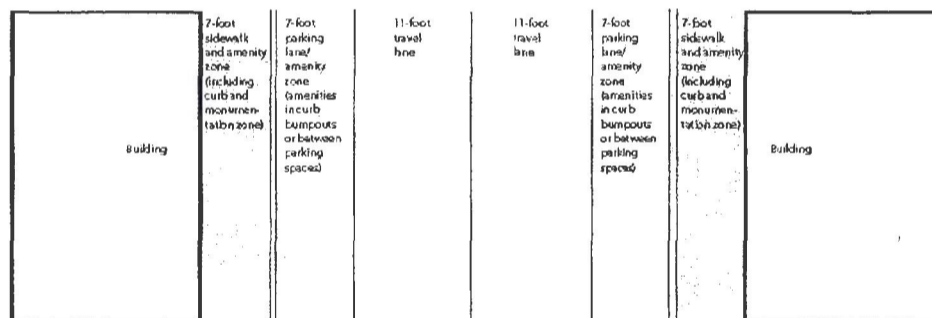


Figure: Main Avenue cross-section



Not to scale

Figure: Main Avenue plan view

**E. STANLEY STREET TYPE**

For the Stanley street type, all the following standards shall be met:

1. Applicants shall also consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these street type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 9 feet provided. The pedestrian walk width shall be 10 feet. Appurtenances can protrude one foot into the walk width.

3. There shall be a 6-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. A minimum of 75 percent of the ground floor level shall include street-level commercial or employment uses.
- 4.5. No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street.
- 5.6. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
- 6.7. If on street parking is included, curbed bulbouts at the street intersections are required.
8. Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first-floor height. The weather protection at a minimum shall be above the doors and windows.

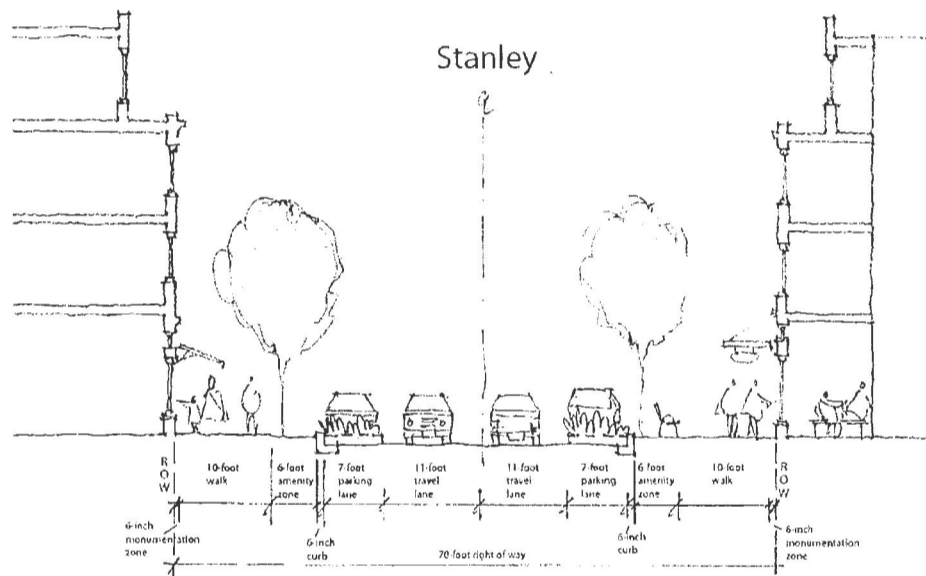


Figure: Stanley cross-section

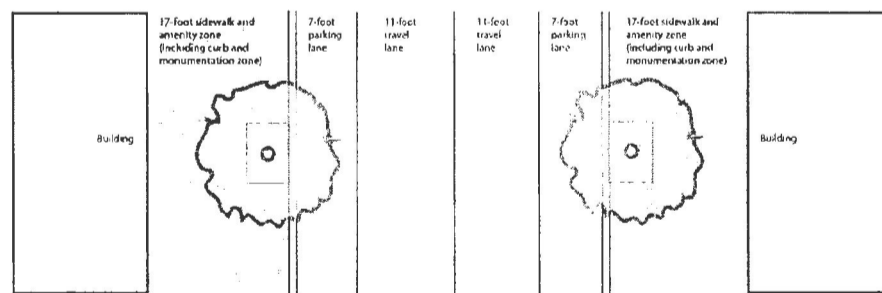


Figure: Stanley plan view

**F. THIRD STREET STREET TYPE (Main to Kelly)**

**For the Third street type, all the following standards shall be met:**

1. Applicants shall also consult ~~specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these street type Standards and street standards included elsewhere in the Gresham Community Development Code.~~
2. There shall be a minimum clear accessible walking route of 5 feet provided. The pedestrian walk width shall be 6 feet. Appurtenances can protrude 1 foot into the walk width. ~~There shall be a minimum clear accessible walking route of 5 feet provided on the north and south sides of the street. The pedestrian walk width shall be 6 feet on the south side of the street and 7 feet on the north side. Appurtenances can protrude 1 foot into the walk width. The area under the colonnade shall also be paved and shall be 6 feet to 10 feet wide.~~
3. There shall be a 4-foot amenity zone provided ~~on the south side of the street.~~ This amenity zone may consist of street trees, street lighting, landscaping and/or seating.
4. ~~A colonnade is required on the north side of the street. The colonnade shall be a minimum depth of 6 feet with a maximum depth of 10 feet. The colonnade height shall be 16 feet.~~
5. ~~A minimum of 75 percent of the ground floor level shall include street-level commercial or employment uses.~~
4. ~~6.~~ No parking shall be permitted on any corners facing public streets. No parking access or loading access shall be provided directly from this street.
7. ~~The commercial or employment ground floor height shall be a minimum height of 12 feet to a maximum height of 20 feet on the south side of the street. The north side commercial or employment ground floor height shall be a minimum height of 16 feet with a maximum of 20 feet.~~
5. ~~8.~~ A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. ~~9.~~ If on-street parking is included, curbed bulbouts at the street intersections are required.
10. ~~Overhead weather protection shall be provided that is at least 4 feet in depth, that is a minimum of 9 feet above grade and that corresponds to the first floor height. The weather protection at a minimum shall be above the doors and windows.~~

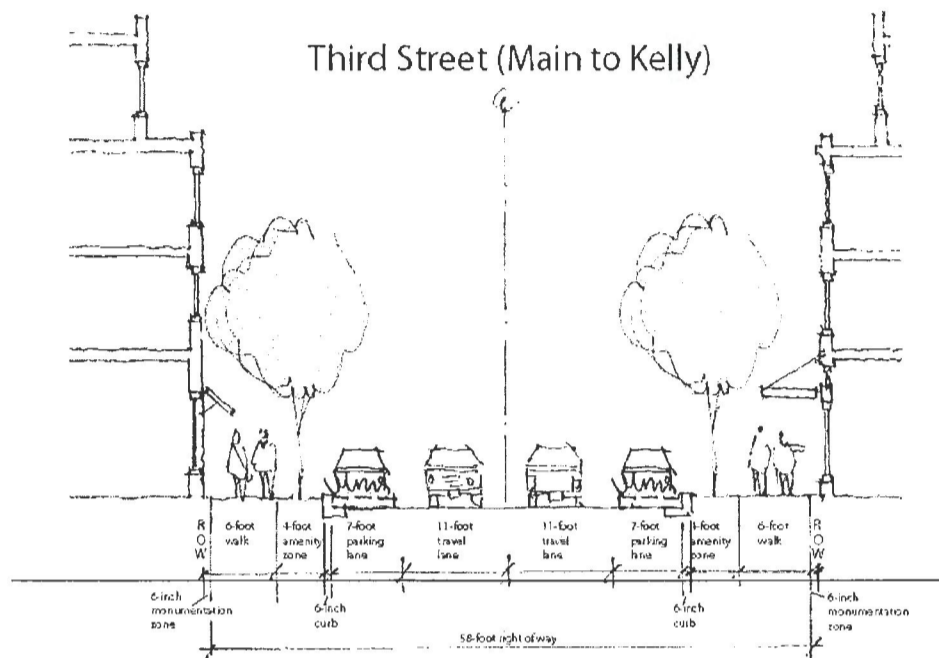
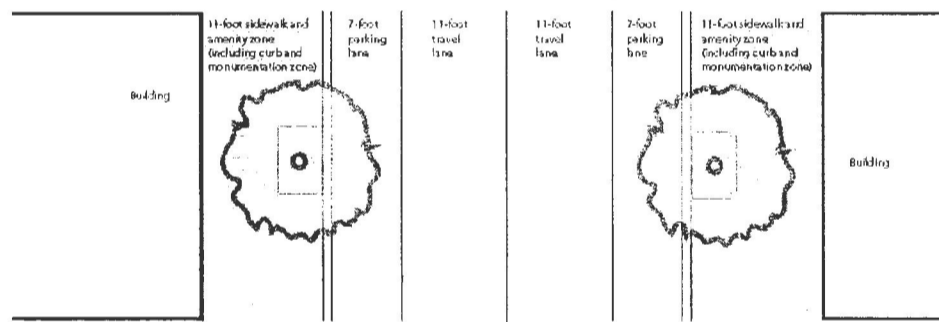


Figure: Third Street cross-section



Not to scale

Figure: Third Street plan view

**G. CLEVELAND AVENUE STREET TYPE**

For the Cleveland Avenue street type, all the following standards shall be met:

1. Applicants shall also consult specific street engineering construction standards in the Public Works Standards and the Green Streets Standards in combination with these street type Standards and street standards included elsewhere in the Gresham Community Development Code.
2. There shall be a minimum clear accessible walking route of 5 feet provided.
3. There shall be a 5-foot-6-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, landscaping and/or seating.

4. Transitional setback spaces shall allow porches, stoops, small front yards, landscaping and gardens.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. If on street parking is included, curbed bulbouts at the street intersections are required. Rain gardens are required in bulb-outs.

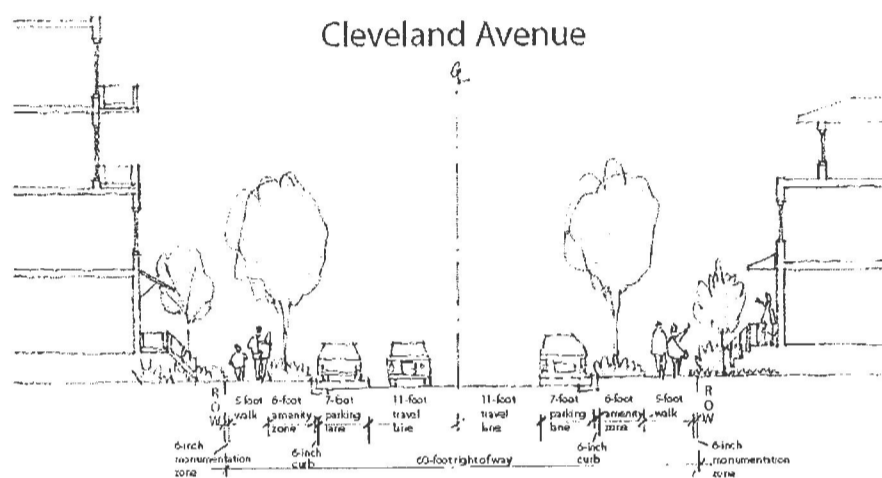


Figure: Cleveland cross-section

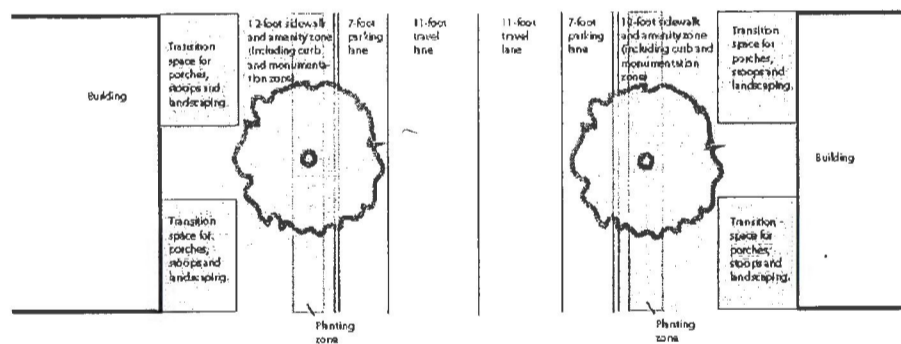


Figure: Cleveland plan view

Section 4. Volume 3, Development Code, Article 4, Section 4.1151 Downtown Guidelines and Standards is amended as follows:

## Downtown Design Guidelines and Standards: All Downtown Sub-Districts

### **4.1151. Downtown Design Guidelines and Standards: Purpose All Downtown Sub-Districts Purpose**

Each project is subject to either the Downtown-Wide Design Standards or Guidelines, depending on the project's review track. The Downtown-Wide Guidelines and Standards set the criteria and provide measurable or descriptive ways depending on the review process chosen for evaluating how well the project meets the design principles established for Downtown.

The Guidelines and Standards are organized under two primary categories, site design and building design. Each general category includes basic topics, such as Integrated Site Planning or Building Massing. Each of these includes the design principles applicable to the specific topic, and a list of guidelines (descriptive methods and techniques to meet the intent of the design principles) and standards (clear and objective, measurable requirements to carry out the design principles).

Guidelines correspond to the standard of the same number and vice versa. For example, the fifth guideline corresponds to the fifth standard. Guidelines listed as a range apply to all standards in that range (such as a guideline labeled "1 through 5" applying to standards 1, 2, 3, 4 and 5).

This section does not apply to single-family detached or duplex dwellings, unless specified in 4.1130.

Section 4.1151 does not apply to single-family detached dwellings; duplexes; residential homes; transit bus shelters; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments; developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

Duplexes shall follow the Section 7.0100 Multi-Family Design Standards.

Headings in this section apply to (except as exempted above):

**All Development:** All developments except single-family detached, duplexes, single-family attached dwellings, This section does not apply to transit bus shelters; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments; developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

**Commercial, Employment, Live/work, Mixed-Use:** All developments that are commercial, commercial, live/work or employment uses, plus community services uses not excluded above or included under another heading, including commercial, live/work and employment those uses as components of mixed-use structures.

**Multi-Family Residential:** Attached Dwellings on a Single Lot, Elderly Housing and Residential Facilities, unless otherwise specified.

**Single-Family Attached:** Single-family Attached Dwellings.

Existing Development: Guidelines and standards in Section 4.1151(A) shall apply as determined by the Manager or Design Commission when the standards can reasonably apply to existing development. For example, landscaping guidelines and standards may apply when new landscaping is being added. Guidelines and standards in Section 4.1151(B) apply to buildings constructed prior to July 16, 2009, as indicated by the standards under the "Existing Development" heading in those sections. For Sections 4.1151(A) and (B), site and building modifications needed to comply with Section 8.0200 shall comply with applicable guidelines and standards.

**Standards and guidelines with no heading shall be considered to be under the "All Development" heading, apply to all development.**

For mixed-use developments:

- Guidelines and standards under the commercial, employment and live/work heading apply to those parts of the building designed for those uses, and the guidelines and standards under multi-family and single-family attached headings apply to those parts of the building designed for those uses. The "All Development" standards apply to the entire building.
- If any conflicts exist among the standards in DCC, DMU, DTM, DEM and DCL, the guidelines and standards under the commercial, employment and live/work heading will supersede the guidelines and standards under the Multi-Family Residential and Single-Family Attached headings.
- If any conflicts exist among the standards in DRL-1 and DRL-2, the guidelines and standards under the Multi-Family Residential and Single-Family Attached headings will supersede the guidelines and standards under the Commercial, Employment and Live/Work heading.

## A.1. Integrated Site Planning

- A. Intent:** To ensure that the placement of buildings, parking, service access, plazas and courtyards recognize the important relationship between public and private space in creating a walkable and pedestrian-friendly environment.
- B. Applicable Downtown Design Principles:**
  - A. Provide a Vibrant Mix of Uses.
  - C. Create a Vibrant Public Realm.
  - D. Create strong connections between Plan Districts and Sub-Districts.
  - F. Context Sensitivity.
  - G. Preserve and Enhance Historic Character.
- C. Guidelines:**
  - All Development**
    - 1. through 5: Sufficient length of buildings shall be present to maintain a continuous building street wall and in general limit spatial gaps to those necessary to accommodate vehicular and pedestrian access in order to define the street edge.

6. Developments may pull back from the street edge to accommodate plazas, outdoor cafe areas, or gracious entry fore-courts, provided street continuity is not unduly interrupted along the majority of the block.

7.1. Buildings shall be located with the primary façade oriented to the sidewalk. The pedestrian shall have primary access into the building from the sidewalk. Clear pedestrian connections shall be established on site that are well marked and gracious; for example, direct pedestrians from surface or structure parking to buildings, streets, and public spaces.

8. through 11: Site parking, loading and services:

- a. Site parking and loading services shall be located so as to allow desired uses and activities to face the street and to support pedestrian-oriented streets.
- b. The majority of parking shall be located to the rear or in structures to support pedestrian-oriented streets.
- c. Service items such as loading docks, mechanical equipment, and garbage dumpsters shall be buffered from pedestrian areas. Enclosing and integrating these items into the building is strongly encouraged.

1. Buildings shall be located with the principal façade oriented toward the sidewalk.

2. Site parking and loading services shall be located so as to allow desired uses and activities to face the street and to support pedestrian-oriented streets.

3. The majority of parking shall be located to the rear or in structures to support pedestrian-oriented streets.

4. The pedestrian shall have primary access into the building from the sidewalk. Clear pedestrian connections shall be established on site that are well marked and gracious; for example, direct pedestrians from surface or structure parking to buildings, streets, and public spaces.

5. Service items such as loading docks, mechanical equipment, and garbage dumpsters shall be buffered from pedestrian areas. Enclosing and integrating these items into the building is strongly encouraged.

#### **Commercial, Employment, Live/work, Mixed-Use**

12. Buildings shall be located with the primary façade oriented to the sidewalk. The pedestrian shall have primary access into the building from the sidewalk. Clear pedestrian connections shall be established on site that are well marked and gracious; for example, direct pedestrians from surface or structure parking to buildings, streets, and public spaces.

13. Site parking and loading services shall be located so as to allow desired uses and activities to face the street and to support pedestrian-oriented streets. Service items such as loading docks, mechanical equipment, and garbage dumpsters shall be buffered from pedestrian areas. Enclosing and integrating these items into the building is strongly encouraged.

#### **Civic Buildings**

14. Public buildings such as, but not limited to, a city hall, post office, or library, and schools shall be placed to provide continuous visual interest to the pedestrian.

#### **Multi-Family Residential**

15. Buildings shall be located with the principal façade oriented to the street or a street-facing open space such as a courtyard.

16. In DRL-1 and DRL-2:

- a. Consider single-family development patterns in the front yard site design of multi-family development when adjacent to single family developments.
- b. Consider a combination of landscaping and structural elements to buffer multi-family activities from adjacent single-family residences.
- c. Consider providing multiple residential building entrances that activate and are oriented to the street.
- d. Consider providing entry porches and stoops as a transitional space between the sidewalk and residential building.

17. No exterior waste collection and recycling area shall be located within 25 feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

**Multi-Family Residential & Single-Family Attached**

~~6. A shallow setback and minor grade separation between the first floor and the street level where residential uses occupy the first floor should be considered to create layers (such as gardens, stoops, and porch railings) that mark the transition between public and private spaces.~~

18. Storage: The standard in Section 4.1151(A)(1)(D)(18) is required.

19. Vehicular circulation and parking shall be provided in accordance with City standards.

**Single-Family Attached**

20. The visual impact driveways and parking shall be minimized.

21. Development shall respond to future street plans by orienting buildings to the future streets where appropriate.

22. Buildings that front on two streets shall provide a welcoming entrance on at least one street.

23. Single-family attached developments shall provide site design that orients units toward the street to provide a welcoming and interesting face to the public realm and limits the visual presence of access and parking. Developments also shall provide site design that provides a highly functional and attractive relationship between the buildings, such as by minimizing front-to-back relationships.

24. The impact of street-facing garages and driveways on the pedestrian environment shall be minimized. Building faces, entrances and landscaping that create a positive pedestrian environment shall be maximized along the street.

25. Design shall encourage an attractive appearance that minimizes the visual effects of loading, garbage/recycling and service areas; transformers; mechanical equipment; and utility infrastructure. Developments also shall provide adequate private storage areas.

**D. Standards:**

**All Development**

1. In each development, the minimum percentage of site frontage that must be occupied by a building shall be:
  - a. Urban Boulevard

1. 50 percent, except on the north side of Powell Boulevard between Miller and Roberts.
  2. 60 percent on the north side of Powell Boulevard between Miller and Roberts.
  3. For Multi-Family and Single-Family Attached, building facades up to 15 feet from the front property line can be counted toward meeting the requirement for frontage that must be occupied by a building.
- b. Urban Commercial: 75 percent.
  - c. Urban Residential: 75 percent, except for Multi-Family Residential and Single-Family Attached
  - d. Green/Shared: 75 percent
  - e. Main Avenue: 90 percent
  - f. Stanley Avenue: 90 percent
  - g. Third Street: 90 percent
  - h. Cleveland Avenue: 75 percent, except for Multi-Family Residential and Single-Family Attached, where facades up to 15 feet from the front property line can be counted toward meeting the requirement for frontage occupied by a building.

Minimum and maximum setbacks apply. For the purposes of the minimum frontage percentage required to be occupied by a building on a street type, the building facade must be at or between the minimum and maximum setback. ~~at the minimum setback unless otherwise noted above.~~ Building facades with recesses incorporated to comply with façade articulation requirements are considered to be occupying the site frontage if the recesses do not exceed 24 inches.

2. If the development site has frontage on more than one street type, the minimum percentage of street frontage that must be occupied by a building façade may be reduced up to 25 percent of the total frontage along that street type as part of the clear-and-objective track, except that the reduction shall not be on the Main, Third, Stanley or Urban Boulevard Street Types. For example, a requirement that 75 percent of the frontage must be occupied by a building façade could be reduced to 50 percent of the frontage on that one street type
3. The minimum amount of building frontage required on the front setback line may be reduced by the Design Commission or Manager if an adjustment is required to allow a driveway with the required minimum width on street types where driveways are allowed.
4. For courtyard developments involving attached dwellings on a single lot or single-family attached dwellings, the minimum amount of building required on the frontage is 40 percent.
5. Lots whose frontage on a street includes only vehicular access, such as a flag pole, are not required to meet the requirements for minimum building on the frontage.
6. For all streets types except Urban Boulevards, publicly accessible open spaces may count toward the frontage requirement up to 10 percent of the total requirement when:
  - a. Publicly accessible open spaces is between the right-of-way and the building façade, as long as the building façade is not more than 40 feet from the right-of-way; and
  - b. The space contains vertical elements that screen any off-street parking that would be visible from the street through the open space and define the street edge.

