



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: March 04, 2015
Jurisdiction: City of Lake Oswego
Local file no.: LU 14-0019
DLCD file no.: 004-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 02/27/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 45 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 004-14 {22342}

Received: 2/27/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Lake Oswego

Local file no.: **LU 14-0019**

Date of adoption: 02/17/15

Date sent: 2/27/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 06/27/14

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Modifications were made to the standards as part of the Planning Commission hearings, including integrating clear and objective standards into LOC 50.05.006 Old Town Neighborhood Design instead of adding a new subsection LOC 50.05.006.9, and adding a clarification to LOC 50.07.003 Review Procedures.

Local contact (name and title): Sarah Selden, Senior Planner

Phone: 503-697-6524

E-mail: sselden@ci.oswego.or.us

Street address: PO Box 369

City: Lake Oswego

Zip: 97034-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

LOC 50.06.001.7 Building Design, Clear and Objective Standards for Approval; LOC 50.05.004.13 Downtown Redevelopment Design District, Clear and Objective Standards for Approval; LOC 50.05.007 Lake Grove Village Center Overlay District; LOC 50.05.006 Old Town Neighborhood Design; LOC 50.05.005.9 West Lake Grove Design District, Clear and Objective Standards for Approval; LOC 50.07.003 Review Procedures; LOC 50.10.003 Definitions; LOC 50.11.003

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

ORDINANCE NO. 2651

AN ORDINANCE OF THE CITY OF LAKE OSWEGO AMENDING THE LAKE OSWEGO COMMUNITY DEVELOPMENT CODE SECTIONS TO COMPLETE PERIODIC REVIEW HOUSING ELEMENT UPDATES BY PROVIDING CLEAR AND OBJECTIVE STANDARDS FOR HOUSING AS REQUIRED BY ORS 197.307 AND OAR 660-007-0015.

WHEREAS, the Lake Oswego Community Development Code implements the City's Comprehensive Plan and governs the development of real property within the corporate limits of the city; and

WHEREAS, in April 2010, the Oregon Department of Land Conservation and Development (DLCD) approved a work program requiring the City to update the Housing Element of the Comprehensive Plan, including bringing the City into compliance with Oregon Administrative Rule (OAR) 660.007: Metropolitan Housing and Oregon Revised Statutes (ORS) 197.295-197.314, Needed Housing in Urban Growth Areas; and

WHEREAS, OAR 660-007-0015: Clear and Objective Approval Standards Required and ORS 197.307: Approval Standards for Certain Housing in Urban Growth Areas require that jurisdictions provide an opportunity for all needed housing to be developed based on Clear and Objective Approval Standards that do not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay; and

WHEREAS, the Community Development Code currently includes discretionary standards that apply to single family attached housing of three or more units, multi-family housing, residential mixed use housing, and all housing in Old Town; and

WHEREAS, amendments to the Code are proposed to revise or remove discretionary approval standards, and to provide clear and objective standards as an alternative to the discretionary standards; and

WHEREAS, draft code amendments including a Public Discussion Draft released on May 15, 2014, were reviewed and revised based on input from a project advisory committee, Planning Commission, Development Review Commission, neighborhood and business associations, and the public; and

WHEREAS, notice of the public hearing for consideration of this Ordinance was duly given in the manner required by law; and

WHEREAS, the Planning Commission has recommended that LU 14-0019-1720 be approved by the City Council; and

WHEREAS, a public hearing on LU 14-0019 was held before the City Council of the City of Lake Oswego on January 20, 2015.

The City of Lake Oswego ordains as follows:

Section 1. The City Council hereby adopts the Findings and Conclusions (LU 14-0019), attached as Exhibit 1.

Section 2. The Lake Oswego Code is hereby amended by adding the new text shown in double-underlined type and deleting text shown in ~~striketrough~~ type in Attachment B.

[RESERVED – When the final Ordinance is prepared for adoption by the City Council, all amendments to the code due to revisions to the Clear and Objective sections will be contained within Attachment B.]

Section 3. Severability. The provisions of this ordinance are severable. If any portion of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Enacted at the meeting of the Lake Oswego City Council of the City of Lake Oswego held on the 17th day of February, 2015.

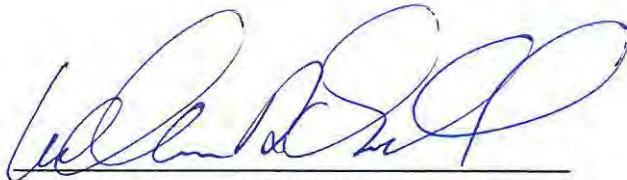
AYES: Mayor Studebaker, Bowerman, Buck, Gudman, Gustafson, Manz, O'Neill

NOES: None

ABSENT: None

ABSTAIN: None

EXCUSED: None

A handwritten signature in blue ink, appearing to read "Skip O'Neill", written over a horizontal line.

Skip O'Neill, Council President

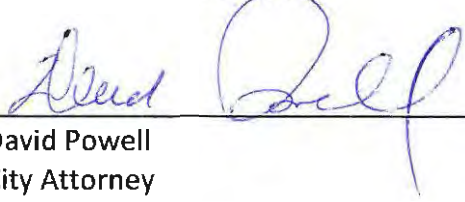
Dated: 2/18/15

ATTEST:

A handwritten signature in blue ink, appearing to read "Catherine Schneider", written over a horizontal line.

Catherine Schneider, City Recorder

APPROVED AS TO FORM:



David Powell
City Attorney

ATTACHMENT 1

BEFORE THE CITY COUNCIL

OF THE CITY OF LAKE OSWEGO

A REQUEST FOR COMMUNITY DEVELOPMENT
CODE TEXT AMENDMENTS TO PROVIDE CLEAR
AND OBJECTIVE HOUSING STANDARDS

LU 14-0019-1720
CITY OF LAKE OSWEGO

FINDINGS & CONCLUSIONS

NATURE OF PROCEEDINGS

This matter came before the Lake Oswego City Council on the recommendation of the Planning Commission for legislative text amendments to the Lake Oswego Community Development Code to provide clear and objective housing standards.

HEARINGS

The Planning Commission held a public hearing and considered this application at its meetings of August 11, September 8, October 13 and October 27, 2014. The City Council held a study session on December 9, 2014 and a public hearing to consider the Planning Commission's recommendation on January 20, 2015.

CRITERIA AND STANDARDS

A. City of Lake Oswego Comprehensive Plan:

Land Use Planning Goal
Development (Community Development Code)
Policy A-1.b
Policy A-1.g
Policy A-2
Policy A-3

Development Review
Policy B-10
Policy B-13

Design Standards and Guidelines
Policy C-1
Policy C-3
Policy C-5

Land Use Administration
Policy D-1

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ATTACHMENT 1

Community Culture Goal

Civic Engagement

Policy 1

Policy 2

Policy 3

Policy 4

Policy 5

Policy 9

Inspiring Places and Spaces Goal

Goal 1, Policy 1

Goal 1, Policy 2

Goal 1, Policy 8

Complete Neighborhoods and Housing Goal

Policy A-4

Policy B-1

Old Town Neighborhood Plan

Policy 3a, 3c

Policy 8

Lake Grove Village Center Plan

Policy 6.2

Policy 6.4

Policy 7.1

B. City of Lake Oswego Community Development Code:

LOC 50.07.003.16.a

Legislative Decisions Defined

LOC 50.07.003.16.b

Criteria for a Legislative Decision

LOC 50.07.003.16.c

Required Notice to DLCD

LOC 50.07.003.16.d

Planning Commission Recommendation Required

LOC 50.07.003.16.e

City Council Review and Decision

C. Statewide Planning Goal or Administrative Rule Adopted Pursuant to ORS Chapter 197

Goal 1

Citizen Involvement

Goal 2

Land Use Planning

Goal 10

Housing

OAR 660-007-0015

Clear and Objective Approval Standards Required

FINDINGS AND REASONS

As findings supporting its decision, the City Council incorporates the Planning Commission's Findings Conclusions and Order, the Staff Report dated August 1, 2014, the Supplemental Staff Reports dated October 3 and October 22, 2014, and the Council Reports dated December 2, 2014 and January 13, 2015, with all exhibits, supplemented by the further

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ATTACHMENT 1

findings and conclusions below. In the event of any inconsistency between the supplemental findings and the incorporated matters, the supplemental findings control.