7. Connections to principal pedestrian entrances shall be directly from the public sidewalk.
- ~~2. Parking and loading services shall be located to the side, interior or rear of the site or within or to the rear of the building. Parking located to the side of the building shall be limited to 25 percent of the frontage, except in DCL where parking can occupy 50 percent of the frontage.~~
8. Parking and loading services not within a building or a parking structure shall be:
  - a. To the rear of the buildings constructed along the street frontage; or
  - b. To the side of buildings constructed along the street frontage; or
  - c. In the interior of the site if the site has multiple buildings.
9. Parking located to the side of the building shall be limited to a maximum of 25 percent of the frontage, except in DCL where parking can occupy a maximum of 50 percent of the frontage.
10. Parking shall be behind the maximum setback or behind a line drawn parallel to the street at the point where the building is closest to the street, whichever is closest to the street. In no circumstance shall the parking be closer than the minimum building setback. For sites with multiple frontages, parking may be allowed up to the minimum setback regardless of building location as approved by the Manager or Design Commission. Standards for minimum building frontage along a street shall be considered when making this determination.
11. Solid waste and recycling collections areas shall be screened according to standards in Section 7.0212.
- ~~3. Pedestrians shall be separated from nuisances such as noise and odors. Loading docks, mechanical equipment, garbage dumpsters and other such items shall be enclosed and located away from pedestrian areas and kept to service areas or alleys.~~

**~~All Development Except Single-family Attached~~**

- ~~5. Connections to principal pedestrian entrances shall be directly from the public sidewalk.~~

**~~Commercial, Employment, Live/work, Mixed-Use~~**

- ~~12. In commercial and mixed-use developments with commercial or uses occupying the ground floor, building faces facades shall directly abut the sidewalk, with no intervening in-ground landscaping.~~
13. Dedicated loading facilities:
  - a. In DCL and DEM, when dedicated off-street loading facilities are required:
    1. Loading areas shall be located at the rear of the building or in other locations as approved by the Manager or Design Commission. If loading areas cannot be located at the rear of the building, they may be placed along the side of the building and recessed from the front façade a distance which prevents service vehicles from extending into adjacent walkways. Required loading area dimensions can be found in Section 9.0840; and
    2. Loading areas shall be screened parallel to the building wall with liner spaces or walls integrated into the building and no less than 14 feet in height. The liner spaces or walls shall fully conceal service vehicles except at the entry to allow for safe vehicular movement while exiting; and
    3. Liner spaces and screening walls shall be designed consistently with the remainder of the building and design regulation in Section 4.1151(B); and

b. When located next to residential uses, service vehicles shall not be left idling in excess of 10 minutes between the hours of 10 p.m. and 6 a.m. Signage shall be posted in a visible location within the loading area to inform drivers of this requirement.

c. Service and loading areas shall be visually screened from a light-rail station or transit way.

#### **Civic Buildings and Schools**

14. To provide greater flexibility and to emphasize their importance, public buildings such as, but not limited to, a city hall, post office, or library, and schools do not have to meet maximum setback requirements so long as parking is not located between the building frontage and the primary street frontage. Alternative frontage treatments shall meet the following objectives, as determined by the Manager or Design Commission:

- a. The building(s) shall emphasize civic use(s) and shall include visually prominent architecture visible from the primary adjoining public street according to the following hierarchy: Urban Boulevard, Main Avenue, Third Street, Urban Commercial, other Unique Street, Urban Residential or to the primary street as determined by the Manager or Design Commission; and
- b. The site design treatment shall contribute to Downtown's pedestrian-oriented character by providing public open space of a minimum of 600 square feet in size; and
- c. There is a direct and inviting pedestrian connection between the building and the street.

#### **Multi-Family Residential**

~~6. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein. For single-family attached dwellings, all provisions of 7.0200 Site Design Review Standards and Criteria shall apply, except:~~

- ~~a. 7.0201 (E) (1) and (2); and~~
- ~~b. 7.0201 (H)(7); and~~
- ~~c. 7.0201 (J); and~~
- ~~d. 7.0201 (K)(4); and~~
- ~~e. 7.0202 (B); and~~
- ~~f. 7.0210 (B); and~~
- ~~g. all of 7.0211~~

~~7. Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary track as described in 4.1101(A)(1) (a).~~

15. For buildings with a central courtyard space, the primary entry or entries for all ground-floor residential units abutting the street or courtyard shall open directly onto the street right of way or onto a central courtyard. Secondary entrances may face parking lots or other interior site areas. Secondary entrances facing the street right of way shall present the same finished appearance as the front and shall not include rear patios or sliding glass doors.

16. In DRL-1 and DRL-2:

- a. The front of buildings within 25 feet of the front line, except for frontages on courtyard space, shall include primary building entrance(s) that face the street.
- b. When a multi-family project is adjacent to a single-family detached dwelling residence, the building's front setback shall be within 5 feet of the setback provided by the single-

family dwelling. For example, if the single-family detached dwelling residence setback is 20 feet, then the multi-family setback shall be 15 feet. This standard shall not cause a front setback to exceed 15 feet.

- c. A 10-foot buffer shall be provided between a multi-family development and property lines abutting a single-family detached dwelling. Site obscuring landscaping shall be required, including a 6-foot, site-obscuring fence with shade trees planted a maximum 30 feet on center (2-inch 2.5-inch caliper at planting); and/or other landscaping to provide visual buffering approved by the Manager or Design Commission.

17. No exterior waste collection and recycling area shall be located within 25 feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

#### **Multi-family Residential and Single-family Attached**

18. Storage: Space shall be provided for garbage, recycling and storage in accordance with the following standards:

- a. Exterior garbage collection and recycling areas shall be entirely screened by the employment of a vegetative screening and/or minimum 6-foot high sight-obscuring fence or wall. This requirement applies to single-family attached dwellings only if common garbage collection and recycling facilities are provided for the site.
- b. Outdoor storage facilities shall be provided for articles such as barbecues, outdoor furniture, etc. The storage facility shall be a minimum 6 feet high and 24 square feet in area. The facility shall either be connected to each unit, within a garage that belongs with a unit, or easily accessible (such as in a central facility), be completely enclosed and capable of being locked. If located within a garage, the storage space must be separate from and in addition to the area required for vehicle parking so as to not impede vehicle parking. (retirement housing, assisted living developments and Residential Facilities need not comply with this requirement.)
- c. No exterior waste collection and recycling area shall be located within 25 feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

19. Vehicular Circulation and Parking: Vehicular circulation and parking shall be provided in accordance with the following standards:

- a. Public streets shall be dedicated within the site and connected to adjacent streets as required to create blocks and street intervals that are consistent with Section A5.402(D). The names of any such streets dedicated by deed, without a plat, shall be reviewed by and approved by the Manager prior to recording. Where public streets are required, the Manager may require that traffic-calming features, such as speed humps, curb extensions, and enhanced pedestrian crosswalks be included in the design and construction of the streets.
- b. Where new parcels or blocks are created within a development site as a result of required public street dedications, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard. The Manager or Design Commission may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open space are on separate parcels within the same development, all residents of the development will have on-going access to those amenities and facilities.

Single-Family Attached

20. Except for individual driveways which may include parking for single-family attached dwellings, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.
21. The Manager or Design Commission may require that a building that will abut a future street right-of-way, as shown on an approved future street plan or neighborhood circulation plan, be oriented to that future right-of-way.
22. Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit at the corner of the building need be oriented to only one of the streets.
23. Street Frontage and Building Orientations: The following standards are intended to promote and maintain an orientation to the street for single-family attached dwelling developments.
- a. Single-family attached units are not allowed to be constructed on flag lots except in cases where minimum density standards would otherwise not be met. The end unit abutting the street (as applicable) must have its primary entrance oriented to the street.
  - b. Where a property configuration is such that development cannot occur in standard row to row relationships, fronts of units shall not be permitted to face non-street fronting sides or rear of the site.
  - c. Back-to-front facing relationships between groups of buildings (such as front doors facing rear yards or service areas) are not allowed.
  - d. Projects that include a courtyard fronting a public street must provide a street-fronting building orientation and doorway access for those portions of the project that directly face and abut a street and are not between the street and courtyard. Courtyard development building facades separated from a street by an approved courtyard are exempt from street orientation requirements.
  - e. Where two groups of single-family attached dwelling buildings in a complex face each other, a minimum separation of 30 feet shall be required between front building facades, inclusive of setbacks. If such a grouping is provided internally within a single-family attached dwelling complex, the separation area shall include, at minimum, a shared pedestrian walkway.
  - f. Buildings shall face one another with a front-to-front and a back-to-back relationship whether on either side of a street, alley or open space. An exception to this is with oddly configured properties where a partial building grouping accessed (for example) by a short section of public or private street or alley might be located to a side in a side-to-rear relationship.
  - g. Single-family attached dwelling units are required to be located adjacent to public streets and alleys and oriented to public streets. Private streets or alleys may be utilized only in districts that permit these following adopted public street and public works standards and appropriate design modifications.
  - h. In the case of single-family attached complexes, private shared accesses to the rear or to common parking areas may be provided, subject to City circulation and parking standards. Such shared access and parking areas may be located in easements or tracts and shall not take the place of street orientation provisions.
  - i. Garage facades shall not be closer to the street than portions of the unit containing living space.

24. Driveways and Unit Access: The following standards are intended to promote access at the rear of the lots so as to limit the number of driveways to the street and to allow for availability of on-street parking.
- a. Single-family attached lots shall be accessed from the rear by alleyway, rather than from a public street except as otherwise authorized within this section. Exceptions to this are: lots at least 30 feet wide may directly access a public street or a development of 5 or less lots may access the street directly. Private alleys or access drives may be substituted where allowed by the district, where extension potential is not feasible and if appropriate maintenance provisions are established. In addition, a private side access to a common parking area may also be permitted if parking section standards are met. (Note: Single-family attached developments on large parcels are not permitted to avoid alleyway and rear access requirements by utilizing multiple structures of five or fewer units/lots or providing serial or sequential land divisions from one "parent" parcel.)
  - b. Up to 20 percent of proposed lots less than 30 feet wide in a single-family attached residential development and not covered by subsection (a) above can be accessed from the front.
  - c. The maximum width for individual single garage driveways located at the front of a dwelling unit is 10 feet wide (excluding the driveway approach width). Alternately, a driveway may be wider to access a garage that has a width no larger than 50 percent of the total dwelling width.
  - d. The maximum width for a shared driveway that serves two units or a double car (side-by-side) garage is 16 feet (excluding the driveway approach width).
  - e. A minimum distance of 20 feet shall be between driveways, whether shared or individual, so as to allow for on-street parking.
  - f. In the case of a single-loaded public alleyway or private street or alley utilized for access, provide a 6-foot-high, sight-obscuring fence or wall and a 5-foot-wide landscape planter strip along the side of the alleyway/private street that abuts adjoining properties. Plant materials shall include a combination of ground cover, shrubs and trees and follow the planting size requirements in Section 4.1151(A)(5).
  - g. When common area courtyards are being provided that face the street, private rear access and parking may be established provided secondary access or adequate turnaround area is available and maintenance provisions are adopted.
  - h. When property configuration is such that rear access cannot be provided in consideration of setback and separation standards, parking to the side in a common parking area may be provided, or shared driveway accesses to the street may be allowed up to the limit of minimum site density.
  - i. If common rather than individual (per unit) parking areas are proposed, the General Design Standards for Surface Parking Lots (Section 9.0820-9.0826) shall apply to the common parking areas. Such common parking areas may be within easements or on commonly owned tracts held and maintained by a homeowners association. Provide a 6-foot-high sight obscuring fence or wall and a 5-foot-wide landscaped planter strip along any side(s) of the common parking area that abuts adjoining properties. Plant materials shall include a combination of ground cover, shrubs and trees and follow the planting size requirements in Section 4.1151(A)(5).

## 25. Miscellaneous Standards for Single-Family Attached Dwellings

- a. A minimum 6-foot-high sight obscuring fence or wall shall screen common loading, garbage/recycling, and other service areas that are shared by two or more single-family attached dwelling units within a development.
- b. Screen transformers and heating, ventilation and air conditioning (HVAC) equipment.
- c. Screen freestanding HVAC units with a sight-obscuring fence, wall or evergreen landscaping if located adjacent to a property line shared with another residential unit/building or adjacent to open space.
- d. Provide utility meter/box screening from the street or from public view.
- e. Private storage areas are required for each unit. Each storage space shall consist of an enclosed closet type space at least 6 feet in height with at least 24 square feet of floor area. Optionally, the storage space may be in a central storage facility close to the unit or as designated storage area within a garage dedicated to said unit. If garage located, the storage unit shall be separate from and not impede parking within the garage.

## 2. Publicly Accessible Open Spaces

**A. Intent:** To provide an enhanced pedestrian experience by creating a network of privately provided and maintained public spaces, courtyards, and other gathering spaces. To provide private open spaces for buildings that create opportunities for private enjoyment of the outdoors.

**B. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.
- E. Incorporate Sustainability.
- R. Context Sensitivity.

**C. Guidelines:**

**All Developments**

- 1 and 2: For development on sites larger than 40,000 square feet, provide publicly accessible open space that includes a variety of public spaces, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces and gardens. Public spaces shall include focal points which could consist of art sculpture, water, pavilions, seating areas, specimen plants, unique paving, or unusual lighting. Public spaces shall incorporate features that advance sustainable principles, such as use of gray water, solar collection for powering pumps or lighting, rain gardens, pervious paving, containers for recycling, and benches made from recycled materials.
3. Public spaces intended for public use shall be located at/or near street grade to promote physical and visual connection to the street.
- ~~4. Public spaces shall include focal points which could consist of art sculpture, water, pavilions, seating areas, specimen plants, unique paving, or unusual lighting.~~

**Commercial, Employment, Live/work, ~~Mixed-Use~~**

- ~~4.6.~~ Public spaces shall be flanked by uses that activate the space and complement street activity with elements such as shops, outdoor cafes and vendors within the space.
5. Public spaces can be located between a building and the sidewalk, so long as active ground floor uses are accessible to and from the space and the desired street wall and/or retail continuity is not adversely impacted by the presence of this space. Locate plazas intended for public use at/ or near street grade to promote physical and visual connection to the street.

**Multi-Family Residential**

- ~~5. In DTM, encourage the presence of a well-defined outdoor space with visual and physical connection to the street. Consider linking outdoor spaces with comfortable paths to create a network of spaces.~~
- ~~6. Adequate private open space shall be provided for the residents of multi-family residential units to provide for outdoor recreation, entertainment, scenic amenity or shared exterior space for people to gather.~~
- ~~7 and 8: Adequate, usable shared open space shall be provided for multi-family developments that provides a place for residents to gather for recreation, entertainment or enjoyment of a high-quality outdoor space.~~
- ~~9. Children's play areas shall be designed to promote safety, creative play and exercise and shall be adequate for the number of units in the development.~~
- ~~10. The standard of Section 4.1151(A)(2)(D)(10) is required as determined by the Manager or Design Commission.~~
- ~~11. The design of developments shall promote safety of outdoor common areas by ensuring they are visible from a sufficient number of adjoining units to provide opportunities for surveillance.~~

**Single-Family Attached**

- ~~12. Adequate, usable shared open space shall be provided for developments that provide a place for residents to gather for recreation, entertainment or enjoyment of a high-quality outdoor space. Children's play areas shall be designed to promote safety, creative play and exercise and shall be adequate for the number of units in the development. A mechanism shall be established that provides for the continued maintenance of the shared space.~~
- ~~13. Adequate private open space shall be provided for the residents of residential units to provide for outdoor recreation, entertainment, scenic amenity or shared exterior space for people to gather.~~

**D. Standards:**

**All Developments**

1. For sites larger than 20,000 square feet that are providing public open space, at least 3 percent of a development site greater than 20,000 square feet shall be allocated and designed as publicly accessible open space, such as a plaza. Public spaces shall be placed at high pedestrian activity areas, with western or southern exposure.
2. Public spaces shall incorporate the following:
  - a. At least 30 percent of the area shall be planted with trees, shrubs, groundcover and perennial landscape plantings.

- b. At least 30 percent of the area shall be hardscaped with decorative paving
  - c. At least one bench or seating unit for each 200 square feet of area, (seating may be group into benches or ledges)
  - d. Pedestrian-scaled lighting fixtures
  - e. One element with sustainability attributes (rain garden, solar powered lights or equipment, pervious paving, container for recycling, or benches made from recycled materials.)
  - f. Artistic design elements such as decorative paving patterns, ornamental art features, creative lighting elements.
3. Public spaces shall be accessible at grade adjacent to the sidewalk to promote physical and visual connection to the street. Portions of public spaces such as plazas may be above or below grade to accommodate a variety of outdoor gathering spaces.

**Commercial, Employment, Live/work, ~~Mixed Use~~**

- 4. Except for Civic Uses such as fire stations, police stations, city hall, court buildings, and post offices, street facing public spaces shall not exceed 20 percent of the total building footprint or 2,000 square feet, whichever is less. Such space shall have a minimum width of 30 feet and a minimum depth of 20 feet, unless otherwise approved by the Manager or Design Commission due to site constraints.
- 5. Except for Civic Uses such as fire stations, police stations, city hall, court buildings, and post offices, public spaces located between a building and a sidewalk shall be abutted on at least two sides by retail shops, restaurants, primary residential or office entrances or services with their windows and doors fronting on the space.

**Multi-Family Residential**

- 6. Private open space shall be required and can be met by complying with one of the following:
  - a. Provide 48 square feet of private open space attached and directly accessible from each unit.
    - 1. Each unit's private open space must be able to fit a 5-foot by 6-foot rectangle inside of it; and
    - 2. Each private open space must be screened or otherwise designed to provide privacy from adjacent units; and
    - 3. Balconies that do not meet the dimensional requirements (such as Juliet balconies) are allowed but do not count toward the minimum private open space standard; or
  - b. Provide shared private open space or spaces including but not limited to courtyards or rooftop decks. Shared private open space at a minimum shall be provided at the rate of 48 square feet per unit up to a maximum of 2,000 square feet for sites 20,000 square feet or fewer or a maximum of 10 percent of the site for sites larger than 20,000 square feet. The minimum size for any private, shared open space to satisfy this requirement shall be 400 square feet. Applicants may voluntarily provide additional shared private open space beyond the maximums in this standard; or
  - c. Provide a combination private open space that complies with standards in (a)(1) through (a)(3) and dimensional requirements in (b). If the shared private open space reaches the maximum sizes in (b), the private open space requirement is satisfied.

7. For dwelling structures containing four or more units, a minimum of 4 percent of the gross site area but not less than 1,000 square feet shall be shared open space for sites 20,000 square feet and above in gross site area.

For sites under 20,000 square feet in gross site area, a minimum of 4 percent of the gross site area but not less than 500 square feet shall be shared open space. The minimum dimensions for any shared open space shall be 20 feet in length and width. A shared private open space provided to comply with Section 4.1151(A)(2)(D)(6) may satisfy this standard as long as it meets the size requirements of this standard.

8. A shared open space may be any of the following: recreational facilities such as tennis, racquetball and basketball courts; recreation building (not including office space); swimming pools and spas; gathering spaces such as courtyards, gazebos, picnic and barbecue areas; gardens; preserved natural areas; lawns; dual use areas (such as a basketball court that doubles as a loading space); children's play areas; and other recreational facilities as approved by the Manager or Design Commission. The shared open space may not be within any buffer or yard setback area unless the open space includes preserved natural areas.

9. Children's Play Area.

- a. A minimum of 50 percent of the above minimum required shared open space shall be a children's play area. (Elderly Housing developments and Residential Facilities need not comply with the children's play area requirement but shall provide the specified shared open space in Section 4.1151(A)(2)(d)(6)). However, the minimum dimensions for any children's play area shall be 20 feet in length and width, and be a minimum of 500 square feet in size for sites with a gross site area of 20,000 square feet and greater.

For sites with a gross site area of under 20,000 square feet, the children's play area must include a minimum length and width dimension of 12 feet with a minimum total area of 250 square feet.

- b. The children's play area shall have a minimum of three types of play equipment such as slides, swings, towers, jungle gyms and other natural play elements as approved by the Manager or Design Commission. A Landscape Architect or a playground recreation expert shall design the children's play area, including selection of the play equipment to ensure that the equipment is compatible, fun and promotes some form of exercise or movement.
- c. The children's play area shall be centrally located where it is visible from 50 percent of the abutting units that front the space. Children's play areas shall be outside of the required yard setbacks and buffer areas.
- d. The children's play area(s) shall be enclosed by any or a combination of any of the following: a 2.5-foot to 3-foot high wall, planter, decorative fence; or by 18-inch high benches or seats; or by other means acceptable to the Manager or Design Commission.
10. The Manager or Design Commission may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open spaces are on separate parcels within the same development, all residents of the development will have on-going access to those amenities and facilities.
11. For all complexes, all outdoor common areas and streets shall be visible from 50 percent of the units that face it. Common areas include but are not limited to shared open spaces;

laundry rooms; recreation, pool and similar common facilities; children's play areas; walkways; and parking areas. A unit meets this criterion when at least one window of a frequently used room such as a kitchen, living room and dining room, but not bedroom or bathroom, faces the common area.

#### **Single-family Attached**

12. Single-family attached development of 20 or more units shall comply with the following:
  - a. Developments of 20 or more units (including elderly housing single-family attached complexes of 20 or more units) shall provide one or more common open spaces with a minimum combined total area of 800 square feet. For developments of more than 20 units, add an additional 200 square feet of open space for every additional 10 units. For phased developments, open space requirements shall be met per phase.
  - b. No common open space area is to be less than 400 square feet in area nor have a horizontal dimension less than 12 feet.
  - c. Up to 40 percent of the common open space area may be hard surfaced (preferably pervious), improved and dedicated for a specific use (barbecue areas, tennis court, recreation building, community garden, playground, etc.), subject to approval by the Manager or Design Commission.
  - d. Required open space area landscaping shall include lawn, groundcover, shrubs and trees. Landscaping shall meet applicable requirements in Section 4.1151(A)(5).
  - e. Children's play areas shall be provided for developments of 20 or more units following the dimensional, equipment and perimeter standards of Section 4.1151(A)(2)(d)(9), except if the development is Elderly Housing or a Residential Facility. In addition, the following are required for children's play areas:
    1. Shall be located outside of required yard setbacks and buffer areas.
    2. Must be located so as to be visible from living area windows of at least 3 dwelling units.
  - f. If a private open space (in a front, rear or side yard) is adjacent to common or public open space, parking, or a property line at the perimeter of the development, provide a visual separation consisting of at minimum a 3-foot high fence, wall, or landscaping capable of growing to a 3-foot height between the private open space and the adjacent element.
  - g. Homeowners associations, site management offices, or other acceptable means shall be established for purposes of maintaining all common areas. An ongoing financial mechanism and oversight functions to provide for maintenance shall be established prior to occupancy of any unit.
13. Private Open Space: Each unit needs its own private space so as to maintain a feeling of livability and to not encourage crowding. The following options are offered:
  - a. Each single-family attached unit shall have an attached private open space area located at the rear of the unit of at least 120 square feet in size. The area shall be enclosed, screened or otherwise designed to provide privacy with elements such as 6 feet high sight-obscuring fencing, building offsets, and/or vegetative screening. The combined total area of a deck or balcony and patio/rear yard area may be used to obtain the required private area square footage.

- b. Where it is not possible to locate the private open space entirely at the rear of the unit, a private open space may be located on the front façade in the form of an upper story balcony and the square footage counted towards the 120 square feet requirement.
- c. No dimension of private open space area shall be less than a minimum of 6 feet.

### 3. Walkways and Pedestrian Circulation

- A. **Intent:** To improve the pedestrian environment by making it easier, safer, and more comfortable to walk among residences, businesses, open space areas, the street sidewalk, transit stops, through parking areas, adjacent properties, and connections throughout Downtown.
- B. **Applicable Downtown Design Principles:**
  - A. Provide a Vibrant Mix of Uses.
  - C. Create a Vibrant Public Realm.
  - D. Create strong connections between Plan Districts and Sub-Districts.
  - E. Incorporate Sustainability.
  - I. Increase Transportation Accessibility.

#### C. Guidelines

##### ~~All Development~~

- ~~1. Walkways shall be provided through larger development projects to promote walking through the site and in particular through parking lots so that pedestrians may walk without winding through parked cars.~~
- ~~2. Walkways shall incorporate sustainability features such as pervious paving or french drains to direct run-off. Private developments are encouraged to use a variety of stormwater infiltration and conveyance systems, such as french drains and valley drains, provided maintenance is ensured.~~
- ~~3. Walkways shall connect various destinations and be denoted with architectural features so that pedestrian routes are safe, clear, and distinct from vehicular areas. Integration with pedestrian connections in surrounding areas is especially encouraged.~~
- ~~4. Walkways shall accommodate at least two people side by side. Amenities that enhance the pedestrian experience such as planters, benches or other seating opportunities, lighting such as bollards and pedestrian scale lighting and overhead weather protection are encouraged, and can be used as unifying design elements for the site.~~

##### ~~Commercial, Employment, Live/work, Mixed-Use~~

- ~~5. Provide signage scaled to the pedestrian that identifies uses, shops and nearby attractions.~~

##### All Development

6. Where a building is close to a transit stop and adequate shelter does not exist, consider including a covered and lighted entrance where people can wait for transit out of the weather. If the development includes a retail use, locate the storefront and weather protection close to the transit stop.

#### All Development

1. Walkways shall provide clear connections between building entrances and off-site pedestrian walkways.
2. Walkways shall connect building entrances within the development.
3. Walkways shall incorporate sustainability features such as pervious paving or french drains to direct run-off. Private developments are encouraged to use a variety of stormwater infiltration and conveyance systems, such as french drains and valley drains, provided maintenance is ensured.
4. Walkways shall include amenities that enhance the pedestrian experience such as planters, benches, other seating opportunities, overhead weather protection, or art. They shall be denoted with architectural features so that pedestrian routes are clear, safe and distinct from vehicular areas.
5. Walkways shall provide appropriate connections to transit stops. Where a building is close to a transit stop and adequate shelter does not exist, consider including a covered and lighted entrance where people can wait for transit out of the weather. If the development includes a retail use, locate the storefront and weather protection close to the transit stop.
6. Walkways in parking lots shall provide clear connections without winding through parking spaces and shall accommodate at least two people side by side.
7. Parked vehicles shall not encroach upon the areas designed for pedestrian circulation.
8. Walkways shall have adequate lighting to increase the personal safety of pedestrians.
9. In DMU and DTM:
  - a. Larger projects shall incorporate frequent passageways. Consider using architectural features to further enhance the pedestrian experience in these important community connectors:
    1. Special paving.
    2. Landscaping.
    3. Lighting such as lighted bollards along the walkway and accent lighting on abutting structures
    4. Trellis.

#### **Multi-family Residential & Single-Family Attached**

- ~~7. Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and under Section 7.0201 the following Site Design Criteria and Standards apply. A departure from a referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.~~
- a. ~~7.0201 (I)(1) Pedestrian Circulation (a), (b), (c), and (d), modification as follows:~~
  10. ~~“The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground-level units’ entrances and common parking areas; shared open space and children’s playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints.”~~
  11. ~~b. 7.0201(I)(2)“The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility~~

standards of the Building Code.”

12. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties to create a comfortable and safe environment in harmony with the character of the surrounding areas.

**D. Standards:**

**All Development**

1. Walkways shall connect public sidewalks with building entrances not fronting on public streets.
2. Walkways shall connect building entries to other entries within the development.
3. Walkways shall incorporate at least one of the following elements:
  - a. pervious paving for at least 50 percent of surface area, including sand set decorative paving; stone; porous concrete; or interlocking concrete paver system with gaps to allow water infiltration.
  - b. walkways that direct surface runoff to pervious areas.
  - c. high-quality, durable seating every 50 feet.
4. Walkways shall be distinctively paved and marked so that the public has a clear sense of where they can travel on foot. Acceptable pavement treatments include:
  - a. scored or sawcut concrete in a grid pattern
  - b. decorative troweling patterns
  - c. colored surfaces such as Lithocrete
  - d. concrete with inset art objects
5. Walkways shall be located to provide an obvious connection to transit stops.
6. Walkways having a width of at least 5 feet shall be provided in all parking lots with more than 60 stalls or development sites greater than 40,000 square feet. Walkways shall be located to provide convenient access for the greatest amount of users.
7. Walkways that abut the head of vehicle parking spaces shall be 7 feet wide unless wheel stops are used to ensure a minimum 5-foot-wide, clear walk.
- ~~7.~~ 8. Pedestrian circulation plans shall incorporate all of the following techniques to increase the personal safety of pedestrians:
  - a. Provide lighting so that walkways shall be illuminated to a minimum of 0.5 foot-candles at any one point, a minimum average of 1.5 foot-candles over the entire surface and a maximum average of 3 foot-candles over the entire surface during the hours of darkness. Average foot candles shall be the average amount of light at a 3-foot height above a surface as determined using a photometric plan with 1-foot grid spot foot-candle readings. The Manager or Design Commission may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area. Lighting shall be designed so as to not shine directly into residential units by the use of cut-off or directional features; and
  - b. When walkways are between two buildings, provide at least one of the following:
    1. Access control (such as a gate) to limit access to the walkway;
    2. Surveillance opportunities for the length of the walkway, such as views from streets, public sidewalks or from windows in adjacent buildings;

3. Mirrors or other elements that provide views around corners where pedestrians would have difficulty seeing part of the walkway because of blind corners or other building obstructions.

~~8. If a transit stop is adjacent to the development site, clear pedestrian connections to the stop shall be provided in an efficient manner.~~

9. In DMU and DTM:

- a. Through-block walkways shall be required for new development every 200 to 300 feet in DMU and at least every 200 feet in DTM.
- b. Walkways shall be at least 10 feet wide and incorporate lighting for pedestrian safety.
- c. Walkways shall connect destinations such as parking areas, buildings, streets and public spaces.

#### **Multi-family Residential & Single-Family Attached**

10. "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground-level units' entrances and common parking areas; shared open space and children's playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."

11. b. 7.0201(1)(2) "The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of the Building Code."

12. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment.

- a. The following areas shall be illuminated during the hours of darkness: driveways; open parking lots and carports; on-site pedestrian circulation walks; and entries to common buildings.
- b. The following illumination levels plus those stated in Table 4.1151(A)(3) shall act as minimum standards for all exterior lighting. Maximum average lighting will be governed by the 6:1 ratio of maximum average to minimum illumination of the surface being lit as stated in the following table. Generally, maximum illumination at the property line shall not exceed one-half foot candle. However, where a site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle. Average foot candles shall be the average amount of light at 3-foot height above a surface as determined using a photometric plan with 1-foot grid spot foot-candle readings. The Manager or Design Commission may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area.
- c. Developments shall use full cut-off lighting fixtures to avoid off site lighting, night sky pollution and shining lights into residential units. The Manager or Design Commission may choose to waive or alter cut-off requirements of this section when appropriate historic or decorative fixtures are proposed (e.g. use of decorative up-lighting to illuminate the underside of a canopy or columns on a facade, where a canopy or roof projection restricts the projection of the light into the night sky or bollards). Weather- and vandalism-resistant covers shall protect lighting devices.

Table 4.1151(A)(3)

<u>Use</u>	<u>Illumination* (foot candles)</u>
<u>Parking Areas</u>	<u>0.5 minimum</u>
<u>Loading and Unloading Areas</u>	<u>0.5 minimum</u>
<u>Walkways</u>	<u>0.5 minimum with an average of 1.5</u>
<u>Building Entrances - Frequent Use</u>	<u>1.0 minimum with an average of 3.5</u>
<u>Building Entrances - Infrequent Use</u>	<u>1.0 minimum with an average of 2.0</u>

\*The minimum light measured in foot-candles at the point of least illumination when measured at 3 feet above ground level.

1. Light fixtures shall not exceed 25 feet in height.
2. Fixtures shall have a cut-off angle of 90 degrees as measured perpendicular to the ground.
3. No direct light source shall be visible at the property line (adjacent to residential) at ground level.

9. ~~Sections 7.0101 – 7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and under Section 7.0201 the following Site Design Criteria and Standards apply.~~

- a. ~~7.0201(1)(1) Pedestrian Circulation (a),(b),(c), and (d), modification as follows: "The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground level units entrances and common parking areas; shared open space and children playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints."~~
- b. ~~7.0201 (1)(2) "The on-site shared pedestrian circulation system for all developments, including single family attached dwellings, shall be designed to meet the accessibility standards of the Building Code."~~

## 4. Parking Lot/Parking Garage Screening

- A. **Intent:** To reduce the visual impact of surface lots and parking structures.
- B. **Applicable Downtown Design Principles:**
  - B. Promote Excellence in Design.

- C. Create a Vibrant Public Realm.
- E. Incorporate Sustainability.
- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale.

**C. Guidelines:**

**All Development**

1. Section 9.0823 Landscaping of Parking Lots (C)(4) Perimeter Screening applies to all new developments. The following additional guidelines supplement this Section. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager.
2. Although parking lots are to be located behind buildings or within structures, there may be conditions where parking lots are visible from public streets, alleys or walkways. Screening shall be used to obscure this visibility and soften the relationship between public places and large paved areas for vehicles. In DCC, facades on all sides of the building ~~should~~ shall be lined with activated uses such as, retail, residences with entries and windows, or offices. Screening methods for parking lots shall use vegetation and or walls, along with landscaping.
- ~~3.~~ 4. On the ground-floor level facing street frontages, ~~garages~~ parking structures shall provide a perimeter of active use spaces ~~on the ground floor level~~ such as commercial, employment, live/work or residential uses unless substitutions are approved by the decision authority, either the Design Commission or the Manager. Substitutions for active uses may include trees and other vegetation or artfully designed walls or grillwork. Parking structures shall be viewed not merely as utilitarian but as contributions to the architectural quality and character of Downtown, with materials and details that reflect the composition of the building and the surrounding buildings.
- ~~5. Parking structures shall be viewed not a merely as utilitarian but as contributions to the architectural quality and character of Downtown, with materials and details that reflect the composition of the building and the surrounding buildings.~~
- ~~4.~~ Low-impact development stormwater practices shall be incorporated into parking lots.
- ~~5.~~ Parking entrances/exits shall be limited so as to minimize the number of vehicular crossings of pedestrian areas while still ensuring adequate site circulation.
- ~~6.~~ Screening shall incorporate high-quality materials.
- ~~7.~~ Parking structures shall contribute to the architectural quality and active street life of the Downtown.
- ~~8.~~ In DCC, low screening that helps reduce the appearance of gaps in the street wall shall be provided for parking lots near streets.
- ~~9.~~ In DCC and DMU:
  - a. Along urban commercial streets, facades on all sides of the parking structure shall be lined with active retail spaces or residences with entries and windows.
  - b. Uses lining parking structures shall incorporate transparent glass to allow for visual interaction with the building interior from pedestrian areas.

**D. Standards:**

**All Development**

1. Section 9.0823 Landscaping of Parking Lots (C)(4) Perimeter Screening applies to all new developments. The following additional standards supplement this Section.
2. Surface parking lots shall be screened to a height of 3 feet using at least one of the following:
  - a. A combination of evergreen and deciduous shrubs spaced no more than 3 feet apart planted in an area at least 5 feet wide. The height shall be met at installation.
  - b. Ornamental masonry wall clad with brick or tile
  - c. Ornamental metal fence
  - d. A combination of a masonry wall and ornamental metal fencing
  - e. Other elements that meet the intent, as approved by the decision authority, whether the Design Commission or the Manager.
3. Parking structures visible from the street shall be screened using at least one of the following:
  - a. A permitted use such as commercial, employment, live/work or residential use with a minimum depth of 20 feet
  - b. An ornamental screen made of metal work
  - c. Trees with a minimum caliper of 2 inches at 6 feet above grade and maximum spacing of 25 feet, along with shrubs, and understory planting
  - d. Bas-relief sculpture
  - e. Another approved device that meets the intent
4. Rain gardens shall be incorporated into planting areas.
5. Parking entrances/exits shall be limited to one per each street face.
6. Chain link fencing, plain metal bars, concrete block or plywood are not acceptable for screening materials.
7. Parking structures must have flat floors on street frontages. Ramps and slanted floors may be used in areas that have less visibility from the street, such as the center of the structure or at the rear away from street frontages.
8. In DCC, for parking lot screening:
  - a. A structure, such as an architectural fence or low masonry wall 3 feet in height, shall be built at the back edge of the sidewalk.
9. In DCC and DMU, structured parking facing pedestrian streets within the district shall be lined with uses that provide visibility into building interiors. Other sides of the building shall be treated with other architectural or landscaping means to break up and screen the blank wall surface.

## 5. Landscaping

- A. Intent: To utilize landscape features to improve the appearance of Downtown sites, provide opportunities for stormwater management, provide opportunities for shading to reduce the temperature difference between developed and undeveloped areas, and to create comfortable places for residents that are amenable to social activity.  
~~To integrate landscaping into open spaces, parking areas, and general site design to contribute to an attractive and sustainable development that respects and enhances the landscape character of~~

Downtown.

~~Intent: To reinforce or establish the character of the site, surrounding community and the natural environment through the treatment of landscape areas.~~

~~Intent: To facilitate infiltration of water run-off, offer shade to otherwise barren paved areas, and visually soften expanses of parked vehicles.~~

~~Intent: To create comfortable places for residents, amenable to social activity, through the use of plazas, courtyards, and other outdoor spaces.~~

**B. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- E. Incorporate Sustainability.
- F. Context Sensitivity.

**C. Guidelines: Parking Lot Landscaping and Lighting**

**All Development**

~~Intent: To facilitate infiltration of water run-off, offer shade to otherwise barren paved areas, and visually soften expanses of parked vehicles.~~

1. Licensed Design Professional. The landscape plan shall be created by a licensed design professional such as a Landscape Architect, Architect or Civil Engineer. The landscape plan shall exhibit the following characteristics:
  - a. The overall design of the site and the design of the proposed landscape materials shall achieve unique, attractive and significant landscaping on the site as a whole;
  - b. The proper type, spacing, height, placement and location of plant materials shall be provided to ensure that the intent of this ordinance is met;
  - c. The choice and selection of plant materials shall insure that root systems will not interfere with public utilities and so that fruit and other debris, except leaves, will not constitute a nuisance within public rights-of-way or to abutting property owners;
  - d. The choice and selection of plant materials shall ensure that the type of plantings selected will be of a type that will survive and thrive in the area in which they are to be located; and
  - e. The proper relationship between deciduous and evergreen plant materials shall exist so as to ensure that the desired buffering effect will be accomplished.
  - f. Plant sizes shall provide a more mature appearance at installation.
2. Landscape Maintenance: The standards of Section 4.1151(A)(5)(d)(2) shall be met.
3. Site Landscaping
  - a. Use a rich, yet coordinated palette of landscape materials throughout the site to provide scale, texture and color that supports the design intentions of the building architecture.
  - b. For an entry way, planting ~~should~~ shall be massed and scaled as appropriate to demarcate the entrance.

- c. Enhance the site with ornamental plant material, such as ornamental trees, flowering shrubs and perennials and ground covers.
  - d. Extend the landscape character of the area into the site; in particular, include mature shade trees where appropriate.
  - e. Automatic watering systems and drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns.
  - f. In DRL-1 and DRL-2:
    - 1. Use a landscape palette that reflects the climate and positive landscape character found in the neighborhood. In general, use a rich yet coordinated palette of landscape materials to provide scale, texture and color.
    - 2. Extend the landscape character to the public realm by providing shade trees in the planting strip and understory that will enhance the street level environment.
4. Parking lot landscaping
- a. Section 9.0823 Landscaping of Parking Lots applies to all new developments. The following additional guidelines supplement this Section. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Manager or Design Commission.
  - b. Within parking lots, parking shall be divided with landscaped parking bays/islands to minimize the impact of the parking.
  - c. Lighting fixtures shall be pedestrian-scaled and designed to prevent glare.
  - d. Stormwater management techniques shall be incorporated into the design of parking lots.
  - e. Parking lot landscaping and decorative paving ~~shall~~ ~~should~~ be used to soften the visual impact on adjacent buildings and public spaces.

**Multi-Family Residential**

5. Shared Open Space
- a. ~~Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and Section 7.0201(L)(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Design Commission or Manager. The following additional guidelines supplement this Section.~~
  - a. Make plazas, courtyards, patios and lawns comfortable for human activity and social interaction - standing, sitting, talking, eating and playing.
  - b. Create a pleasant climate, including shade from summer sun and access to winter sunlight. Locate seating with consideration to sun and shade.
  - c. Use plants, furniture and lighting to shape, enliven, and give purpose to outdoor space.
  - d. Consider adding a focal element, such as a sculpture or fountain to outdoor space.
  - e. Design outdoor space with safety in mind. On-site plazas and courtyards ~~should~~ shall promote visibility from the street, and lighting to enhance nighttime security.

**Multi-Family Residential & Single-Family Attached**

- f. Enhance the front of the building with ornamental plant material, such as ornamental trees, flowering shrubs and perennials and ground covers.
- g. For single-family attached, landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide rainwater infiltration.

**D. Standards:**

**All Development**

1. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development.
2. Landscape Maintenance. Compliance with the following criteria is required:
  - a. Inspections. A City representative will perform a final landscape inspection to ensure that the landscaping demonstrates equivalent compliance with the approved landscape plan upon completion of the project and before issuance of a Temporary or Final Certificate of Occupancy, following a request from the developer. The inspection time period is from March 1 to November 15. If an inspection is requested between November 16 and the last day of February and the landscaping is not complete, or if the applicant requests a Temporary Certificate of Occupancy to occupy one or more buildings on site prior to the landscaping being completed, a financial guarantee shall be provided. This will be based on 110 percent of the estimated cost of plant materials and labor for the total landscape plan as indicated in a landscape cost estimate. Beginning March 1, the Applicant has 180 days to complete the items or the City will cash in the amount being held and finish the landscape job.
  - b. Establishment Period. The establishment period for the plant material guarantee will begin at the Final Certificate of Occupancy inspection approval and extend to two years from that date. All plantings shall be properly planted as to be in a healthy, growing condition at commencement of the establishment period. At the end of the establishment period, any plantings which are 20 percent dead or greater shall be replaced.
  - c. Maintenance:
    1. Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris.
    2. To insure proper maintenance and as a condition of Final Site Plan approval, the property owner shall enter into and record with the City a Landscape Maintenance Agreement, or include such provisions as part of the developer's agreement or deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the procedure, authority and finance for City cure of breaches by the responsible entity. Such instrument shall also include:
      - a. Provisions that all unhealthy and dead material shall be replaced within one year, or the next appropriate planting period, whichever occurs first;
      - b. All landscaped areas shall be provided with an automatic and operating

irrigation system;

c. Tree stakes, guy wires and tree wrap are to be removed after one winter season; and

d. Plantings shall be guaranteed for two years after the Final Certificate of Occupancy inspection approval.

3. Responsibility and Certificates of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining landscaping per the approved final landscape plan as specified in this Section.

3. Site Landscaping

a. At least 15 percent of the site area shall be landscaped. Required sidewalk easements can be subtracted from the site area for purposes of this calculation.

b. At least 70 percent of the front yard setback area shall be landscaped in meeting the 15 percent site area total. Use of ornamental grass lawns shall be limited to 20 percent of this requirement in the front yard. Exceptions:

1. In single-family attached developments with driveways in the front, the driveway area defined by the minimum driveway width through the front setback may be excluded from total front setback area for the calculation; and

2. For Commercial, Employment and Live/Work uses providing a publicly accessible walkway or publicly accessible open spaces or outdoor dining areas between the right of way and the building frontage, the front setback landscape percentage may be reduced by the Manager or Design Commission to as low as 10 percent.

c. Landscaping as defined in Section 3.0100 3-0010, all landscaped setback areas, landscaped public and private common open space, eco-roofs, preserved natural areas, planter areas, landscaped screening areas, as well as landscaped strips located between the curb and sidewalk can be included to meet the 15 percent landscaping requirement. In addition, walkways that provide access through common landscaped areas may count for up to 66 percent of the total required landscape area.

d. A minimum of 20 percent of ~~plant varieties used within~~ landscape areas shall be planted with drought-resistant canopy trees, shrubs, groundcovers, perennials and grasses, perennial and/or annual varieties to provide color, texture, and other special interest.

e. In addition to required street trees, site trees shall be required at a rate of one tree per 3,000 square feet of gross site area. Existing regulated major trees may be counted as two required site trees. Existing trees to be counted toward this requirement must be confirmed by either a Consulting Arborist, Qualified Arborist or a Registered Consulting Arborists to be healthy trees. Buffer, yard, drive and parking lot tree requirements may count toward the site tree requirement.

f. Trees, including those in parking area landscaping and buffering, shall be planted at sizes no less than the following:

~~New site trees must be capable of growing to a height of 25 feet. However, when accompanied by an arborist's report, ornamental, dwarf, and other smaller species may be permitted in locations where larger sized trees are not~~

appropriate.

1. ~~New~~ Deciduous canopy trees shall be a minimum of 2.5 inch caliper size ~~at the time of planting~~ and shall be balled and burlapped or container stock.
  2. Deciduous ornamental trees shall be a minimum of 2-inch caliper size and shall be balled and burlapped or container stock.
  3. Evergreen trees shall be a minimum of 6 foot in height ~~at the time of planting~~ and shall be balled and burlapped or container stock.
  4. New site trees shall be distributed throughout the project rather than clumping them in one location.
  3. ~~New site trees shall be supported (by use of stakes, wire or similar material) for at least one year to prevent damage by strong winds. Staked for support for at least one year.~~
- g. Shrub sizes ~~should~~ shall be as follows:
1. Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1 gallon size at planting;
  2. Perennials shall be a minimum of 1 gallon size; and
  3. Ground covers shall be well-rooted in either flats or a minimum of 1-gallon pots.
- h. All landscaped areas shall be irrigated with an in-ground irrigation system, unless a licensed landscape architect submits written verification that the proposed planting materials do not require irrigation.
4. Parking Lot Landscaping and Lighting
- a. Section 9.0823 Landscaping of Parking Lots applies to all new developments. The following additional standards supplement this Section.
  - b. Within parking lots, an average of 1 (one) landscaped parking bay/island shall be installed per nine parking stalls. The parking bays/islands shall be distributed throughout the parking lot.
  - c. Parking lot light fixtures shall be cut-off fixtures and shall be shielded to prevent glare and lighting into abutting buildings and properties.
  - d. Parking lot light fixtures shall be between 18 feet and 24 feet in height.
  - e. Stormwater management, including rain gardens, stormwater planters, and swales for sites larger than 20,000 square feet shall be applied to all landscaped areas so that run-off is captured and filtered into the ground.
  - f. Any planting areas within parking lots that are not part of a parking island shall have a minimum depth of 5 feet.

#### Multi-Family Residential

5. Shared Open Space
- a. ~~Sections 7.0101-7.0103 Two or More Units, Elderly Housing and Mixed-Use Development (Residential) Design Guidelines and Standards shall apply except as exempted therein and Section 7.0201(L)(5) Shared Open Space Standards for Complexes applies to new stacked unit developments of 20 or more units. The following additional standards~~

supplement this Section.

~~a.~~ Shared open spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities include:

1. Site furnishings (seating areas, tables)
2. Patios, plazas, or courtyards
3. Tot lots
4. Gardens
5. Open lawn
6. Play fields
7. Sports courts, such as tennis or basketball courts
8. Architectural lighting
9. Fountain
10. Art piece

## 6. Sustainable Design

A. Intent: To create designs that enhance the natural environment by reducing water use, minimizing pollution and maximizing the project's positive effects on the built and natural environment.

B. Applicable Downtown Design Principles

B. Promote Excellence in Design.

E. Incorporate Sustainability.

F. Context Sensitivity.

I. Increase Transportation Accessibility

C. Design Guidelines:

All Development

1. and 2: Developments shall utilize strategies that reduce water and energy usage attributed to site and building development, building use, and the transportation of building users while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate "best practices" such as LEED for Neighborhood Development to conserve natural resources, reduce carbon emissions and promote interaction between residents. Landscape practices and strategies that reduce wasteful water practices shall be included in all developments in a creative way.