Following are the supplemental findings and conclusions of this Council:

Under ORS 197.307, when a need has been shown for housing at particular price ranges and levels, the “needed housing” must be allowed in zoning districts with sufficient buildable land to satisfy the need. The City may apply only clear and objective standards, conditions and procedures regulating the development of needed housing, although an alternative discretionary approval process may also be established so long as the applicant has the option to choose either process.

The City’s 2012 Housing Needs Analysis establishes that, because the City has a limited amount of buildable residential land available for multi-family housing types, it must rely on opportunities for residential development in commercial zones to meet the anticipated housing need.

The Code currently provides clear and objective standards for detached single-family dwellings in residential zones (except in the R-DD Zone). However, discretionary standards are provided for multi-family housing throughout the City, and for all types of residential development in the City’s design districts (Downtown Redevelopment Design District, West Lake Grove, Old Town Neighborhood Design, and Lake Grove Village Center).

The Code amendments recommended by the Planning Commission provide a two-track, alternative approval process (one track with only clear and objective standards, and the other with discretionary standards) for residential development under the City’s Building Design Standard (LOC 50.06.001.7) as well as within the Downtown Redevelopment, West Lake Grove and Old Town (R-DD) design districts. The amendments also establish a single approval track with clear and objective standards for the Lake Grove Village Center Overlay District. These proposed amendments satisfy the requirements of ORS 197.307 as well as the other criteria detailed in the incorporated materials.

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ATTACHMENT 1

Four options were presented for processing applications using clear and objective standards for residential development under the Building Design Standard or within a design district. The first three are “ministerial” review processes with final decisions by staff, no public hearing opportunity and no internal appeals. An external appeal would likely be to the Circuit Court through a writ of review. The three options differ from each other in terms of whether a pre-application conference or a written comment period would be required.

Option 4 establishes a “minor development” process for these applications, the same as currently required for decisions using discretionary standards. Notice would be provided to neighborhood associations and surrounding property owners. A 14-day comment period would precede a staff decision, which could be appealed to (if not referred earlier to) the Development Review Commission (DRC) for a public hearing. The DRC’s decision could be appealed to the City Council for yet another public hearing and decision.

The City Council agrees with the Planning Commission, and with the testimony of a number of citizens, that the minor development process outlined in Option 4 is appropriate. There is a benefit to retaining the current public review and hearing opportunities for the types of multi-family and mixed-use projects that will now be eligible for the new review tracks, even if the approval standards are no longer “discretionary.” This meets existing community expectations about citizen involvement, and allows those who are potentially impacted by proposed developments to have meaningful opportunities for input when initial decisions are made, rather than being limited to external appeals or writs of review.

The City Council received testimony urging that adoption of the proposed amendments be delayed. The various reasons given included the desire to add certain amendments (including, without limitation, addressing Downtown issues such as “village character,” or whether fourth stories should be allowed), to provide more time for citizen input, to wait for a broader review of various district standards, or to “incorporate the Comprehensive Plan.” The Code amendments recommended by the Planning Commission are structured to make changes

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ATTACHMENT 1

1 that, to the extent possible, simply implement the current discretionary standards in clear and
2 objective terms (and prescribe procedures for review of residential development applications).
3 The desired adjustments suggested as reasons for delay go beyond such implementation, and
4 instead require more substantive changes to the current standards. These changes would be
5 outside the scope of the notice issued for this proposal.

6 There has been ample opportunity for public input on this proposal at the Planning
7 Commission and City Council public hearings. Like the requests for delay, the reasons given for
8 requesting additional public input opportunities relate primarily to the desire to address issues
9 that go beyond the addition of clear and objective standards that correspond to existing
10 standards.

11 As noted above, state law requires adoption of clear and objective housing standards.
12 The deadline for adoption under the Department of Land Conservation and Development
13 periodic review order has passed. Compliance should not be delayed further. The Council finds
14 that it is important to proceed to adopt the Commission's proposed changes without first
15 waiting for a separate application triggering a broader discussion of Code standards.

16 The Planning Commission has recommended amending LOC 50.07.003.13.a.ii.(1) to
17 clarify that "a single duplex on a lot" is considered a ministerial development. The current
18 language simply lists a "duplex" as ministerial without specifying the number of structures on a
19 lot. This clarification is appropriate. However, the amendment should not be read as
20 suggesting that multiple duplexes on a single lot may be allowed so long as they are not
21 processed as ministerial developments. The City Council agrees with the interpretation in the
22 January 23, 2015, Planning and Building Services Director's memorandum, a copy of which is
23 attached and incorporated in these findings. As discussed in detail in the memorandum, the
24 term "duplex" as defined in LOC 50.10.003.2, when viewed in its context with other provisions
25 of the Code, is properly read as referring to only a single structure, containing two dwelling
26 units, on a single lot. Multiple structures, containing multiple dwelling units, on a single lot are

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ATTACHMENT 1

1 not “duplexes.” Further, “multiple duplexes” is not a use category under LOC 50.03.002. The
2 Code does not allow more than one duplex on a lot.

3 CONCLUSION

4 Based upon the supplemental and incorporated findings, the City Council concludes that
5 LU 14-0019, with procedural Option 4, complies with all applicable criteria and should be
6 approved. The Council also concludes that proposed Ordinance 2651, which implements LU 14-
7 0019, should be enacted.

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9 Attachment:

- 10 • January 23, 2015 Planning and Building Services Director’s memorandum

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ATTACHMENT 1



MEMORANDUM

TO: Planning and Building Staff

CC: David Powell, City Attorney
Evan Boone, Deputy City Attorney
Scott Lazenby, City Manager

FROM: Scot Siegel, Director
Planning and Building Services

SUBJECT: Use Classification for More than Three Dwellings on a Lot

DATE: January 23, 2015

The Community Development Code (LOC 50) is unclear with regard to the classification of residential uses (dwelling types) where a lot contains more than one building and each building on the lot contains two dwelling units.

Duplex is defined as: "A building on a lot designed to contain two dwelling units and used for residential purposes." (LOC 50.10.003.2)

Multifamily dwelling is defined as: "A building on one or more lots designed to contain three or more dwelling units that share common walls or floor/ceiling with one or more units. The land underneath the structure is not divided into separate lots. 'Multi-family dwelling' includes structures commonly called garden apartments, apartments and condominiums." (LOC 50.10.003.2)

The issue presented is whether the Duplex definition includes a situation where a single lot contains more than one residential building, and each building on the lot contains two dwelling units, or whether it is prohibited as a type of dwelling use on a lot. For the reasons below, I conclude that "Duplex" does not permit multiple duplexes on a lot.

Staff has previously interpreted the code such that any building containing two dwelling units and used for residential purposes, is a duplex use, and that neither the duplex definition nor LOC 50.03.002 (Use Table) prohibits more than one duplex on the subject lot. Similarly, staff has

interpreted the code such that a building containing three or more dwelling units is a multifamily use and that more than one multifamily dwelling is permitted on a lot.

The above similarity of text supports staff's prior interpretation of the code. In addition, I note that the definition of Single-Family Dwelling specifies that the dwelling must be "located on its own lot," (LOC 50.10.003.2), whereas the "duplex" and "multifamily" definitions do not expressly address that factor.

However, looking to other provisions of the code to provide context for the definition of duplex, I conclude the council's intent when the definition of "duplex" was adopted and the use permitted was not to permit two or more "duplex" buildings on a lot. The purpose of the code, in part, is to:

- i. Protect and promote the public health, safety, convenience and general welfare;
- ii. Guide future land uses, growth and development in accordance with the Comprehensive Plan;
- iii. Provide for review of those uses determined to carry the potential for adverse impact on surrounding uses;
- iv. Assure prompt review of development applications for compliance with this Code's requirements, and the application of clear and specific standards;
- v. Provide for public review and comment on development proposals which may have a significant impact on the community... [LOC 50.01.001.2.a]

The Comprehensive Plan contains policy directing the City to maintain land use regulations and development standards for developments of four or more units, addressing specific aspects of site design, including but not limited to open space, streets, on-site circulation, and buffering and screening. (Land Use Policy B-10). While the policy is not "regulatory" itself and is not applicable to minor development applications or building permit reviews, it is relevant to the interpretation of the code where the text is ambiguous.