D. Standards:

All Development

1. Water conservation and treatment shall be promoted through a minimum of two (2) of the following:

a. The irrigation system shall minimize water usage by incorporating at least one (1) of the following:

1. A rain sensor to prevent watering during a rain event;

2. Rotor irrigation heads; or
3. A drip irrigation system.
- b. On-site rain gardens and stormwater facilities shall be incorporated and designed in accordance with Gresham Green Development Practices for Stormwater Management.
- c. Rainwater shall be used in public spaces to activate the space via art elements, water features, etc.
- d. Permeable paving over at least 40 percent of all paved surfaces.
- e. Other Low Impact Development features that capture and filter runoff into the ground as approved by the Manager or Design Commission.
2. Energy conservation in site and building development shall be promoted through any of the following:
  - a. One of the following passive energy efficiency measures:
    1. Include protected double door lock entry doors on the north and east sides of the structure or add an effective windbreak such as a wall;
    2. Orient the long axis of the building east and west, with unobstructed solar access to the south wall and roof;
    3. Locate the windows to take advantage of passive solar collection and include architectural shading devices (such as window overhangs) that reduce summer heat gain while encouraging passive solar heating in the winter;
    4. Skylights or another daylighting system that illuminates 75 percent of the building floor area, with skylights occupying a minimum of 3 percent of the roof area with spacing between the skylights not greater than 1.4 times the ceiling height.
  - b. Provide an on-site alternative transportation infrastructure, including:
    1. An on-site alternative fuel refueling station (such as an electric, biodiesel, or natural gas fueling station). An electric fueling station shall be within sight of a functional building entry; and
    2. Bicycle facilities including employee showers and changing areas.
  - c. Install solar energy panels, as approved by the Manager or Design Commission, on the roof of the building or other location. Solar energy panels shall be integrated into the building design or shall be designed to have minimal adverse visual effects on other surrounding areas. The quantity of solar energy panels shall:
    1. Generate 10 percent of the typical energy usage for the building. The typical energy model for the building shall be determined by referencing the LEED standards; or
    2. Comprise an area greater than or equal to 20 percent of the roof area.
  - d. Plant a vegetated eco-roof on top of the building or carport that covers 20 percent of the building footprint;
  - e. Source sustainable and local materials that are within 500 miles of the development site or provide 20 percent sustainably harvested Forestry Stewardship Council (FSC) rating construction materials; and
  - f. Preserve 50 percent of existing regulated major trees on site. Major trees must be healthy as determined by a consulting arborist, a qualified arborist or a registered

consulting arborist.

## B.1. Massing

~~A. Intent: To break down the apparent scale and massing of larger buildings.~~

~~B. Applicable Downtown Design Principles:~~

~~E. Incorporate Sustainability.~~

~~F. Context Sensitivity.~~

~~G. Preserve and Enhance Historic Character.~~

~~H. Create Appropriate Transitions in Height, Bulk and Scale.~~

A. Intent: To improve the appearance and reduce the visual scale of large buildings by interrupting long expanses of walls.

B. Applicable Downtown Design Principles:

E. Incorporate Sustainability

F. Context Sensitivity

G. Preserve and Enhance Historic Character

H. Create Appropriate Transitions in Height, Bulk and Scale

C. Guidelines:

### All Development

1. Buildings shall be designed with volumes to maintain a compatible scale with their surroundings. Volumes shall reinforce a human scale within the built environment.
2. The massing changes shall create an attractive building with enhanced visual interest for the public.
3. and 4: In DCC and DMU:
  - a. Employ design strategies and incorporate architectural elements that reinforce the Downtown core's unique and positive qualities; in particular, compatible design shall respect the scale and massing of adjacent buildings.
  - b. New development shall employ appropriate height and massing transitions to adjacent buildings.

### Commercial, Employment, Live/work, Mixed-Use

5. The quantity of masses required shall be sufficient to add interest to buildings of that scale.
6. Buildings shall not include long, monotonous, uninterrupted walls and shall utilize design strategies which create depth and add interest to the facade. Changes in masses shall be sufficient to provide visual distinction between wall planes.
7. Buildings shall utilize building masses to frame and define streets and public spaces, establishing more prominence at these locations.
8. Building masses shall emphasize highly visible areas including street intersections.

#### Multi-Family and Single-Family Attached

9 and 10: Multi-family and single-family attached developments shall:

- a. Avoid long, monotonous, uninterrupted walls if the buildings front the public realm; and
  - b. Be modulated to prevent large, uninterrupted, monotonous walls; and
  - c. Differentiate between the base of the building and the top of the building to enhance the pedestrian realm.
4. Respect Surrounding Character:-
    - a. Design building volumes to maintain a compatible scale with their surroundings.-
    - b. Rely on building massing and orientation to place strong visual emphasis on the street and other important civic spaces.-
    - c. Upper stories may be stepped back, treated with different exterior finish materials, or incorporated into the roof line to reduce the apparent mass of the building.-
  5. Consider day lighting, sun shading, natural ventilation and views in the massing and orientation of the building.-
  6. Use articulated, smaller building volumes within larger developments as a transition in size to adjacent historic or residential structures that are smaller in scale.-
  7. Vary the three dimensional character as a building rises; in general, differentiate between the base, middle and top.-

#### Existing Development

11. Existing buildings shall follow the above guidelines when significant changes are made to the building envelope.
12. New additions to historic buildings shall complement the original façade without competing with it.

#### D. Standards:

##### All Development

1. The minimum building mass or volume change shall be 25 percent of the total volume of the overall building.
2. The changes in mass shall be visible from the public street.
3. In DMU, developments shall have a 45-foot height limit within 50 feet of sub-districts that have a maximum height limit of 45 feet or less.
4. In DCC:
  - a. To integrate new development with the scale of its surroundings, buildings shall provide a step back of at least 6 feet for all floors above 35 feet. This can be counted towards meeting the project's Downtown Massing requirement.

##### Commercial, Employment, Live/work, Mixed-Use

5. Building shall have a quantity of masses that correspond to the footprint size:
  - a. Building with footprints up to and including 30,000 square feet may consist of one mass or building volume.
  - b. Building with footprints greater than 30,000 square feet shall be comprised of at least two masses or building volumes.

6. Mass changes shall be distinct building volumes, façade jogs or other façade changes as approved by the Manager or Design Commission. Changes in mass shall include a change in the depth greater than that used for articulating features as specified in Section 4.1151(B)(2).
7. When the building is on the corner of two streets, the tallest mass shall be at the corner or along the primary street.
8. Buildings on the north side of Third between Main and Kelly are encouraged to have a colonnade feature on the first floor of the building. Colonnades constructed shall have a minimum depth of 10 feet from the back of the curb to the building face. Colonnade ceilings shall be at least 16 feet tall to allow sufficient light into the space under the colonnade. Buildings with colonnades may exceed the maximum building setback to achieve the minimum colonnade depth as approved by the Manager or Design Commission. The square footage under the colonnade may count toward the building square footage in calculating whether the project meets the minimum floor area ratio standard.

**Multi-Family Residential**

9. Structures shall not have an overall horizontal distance exceeding 160 linear feet, measured from end wall to end wall. Structures facing a street can increase to 200 linear feet provided a courtyard, portal to a shared parking area or other open space is provided that breaks up the building wall. Open spaces shall be a minimum of 35 feet in width and depth.
10. Buildings shall have, at a minimum, a base and top.
  - a. The base shall be considered from grade and it shall be 12 to 20 feet tall. The top of the base or ground-floor level shall consist of a distinct physical transition between the base and any upper floors. This transition element (such as change in brick pattern and other materials, articulation of a floor line, change in window types, etc.) shall be compatible, where possible, with datums on surrounding buildings.
  - b. The top of the building shall be considered either the upper story or the top of the façade and shall have a distinct visual design from the base by material treatment, color, texture or change in materials or roof form.

**Existing Development**

11. Renovations of existing buildings with footprints over 30,000 square feet that add 5,000 square feet of footprint or greater shall have no less than two masses at the discretion of the Manager or Design Commission. Renovations that do not change the existing building envelope are exempt from standards specified in Building Massing.
12. New additions to buildings designated as historic on the City of Gresham's Historic and Cultural Landmarks List shall be complementary and a separate distinct mass from the existing building.

**E. D. Standards**

1. Massing Requirement

Building size	Footprint	Required Massing
Small	< 10,000 sf	one building mass
Medium	≥ 10,000 sf < 20,000 sf	two building masses- (Fig. a and b)

Large	≥ 20,000 sf	three building masses- (Fig. c and d)
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\*Multiple buildings on a site will be calculated individually and follow the guidelines for their size building-

- a. The minimum mass or volume change shall be at least 25 percent of the total volume of the building as calculated by FAR.-
- b. Building size limitations shall be adhered to (see Table).-
- c. Elements being used to count as massing shall not be used as building modulation elements.-
- d. Upper level building step backs. This is one option in satisfying the building massing requirement. Provide a minimum 6-foot step back above the third floor of a maximum five-story tall building or above the fourth floor of a building taller than five environments and prevent stories to help create human scaled over shading the street.

## 2. Façade Composition

**A. Intent:** To establish a set of contextually responsive, clear and pleasing set of proportions that will contribute to a coherent building design and promote architectural excellence within the Downtown. Long sections of blank wall are discouraged.

**B. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- E. Incorporate Sustainability.
- F. Context Sensitivity.
- G. Preserve and Enhance Historic Character.

**C. Guidelines**

All Development

- 1. Mechanical Screening: The Standard in Section 4.1151(B)(2)(D)(1) is required. Utilities shall be screened from the public realm and the internal public or private areas.
- 2. Mechanical equipment shall not detract from the building architecture and façade composition.

Commercial, Employment, Live/work, Mixed-Use

- 3. Buildings shall not include long, monotonous, uninterrupted walls and shall utilize design strategies that create depth and add interest to the facade. Changes in depth shall be sufficient to provide visual distinction between wall planes.
  - a. Articulating elements shall provide surface relief, depth and shadows to the facade by being recessed and/or projected.
  - b. Changes in building depth shall reinforce and create a consistent street wall.

4. Buildings shall create a rhythm of repeating elements that help establish continuity in the facade.
5. Upper-floor facades shall have adequate upper-floor glazing to ensure highly articulated facades and provide sufficient street surveillance.
6. Sustainable features shall be incorporated into the facade articulation where feasible.
7. In DCC:
  - a. A cohesive and continuous building street wall, composed of a stock of well-built, "background" buildings is the backbone of a quality downtown. However, buildings striving to have a heightened civic or social function are encouraged to include more visually prominent and dramatic architectural elements.
  - b. Consider retaining historically or architecturally significant buildings on a site through adaptive use.
  - c. Rehabilitate and restore historically significant buildings on a site according to the Secretary of Interior's Section 106 Standards.
8. Window recesses shall be sufficient to support facade articulation and provide surface relief, depth and shadow.
9. Use elements such as vegetation, artwork, trellis structures, architectural detailing, reveals and/or contrasting materials to provide visual interest on what otherwise would be blank walls. These shall be used in a manner consistent with other facade composition elements.

#### **All-Development**

1. ~~Elements such as sun shades, terraces, and rain-water harvesting features can be used to compose and articulate the building's facade.~~
2. ~~Size, proportion and locate facade components to provide a visual transition to adjacent structures that are smaller in scale.~~
3. ~~Consider each building as a high-quality, long-term addition to downtown; use materials, fenestration, and details to unify a building's appearance. Apply recessed, or "punched," windows to create shadow lines and suggest solidity.~~
4. ~~Use facade rhythms and patterns to solidify the relationship between new and old buildings. Some of the best buildings downtown use vertical and horizontal expression to reflect changes in building form. For example, the structural bays of the building can be expressed with pilasters or other vertical detailing.~~
5. ~~Establish a rhythm of vertical elements along the facade: The regular cadence of display windows and shop entrances can encourage a variety of ground level uses.~~
6. ~~Street-level facades offer the greatest opportunity to support pedestrian activity; distinguish the ground level of a building from the upper levels, especially where a building orients to the street and/or defines public space.~~

#### **Multi-Family Residential**

10. Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.
11. Windows and doors shall be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings. Windows shall be used on the facade to provide articulation to the facade and visibility into the street.
12. Blank, windowless walls in excess of 750 square feet are prohibited when facing a public street

unless required by the Building Code. In instances where a blank wall exceeds 750 square feet, it shall be articulated or intensive landscaping shall be provided.

13. Building Façade Transition. Adjacent building façades shall be compatible.

14. Garage doors shall be integrated into the design of the larger façade in terms of color, scale, materials, and building style.

15. Upper-floor facades shall have adequate upper-floor glazing to ensure highly articulated facades, provide sufficient street surveillance, and assist in indicating the rhythm of residential units.

**Single-Family Attached**

16. Building lengths shall be broken up to limit the apparent mass of single-family attached development and enhance pedestrian connections through the site.

17. Offset dwelling units to provide building articulation.

18. Make entries more prominent with architectural features that make them stand out and provide landing space at the front door to add to the layers of elements between the sidewalk and the front door.

19. Provide roof elements that define the top of the building.

20. Window trim shall highlight windows and give expression to residential buildings.

21. Façade articulation such as banding, window trim, corner trim and other elements shall be provided on all sides of a building that are not shared with another building.

22. Provide a variety of architectural elements to provide articulation to the residential units and avoid flat-faced facades.

23. Provide variation to exterior finishes to avoid monotonous building facades.

24. Corner buildings shall respond to the corner location with architectural features that emphasize and address the corner.

25. Courtyard buildings shall feature orientation of the buildings or courtyard to the street. This shall include de-emphasizing parking and automobile access.

26. The entry and living portions of the façade shall be emphasized, with the garage and automobile access portions of the façade de-emphasized.

27. Street-facing garages shall not dominate the façade.

28. Buildings shall feature adequate glazing to establish scale and give expression to residential buildings and provide sufficient surveillance opportunities from all facades.

29. Building design shall reflect that the building is divided into individual units.

~~7. Articulate residential building facades to unify a building's appearance, and add interest, scale, and three-dimensional quality. Articulation may be provided through periodic changes in wall plane, building material and/or color, changes in building fenestration, or other approaches that create visual interest and/or shadow lines.~~

~~8. Use windows and doors to establish scale and give expression to residential buildings. Details that contribute to a residential scale and appearance, such as mullions, are encouraged.~~

~~9. Incorporate three-dimensional design features, such as balconies and bays. Windows other than bays should be recessed behind the plane of the building to create shadow lines.~~

**Single-Family Attached**

~~10. Refer to Section 7.0201(K) Architectural/ Design Standards for the design of Single-Family Attached Dwelling Structures (such as Townhouses), except 7.0201(K)(4). Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary track as described in 4.1101(A)(1)(a).~~

**Existing Development**

~~30. Existing buildings shall follow the appropriate building façade guidelines when changes to the building façade are reviewed for a permit.~~

**D. Standards**

**All Development**

~~1. Mechanical and communication equipment and components shall be screened so they are not visible from streets and other street level public spaces, including alleys. They shall be screened in a manner that is compatible with the architectural character of the building. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls. The Manager or Design Commission may require a review of rooftop equipment screening by requesting sight line studies. Utilities such as transformers, heating and cooling, electric meters and other utility equipment shall not be located within 5 feet of the front entrances and shall be screened with landscape materials.~~

~~2. Packaged Terminal Air Conditioners, Package Terminal Heat Pumps and similar systems with individual through-wall heating/cooling shall not be allowed.~~

~~3. Windows shall be recessed at least 4 inches to reinforce rhythms and cast shadows.~~

**Commercial, Employment, Live/work, Mixed-Use**

~~3. Building walls shall be articulated with design features that add visual interest and prevent the appearance of blank walls. Facades visible from streets, public spaces and parking areas shall utilize at least one of the following strategies:~~

- ~~a. A repeating pattern of wall recesses and/or projections that has a relief of at least 12 inches (such as recessed structural bays or recessed window openings between columns). Wall recessions and projections shall be at intervals of not greater than 30 feet with customer entries and those facing the street and at intervals not greater than 100 feet on remaining facades; or~~
- ~~b. Changes in wall plane with a depth of at least 24 inches which respond to the building module. These changes in wall plane shall occur at intervals of not less than 25 feet and not more than 100 feet.~~

~~4. All facades shall establish a rhythm by repeating design elements at regular spacing along the length and/or height of the facade. All facades shall contain at least one 1 of the following design features:~~

- ~~a. Columns or pilasters with plinths at regular intervals no greater than 30 feet apart.~~
- ~~b. Major vertical mullions of at least 6 inches in width, and larger than other mullions in the same window opening, on all-glass facades.~~
- ~~c. Vertical reveals no less than 6 inches.~~
- ~~d. Belt courses above ground floor level and along the entire facade.~~
- ~~e. Lintels or arches over the windows and doors.~~

5. On the facade facing the principal street, upper floors shall provide a minimum of 25 percent glazing in the total area as measured above the first floor, excluding roof shapes such as gables.
- ~~6.1.~~ If sustainable features on the facade, such as sun shades and rain water harvesting features, are used they shall be used to organize the facade composition either horizontally or vertically.
7. In DCC, the architectural character of adjacent historic or noteworthy building shall be complemented; however, imitation of historical styles is discouraged. New buildings shall accomplish this by taking visual cues from the immediate area and interpreting them in a contemporary manner. This includes:
  - a. Establishing a base, middle and top; and
  - b. Recessed, rather than strip windows on upper levels are required; and
  - c. Horizontal datum lines, such as belt lines and cornices shall line up with adjacent facades if applicable.
8. Windows shall be recessed at least 4 inches to reinforce rhythms and cast shadows.
9. If a blank wall greater than 30 feet long for buildings with up to a 30,000-square-foot footprint and 50 feet long for larger buildings is unavoidable, one of the following shall be incorporated throughout the length of the blank wall:
  - a. A trellis or trellises that cover 40 percent of the blank wall with vines planted that will grow vertically of sufficient density and height so that they provide significant coverage of the blank wall. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at the time of planting; or
  - b. Decorative tile work that covers at least 40 percent of the blank wall; or
  - c. Artwork reviewed and approved by the Manager or Design Commission that covers at least 40 percent of the blank wall; or
  - d. Evergreen hedge with a minimum of 1 gallon size and 3 feet in height at planting every 3 feet on center for the 80 percent of the blank wall length; or
  - e. Screening incorporating sub-canopy trees (trees that will be 25 feet or shorter at maturity) every 15 feet along the wall. The trees shall meet size requirements in 4.1151(A)(5).
- ~~3. A building of two or more stories shall have a belt line, fascia, or other horizontal datum line above the ground level façade.~~
  - a. ~~Commercial buildings shall be designed to encourage multi-tenant occupancy and walk-in traffic at the street level. The following shall be incorporated in the design of street level facades:-~~
    1. ~~15 to 30-foot wide bays framed by columns or pilasters;~~
    2. ~~Multiple storefront windows with 18 to 30 inch bulkheads or projecting sill.~~
4. ~~Facade articulation shall consist of at least two of the following design features:-~~
  - a. ~~Changes in plane with a depth of at least 24 inches, vertically at intervals of not less than 30 feet and not more than 90 feet or horizontally not less than 20 feet and not more than 60 feet; or~~
  - b. ~~Changes of color, texture, or material, vertically at intervals of not less than 30 feet and~~

- not more than 90 feet or horizontally not less than 20 feet and not more than 60 feet; or
- c. ~~A repeating pattern of wall recesses and projections at intervals of not less than 30 feet and not more than 90 feet, such as bays, offsets, reveals or projecting ribs, that has a relief of at least 12 inches.~~

#### **Multi-Family Residential**

~~6. Horizontal facades longer than 30 feet shall be articulated into smaller volumes to achieve a residential scale. At least two of the following methods shall be used:~~

- ~~a. variation in the building form related to the scale of individual dwelling units as recessed or projecting bays, shifts in massing or distinct roof shapes;~~
- ~~b. diversity of window size, shape or patterns that relate to interior function;~~
- ~~c. emphasis of building entries through projecting or recessed form, detail, color, or materials;~~
- ~~d. variation in detailing including sills, headers, belt courses, reveals, pilasters, window bays, and similar features.~~

10. Street-facing elevations shall be divided into wall planes that reflect living unit modules.

Generally wall planes over 750 square feet shall be divided into distinct planes. This can be achieved by:

- a. Incorporating elements such as porches or decks into the wall plane;
- b. Recessing the building a minimum of 2 feet over 6 feet in width; or by
- c. Extending an architectural bay a minimum of 2 feet from the primary street facing façade.

11. Exterior windows shall have a minimum of 2 inch reveal (depth) to create a shadow line that highlights materials and the thickness of the wall.

12. Blank, windowless walls are prohibited when facing a public street unless required by the Building Code. Blank walls are discouraged in all other situations. Where the construction of a blank wall is required and it exceeds 750 square feet, it shall be articulated.

13. Within a development, the building façades shall transition from one building face to an adjacent building face through the use of compatible materials, glazing and scale elements such as porches and decks. Architectural elements such as posts, beams and planting walls shall be scaled to reflect their function. Tacked-on faux architectural elements are prohibited.

14. Garage doors shall match the main building in terms of color, materials, and trim.

15. 7. On facades facing streets, the area for windows and doors on upper floors shall be at least of 25 percent of the total area as measured above the first floor excluding roof shapes such as gables.

#### **Single-Family Attached**

~~8. Refer to Section 7.0201(K) Architectural/Design Standards for Single Family Attached Dwelling Structures (such as Townhouses), except 7.0201(K)(4). Deviations from the Downtown Plan District standards or applicable standards of Section 7.0200 may be allowed through the discretionary track as described in 4.1101(A)(1)(a).~~

16. No building exterior wall dimension or row of contiguous dwellings (in one structure) shall exceed 100 feet in continuous building length. An exception to this are courtyards ( "U" shaped) developments where no unbroken (i.e. continuous) section of the "U" shall exceed 100 feet. (Note: courtyard developments may also include multiple buildings that create a

courtyard effect as long as individual building lengths do not exceed 100 feet.)

17. Offset every two dwelling units from the next dwelling unit by at least 4 feet in exterior wall offset for buildings 2 stories or taller and over 50 feet in length, or, at least 2 feet in offset for buildings one story in height or less than 50 feet in length.
18. For each entry, provide a covered porch or portico with a floor area of at least 40 square feet.
19. Roof eaves shall be provided (minimum 12-inch projection).
20. Window trim shall be provided (minimum 3-inches wide).
21. Façade (wall) treatments (including exterior finish patterns, story lines/floor banding, window trim, corner trim/corner boards, and related items) shall be provided on all sides of the building.
22. The applicant shall also provide a minimum of 4 of the following architectural elements in the building design:
  - a. Dormers
  - b. Gables
  - c. Recessed entries
  - d. Cupolas or towers
  - e. Pillars or columns
  
  - f. Additional offsets in building face or roof (minimum 16-inches)
  - g. Bay windows
  - h. Decorative and/or alternating patterns on the exterior finish (e.g. scales/shingles, trim boards, ornamentation or similar features)
  - i. Decorative cornice or pediment
  - j. For one story buildings, the use of at least 2 or more different exterior finishes and patterns including such types as masonry, stone, stucco, wood, terra cotta, and tile
  - k. Where masonry is used for exterior finish, apply decorative bonds and a range of colors
  - l. Cantilevers
  - m. Energy Conservation features including non-window elements and other design features that channel natural light from exterior walls or roof (such as by the use of skylights, solar tubes, atriums, and related features)
  - n. Windows on all non-street fronting building ends.
23. Provide at least 2 different exterior finish patterns for all multi-story buildings.
24. The design of corner buildings that have facades facing both streets shall include a unique feature at the corner such as a tower, corner bay or gable, or a combination of architectural elements that visually enhance the building corner. As an alternative, a functional (i.e. usable) and decorative pedestrian or landscaping feature of not less than 300 square feet in ground area may be provided.
25. Non linear ("U" or other shaped) building footprints that create common area courtyards may be permitted if proper rear access is provided.
26. Garage facades shall not be located closer to a street than façade portions of the structure facing said street containing living space (i.e. no "snout" units are permitted).
27. Street-facing garages associated with duplexes and multi-family townhouse configuration shall

have a maximum width of 50 percent of the overall building width.

28. Windows shall occupy a minimum of 20 percent of the total street facing façade. A minimum of 25 percent of the ground floor living units shall be windows.

29. Horizontal facades longer than 30 feet shall be reduced into smaller volumes as individual units to achieve a residential scale and a unified building appearance. A minimum of one of the following methods shall be used:

- a. Variation in the building form by using bays, shifts in massing or distinct roof shapes;
- b. Diversity of window size, shape or patterns that relate to the interior function;
- c. Emphasis of building entries through a projecting or recessed form, detail, color, and/or materials; or
- d. Variation in detailing including sills, headers, belt courses, reveals, pilasters, window bays, and similar features.

**Existing Development**

30. Renovations that modify the exterior building facades and require a permit shall follow Section 4.1151(B)(2)(D) at the discretion of the Manager or Design Commission.

### 3. Ground-Level Details

**A. Intent:** To reinforce the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing pedestrian streets.

**B. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.
- G. Preserve and Enhance Historic Character.

**C. Guidelines**

**Commercial, Employment, Live/work, ~~Mixed-Use~~**

1. Street-facing facades shall have additional design elements at the street level to add interest, enhance the building appearance, establish greater depth in the facade and enliven the pedestrian realm. These features shall complement those used to satisfy the Guidelines and Standards of Section 4.1151(B)(2) Facade Composition.
2. Storefront windows shall utilize a bulkhead or other design feature to transition the building to the ground and establish depth and interest in the facade.
3. Buildings shall feature an architecturally distinct base to address and enhance the meeting of the building and ground.
4. Building bases shall be proportional to the size of the building and shall be visually pleasing.
5. Commercial, mixed-use and civic buildings shall be designed to allow easy access between public areas and the building's interior.

#### Multi-Family Development

6. Multi-Family Buildings: Multi-family buildings shall contain features and design strategies that create defensible space and a separation between public and private spaces.
7. On street facing facades, multi-family units shall be elevated above grade to reinforce ownership and territoriality.

#### Existing Development

8. Existing buildings shall follow the appropriate ground-level details guidelines when changes to the building façade are reviewed for a permit.

#### ~~All Development~~

1. ~~Show creativity and individual expression in the design of the ground plane, and encourage visual details and richness that sustains interest along the street. Artisan produced details, such as handrails, lighting, doors and fences are especially encouraged.~~

#### ~~Commercial, Employment, Live/work, Mixed-Use~~

2. ~~Use design elements such as separate storefronts, display windows, shop entrances, exterior light fixtures, awnings and overhangs to add interest and encourage a mix of businesses.~~
3. ~~Incorporate architectural elements that reinforce Downtown's unique qualities; in particular, downtown's best building's tend to support an active street life.~~
4. ~~Significant grade separations between sidewalks and ground floor uses and features are discouraged.~~
5. ~~Avoid ornamentation and features at the ground level that appear artificial or "tacked-on."~~

#### D. Standards

##### ~~Commercial, Employment, Live/work, Mixed-Use~~

1. Ground floor, street-facing facades of commercial, employment and live/work ~~and mixed-use~~ buildings shall incorporate at least ~~one~~ three of the following:
  - a. Medallions at regular intervals no greater than 30 feet.
  - b. Transom windows above storefront windows and doors.
  - c. Projecting sills, a minimum of 2 inches from the window pane.
  - d. Lintels or arches (including but not limited to flat, segmented and round arches) over windows and doors.
  - e. Ornamental brick or tile work, such as a herringbone pattern, on a minimum of 5 percent of the ground level facade.
  - f. Pedestrian-scaled lighting fixtures or wall-mounted projecting lighting fixtures such as wall sconces at regular spacing no greater than 30 feet.
  - g. Awnings, canopies or solar shades/reflectors placed over windows, doors or outdoor spaces with a minimum projection of 4 feet in an amount and configuration approved by the Manager or Design Commission that is compatible with the architecture of the building, adds façade depth and significantly contributes to the pedestrian environment.
  - h. Projecting signs or banners oriented toward pedestrian walks.
  - i. Outdoor seating areas enclosed by a fence, wall or landscaping at a height of 30 inches.
  - j. Planter boxes, a minimum of 6 square feet, and not in an accessible pedestrian walk.

- k. In all sub-districts except DCC, bulkheads for storefront windows, 1-2 feet from ground level.
  - l. Other feature approved by the Manager or Design Commission.
    - a. ~~medallions, at a regular interval of bays and columns, every 15 to 40 feet-~~
    - b. ~~belt courses, above ground floor level and along entire facade-~~
    - c. ~~plinths for columns, at a regular interval of bays and columns, every 15 to 40 feet-~~
    - d. ~~bulkhead for store front window, between 1-2 feet from ground level-~~
    - e. ~~projecting sills, a minimum of 8 inches from window pane-~~
2. ~~And two of the following:-~~
- a. ~~pedestrian-scaled lighting (such as building sconces), at a regular interval of bays and columns, every 15-40 feet (a high priority item to ensure well-lit and safe streets)-~~
  - b. ~~hanging baskets supported by ornamental brackets flanking entries and at the corner-~~
  - c. ~~ornamental tilework, a minimum of 5 percent of the ground level facade-~~
  - d. ~~planter box(es), a minimum of 6 square feet, not in a pedestrian way-~~
  - e. ~~an approved element not listed here, that meets the intent and as approved by the Manager or the Design Commission-~~
- ~~2.3. Ground floor commercial, employment and live/ work uses shall be at the sidewalk elevation.~~
- ~~4. The use of applied foam ornamentation and Exterior Insulation Finishing System (EIFS) on exposed, ground-level locations are prohibited on any building type.~~
3. In DCC, ground-floor storefronts shall be designed with bulkheads that extend between 1 and 2 feet above ground level.
4. Building facades shall include design elements which establish a building base. Building bases shall consist of a visible change in the building facade, and include one of the following:
- a. A change in material;
  - b. Texture;
  - c. Pattern;
  - d. Ornamentation; or
  - e. A change in depth no less than 4 inches. The required change in depth for bases may be reduced to 2 inches when they intersect other articulating features, such as pilasters, in order to provide visual distinction.
5. The building base shall be a minimum height no less than 5 percent of the facade height and shall not exceed 20 percent of the facade height. At the discretion of the Manager or Design Commission, multi-story buildings of three levels or greater may have a building base equal to the wall area attributed to the ground floor. A landscape area at the base of the building with plant material at least 5 percent of the facade height may count toward the building base requirement.
6. On street-facing facades, ground floor commercial, employment and live/work uses shall be at the sidewalk elevation.
- Multi-Family Residential**
7. When multi-family space is present on the ground floor, one of the following features shall be present on street facing facades:

- a. Building base landscaping no less than 5 feet deep.
  - b. On street frontages, a space-defining decorative fence, wall, hedge or retaining wall 30 inches in height located at the property line or setback no more than 5 feet.
8. Multi-family space on the ground floor, excluding mixed-use buildings with commercial ground floors, shall be elevated to no less than 3 feet above grade. Entries may be at grade.

**Existing Development**

9. Renovations that modify the exterior building facades and require a permit shall follow Section 4.1151(B)(3)(D) at the discretion of the Manager or Design Commission.

## 4. Sign Design

**A. Intent:** To ensure that signage is part of an integrated design approach to a project and to encourage interesting, creative and personalized elements in the public realm.

**B. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- G. Preserve and Enhance Historic Character.

**C. Guidelines**

**Commercial, Employment, Live/work, ~~Mixed-Use~~**

1. Wall signs shall be proportional to the building façade, be integrated into the design of the building and reflect its function. Creative signs with personality that are an expression of the business are encouraged.
  2. Projecting signs shall be oriented to the pedestrian and promote safety and walkability in their location, size and clearance above the ground. Creative signs with personality that are an expression of the business are encouraged.
  3. Window signs shall be limited to maximize visibility into active spaces. Creative signs with personality that are an expression of the business are encouraged.
  4. Signs that feature lighting shall be carefully illuminated to provide a high-quality appearance that is well-integrated into the sign design and building architecture and character.
1. ~~Unique Design and Identity: As a unique expression of the business, the design possibilities are limitless.~~
  2. ~~Projects are encouraged to add personality, imagination and innovation to the street environment while being mindful of the following considerations in the design and placement of exterior signs on a building:~~
    - a. ~~Sign orientation. For the most part, signs in downtown sub-districts should be oriented to the pedestrian. This may include wall signs, projecting signs and window signs.~~
    - b. ~~Respect for architectural elements and details. Care should be taken not to interfere with design elements that contribute to the building's character.~~
    - c. ~~Shield the light source. Whenever projection lighting is used, care should be given to~~

~~properly shield the light source.~~

#### Single-Family Attached

5. Addressing systems shall be provided consistent with Section 4.1151(B)(4)(d)(5).

#### D. Standards

##### Commercial, Employment, Live/work ,Mixed-Use

1. ~~Wall Signs: Position flush-mounted signs so they fit within architectural features:~~
  - a. Area: The maximum permitted area of a wall sign shall be 8 percent of the wall area upon which the sign is located.
  - b. Types: Fascia, mansard wall, awning, marquee and painted wall signs are permitted.
  - c. Location:
    1. Wall Fascia signs for ground-floor commercial and industrial uses shall fit into a sign band of fascia on or directly above the ground level facade to help reinforce horizontal lines along the street.
    2. Locate flush-wall Fascia signs so that they do ~~shall~~ not extend beyond the outer edges of the building front.
  - d. ~~Coordinate the color scheme with the building front.~~
  - e. ~~The total maximum wall sign area on a building shall not exceed 7 percent of the overall ground-level facade area.~~
  - f. ~~The maximum height of an individual flush-mounted sign shall be 2 feet.~~
2. ~~Projecting Signs: Locate projecting or blade signs along the ground-level facade, not above, and mount perpendicular to the building.~~
  - a. Area: The maximum size of an individual projecting sign (one face) shall be 8 square feet.
  - b. Height: A projecting sign shall not extend above the roof line at the wall or above the top of the parapet wall, whichever is higher. In no case shall any portion of a projecting sign exceed a height of 25 feet above grade.
  - c. Clearance: Projecting signs shall have a minimum clearance of 8 feet between the bottom of the sign and the ground.
  - d. Location: The sign shall not extend from the building facade for a greater distance than 6 feet, or a distance equal to two-thirds the width of the abutting sidewalk, whichever is less.
    - a. ~~Clearance above the sidewalk shall be no less than 8 feet.~~
    - b. ~~The maximum size of an individual projecting sign (one face) shall be 8 square feet.~~
    - d. ~~Place signs near the business entrance, to guide customers to the door.~~
3. ~~Window Signs: A window sign shall be painted or hung just inside the window. The maximum area of a window sign shall not exceed 20 percent of the window.~~
4. ~~Internal illumination of signs shall not be permitted. Neon is allowed.~~

#### Single-Family Attached

5. An addressing system shall be provided and shall consist of the following:
  - a. Individual building addresses shall be clearly visible (as determined by the Fire Marshal).

from the abutting public street right-of-way or from the abutting driveway or private street, shall be at least 6 inches in height, shall be of a contrasting color to the background and shall be illuminated so as to be visible during the hours of darkness. Building addresses (including any building identification letters) shall be clearly visible on all sides of the buildings.

- b. Each individual unit within a complex shall display a unit number that shall be at least 4 inches in height and illuminated during the hours of darkness. Each breezeway shall also be posted with appropriate unit numbers and, when applicable, with appropriate building addresses or letters for the breezeway.

## 5. Transparency

A. **Intent:** To promote the use of building facades to provide safe and comfortable waiting areas for transit and provide visual connections between activities inside and out.

B. **Accompanies Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- C. Create a Vibrant Public Realm.

C. **Guidelines:**

### ~~Commercial, Employment, Live/work, Mixed-Use~~

1. ~~Promote active, pedestrian-oriented uses with a high degree of transparency along the street. Uses should be readily discernible to passers-by.~~
2. ~~The use of reflective, opaque, and highly tinted glass should be avoided in storefront windows and doors.~~

### All Development

- 1 ~~through 3:~~ Promote active, pedestrian-oriented uses with a high degree of transparency along the street. Uses ~~shall should~~ be readily discernible to passers-by.
2. ~~Windows shall be designed to establish a sense of depth and create shadows within the façade.~~

### ~~Commercial, Employment, Live/work, Mixed-Use~~

4. ~~2.~~ The use of reflective, opaque, and highly tinted glass ~~shall should~~ be avoided in storefront windows and doors.
5. Window features used to satisfy the transparency requirements shall be usable and provide visual interest along the façade.
6. Features used to satisfy transparency requirements shall remain transparent and add visual interest to the façade.

### Existing Development

7. Existing buildings under renovation that require a building permit shall maximize transparency if windows are being replaced.

D. **Standards:**

All Developments

1. For ground-level facades on Downtown streets without a street type designation that are visible from any street, a minimum of 25 percent of façade areas with a residential use must be clear, transparent glass and a minimum of 40 percent of facades with commercial, employment, or live/work uses must be clear, transparent glass.
2. In each building, the ground-level facade area shall contain clear, transparent glass on facades visible from any street at the following percentages (by street type):
  - a. Urban Boulevard: 25 percent for Multi-family Residential and Single-Family Attached and 50 percent for Commercial, Employment and Live/ work uses.
  - b. Urban Commercial: 25 percent for Multi-family Residential and Single-Family Attached uses and 50 percent for Commercial, Employment and Live/ work uses.
  - c. Urban Residential: 25 percent for Multi-family Residential and Single-Family Attached uses and 50 percent for Commercial, Employment and Live/ work uses.
  - d. Green/Shared: 25 percent for Multi-family Residential and Single-Family Attached uses and 50 percent for Commercial, Employment and Live/ work uses.
  - e. Main Avenue: 50 percent
  - f. Stanley Avenue: 25 percent for Multi-Family Residential and Single-Family Attached uses and 50 percent for Commercial, Employment and Live/work uses.
  - g. Third Street: 50 percent.
  - h. Cleveland Avenue: 25 percent for Multi-family Residential and Single-Family Attached uses and 50 percent for Commercial, Employment and Live/ work uses.
3. The minimums above shall be calculated on the area of the ground floor facade between 2 feet and 12 feet above grade.

**Commercial, Employment, Live/work, ~~Mixed-Use~~**

4. To meet the clear, transparent glass requirement, ~~storefront~~ windows shall have a Visible Transmittance (VT) value of 60 percent or greater.
5. For commercial uses, display windows for merchandise (that do not provide views into the store) can satisfy the clear, transparent glass requirement if the display windows are at least 24 inches deep and can contain three-dimensional objects, such as product displays or mannequins.
6. Films or other substances applied to the window to reduce the Visible Transmittance value below 60 percent shall be prohibited.

**Existing Development**

7. Existing buildings with levels of transparency less than the amount specified shall not lessen the amount of transparency during renovations that require a permit if the exterior building façade is altered.

## 6. Prominent Entrances

- A. **Intent:** To design and orient building entrances that readily inform people of their access and use. A main lobby entrance serves a different purpose than a storefront entrance to a shop, and these

differences should be reinforced in their design. However, all public and prominent entrances should add character, identity and interest along the street.

**B. Applicable Downtown Design Principles:**

- A. Provide a Vibrant Mix of Uses.
- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- D. Create strong connections between Plan Districts and Sub-Districts.

**C. Guidelines**

**Commercial, Employment, Live/work, ~~Mixed-Use~~**

1 and 2. The primary (front) building façade and main entry of non-residential buildings shall be well-marked, articulated and oriented to and facing the primary public street. Place the main building entrance at a street corner where feasible.

~~2. Consider placing the main building entrance at a street corner, where feasible.~~

~~3. Entries shall be lighted and protected from weather.~~

3. Entries shall include a change in form of sufficient dimension to visually distinguish the entry from the remainder of the building façade.

4. Entries facing public streets shall be made visually prominent and receive architectural emphasis. A variety of techniques to accomplish this include:

- a. recessed entries
- b. projecting entries
- c. elevated entries with stairways for residential uses
- d. entry-related cover and/or roof line articulation (such as canopy articulation; parapet-roof articulation)
- e. arched entries
- f. decorative lintels of molding above doorways
- g. landscape treatment and emphasis
- h. surface treatment (such as paver or tiles)
- i. entry courtyard
- j. transom windows
- k. signage
- l. pilasters or columns supporting and/or framing the entrance
- m. other techniques as appropriate

5. Prominent entrances shall be located on the most important street, such as streets with high visibility or streets with more pedestrian traffic.

**Multi-Family Residential**

6. All building entrances shall be enhanced architecturally.

7. Entries shall be highlighted and visible from the street.

8. Ground-level entry patios shall be screened from the street.

9. Visual emphasis shall be placed on building facades, with corridors and stairs incorporated

inside the building or minimized.

10. Stair landings shall be designed to promote surveillance opportunities and safety of those using the stairs.

#### **Multi-Family Residential & Single-Family Attached**

11. Unit entrances shall be highlighted and visible from the street.

~~5. Multiple residential building entrances that activate and are oriented to the street are encouraged.~~

~~6. Entry porches and stoops serving as a transitional space between the public sidewalk and residential building are encouraged. Porches and stoops shall not encroach upon a public sidewalk.~~

~~7. Ground level pedestrian passages from sidewalk to entrances within the site are encouraged and should have a strong visual connection to the street.~~

~~8. Incorporate elements that address a pedestrian scale on and near entrances to a residential building.~~

~~9. Consider using lighting for security and as an enhancement to the building facade.~~

#### **Existing Development**

12. Existing building entries that are renovated and require a permit shall comply with the appropriate guidelines and standards specified in this section.

#### **D. Standards**

##### **Commercial, Employment, Live/work ~~Mixed-Use~~**

1. Buildings designed for commercial, employment and live/work and mixed-use buildings shall be designed to encourage multi-tenant occupancy and walk-in traffic at the street level. The following shall be incorporated in the design of street level facades:
  - a. Larger main entrances shall be differentiated from smaller storefront entries. The larger entrance shall be supported by a pair of large piers, while smaller entrances shall be framed with a pair of smaller columns; and
  - b. Building entrances shall not be located at intervals of more than 75 feet along the elevation facing the primary street.
  - c. For corner lots, buildings on the corner shall place an entry within 10 feet of the building corner.
2. For mixed-use buildings, at least one commercial or employment use shall provide an entrance on the primary street. Residential uses ~~should~~ shall provide entrances on either the primary street or the secondary street. A corner door, such as one at a 45-degree angle to the primary street, qualifies as being an entrance "on the primary street."
3. Building entries shall include a visible change in building form from adjacent façade sections with a change in depth of at least 12 inches. This could include recessed building entries, changes in mass or smaller changes in wall plane. ~~Building entrances shall be located under a shade device such as an awning or portico, with a minimum depth of four (4) feet.~~
4. Primary entrances to the building shall have a dominant presence in the building facade; incorporate three of the following features:
  - a. recessed doorway, at least 2 feet from surrounding facade

- b. overhang/canopy with a distinct form and larger size than other overhangs on the facade
  - c. windows, a minimum of 18 inches tall above the door and above the width of the entrance.
  - d. glass windows flanking the doorway, a minimum of 1 foot wide and the height of the doorway.
  - e. ornamental light fixtures, flanking both sides of the door
  - f. oversized entry door(s)
  - g. stone, masonry, or tile paving in entry, a minimum of a 6 square feet
  - h. planters with ornamental landscaping
  - i. seating, along at least one edge of the entry way
5. For the purposes of this prominent entrances subsection, the primary street shall be according to the following street type hierarchy or as approved by the Manager or Design Commission: Urban Boulevard, Main Avenue, Third Street, Urban Commercial, other Unique Street, Urban Residential.

**Multi-Family Residential**

5. ~~The main residential entrance for multi-family buildings shall face the primary primary street.~~
6. ~~Two or more of the following elements shall be used to highlight site entrances to multi-family developments:-~~
- a. ~~special landscape treatment with seasonal color and flowering trees-~~
  - b. ~~entry courtyard-~~
  - c. ~~identifying building form such as a covered entry-~~
  - d. ~~unique pedestrian-scale lighting-~~
  - e. ~~prominent architectural feature, such as a trellis/arbor-~~
  - f. ~~ornamental gate and/or fence-~~
  - g. ~~water feature-~~
  - h. ~~seating-~~
6. Multi-family entrances that face the street shall orient the front door to the street or to a central courtyard. All entries shall be made visually prominent and receive architectural emphasis. Possible techniques to accomplish this include but are not limited to:
- a. Recessed entries;
  - b. Corner entries;
  - c. Projecting entries, including porches, canopies and articulated lintels above the doorway;
  - d. Pilasters or columns supporting and/or framing the entrance;
  - e. Elevated entries with transparent stairways that are compatible with the architecture; or
  - f. Landscape treatments that connect the public realm to the private realm.
7. Entrances shall be highlighted by incorporating two or more of the following elements:
- a. Landscaping (ground cover, shrubs and trees) that emphasize seasonal color and interest;
  - b. An entry courtyard;
  - c. Ornamental glazing, railings and balustrades;
  - d. Prominent landscape feature, such as a trellis or an arbor;

- e. Ornamental gate and/or fence;
- f. Water features; or
- g. Year-round site furnishings, including benches, tables and sitting areas.

8.7. Ground-level entry patios are not permitted facing the street, unless landscaped screening is provided on all sides of the patio.

9. For multi-family developments, exterior corridors and stairs visible from the street are not permitted, except for main entry stairs leading to the building entrance.

10. The area of the railings on stair landings shall be a minimum of 50 percent transparent. The area of the railing is the height of the railing multiplied by the length of the railing.

**Multi-Family Residential & Single-Family Attached**

11. For developments with multiple ground-related units, such as townhouses, every unit facing the street shall have an entrance on the street.

**Existing Development**

12. When existing building entries are renovated and require a permit, the buildings shall comply with entry standards. If the building exterior is not changed and the entry feature does not include a change in form, these entry standards shall not be required.

## 7. Roof Lines

**A. Intent:** To break up the overall massing of the roof, enhance the quality and character of the building, and identify different functional areas within the building.

**B. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- E. Incorporate Sustainability.
- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**C. Guidelines**

**All Developments**

1 and 2. Express roofs in a visually interesting manner that complements the composition of the building and the surrounding area.

- ~~1. Green roofs that reduce stormwater runoff are encouraged.~~
- ~~2. Alter roof form and height to complement a residential building's mass and articulation.~~
- ~~3. Screening materials shall cover all four sides of mechanical units and appear as forms integrated into the design of the building.~~

**D. Standards**

**All Developments**

- 1. Roof forms may be flat or sloped. All flat roofs shall employ trim, variation in brick coursing, a projecting cornice or projecting parapet to visually "cap" the building.