Most importantly, the prior staff interpretation of the "duplex" definition is not supported when that definition is viewed in its context with other provisions of the Community Development Code. There are two important distinctions existing in the code between duplex development and multifamily development. The first distinction is the applicable development review procedure. Multifamily development is reviewed through the minor development process, which provides for public notice, and an opportunity for public comment (or hearing) and appeal to a local hearing body. The minor development process also provides the City with conditioning authority, which may include exacting public improvements necessary to mitigate the impact caused by the multifamily development. Appeal of a minor development decision by staff may be made to the Development Review Commission, and further appeal to Council.

Duplex developments, by contrast, are reviewed through the ministerial process, which does not afford public notice, comment, or local appeal, and does not provide the same conditioning authority. The difference in review procedures is significant because larger developments (i.e., those with more dwelling units on a lot) are likely to have a greater impact on surrounding uses, as well as public facilities and services. Treating developments with similar impacts differently, with no code or Comprehensive Plan policy explanation for the distinction, indicates that duplex development on a lot was not intended by the council as capable of having the same impacts a multifamily dwelling would have to the public infrastructure.

Similar to multifamily development, more than one duplex on a lot would likely generate similar public interest. The Planning Commission recognized these facts in its deliberation on the Clear and Objective Housing Standards Code Amendments (LU 14-0019), in which it recommends applying the minor development procedure to proposals containing more than one duplex on a lot.

Another important distinction in the code between duplexes and multifamily buildings is that duplexes are not subject to all of the development and design standards that apply to multifamily housing. Multifamily developments must meet additional requirements that are intended to address the impacts associated with increased residential density, as compared to single-family or duplex development. For example, the building design standards under LOC 50.06.001, the site design standards under LOC 50.06.004, and the park and open space standards under LOC 50.06.005 apply to multifamily developments but not duplexes. In addition, different parking standards under LOC 50.06.002, and different circulation and connectivity standards under LOC 50.06.003, apply to multifamily uses than to duplexes. Again, neither the code nor the Comprehensive Plan would provide a policy basis for this disparate treatment when there are more than two dwelling units on a site, whether through multiple duplexes on a lot or by a multifamily dwelling.

The interpretation of code is to ascertain the council's intent when the code provision was adopted. Although the text of duplex and multifamily dwelling are similar, the treatment of these two dwelling types is markedly different in the code. The distinction in treatment of duplexes and multifamily dwelling, as discussed above, and the absence of any policy statement supporting the distinction, indicates the council's intent that the number of dwelling units in a duplex—two—is the maximum number for the lot, unlike multifamily dwelling's three or more dwelling units on a lot. Thus, based upon the text and context, I conclude that where a lot contains more than one residential building and each building on the lot contains two or more dwelling units the use is not a "duplex". (Multiple duplexes is not defined dwelling type under LOC 50.10.003.2)

CONCLUSION AND INTERPRETATION:

Multiple duplexes is not a use category under LOC 50.03.002.

50.06.001 BUILDING DESIGN

7. CLEAR AND OBJECTIVE HOUSING STANDARDS FOR APPROVAL

a. Purpose

The following standards are intended to promote well-designed structures that include housing. By compliance with the clear and objective standards of this article, the following purposes will be met:

- i. The structures will be constructed with high-quality, durable materials, and have visually interesting and attractive building facades that respond to the individual identity and character of Lake Oswego's commercial centers, employment districts, and neighborhoods.
- ii. The building, site, and landscape elements will create a cohesive design that is contextually appropriate, maintains compatibility between land uses (including visual, sound, and other considerations), and is reasonably accessible to bicyclists, pedestrians, and users of other transportation modes.