- a. Cornices shall have a maximum projection of 2 feet
  - b. Parapets must be a minimum 36 inches with a maximum 2-foot projection
  - c. False storefront parapets, larger than 15 percent of the height of the supporting wall, are not permitted.
2. ~~Sustainable Roof: Projects with greater than 40,000 square feet of floor area shall meet at least one of the following:~~
- a. ~~A vegetated roof for a minimum of 30 percent of the total roof surface; or~~
  - b. ~~A system that collects rainwater for reuse on the building (e.g., site irrigation or gray-water reuse) for a minimum of 50 percent of the total roof surface; or~~
  - c. ~~An integrated solar panel system for a minimum of 30 percent of the total roof surface.~~
- ~~2.3. Sloping roofs shall include at least two of the following design elements:~~
- a. Slope of at least 4:12
  - b. Two or more slope planes
  - c. Overhanging eaves extending at least 1 foot beyond the supporting wall
  - d. Acceptable sloping roofs include gable, hipped, shed, and butterfly roof forms
3. ~~Mechanical and communication equipment and components shall be screened so that it is not visible at ground level from streets and other public spaces, including alleys. It shall be screened in a manner that is compatible with the architectural character of the building. Appropriate screening for rooftop equipment includes parapet walls or fabricated enclosures such as panels. The Manager or Design Commission reserves the right to review screening of rooftop equipment by requesting sight line studies.~~

## ~~8. Corner Features~~

~~A. Intent: To allow unique design opportunities on corner lots because of their visibility and access from two streets.~~

~~B. Applicable Downtown Design Principles:~~

- ~~B. Promote Excellence in Design.~~
- ~~C. Create a Vibrant Public Realm.~~
- ~~D. Create strong connections between Plan Districts and Sub-Districts.~~

~~C. Guidelines:~~

~~Commercial, Employment, Live/work, Mixed-Use~~

- 1. ~~In some cases—particularly larger sites—visual and physical access into and through the site from public streets can aid in improving circulation Downtown. Ways of pulling back or punching through building corners at street intersections sufficient to promote visibility and to provide access through the site are encouraged.~~
- 2. ~~Consider adding a focal point, such as a special building element, a water feature, an art sculpture or feature, or way finding element at the corner.~~
- 3. ~~Employ especially high quality materials and distinct forms on the facade, roof, and ground level at the corner.~~

~~D. Standards:~~

~~Commercial, Employment, Live/work, Mixed-Use~~

- ~~4. The orientation and massing of buildings on corner lots shall place strong visual emphasis on the street.~~
- ~~5. Buildings shall include one of the features from the list at the bottom of the page (Diagrams 4.1151(B)(8)(d)(1)) or an alternative approved by the Manager or Design Commission.~~
- ~~6. Corner buildings shall include distinctive architectural expressions in its facade, including at least two of the following:~~
  - ~~a. major entrance: double doors, large overhang, recessed entry~~
  - ~~b. tower forms: minimum of 1/3 additional height to ground level floor~~
  - ~~c. oversized windows: at least 1/3 larger pane than the rest of the ground level facade windows~~
  - ~~d. expressive canopies: colors and materials distinctive from the rest of the building~~
  - ~~e. higher bays: minimum 18 feet~~
  - ~~f. plaza: minimum 600 square feet~~
  - ~~g. forecourt: minimum 400 square feet~~
  - ~~h. pilasters~~
  - ~~i. cupola~~
  - ~~j. turrets~~
- ~~7. T-111, EIFS, vinyl and split face or standard concrete block shall not be allowed as an exterior finish material on corner facades of a building.~~

## 89. Gateways

- A. Intent:** To create a strong architectural statement and/or enhance access at street corners to signify one's arrival into a district or important intersection, enhance way-finding and create visual interest and activity in the public realm.
- B. Applicable Downtown Design Principles:**
  - B. Promote Excellence in Design.
  - C. Create a Vibrant Public Realm.
  - D. Create strong connections between Plan Districts and Sub-Districts.
  - H. Create Appropriate Transitions in Height, Bulk and Scale
- C. Guidelines:**

All Development

  1. Minor Gateways are:
    - a. 6th and Eastman
    - b. 3rd and Eastman

- c. Main and Powell
  - d. Beech and Division, and
  - e. Main and Division
2. Development at minor gateways shall:
- a. Create a strong architectural statement at gateway locations to help create a strong identity
  - b. Use of highly crafted materials for lighting, paving, bollards and other streetscape elements or civic art pieces to accentuate the appearance of entrances and building form at all gateways.
3. Major Gateways are:
- a. Burnside and Eastman,
  - b. Division and Eastman,
  - c. Powell and Eastman,
  - d. Powell and Hogan, and
  - e. Division and Burnside.
4. Development at major gateways shall, in addition to the considerations above, place significant public space at the corner for major gateways.  
~~Consult the District Specific Design Guidelines for additional guidance at the locations listed above.~~
5. In DMU:
- a. Gateways shall take advantage of opportunities to showcase sustainable features such as green walls, use of salvaged or recycled materials, and unique stormwater treatments.
  - b. Gateways are transition locations and opportunities to announce that visitors are entering a special place. Developments at gateway locations shall mark entry or departure points to a district for automobiles and pedestrians by providing a combination of significant public open space (plazas, fore-courts, greens), interesting building orientation and signage, lighting, artwork and façade treatments.
  - c. Gateways shall embrace opportunities to frame or directly link other areas of interest.

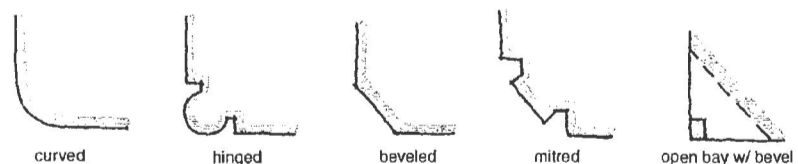
**D. Standards:**

**All Development**

1. Minor Gateways are:
- a. 6th and Eastman
  - b. 3rd and Eastman
  - c. Main and Powell
  - d. Beech and Division, and
  - e. Main and Division
2. Developments at minor gateways shall:
- a. The main double door entry shall be located within 10 feet of the corner of the building.
  - b. Minor gateway sites shall incorporate at least three features from the following list:
    - 1. major entrance: double doors, large overhang, recessed entry

2. tower forms: minimum of 1/3 additional height to ground level floor
  3. oversized windows: at least 1/3 larger pane than the rest of the ground level facade windows
  4. expressive canopies: colors and materials distinctive from the rest of the building
  5. higher bays: minimum 18 feet
  6. plaza: minimum 600 square feet
  7. forecourt: minimum 400 square feet
  8. pilasters
  9. cupola
  10. turrets
  11. Buildings shall include one of the features from the list at the bottom of the page (Diagrams 4.1151(B)(8)(d)) or an alternative approved by the Manager or Design Commission.
3. Major Gateways are:
- a. Burnside and Eastman,
  - b. Division and Eastman,
  - c. Powell and Eastman,
  - d. Powell and Hogan, and
  - e. Division and Burnside.
4. Developments at major gateways shall:
- a. The main double-door entry shall be located within 10 feet of the corner of the building.
  - b. Major gateway sites shall incorporate at least four features from the list in the above Section 4.1151(B)(9)(d)(2).
5. In DMU:
- a. Developments at gateway locations shall provide 1 square foot of public space for every 20 square feet of building floor area.
  - b. Gateway public space shall include hardscaping, landscaping, pedestrian-scaled lighting and seating (formal or informal).
- Consult the District Specific Design Standards for additional specific requirements at the locations listed above.

Figure 4.1151(B)(8)(d)



## ~~10. Blank Walls~~

~~A. Intent: To ensure that buildings do not display blank, unattractive walls to the abutting street or public areas.~~

~~B. Applicable Downtown Design Principles:~~

~~B. Promote Excellence in Design.~~

~~C. Create a Vibrant Public Realm.~~

~~E. Incorporate Sustainability.~~

~~F. Context Sensitivity.~~

~~G. Preserve and Enhance Historic Character.~~

~~C. Guidelines~~

- ~~1. Use vegetation, such as trees, shrubs, ground cover and/or vines adjacent to the wall surface. Green walls are strongly encouraged to manage stormwater runoff.~~
- ~~2. The use of façade articulation such as expressing the structural bays of the building with pilasters or other detailing shall be used to help animate an otherwise blank area of wall.~~
- ~~3. Use Artwork, such as bas-relief sculpture, murals or trellis structures. Use seating areas with special paving.~~
- ~~4. Use architectural detailing, reveals, and/or contrasting materials.~~

~~D. Standards~~

- ~~1. A vertical vegetated, or "green," wall shall count towards meeting a project's required landscaping, except for parking lot landscaping. The area of the support structure for the vegetation shall count toward the landscape area.~~
- ~~2. Blank walls are not allowed on the façade facing the primary street.~~
- ~~3. Blank walls shall use structural elements such as posts or columns every 30 feet.~~
- ~~4. On the side facades facing secondary streets, blank walls longer than 30 feet for small to medium buildings and longer than 50 feet for large buildings as defined in Section 4.1151(B)(1)(d)(1) fronting a public street shall incorporate three or more of the following throughout the length of the blank wall:~~
  - ~~a. An architectural plinth (a stone or masonry base at least 36 inches high)~~
  - ~~b. Belt course(s) of masonry~~
  - ~~c. Trellis with vines planted that will grow vertically~~
  - ~~d. Recesses at least 4 feet wide and 2 feet deep~~
  - ~~e. Overhanging eave less than 12-18 feet from the ground level~~
  - ~~f. Decorative tile work~~
  - ~~g. Accent lighting~~
  - ~~h. Artwork reviewed and approved for artistic merit by an arts review body designated by the City~~
  - ~~i. Evergreen hedge~~
  - ~~j. Seating (benches or ledges)~~

## 911. Materials

A. **Intent:** To value each building as a high-quality, long-term addition to downtown. Smaller-scale, natural materials are encouraged, as are sustainably harvested, salvaged, recycled or reused products.

**B. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- E. Incorporate Sustainability.
- F. Context Sensitivity.
- G. Preserve and Enhance Historic Character.

**C. Guidelines**

**All Development & Single-Family Attached**

- 1. ~~Smaller-scale, natural materials are encouraged wherever possible, especially on the front façade and near pedestrian areas. Developments are encouraged to use high-quality materials common in Downtown's best buildings in contemporary ways, so long as visual cues with noteworthy buildings are established.~~
- 2. ~~The use of sustainably harvested, salvaged, recycled or reused existing products is encouraged wherever possible.~~
- 3. ~~When using more than one material on a facade, it is recommended to have one as the dominant theme with others serving to compliment or accentuate the design. For example, the main brick facade is accented with the use of special polished concrete block at the base, with matching concrete lintels to help tie the design together.~~
- 4. ~~Employ durable and high-quality materials that show permanence and quality, minimize maintenance concerns and extend the life of the building.~~
- 5. ~~Adjacent materials shall be compatible with each other in terms of heat and cold expansion for the long-term durability of the building.~~

1. The predominant building materials shall be high-quality, durable and attractive.

2. The predominant building material may be complimented with other secondary materials which may not be appropriate on large areas of the facade.

3. Accent materials, which would generally not be acceptable on large areas of the facade, may be used in limited areas of the facade to highlight architectural features.

4. Materials identified as prohibited shall not be used on any building.

5. Fencing shall be durable, maintainable and attractive.

**Existing Development**

6. Renovated façade sections shall utilize high-quality, attractive and durable materials.

7. When buildings are renovated, high-quality original materials shall be exposed.

**D. Standards:**

**All Development & Single-Family Attached**

- 1. ~~The following primary materials shall be utilized on 65 percent of the building facade or~~

greater:-

- a. ~~Brick or tile masonry~~
  - b. ~~Stucco~~
  - c. ~~Wood siding and Wood Simulation Materials~~
  - d. ~~Stone~~
  - e. ~~Metal panels, including recycled panels and blocks~~
  - f. ~~Fiber reinforced cement siding or panels~~
  - g. ~~Ceramic tile~~
  - h. ~~Spandrel glass~~
  - i. ~~Other as approved by the Manager~~
2. ~~The following materials are prohibited as primary cladding on new building facades and shall not be allowed on more than 35 percent of each individual building façade:-~~
    - a. ~~Corrugated metal; and~~
    - b. ~~Plain concrete block; and~~
    - c. ~~Plain concrete; and~~
    - d. ~~Sheet pressboard~~
  3. ~~The following materials are permitted as accent materials on no greater than 5 percent of each individual building façade, such as flashing, projecting features, ornamentation:-~~
    - a. ~~Split-faced block (for piers and foundation walls); and~~
    - b. ~~Gypsum Reinforced Fiber Concrete (for trim elements only)~~
  4. ~~The following building materials are prohibited:-~~
    - a. ~~Vinyl siding; and~~
    - b. ~~T-111 plywood; and~~
    - c. ~~Exterior Insulation Finishing System (EIFS)~~
  5. ~~Building base materials: Commercial ground level facades shall predominantly consist of brick, tile masonry, or pre-cast masonry.~~
  6. ~~Change in Materials: Side and rear elevations that do not face a street, public parking area, pedestrian walkway or plaza and are not visible from an adjacent public street may utilize changes in materials in the interest of affordability, provided that the design is consistent with the overall composition of the building.~~

#### **All Development & Single-Family Attached**

1. Buildings shall utilize primary materials for no less than 65 percent of the building facades.
2. Secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than 35 percent of each building facade area.
3. Accent materials are permitted on no greater than 5 percent of the facade as trims or accents (e.g. flashing, projecting features, ornamentation, etc.).
4. Buildings shall not utilize materials listed as prohibited.
5. Fencing materials shall be durable, maintainable and attractive.

**Existing Development**

6. Façade modifications that affect more than 50 percent of the façade shall comply with standards in Section 4.1151(B)(11)(d) at the discretion of the Manager or the Design Commission. The Manager or Design Commission may waive this requirement if application of the standards would create a incongruous appearance of existing and new materials.
7. Existing brick and stone buildings undergoing façade renovations that affect more than 50 percent of the façade shall remove any paint, paneling or other covering applied to these materials to reveal original surfaces.

Table 4.1151(B)(11): Primary, secondary, accent and prohibited materials

<u>P: Primary Material</u> <u>S: Secondary Material</u> <u>A: Accent Material</u> <u>N: Prohibited Material or</u> <u>Prohibited Fencing Type</u>	<u>Commercial,</u> <u>Mixed-Use or Civic</u>	<u>Multi-Family</u> <u>Residential</u>
<u>Brick</u>	<u>P</u>	<u>P</u>
<u>Stone/masonry</u>	<u>P</u>	<u>P</u>
<u>Stucco</u>	<u>P</u>	<u>P</u>
<u>Glass</u> <u>(transparent, spandrel)</u>	<u>P</u>	<u>P</u>
<u>Finished wood, wood veneers</u> <u>and wood siding</u>	<u>S</u>	<u>P</u>
<u>Finished metal panels such as</u> <u>anodized aluminum, stainless</u> <u>steel or copper, featuring a</u> <u>polished, brushed or patina finish</u>	<u>S</u>	<u>S</u>
<u>Concrete blocks with integral</u> <u>color (ground, polished or glazed</u> <u>finishes)</u>	<u>S</u>	<u>S</u>
<u>Concrete</u> <u>(poured in place or precast)</u>	<u>S</u>	<u>S</u>
<u>Fiber reinforced cement siding</u> <u>and panels</u>	<u>S</u>	<u>S</u>
<u>Ceramic tile</u>	<u>S</u>	<u>S</u>
<u>Concrete blocks with integral</u> <u>color (split face finish)</u>	<u>A</u>	<u>A</u>

<u>Standing seam and corrugated metal</u>	<u>A</u>	<u>A</u>
<u>Glass block</u>	<u>A</u>	<u>A</u>
<u>Vegetated wall panels or trellises</u>	<u>A</u>	<u>A</u>
<u>Vinyl siding</u>	<u>N</u>	<u>N</u>
<u>T-111 Plywood</u>	<u>N</u>	<u>N</u>
<u>Exterior Insulation Finishing System (EIFS)</u>	<u>N</u>	<u>N</u>
<u>Plastic or vinyl fencing</u>	<u>N</u>	<u>N</u>
<u>Chain link fencing</u>	<u>N</u>	<u>N</u>

## 4.1152

### ~~4. Parking Lot/Parking Garage Screening~~

~~E. Intent: To mitigate breaks in the desired continuous building street wall.~~

~~F. Accompanies Design Principles:~~

- ~~A. Provide a Vibrant Mix of Uses.~~
- ~~C. Create a Vibrant Public Realm.~~

~~G. Guideline:~~

- ~~1. and 2. Facades on all sides of the building should be lined with activated uses such as, retail, residences with entries and windows, or offices.~~

~~H. Standards:~~

- ~~1. Parking lot screening: A structure, such as an architectural fence or low masonry wall 3 feet in height shall be built at the back edge of the sidewalk.~~
- ~~2. Structured parking facing pedestrian streets within the district shall be lined with uses that provide visibility into building interiors. Other sides of the building shall be treated with other architectural or landscaping means to break up and screen the blank wall surface.~~

### ~~1. Massing~~

~~A. Intent: To reinforce the prevailing human scale quality of the district.~~

~~B. Applicable Downtown Design Principles:~~

- ~~D. Create strong connections between Plan Districts and Sub-Districts.~~
- ~~H. Create Appropriate Transitions in Height, Bulk and Scale~~

~~C. Guideline:~~

- ~~1. Employ design strategies and incorporate architectural elements that reinforce the Downtown core's unique and positive qualities; in particular, compatible design should~~

respect the scale and massing of adjacent buildings.

2. New development should employ appropriate height and massing transitions to adjacent buildings.

**D. Standards:**

1. To integrate new development with the scale of its surroundings, buildings shall provide a step-back of at least 6 feet for all floors above 35 feet. This can be counted towards meeting the project's Downtown Massing requirement.
2. Within 50 feet of lower rise, residential district or sub-district, the height of that portion of the structure within 50 feet of the property line shall not exceed 35 feet.

## 2. Facade Composition

**A. Intent:** To reinforce the positive architectural attributes of the immediate area and recognize the unique and evolving historical and cultural character of the Downtown core.

**B. Applicable Downtown Design Principles:**

- B. Promote Excellence in Design.
- C. Create a Vibrant Public Realm.
- E. Incorporate Sustainability.
- G. Preserve and Enhance Historic Character.

**C. Guideline:**

1. A cohesive and continuous building street wall, composed of a stock of well-built, "background" buildings is the backbone of a quality downtown. However, buildings striving to have a heightened civic or social function are encouraged to include more visually prominent and dramatic architectural elements.
2. Consider retaining historically or architecturally significant buildings on a site through adaptive use.
3. Rehabilitate and restore historically significant buildings on a site according to the Secretary of Interior's Section 106 Standards.

**D. Standards:**

1. The architectural character of adjacent historic or noteworthy building shall be complemented; however, imitation of historical styles is discouraged. New buildings shall accomplish this by taking visual cues from the immediate area and interpreting them in a contemporary manner. This includes:
  - a. Establishing a base, middle and top
  - b. Recessed, rather than strip windows on upper levels are required
  - c. Horizontal datum lines, such as belt lines and cornices shall line up with adjacent facades if applicable

## 3. Ground Level Details

**A. Intent:** To accommodate public use at the ground floor to promote a socially and visually stimulating Downtown core.

**B. Applicable Downtown Design Principles:**

~~B. Promote Excellence in Design.~~

~~C. Create a Vibrant Public Realm.~~

~~C. Guidelines:~~

~~All Development~~

- ~~1. Give greater attention to the detail at the street level, including a variety of elements that emphasize artistry and uniqueness, such as artwork, color and materials.~~

~~Multi-family Residential~~

- ~~2. Elements such as separate storefront display windows, shop entrances, exterior light fixtures, awnings and overhangs should be designed to show creativity and individual expression in the design of the ground-level façade.~~

~~D. Standards:~~

~~Commercial, Employment, Live/work, Mixed-Use~~

- ~~1. Commercial buildings shall be designed to encourage multi-tenant occupancy and walk-in traffic at the street level. The following shall be incorporated:
  - ~~a. 15-20 foot wide bays framed by columns or pilasters; and~~
  - ~~b. Segmented sign band or fascia; and~~
  - ~~c. Overhead cover such as canopies or awnings scaled and integrated into individual bays.~~~~
- ~~2. Five elements from the list in B.3, Ground Level Details in the Downtown-wide Design Standards shall be required.~~

4.1153

### ~~3. Walkways and Pedestrian Circulation~~

~~A. Intent: To ensure that new development is sited and designed to encourage pedestrian safety and access, connections, and activity throughout the district.~~

~~B. Applicable Downtown Design Principles:~~

~~C. Create a Vibrant Public Realm.~~

~~D. Create strong connections between Plan Districts and Sub-Districts.~~

~~C. Guidelines:~~

- ~~1. Larger projects should incorporate frequent passageways.~~
- ~~2. Consider using architectural features to further enhance the pedestrian experience in these important community connectors:
  - ~~a. Special paving~~
  - ~~b. Landscaping~~
  - ~~c. Lighting such as lighted bollards along the walkway and accent lighting on abutting structures~~
  - ~~d. Trellis~~~~

**~~D. Standards:~~**

- ~~1. Through block walkways shall be required for new development every 200-300 feet.~~
- ~~2. Walkways shall be at least 10 feet wide and incorporate lighting for pedestrian safety.~~

## 4. ~~Parking Lot/Garage Screening~~

**~~A. Intent: To mitigate the potential blank wall surfaces of structured parking in high density, mixed use and commercial buildings envisioned for these sub-districts.~~**

**~~B. Applicable Downtown Design Principles:~~**

- ~~A. Provide a Vibrant Mix of Uses.~~
- ~~C. Create a Vibrant Public Realm.~~

**~~C. Guidelines:~~**

- ~~1. Along urban commercial streets, facades on all sides of the building should be lined with active retail spaces or residences with entries and windows.~~
- ~~2. Uses lining parking structures should incorporate transparent glass to allow for visual interaction with the building interior from pedestrian areas.~~

**~~D. Standards:~~**

- ~~1. Structured parking facing pedestrian streets within the district shall be lined with uses that provide visibility into building interiors. Other sides of the building shall be treated with other architectural or landscaping means to break up and screen the blank wall surface.~~
- ~~2. Refer to ground level details standards for appropriate treatment of activated facades.~~

## 1. ~~Massing~~

**~~A. Intent: To create a step in perceived height, bulk and scale between buildings on zone edges.~~**

**~~B. Applicable Downtown Design Principles:~~**

- ~~B. Promote Excellence in Design.~~
- ~~H. Create Appropriate Transitions in Height, Bulk and Scale.~~

**~~C. Guidelines:~~**

- ~~1. In some cases, careful siting and design treatment may be sufficient to achieve reasonable transition and mitigation of these impacts. For example, the use of architectural style, details (such as roof lines, cornices or fenestration), color, or materials that derive from the less-intensive zone is one technique to consider.~~
- ~~2. Buildings should demonstrate, through the use of architectural style, details, color and materials that an appropriate transition from a less intensive to more intensive use zone is created.~~

**~~D. Standard:~~**

- ~~1. Within 50 feet of sub-districts with a 45-foot height limit, no portion of the building shall be higher than 45 feet.~~

## 9. Gateways

~~A. Intent: To reinforce community gateways through the use of architectural elements, streetscape features, and public spaces.~~

~~B. Applicable Downtown Design Principles:~~

~~C. Create a Vibrant Public Realm.~~

~~D. Create strong connections between Plan Districts and Sub-Districts.~~

~~E. Incorporate Sustainability.~~

~~C. Guidelines:~~

- ~~1. Gateways shall take advantage of opportunities to showcase sustainable features such as green walls, use of salvaged or recycled materials, unique storm water treatments.~~
- ~~2. Gateways are transition locations and opportunities for announce that visitors are entering a special place. Developments at gateway locations should mark entry or departure points to a district for automobiles and pedestrians by providing a combination of significant public open space (plazas, fore courts, greens), interesting building orientation and signage, lighting, artwork and façade treatments.~~
- ~~3. Gateways should embrace opportunities to frame or directly link other areas of interest.~~