b. Clear and Objective Track 2 Alternative / Applicability

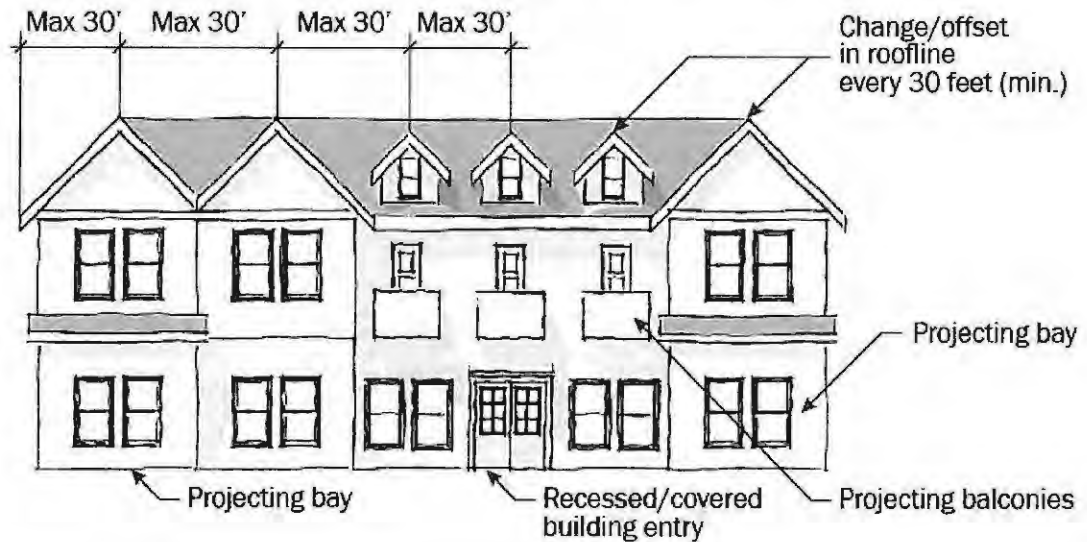
- i. Development that complies with subsection ii below may comply with this article in lieu of compliance with 50.06.001.1-6.
- ii. This article is applicable in all zones except the FMU zone to development that creates new dwelling units involving a residential mixed-use, multi-family, or attached single-family (three or more units) residential structure.

c. Design Standards

New buildings shall meet the following massing and compositional standards. The standards achieve the above purpose by requiring buildings to be articulated, avoiding large uninterrupted wall planes; have detailing that creates visual interest with appropriate proportions, rhythm, and scale; utilize attractive, high quality materials that are durable; and employ architectural styles that are contextually appropriate.

i. Standards for Multi-Family and Residential Mixed Use Structures

**Figure 50.06.001-N:
Multi-Family and Residential Mixed Use
Building Articulation**



(1) Building Articulation

Multi-family and residential mixed-use structures shall comply with the following standards (also see Figure 50.06.001-N):

- (a) All building elevations facing a street, public courtyard or plaza shall be articulated along all stories by providing a minimum two-ft. horizontal change in building plane at least every 30 ft. For elevations not facing a street, public courtyard or plaza, articulation shall occur at least every 40 ft. For each story over two stories, the required horizontal change shall be increase by one ft. A change in plane shall be provided through at least two of the following:
- (i) Projecting bays measuring at least six ft. in width,
 - (ii) Building recesses measuring at least six ft. in width,
 - (iii) Upper level balconies (projecting or recessed), measuring at least four ft. in width and projecting not more than two ft. beyond the building facade,
 - (iv) Front porch or stoop projections, measuring at least six ft. in width,
 - (v) Recessed building entries measuring at least six ft. in width,

Ground floors providing commercial uses are exempt from this requirement; they must comply with the standards for Building Facade Elements in section 50.06.001.c.i.(2).

(b) Roofline articulation shall be provided in a manner that corresponds with the facade articulation. This shall be accomplished by providing the following roofline or roof form elements at least every 30 ft., as viewed from adjacent street(s), public courtyards, and plazas.

(i) Roofline articulation shall include gables, dormers, offsets in riddeline, stepped parapets, cornice lines, or changes in roofline elevation.

(ii) The distance between rooflines where articulation occurs shall be measured from the center point of the street-facing gable, dormer or offset, to the center point of the next street-facing gable, dormer, or offset, or to the edge of the roof if that is the next closest break in the roofline (see Figure 50.06.001-N).

(c) Ground floor entries to individual residential units shall provide a covered front porch, or a front entry that is recessed a minimum of two ft. behind the front building facade.

(d) Primary building entries (including shared entries to residential units) shall provide an awning or canopy, or be recessed a minimum of two ft. behind the front building facade.

(2) Building Facade Elements

The front building elevation of multi-family and residential mixed use structures with multiple stories shall meet the following standards, which are intended to avoid large uninterrupted wall planes and provide a defined building base, middle, and top as follows. Single story multi-family and residential mixed-use structures shall provide a defined building base and top (see Figure 50.06.001-O).

Figure 50.06.001-O:
Building Facade Elements



- | | | |
|--------------------------------------|---|--|
| A "Base" | E Building entrance is covered and/or recessed behind facade | I Minimum 60% windows for ground floor commercial |
| B "Middle" | F Architectural bay (maximum 30 ft. on center) | J Minimum 30% vertically-oriented windows |
| C "Top" | G Ground floor windowsill / base | K Projecting cornice / parapet |
| D Belt course / string course | H Column / pilaster / post | |

(a) Base: The "base" of a multi-story building extends from the sidewalk or landscape grade, as applicable, to the bottom of the second story or the belt course/string course/cornice that separates the ground floor from the upper levels of the building. The base of a single-story building extends from the sidewalk or landscape grade, as applicable, to the ceiling. The building base shall be defined by providing the following elements:

(i) All ground floor building entries shall be protected from the weather by canopies, or recessed behind the front building facade at least two ft. (ii) Buildings providing a ground floor commercial component shall provide all of the following additional elements:

(A) The street-facing ground floor shall be divided into distinct architectural bays measuring not more than 30 ft. on center. An architectural bay is the zone between the outside edges of an engaged column, pilaster, post, or vertical wall area that provides a ground floor windowsill / base.

(B) A belt course/string course/cornice shall separate the ground floor from upper floors.

(C) Weather protection shall be provided in the form of structurally integrated canopies, awnings or projecting roof or arcade along a minimum of 50% of the length of the street-facing ground floor facade. Canopies shall project at least four ft. from the facade or half the width of the sidewalk/pathway, and shall provide a minimum clearance of seven ft. from the bottom of the awning/canopy to the sidewalk. Canvas awnings are not permitted.

(D) Windows ("glazing") with not less than 40% visual light transmittance shall be provided along a minimum of 60% of the length of the street-facing ground floor building facade. Minimum glazing includes any glazed portions of doors.

(b) Middle: The "middle" of the building extends from the top of the belt course/string course/cornice at the top of the building base, to the ceiling of the highest building story. The middle of the building shall be defined by providing all of the following elements:

(i) A minimum of 60% of all upper story windows shall be vertically oriented, with a minimum vertical to horizontal dimension ratio of 1.5:1. This vertical orientation applies to individual windows, as opposed to grouped window arrays as illustrated in Figure 50.06.001-O.

(ii) Upper building stories shall provide a minimum of 30% glazing on upper level building facades facing a street or public space. For the purposes of this standard, minimum glazing includes any glazed portions of doors.

(iii) In addition to the required "middle" elements outlined above, two of the following building elements shall be provided in the middle section:

(A) A change in exterior cladding or detailing and material color between the ground floor and upper floors.

(B) Street-facing balconies or decks.