~~D. Standards:~~

- ~~1. Developments at gateway locations shall provide 1 square foot of public space for every 20 square feet of building floor area.~~
- ~~2. Gateway public space shall include the following:~~
  - ~~a. hardscaping~~
  - ~~b. landscaping~~
  - ~~c. pedestrian scaled lighting~~
  - ~~d. seating (formal or informal)~~

## 4.1154

### 1. Integrated Site Planning

~~A. Intent: To limit breaks in the street wall and minimize conflicts between vehicles and pedestrians.~~

~~B. Applicable Downtown Design Principles:~~

~~C. Create a Vibrant Public Realm.~~

~~C. Guideline:~~

- ~~1. Design alleys as attractive, safe and accessible public spaces.~~

~~D. Standard:~~

- ~~1. For development sites greater than 40,000 square feet, preference for vehicle access shall be the alley (new or existing).~~

## ~~2. Publicly Accessible Open Spaces~~

~~A. Intent: To maximize opportunities for creating usable, attractive, well-integrated open space.~~

~~B. Applicable Downtown Design Principles:~~

~~C. Create a Vibrant Public Realm.~~

~~D. Create strong connections between Plan Districts and Sub-Districts.~~

~~C. Guidelines:~~

~~Multi-family Residential & Single-Family Attached~~

- ~~1. Encourage the presence of a well-defined outdoor space with visual and physical connection to the street. Consider linking outdoor spaces with comfortable paths to create a network of spaces.~~
- ~~2. Low Impact Development design strategies are especially encouraged, such as: rain gardens, pervious paving, xeriscaping, etc.~~

~~D. Standard:~~

~~Multi-family Residential & Single-Family Attached~~

- ~~1. Ground-level open spaces shall be designed to contribute to a "livable neighborhood" urban setting and must incorporate one of the following:
  - ~~a. Planted interior courtyard, minimum 600 square feet or 5 percent of the lot, whichever is greater~~
  - ~~b. fore-court, minimum 600 square feet or 5 percent of the lot, whichever is greater~~
  - ~~c. gardens, minimum 300 square feet~~
  - ~~d. shared space design that incorporates access for a variety of travel modes, recreation/leisure opportunities and/or open space, if approved by the Manager or Design Commission.~~~~

## ~~3. Walkways and Pedestrian Circulation~~

~~A. Intent: To ensure that new development are sited and designed to encourage pedestrian access, connections, and activity throughout the district.~~

~~B. Applicable Downtown Design Principles:~~

~~D. Create strong connections between Plan Districts and Sub-Districts.~~

~~C. Guideline:~~

- ~~1. Larger projects should incorporate frequent passageways. Consider using architectural features to further enhance the pedestrian experience in these important community connectors:
  - ~~a. Special paving~~
  - ~~b. Landscaping~~
  - ~~c. Lighting such as lighted bollards along the walkway and accent lighting on abutting structures~~
  - ~~d. Trellis~~~~

**~~D. Standard:~~**

- ~~1. Through block walkways shall be required for new development every 200 feet.~~
- ~~2. Walkways shall direct pedestrians from parking areas to buildings, streets and public spaces.~~

## ~~1. Massing~~

**~~A. Intent: To respect urban residential development patterns.~~**

**~~B. Applicable Downtown Design Principles:~~**

~~F. Context Sensitivity.~~

**~~C. Guideline:~~**

- ~~1. Employ other design strategies and incorporate architectural elements to break up the building into intervals appropriate for an urban residential setting.~~

**~~D. Standard:~~**

- ~~1. To integrate new development with the scale of its surroundings, no residential or mixed-use building mass shall be longer than 200 feet.~~

## ~~2. Facade Composition~~

**~~A. Intent: To design building facades that reflect the residential uses contained within.~~**

**~~B. Applicable Downtown Design Principles~~**

~~B. Promote Excellence in Design.~~

~~H. Create Appropriate Transitions in Height, Bulk and Scale~~

**~~C. Guidelines:~~**

- ~~1. Appropriate massing transitions such as stepping back the facade, should be considered for developments adjacent to low rise residential uses~~
- ~~2. Incorporate design elements to reflect residential character, such as changes in materials and openings that create shadow lines.~~

**~~D. Standards:~~**

- ~~1. Urban housing shall place a strong visual emphasis on the street with offsets, bay windows or projecting or recessed balconies every 30 feet.~~
- ~~2. Buildings shall be no taller than 45 feet within 50 feet of low rise residential uses.~~

## ~~3. Ground Level Details~~

**~~A. Intent: To design building facades that reflect the residential uses contained within.~~**

**~~B. Applicable Downtown Design Principles~~**

~~B. Promote Excellence in Design.~~

~~H. Create Appropriate Transitions in Height, Bulk and Scale~~

**~~C. Guidelines:~~**

- ~~1. Appropriate massing transitions such as stepping back the facade, should be considered for developments adjacent to low rise residential uses~~

2. Incorporate design elements to reflect residential character, such as changes in materials and openings that create shadow lines.

**D. Standards:**

3. Urban housing shall place a strong visual emphasis on the street with offsets, bay windows or projecting or recessed balconies every 30 feet.
4. Buildings shall be no taller than 45 feet within 50 feet of low-rise residential uses.

## 4.1155

### 1. Integrated Site Planning

**A. Intent: To respect the existing development patterns in the area.**

**B. Applicable Downtown Design Principles:**

- C. Create a Vibrant Public Realm.
- F. Context Sensitivity.
- H. Create Appropriate Transitions in Height, Bulk and Scale

**C. Guidelines:**

**Multi-Family Residential**

1. Consider single-family development patterns in the front yard site design of multi-family development when adjacent to single-family developments.
2. Consider a combination of landscaping and structural elements to buffer multi-family activities from adjacent single-family residences.
3. Consider providing multiple residential building entrances that activate and are oriented to the street.
4. Consider providing entry porches and stoops as a transitional space between the sidewalk and residential building.

**D. Standards:**

**Multi-Family Residential**

1. The front of the buildings within 25 feet of the front line, except for frontages on courtyard space, shall include primary building entrance(s) that face the street.
2. Off-street parking or vehicular circulation shall not be allowed between a building and a street.
3. When a multi-family project is adjacent to a single-family residence, the building's front setback shall be within 5 feet of the setback provided by the single-family residence. For example, if the single-family setback is 20 feet, then the multi-family setback shall be set back 15 feet. This standard shall not cause a front setback to exceed 15 feet.
4. A 10-foot buffer shall be provided between the multi-family development and property lines abutting a single-family line. Site-obscuring landscaping shall be required, including a 6-foot, site-obscuring fence with shade trees planted a maximum 30 feet on center (2-inch caliper at planting); and/or other landscaping to provide visual buffering approved by the Manager or Design Commission.

## ~~2. Publicly Accessible Open Spaces~~

~~A. Intent: To create spaces that are inviting and usable and integrated with the overall design of the project.~~

~~B. Accompanies Design Principles:~~

~~E. Incorporate Sustainability.~~

~~F. Context Sensitivity.~~

~~C. Guidelines:~~

### ~~Multi-Family Residential~~

- ~~1. Incorporate common outdoor spaces with multifamily projects. Locate and size these spaces so that they are functional and support interaction among residents.~~
- ~~2. Provide a convenient system of outdoor passages that connect residential outdoor spaces and tie these spaces to sidewalks, where feasible.~~
- ~~3. Incorporate pervious pavement and other sustainable features in the design of landscaping and outdoor furnishings.~~

~~D. Standards:~~

### ~~Multi-Family Residential~~

- ~~1. Inclusive of required yards, a minimum of 15 percent of the gross site area shall be reserved as open space.~~
- ~~2. For multi-family development at densities greater than 15 units per acre, a minimum of 0.15 square feet of common open space shall be required for each square foot of gross residential floor area.~~
- ~~3. Common open space areas provided to comply with this standard shall be at least 500 square feet with no horizontal dimension less than 15 feet.~~

## ~~3. Walkways and Pedestrian Circulation~~

~~A. Intent: To provide convenient ways to move through larger development sites, such as from residence to the street, parking areas and open spaces.~~

~~B. Applicable Downtown Design Principle:~~

~~F. Context Sensitivity.~~

~~C. Guidelines:~~

### ~~Multi-Family Residential:~~

- ~~1. Establish clear pedestrian connections on-site that are well-marked and accommodating; direct pedestrians to buildings, parking, streets and open spaces.~~

~~D. Standards:~~

### ~~Multi-Family Residential:~~

- ~~2. Developments with more than 20 units shall provide pedestrian circulation meeting the following standards:~~

- a. ~~An internal walkway system shall connect all buildings on the site and shall connect the dwelling units to parking areas, bicycle parking, storage areas, all recreational facilities and common areas, and abutting sidewalks and pedestrian trails.~~
- b. ~~Surface treatment shall be concrete or masonry pavers, at least 5 feet wide.~~

## 5. Landscaping

~~A. Intent: To add landscaping to enhance the residential character of a development and minimize impacts on adjacent properties.~~

~~B. Applicable Downtown Design Principles:~~

- ~~E. Incorporate Sustainability.~~
- ~~F. Context Sensitivity.~~
- ~~H. Create Appropriate Transitions in Height, Bulk and Scale~~

~~C. Guidelines:~~

### ~~All Development~~

- ~~1. Use a landscape palette that reflects the climate and positive landscape character found in the neighborhood. In general, use a rich yet coordinated palette of landscape materials to provide scale, texture and color.~~
- ~~2. Extend the landscape character to the public realm by providing shade trees in the planting strip and understory that will enhance the street level environment.~~

~~D. Standards:~~

### ~~All Development~~

- ~~1. A minimum of 15 percent of the site shall be landscaped with a mix of vegetative ground cover, shrubbery and trees. Trees shall be planted a minimum 2 inches (dbh) in caliper and shrubbery a minimum of 24 inches in height.~~
- ~~2. Planting strips shall be required for all multi-family development on streets. Street trees shall be placed one per every 30 linear feet of street frontage.~~
- ~~3. The use of native and/or drought tolerant landscaping shall be required, unless alternative plant selection is approved by the Manager or Design Commission. The property owner shall maintain all landscaping.~~

## 1. Massing

~~A. Intent: To break down the massing of multi-family development to provide a reasonable scale compatibility with existing residential properties nearby.~~

~~B. Applicable Downtown Design Principles:~~

- ~~F. Context Sensitivity.~~
- ~~H. Create Appropriate Transitions in Height, Bulk and Scale~~

~~C. Guideline:~~

- ~~1. Consider dividing the structure into modules that are similar in scale to surrounding buildings, if smaller, to reduce the perceived size of a building.~~

~~D. Standards:~~

- ~~2. Structures shall not have a continuous horizontal distance exceeding 120 feet.~~
- ~~3. Roofs shall have gable, hip or other sloping form (minimum pitch 4:12) with at least a 12-inch overhang.~~

## ~~2. Facade Composition~~

~~A. Intent: To express the functional use of residential development in the design of exterior building elevations.~~

~~B. Applicable Downtown Design Principles:~~

- ~~B. Promote Excellence in Design.~~
- ~~F. Context Sensitivity.~~
- ~~H. Create Appropriate Transitions in Height, Bulk and Scale~~

~~C. Guidelines:~~

~~Residential~~

- ~~1. Vary building facades to avoid monotony and add interest to the street. Consider upper floor balconies, bays and windows that overlook the street, enliven the elevation, and communicate the residential function of the building.~~

~~D. Standard:~~

~~Residential~~

- ~~2. Building facades shall incorporate design features such as off-sets, balconies, projections, recesses or similar elements to avoid large expanses of uninterrupted building surfaces.
  - ~~a. Design features shall occur at a minimum of every 30 feet.~~
  - ~~b. Recesses and projections shall have a minimum depth of 2 feet and minimum length of 4 feet.~~~~

**Section 5. Volume 3, Development Code, Article 7 Design Review is amended as follows:**

7.0001 Purpose

7.0002 General

7.0003 Applications

7.0004 Phased Design Review

7.0005 Models in the Downtown Plan Area

7.0001 Purpose

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Design review examines most community service developments, manufactured dwelling parks, attached dwelling structures, single-family attached dwellings, commercial developments, industrial developments and developments in Design Districts for compliance with the design criteria of the Community Development Code.

## 7.0003 Applications

An application for Design Review is subject to the highest possible level of review, given the thresholds for different reviews described below. Design Review A is the lowest level; Design Review E is the highest level Design Review. For uses not listed in this section, the Manager shall determine which level of Design Review is appropriate.

- A. Design Review A. Design Review A is a Type I review reviewed as part of the building permit review. Design Review A may apply when the primary use is not proposed to change. The Design Review may include one of the following:
1. Interior tenant improvements; or
  2. Exterior façade updates including:
    - a. Additions of or alterations to canopies, awnings or other mounted structures to an existing façade or roof; alteration of window or door location; or
    - b. Addition, elimination or change in window or door locations; or
  3. New structures and additions with the total addition area not to exceed 1,000 square feet and new structures without floor area (such as carports and smoke shacks) not to exceed 1,000 square feet in building footprint, including:
    - a. Floor area additions of up to 5 percent of the existing floor area of the entire site and not meeting or exceeding 50 feet of new building frontage on a street in a design district; or
    - b. Accessory structures that add building footprints of up to 5 percent of the existing floor area of the entire site and not meeting or exceeding 50 feet of new building frontage on a street in a design district; or
    - c. Outdoor area (outdoor storage, outdoor commercial and/or outdoor display) additions of up to 5 percent of the existing total outdoor area of the entire site or 1,000 square feet, whichever is less.

If another application is submitted for additional area less than 12 months after any previous application submittals, the total floor area increase for all applications within that 12-month period must be added together to determine the appropriate level of review.

- B. Design Review B. Design Review B is a Type I review. Design Review B may apply when: the primary use is not proposed to change; parking and landscaping requirements are already met; buffer requirements are already met; public facilities will already be adequate; and no additional residential units are proposed. The Design Review may include one of the following, provided it is greater than the thresholds in **Section 7.0003(A)**:
1. Additions to an industrial land use over 1,000 square feet and up to and including 25,000 square feet, not to exceed 25 percent of the existing floor area of the site and not in a design district;
  2. Additions to non-industrial land uses with the total addition area over 1,000 square feet and up to and including 10,000 square feet and not in a design district:
    - a. Floor area additions not to exceed 25 percent of the existing floor area of the entire site. New floor area shall not create a separate structure; or
    - b. Outdoor area additions not to exceed 25 percent of the existing outdoor area of the entire site.

If another application is submitted for additional area less than 12 months after any previous application submittals, the total floor area increase for all applications within that 12-month period must be added together to determine the appropriate level of review.

- C. Design Review C. Design Review C is a Type II review, but is not subject to a pre-application conference. Design Review C may apply when there is: no increase in residential density that requires an increase in building area; no new buildings; or the development proposal is not in a Design District unless otherwise specified below. The Design Review may include one of the following:
1. A change to the primary use. A change in use from an allowed commercial to a Type II or higher Community Service Use, and the change back to an allowed commercial use, shall not be considered a change to the primary use for purposes of this section;
  2. Duplexes in all land use and design districts except LDR-5, LDR-7, TR, TLDR, LDR-PV or LDR-SW;
  3. A change to public facility requirements;
  4. A change to buffers, including an alternate buffer;
  5. A new driveway access;
  6. A change in landscaping requirements;
  7. An expansion to an existing parking lot;
  8. A new parking lot;
  9. New Outdoor Area greater than the thresholds in Sections 7.0003(A) and (B).
  10. Projects in a Design District that exceed thresholds in Section 7.0003(A) and involve:
    - a. The applicant seeking exclusively clear-and-objective (standards) review; and
    - b. Addition of less than 50 feet of new building frontage along a street; and
    - c. Exterior façade update that changes less than 50 percent of the façade area; or
    - d. New structures or additions with a total square footage not to exceed 2,000 square feet or new structures or additions without floor area (such as carports and smoke shacks) not to exceed 2,000 square feet in building footprint. If another application is submitted for additional area less than 12 months after any previous application submittals, the total floor area increase for all applications within that 12-month period must be added together to determine the appropriate level of review.
  11. Projects in a Design District that involve:
    - a. The applicant seeking discretionary review of one to three standards; and
    - b. Addition of less than 50 feet of new building frontage along a street; and
    - c. Exterior façade update that change less than 50 percent of the façade area; or
    - d. New structures or additions with the total addition area not to exceed 2,000 square feet or new structures or additions without floor area (such as carports and smoke shacks) not to exceed 2,000 square feet in building footprint. If another application is submitted for additional area less than 12 months after any previous application submittals, the total floor area increase for all applications within that 12-month period must be added together to determine the appropriate level of review.
- D. Design Review D. Design Review D is a Type II review and is subject to a pre-application conference. Design Review D is a review by the Manager. The following are Design Review D, when they are greater than the thresholds in 7.0003(A)-(C) and not subject to Design Review E.
1. Multi-family residential construction;
  2. Single-family attached residential construction;
  3. Manufactured dwelling parks construction;
  4. Commercial construction;
  5. Mixed Use construction;
  6. Industrial construction;
  7. Community Services Use construction; or
  8. Parking garages.
  9. In a Design District, additions to mixed-use, live-work, community services use, commercial or employment developments that are not subject to Design Review E and meet the following:

- a. The increase in building area exceeds applicable thresholds in Section 7.0003(A) through (C) and does not exceed 10,000 square feet or 25 percent of the existing floor area of the building. In the Corridor Design District, the increase in building area exceeds the applicable thresholds in Sections 7.0003(A) through (C) and does not exceed 20,000 square feet or 25 percent of the existing floor area of the building.  
 is more than 1,000 square feet and up to and including 10,000 square feet and does not exceed 25 percent of the existing floor area of the building. In the Corridor Design District, the increase in building area is over 1,000 square feet and less than 20,000 square feet and does not exceed 25 percent of the existing floor area of the building.

\*\*\*

See also **Table 11.0204** Land Use Applications and Review Authorities.

**F.** ~~Table 7.0003~~ is provided to illustrate the application of the different levels of Design Review. This table does not supersede the information in ~~7.0003 (A) - (E)~~. For each row of the table, a person assesses if the work to be completed is part of a proposal. If so, the Design Review type specified for that type of work is circled. Once a person goes through the entire table, the highest level of review circled applies for the proposal.

**Table 7.0003**

\*\*\*

## 7.0101 Two or More Units, Elderly Housing and Mix-Use Development (Residential) Design Guidelines and Standards

\*\*\*

### A. Applicability:

This section shall apply to developments containing ~~two dwelling units on a single lot (duplexes)~~, three or more dwelling units on a single lot (multi-family), residential facilities, elderly housing and the residential component of mixed-use developments in all residential, ~~Downtown~~, Civic Neighborhood, Pleasant Valley, Springwater and Corridor districts except as provided in Section 7.0002 or as excepted within the text of the Code. This section shall apply to duplexes in the Downtown Design District.

**Existing Development:** Guidelines and standards in Section 7.0103(A) shall apply as determined by the Manager or Design Commission when the standards can reasonably apply to existing development. For example, landscaping guidelines and standards may apply when new landscaping is being added. Guidelines and standards in Section 7.0103(B) shall apply to buildings constructed prior to April 20, 2010, for the following sections as determined by the Manager or Design Commission: Sections 7.0103(B)(2) and 7.0103(B)(5). In Sections 7.0103(A) and (B), site and building modifications needed to comply with Section 8.0200 shall comply with applicable guidelines and standards.

\*\*\*

## 7.0103

\*\*\*

### A. Site Design

\*\*\*

#### 1. Integrated Site Design

d. **Design Standards:** All developments shall comply with the following requirements.

1. Building Orientation: Any building abutting a public street right-of-way shall be oriented to the street. The building orientation is met when the following criterion are satisfied:

a. For buildings without a courtyard ~~except for those buildings in the Downtown Plan District:~~

\*\*\*

b. For buildings with a central courtyard space, ~~except for those buildings in the Downtown Plan District. For buildings within the Downtown Plan District only #(i) and (iv) below~~ the following shall apply:

#### 2. Sustainable Site Design

\*\*\*

c. **Design Guidelines:** All developments ~~except those developments in the Downtown Plan District~~ shall comply with the following requirements. ~~For those developments in the Downtown Plan District, only #(1), (2), (5), and (6) shall apply.~~

\*\*\*

d. **Design Standards:** All developments ~~except those developments in the Downtown Plan District~~ shall comply with the following requirements. ~~For those developments in the Downtown Plan District, only #(1), (2), (5), and (6) shall apply.~~

1. Energy conservation in site development shall be promoted through a minimum of two (2) of the following:

\*\*\*

e. Plant a ~~green~~ vegetated eco-roof on top of the building or carport that covers 20% of the building footprint;

#### 5. Landscaping

\*\*\*

c. **Design Guidelines:** All developments ~~except those in the Downtown Plan District~~ shall comply with the following requirements. ~~For developments within the Downtown Plan District only #(1), (9) and (13) below apply.~~

\*\*\*

d. **Design Standards:** All developments ~~except those in the Downtown Plan District~~ shall comply with the following requirements. ~~For developments within the Downtown Plan District only # (1), (9) and (13) below apply.~~

\*\*\*

1. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development. ~~Landscape plans for stormwater facilities may be designed by either a licensed Landscape Architect or a licensed Civil Engineer.~~

\*\*\*

## 6. Public and Private Space Transitions

\*\*\*

c. **Design Guidelines:** All developments ~~except for those developments in the Downtown Plan District~~ shall comply with the following requirements.

\*\*\*

d. **Design Standards:** All developments ~~except for those developments in the Downtown Plan District~~ shall comply with the following requirements:

\*\*\*

## 8. Vehicular Circulation and Off-Street Parking, continued

\*\*\*

d. **Design Standards:** All developments shall comply with the following requirements.

\*\*\*

### 2. Parking

\*\*\*

- b. Required off-street parking shall be located to the rear, interior, side or beneath the dwelling structure. Parking located to the side of the building shall be limited to fifty percent (50%) of the overall frontage. Parking shall be behind the maximum setback or behind a line drawn parallel to the street at the point where the building is closest to the street, whichever is closest to the street. In no circumstance shall the parking be closer

than the minimum building setback. For sites with multiple frontages, parking may be allowed up to the minimum setback regardless of building location as approved by the Manager or Design Commission. Standards for minimum building frontage along a street shall be considered when making this determination.

\*\*\*

- e. Except in the Downtown Plan District, Dwelling structures containing two (2) or three (3) dwelling units shall have additional off-street parking at a rate of one space per unit when the lot has limited frontage or where on-street parking is not allowed.

## 7.0103

\*\*\*

## B. Building Design

\*\*\*

### 1. Massing

\*\*\*

- c. **Design Guidelines:** All developments ~~except those in the Downtown Plan District~~ shall comply with the following requirements. ~~For those developments in the Downtown Plan District only # (4) below shall apply.~~

\*\*\*

- d. **Design Standards:** All developments ~~except those in the Downtown Plan District~~ shall comply with the following requirements. ~~For those developments in the Downtown Plan District only # (4) below shall apply.~~

\*\*\*

### 2. Façade Composition

\*\*\*

- c. **Design Guidelines:** All developments ~~except those developments in the Downtown Plan District~~ shall comply with the following requirements. ~~For those developments in the Downtown Plan District, only # (8), (9), and (10) below shall apply.~~

\*\*\*

2. Mechanical equipment shall not detract from building architecture and façade composition.

\*\*\*

d. **Design Standards:** All developments except those developments in the Downtown Plan District shall comply with the following requirements. For those developments in the Downtown Plan District, only #~~(8)~~, ~~(9)~~, and ~~(10)~~ below shall apply.

\*\*\*

2. Packaged Terminal Air Conditioners, Package Terminal Heat Pumps and similar systems with individual through-wall heating/cooling shall not be allowed.

## 5. High Quality Materials

\*\*\*

c. **Design Guidelines:** All developments except for those in the Downtown Plan District shall comply with the following requirements.

\*\*\*

d. **Design Standards:** All developments except for those in the Downtown Plan District shall comply with the following requirements.

### Specific Design Review Criteria and Standards

---

#### 7.0201 Single Family Attached Dwelling Units

A. Applicability. This section shall apply to single family attached dwelling units in all residential, ~~Downtown~~, Civic Neighborhood, Pleasant Valley, Springwater and Corridor districts, except as provided in Section 7.0002. In addition, Section 7.0210(B) shall apply to single family attached dwelling units in Station Center and Rockwood Town Center Districts.

\*\*\*

#### E. Building Orientation

1. Any building abutting a public street right-of-way shall be oriented to the street. The street orientation standard is met when the following criterion is satisfied for buildings other than those in the Downtown Plan District:

\*\*\*

2. At least 50 percent of the site's frontage (not including access driveways) on any street shall be occupied by buildings oriented to the abutting street (excepting buildings in the Downtown Plan District and excepting courtyard style single family attached developments. See Section 7.0201(L)). Where a site has less than 70 feet of street frontage this standard may be modified as needed to accommodate a driveway meeting code standards.

\*\*\*

G. Vehicular Circulation and Parking

Vehicular circulation and parking shall be provided in accordance with the following standards:

1. Public streets shall be dedicated within the site and connected to adjacent streets as required to create blocks and street intervals that are consistent with **Section A5.402(D)**. The names of any such streets dedicated by deed, without a plat, shall be reviewed by and approved by the Manager prior to recording. Where public streets are required, the Manager may require that traffic-calming features, such as speed humps, curb extensions, and enhanced pedestrian crosswalks be included in the design and construction of the streets.
2. Where new parcels or blocks are created within a development site as a result of required public street dedications, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard. Applicable standards of **Section 7.0201** regarding site landscaping shall also apply to the development as a whole, except that any parcel or block within the development ~~that is not in the Downtown Plan District~~ shall have a minimum of 20 percent of its total area in landscaping, as defined in **Section ~~3.0040~~ 3.0100**. In all districts, the Manager may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open space are on separate parcels within the same development, all residents of the development will have on-going access to those amenities and facilities.

\*\*\*

H. Crime Prevention

The site design shall promote crime prevention and public safety by meeting the following criteria:

\*\*\*

5. Safe Neighborhood Design Performance Standards of **Section 4.0132(D)** shall apply to single-family attached dwellings ~~except those in the Downtown Plan District~~.

\*\*\*

L. Other standards for Single Family Attached Dwellings

\*\*\*

2. Driveways and Unit Access

The following standards are intended to promote access at the rear of the lots so as to limit the number of driveways to the street and to allow for availability of on street parking.

\*\*\*

- d. The maximum width for a shared driveway that serves two units or a double car (side-by-side) garage is 20 feet (excluding the driveway approach width), ~~except in the Downtown Plan District, where the maximum driveway width is 16 feet.~~

\*\*\*

3. Setback, Separation and Height Standards for single family attached dwellings

\*\*\*

- g. Except for the Downtown (4.1100), Pleasant Valley (4.1400) and Springwater (4.1500) Plan Districts, heights for single family attached dwellings are as identified in the following table:

\*\*\*

5. Shared Open Space Standards for Complexes

Large single family attached complexes are similar in scale and operation to multi-family and condominium complexes and ~~should~~ shall, therefore, provide similar amenities on the property of the project including common open space, play areas, and a mechanism for maintenance of such areas. The following standards are provided for those purposes:

- a. For attached single family developments of 20 or more units (including elderly housing single family attached complexes of 20 or more units), provide one or more common (shared) open spaces with a minimum combined total area of 1,000 square feet. For developments over 20 units, add an additional 250 square feet of open space for every additional 10 units. For phased developments open space requirements shall be met per phase.
- b. No common open space area is to be less than 400 square feet in area nor have a horizontal dimension less than 12 feet ~~nor have a horizontal distance less than an average of 20 feet.~~

\*\*\*

## 7.0202 Community Service, Commercial (except those in a Design District), Industrial, and Mixed Use Developments (Commercial Component)

The following design review criteria and standards shall apply to Community Service (except elderly housing), Commercial (except those in and reviewed under a Design District), Industrial, and Mixed Use Developments (with the exceptions that single family attached units in a mixed-use development shall be reviewed per the standards of **Section 7.0201** and that the residential portion of the mixed-use development shall comply with **Sections 7.0101-7.0103**). The Downtown Plan District is exempt.

\*\*\*

- B. Energy conservation is promoted by one or all of the following measures ~~except for those developments in the Downtown Plan Districts:~~

## 7.0501 Rockwood Design District Design Guidelines and Standards

### A. Applicability:

This section shall apply to all commercial, mixed-use, multi-family, single-family attached and industrial development within the Rockwood Design District.

Section 7.0503 does not apply to single-family detached dwellings; duplexes; residential homes; transit bus shelters; park-and-ride facilities; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments; developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

~~This section does not apply to single-family detached or duplex dwellings unless otherwise specified.~~

Duplexes shall follow the **Section 7.0100** Multi-Family Design Standards.

### Headings in this section apply to (except as exempted above):

~~**All Development:** All developments except single-family detached, duplex, and single-family attached dwellings, and except the industrial uses permitted in the Station Center-Ruby Junction land use district. For existing developments undergoing renovations, the regulations apply to those proposals that require a Type II or Type III Design Review Level D or E. This section does not apply to transit bus shelters; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trail heads; non-building developments, developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.~~

~~**Commercial, Employment, Live/Work, Mixed-Use:** All developments that are commercial, live/work or employment uses, including commercial, live/work and employment uses as components of mixed-use structures. For purposes of the Rockwood Design Standards, Community Service Uses that are commercial, office or civic types of uses would follow the Standards herein listed as "Commercial Development." Community Service Uses that are residential in nature would follow the "Residential Development." Mixed-use in this section refers to vertical mixed-use with commercial on the ground level and residential above. Horizontal mixed-use would follow the relevant standards of "Commercial Development" or "Residential Development" depending upon the use.~~

~~**Multi-Family Residential:** Attached dwellings on a single lot, Elderly Housing and Residential Facilities, unless otherwise specified.~~

~~**Multi-Family Residential:** Attached dwellings on a single lot, residential facilities and elderly housing, unless otherwise specified.~~

~~**Single-Family Attached:** Single-family attached dwellings.~~

Existing Development: Guidelines and standards in Section 7.0503(A) shall apply as determined by the Manager or Design Commission when the standards can reasonably apply to existing development. For example, landscaping guidelines and standards may apply when new landscaping is being added. Guidelines and standards in Section 7.0503(B) apply to building that were constructed prior to Dec. 1, 2011, as indicated by the standards under the "Existing Development" heading in those sections. For Sections 7.0503(A) and (B), site and building modifications needed to comply with Section 8.0200 shall comply with applicable guidelines and standards.

For mixed-use developments, guidelines and standards under the Commercial, Employment, Live-work heading apply to those parts of the building designed for those uses, and the guidelines and standards under multi-family and single-family attached headings apply to those parts of the building designed for those uses. The "All Development" standards apply to the entire building.

**Standards and Guidelines with no heading apply to all development.**

\*\*\*

**B. How to Use this Code:**

\*\*\*

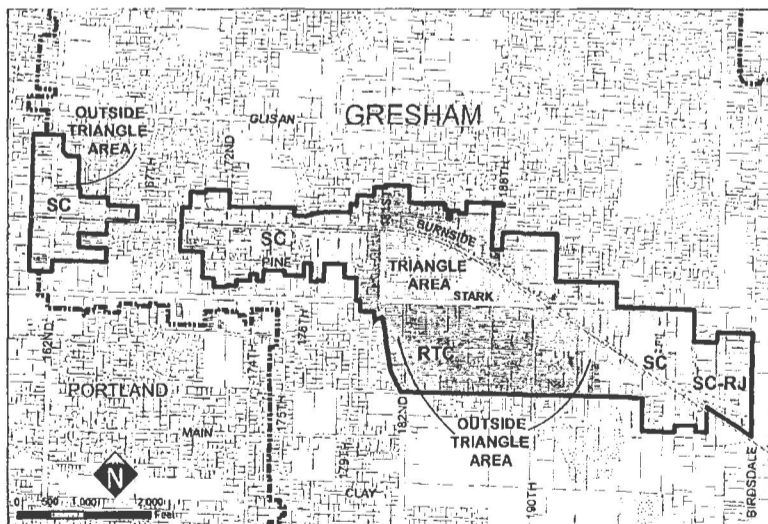
**3. Layout:**

The Rockwood design regulations are divided into two primary areas, the Rockwood Triangle Area and the Outside Triangle Area, to recognize the unique characteristics of the two areas. See Figure 7.0501(B).

**Rockwood Triangle Area.** The Rockwood Triangle Area is defined as the Triangle Area bounded by Stark Street on the south, Burnside on the north, 181st on the west and 190th on the east. This area is located in the center of Rockwood and is to be the cultural and social hub of Rockwood. The Triangle Area is a true community of residences and smaller scale services in a walkable, pedestrian-oriented environment with integrated open spaces.

**Outside Triangle Area.** The Outside Triangle Area includes all areas outside the Rockwood Triangle Area but still within the Rockwood Design District.

Figure 7.0501(B)



## 7.0503.1.A.

### 3. Building Placement and Frontage

\*\*\*

#### C. Design Guidelines:

##### All Development

- 1 and 2. Buildings shall be located to positively define public streets and civic spaces, such as public plazas.
  - a. Parking and loading services shall be located so as to allow desired uses and activities to face the street and to support pedestrian-oriented streets.
  - b. The pedestrian shall have principal access into the building from the sidewalk. Clear pedestrian connections shall be established on-site; for example, direct pedestrians from surface or structure parking to buildings, streets, and public spaces.
  - c. As long as street and/or retail continuity is not unduly interrupted, arcades or colonnades, if utilized, shall be integrated along the sidewalk edge.

\*\*\*

#### D. Design Standards:

##### All Development

\*\*\*

2. Parking shall be behind the maximum setback or behind a line drawn parallel to the street at the point where the building is closest to the street, whichever is closest to the street. In no circumstance shall the parking be closer than the minimum building setback. For sites with multiple frontages, parking may be allowed up to the minimum setback regardless of building location as approved by the Manager or Design Commission. Standards for minimum building frontage along a street shall be considered when making this determination.

\*\*\*

4. Pedestrian-oriented open spaces may count towards the frontage requirement along a street frontage on existing public streets up to ten percent (10%) of the total requirement when:
  - a. Pedestrian-oriented open spaces between the right of way and the building façade, as long as the building façade is not more than 40 feet from the right of way. Pedestrian-oriented open spaces are next to or in front of a building setback and no more than forty (40) feet from the right of way. This distance may be increased at the intersection of streets to accommodate vision triangles at the discretion of the Manager.
  - b. The space contains vertical elements that screen any off-street parking that would be visible from the street through the open space and define the street edge. The space contains vertical elements which screen off-street parking and define the street edge.

\*\*\*

## 7.0503.1.A.

### 8. Landscaping, continued

\*\*\*

#### d. Design Standards:

##### All Development

- ~~1. The landscape plan shall be created by a licensed design professional such as a Landscape Architect, Architect or Civil Engineer. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development.~~

\*\*\*

## 7.0503.1.B.

### 2. Façade Composition and Building Articulation

\*\*\*

#### c. Design Guidelines:

\*\*\*

2. Mechanical equipment shall not detract from building architecture and façade composition.

\*\*\*

#### d. Design Standards:

\*\*\*

2. Packaged Terminal Air Conditioners, Package Terminal Heat Pumps and similar systems with through-wall heating/cooling shall not be allowed.

## 7.0503.1.B.

### 3. Ground Level Details

\*\*\*

#### c. Design Guidelines:

\*\*\*

Existing Development

8. Existing buildings shall follow the appropriate ground-level details guidelines when changes to the building facade are reviewed for a permit.

\*\*\*

d. Design Standards:

\*\*\*

Existing Development

8. Renovations that modify the exterior building facades and require a permit shall follow Section 7.0503(1)(B)(3)(D) Ground Level Details at the discretion of the Manager or Design Commission.

\*\*\*

## 7.0503.1.B.

### 5. Building Entry

\*\*\*

C. Design Guidelines:

\*\*\*

Existing Development

8. Existing Buildings: Existing building entries under extensive renovation that are renovated and require a permit shall comply with the appropriate Guidelines and Standards specified in this section.

\*\*\*

## 7.0601 Corridor Design District Commercial Design Guidelines and Standards

**A. Applicability:**

This section shall apply to all commercial development within the Corridor Design District as defined in Article 3, unless superseded by the Plan District Standards. The Downtown Plan district is exempt from the Section 7.0601-7.0603 regulations.

Sections 7.0601-7.0603 do not apply to single-family detached dwellings; duplexes; residential homes; transit bus shelters; park-and-ride facilities; recycling drop boxes; utilities and public facilities (as described in Appendix 5: Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments;

developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.

Headings in this section apply to:

All Development: All developments that are commercial, employment, and the commercial portion of live/work and mixed-use structures. For purposes of the Corridor Design District Commercial Design Guidelines and Standards, Community Service Uses that are commercial, office or civic types of uses would follow the standards herein listed as "Commercial Development". ~~Mixed-use in this section refers to vertical mixed use with commercial on the ground level and residential above. The commercial portions of horizontal mixed use would follow the relevant commercial standards.~~

~~This section does not apply to transit bus shelters; recycling drop boxes; utilities and public facilities (as described in Appendix 5; Public Facilities); cellular communication antennas; public urban plazas and walking paths with associated trail access points and trailheads; non-building developments; developments (such as parking lots) in public parks; park-related structures such as picnic shelters and public restrooms in public parks; cemeteries; sewerage or drainage system structures; water system structures; helicopter landing facilities; and similar uses/structures as determined by the Manager.~~

Existing Development: Guidelines and standards in Section 7.0603(A) shall apply as determined by the Manager or Design Commission when the standards can reasonably apply to existing development. For example, landscaping guidelines and standards may apply when new landscaping is being added. Guidelines and standards in Section 7.0603(B) apply to building that were constructed prior to Nov. 16, 2010, as determined by the Manager or Design Commission. For Sections 7.0603(A) and (B), site and building modifications needed to comply with Section 8.0200 shall comply with applicable guidelines and standards.

For mixed-use and live/work developments, guidelines and standards in Sections 7.0601-7.0603 apply to those parts of the building designed for commercial and community services uses.

Standards and Guidelines with no heading apply to all development.

\*\*\*

### 3. Building Placement and Frontage Requirements

\*\*\*

#### C. Design Guidelines:

\*\*\*

3 and 4. Parking shall be located to the side, interior or rear of the site and shall not dominate the public street frontages.

\*\*\*

#### D. Design Standards:

\*\*\*

4. Parking shall be behind the maximum setback or behind a line drawn parallel to the street at the point where the building is closest to the street, whichever is closest to the street. In no circumstances shall the parking be closer than the minimum building setback. For sites with multiple frontages, parking may be allowed up to the minimum setback regardless of building location as approved by the Manager or Design Commission. Standards for minimum building frontage along a street shall be considered when making this determination.

## 7. Landscaping

\*\*\*

### D. Design Standards:

1. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development. ~~Landscape plans for stormwater facilities may be designed by either a licensed Landscape Architect or a licensed Civil Engineer.~~

\*\*\*

Section 6. Volume 3, Development Code, Article 9 Common Requirements is amended as follows:

## Off-Street Loading

### 9.0840 Off-Street Loading Requirements

\*\*\*

#### C. General Loading Area Regulations

1. Loading area requirements are provided in **Table 9.0840(C)**. The number of required loading spaces is based on the use of the building and the building size minus any residential component square footage. Where two or more uses are located on the same premises, the number of loading area spaces required is the sum of the spaces required for each use (based on square footage of each use) computed separately. Except in Design Districts as described below, the Manager may reduce but not eliminate loading area requirements, where approval criteria are satisfied.
2. The provision and maintenance of off-street loading facilities is a continuing obligation of the property owner.
3. Loading and maneuvering areas shall be hard-surfaced unless a permeable surface is required to reduce surface runoff, as determined by the Manager.
4. Parking of passenger vehicles may be allowed in off-street loading areas subject to specific time limits to prevent conflicts with off-street loading activities. If parking is allowed, the parking time limits shall be clearly posted. These parking spaces shall not count towards meeting general parking requirements.

\*\*\*

9. Design Districts: The following off-street loading standards apply in DCC, DMU, DTM, DRL-2, TDM-C, TDH-C, and RTC within the Rockwood triangle as defined in Section 7.0501(D):
  - a. Off-street loading spaces may be reduced or eliminated with approval by the Manager or Design Commission. The Manager or Design Commission shall make findings of fact based on evidence provided by the applicant that the following criteria are satisfied:

1. Loading can be accommodated:
    - a. Off-street without designating a loading space on the site; or
    - b. On-street without interfering with travel lanes in a location and configuration approved by the Manager; and
  2. Criteria in Section 9.0840(E)(2)(a),(b) and (d).
- b. The maximum required off-street loading spaces is one space.
  - c. Required off-street loading spaces may be reduced to 18 feet long and 9 feet wide with a vertical clearance of 10 feet with approval by the Manager or Design Commission if the applicant demonstrates that the configuration of the site and building supports delivery by van for current and prospective tenants.

\*\*\*

## 9.0852 Plan District Minimums and Maximums

\*\*\*

- B. Downtown Plan District. Off-street parking facilities provided in connection with new development must be appropriate for the unique characteristics of the Downtown PD. This means that parking shall be a clearly secondary use, designed so that it does not interfere with easy and safe pedestrian movement. By ensuring that parking lot sizes do not become excessive, and that appropriate landscaping is provided, the downtown area will be more attractive, and more conducive to creating a lively, prosperous district for the benefit of area residents, employees, and visitors.
1. Minimum Off-Street Parking.
    - a. Minimum Off-street Parking for commercial Commercial and Employment uses per 1,000 square feet of floor area:
      1. DCC, DTM and DMU sub-districts: zero spaces.
      2. DEM, DRL-1, DRL-2: 1.0 space
      3. DCL: 1.5 spaces

~~Off-street parking is not required for new commercial development in the DCC and DTM sub-districts. In the DMU, DEM, DRL-1, DRL-2 and DCL sub-districts, minimum required parking for new commercial uses is 80 percent of the minimum number of spaces required in Table 9.0851.~~

If required by the Building Code, accessible parking spaces shall be provided regardless of the provisions of this subsection. The minimum amount of off-street parking required in any sub-district of the Downtown Plan District may be reduced by up to 50 percent, as provided in **Section 9.0853(E)**.
    - b. Minimum off-street parking per unit for the following residential uses:
      1. Single-family detached dwelling, duplex, single-family attached dwellings, attached dwellings on a single lot: 1.0 space
      2. All other residential uses: See Table 9.0851.

~~Minimum Off-Street Parking for residential: 1 space per unit for residential.~~
    - c. Minimum off-street parking for other uses: See Table 9.0851.
  2. Maximum Off-Street Parking.
    - a. Maximum Off-Street Parking for commercial per 1,000 square feet of floor area: Maximum off-street parking permitted for Commercial and Employment uses that exceed 90,000 square feet of floor space shall be 80 percent of the amount required in **Table 9.0851**.

Additional off-street parking beyond these maximums may be permitted within the Downtown Plan District, as provided in **9.0852(B)(3)**.

- b. Maximum Off-Street Parking for residential: No maximum for residential, except 1.5 spaces per unit for attached dwelling units on a single lot, ~~which does not include single-family attached dwellings.~~

\*\*\*

- 9. Commercial and Employment uses may occupy an existing building even if the existing building does not have the minimum required automobile parking for that use. Bicycle parking shall be provided.
- C. Downtown and Civic Neighborhood Plan Districts. Surface parking lots exceeding minimum parking requirements in both Downtown and Civic Neighborhood Plan Districts shall be designed to allow for more intensive future site development.

**Section 7. Volume 3, Development Code, Appendix 13: Appendix 6: Sign Regulations is amended as follows:**

## **Appendix 6 Sign Regulations**

\*\*\*

### **General**

#### **A6.001 General Provisions**

The installation of all signs within the City of Gresham shall be subject to the issuance of a development permit, establishing compliance with the Community Development Code. See ~~Section 4.1138 Signage~~ **Section 4.1101(A)(6)** in the Downtown Plan District and **Section 4.1246** Signage in the Civic Neighborhood Plan District for additional signage requirements.

#### **Section 8. Emergency Clause and Effective Date:**

The City Council finds that the amendments will remove obstacles to development that were identified as part of the Downtown Plan Code Update project. The proposed changes to the code must be put into effect immediately to allow new development proposals to proceed without the barriers to development. This ordinance is essential economic development and quality of life in the City and, therefore, an emergency is hereby declared to exist and this ordinance shall take effect immediately upon passage of the second reading.

First reading: May 15, 2012

Second reading and passed: June 5, 2012

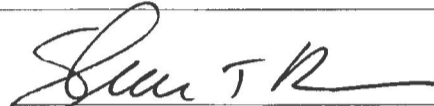
Yes: Bemis, Echols, Widmark, Fuhrer, Kilian, Warr-King, Stegmann

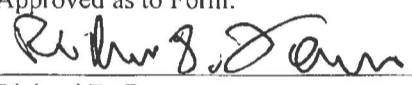
No: None

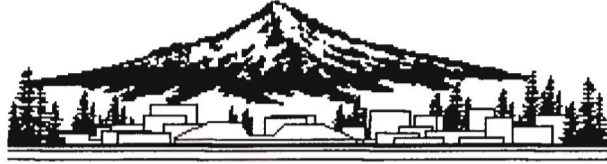
Absent: None

Abstain: None

  
\_\_\_\_\_  
Erik Kvarsten  
City Manager

  
\_\_\_\_\_  
Shane T. Bemis  
Mayor

Approved as to Form:  
  
\_\_\_\_\_  
Richard D. Faus  
Senior Assistant City Attorney



Urban Design & Planning Services  
City of Gresham

DEPT OF  
JUN 13 2012  
LAND CONSERVATION  
AND DEVELOPMENT

## CERTIFICATION OF MAILING

FILE NO.: CPA 12-009

PROJECT: Downtown Code Updates

I, TAMMY J. RICHARDSON, CERTIFY THAT I HAVE MAILED THE  
ATTACHED NOTICE OF DECISION TO THE FOLLOWING PARTIES:

**DLCD**

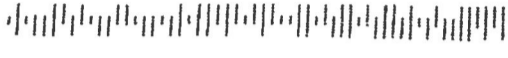
Plan Amendment Specialist  
635 Capitol Street, NE #150  
Salem, OR 97301-2540

Metro  
Growth Management  
600 NE Grand  
Portland OR 97232-2736

Ty K. Wyman  
Dunn Carney Allen, LLP  
851 SW Sixth, Ste. #1500  
Portland, OR 97204-1357

SIGNATURE: Tammy J. Richardson

DATE OF MAILING: June 12, 2012



CITY OF GRESHAM  
DEVELOPMENT SERVICES  
PLANNING SERVICES  
1500 NW EASTMAN PARKWAY  
GRESHAM, OR 97030

PRESORTED  
FIRST CLASS



neopost

049J82046171  
**\$03.30**  
06/12/2012  
Mailed From 97030  
US POSTAGE

DEPT OF

JUN 13 2012

LAND CONSERVATION  
AND DEVELOPMENT

DLCD  
Attn: Plan Amendment Specialist  
635 Capitol St., NE #150  
Salem, OR 97301-2540