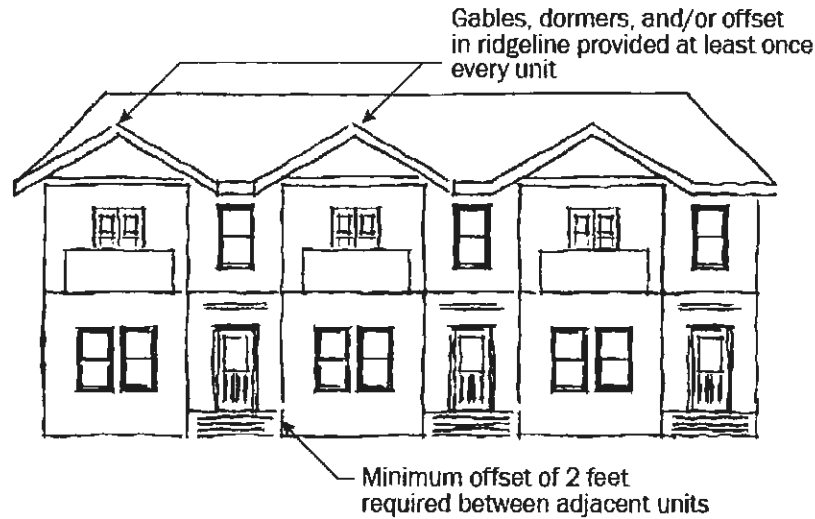
(C) A six-ft. minimum building step back on upper floors.

(c) Top: The "top" of the building extends from the ceiling of the uppermost floor to the highest vertical point on the roof of the building. The top of the building shall be defined as follows:

(i) All flat-roofed structures shall provide a cornice or parapet measuring at least 12 in. in height and distinguished from the wall plane either with a minimum six-in. projection or a change in building material and/or color.

ii. Standards for Townhouse/Rowhouse Structures

Figure 50.06.001-P:
Townhouse/Rowhouse
Building Articulation



- (1) All building elevations facing a street or public space shall be articulated along all stories by providing a minimum two-ft. horizontal change in building plane between abutting dwelling units (or units sharing a common wall). A change in plane shall be provided through at least two of the following:**

 - (a) Projecting bays measuring at least six ft. in width.**
 - (b) Building recesses measuring at least six ft. in width.**
 - (c) Upper level balconies (projecting or recessed), measuring at least four ft. in width and projecting not more than two ft. beyond the building facade.**
 - (d) Front porch or stoop projections measuring at least six ft. in width.**
 - (e) Recessed building entries measuring at least six ft. in width.**
- (2) Roofline articulation shall be provided in a manner that corresponds with the facade articulation. This shall be accomplished by providing the following roofline or roof form elements at least every 30 ft., as viewed from adjacent street(s), public courtyards, and plazas.**

- (a) Roofline articulation shall include gables, dormers, offsets in ridgeline, stepped parapets, cornice lines, or changes in roofline elevation.
 - (b) The distance between rooflines where articulation occurs shall be measured from the center point of the street-facing gable, dormer or offset, to the center point of the next street-facing gable, dormer, or offset, or to the edge of the roof if that is the next closest break in the roofline (see Figure 50.06.001-N).
 - (3) The front entry to each individual unit shall either provide a covered porch or stoop that is at least six ft. in depth, or be recessed at least two ft. into the front building elevation.
- iii. Rooftop mechanical equipment shall be screened by either a parapet or architectural screen along the building facade that is at least as tall as the equipment, or by setting back the equipment from the roof edges at least three ft. for each foot of height of the equipment. Solar or other renewable energy systems are exempt from this screening requirement provided they meet the standards of LOC 50.004.03.b.
- d. Buildings shall be designed and constructed with roof angles, overhangs, flashings, and gutters to direct water away from the structure.
- e. Buildings shall incorporate features such as arcades, roofs, alcoves, porticos and awnings to protect pedestrians from the elements. These projections shall maintain a minimum vertical clearance of 13 ft. six in. where over fire lanes.
- f. Building orientation shall be designed to encourage pedestrian access from public streets and make the street pedestrian friendly.
- i. Applicability. This subsection shall apply to:
 - (1) New construction, including removal of existing buildings and construction of new buildings within existing footprint; and
 - (2) Modifications of existing buildings that are not removed and reconstructed, and that expand the building footprint by more than 50% as measured cumulatively from the footprint existing on December 6, 2005.
- ii. Building orientation shall include:
 - (1) Locating buildings within 30 ft. of a public street except where prevented by topographic constraints, existing natural resources, or where, in multi-building complexes, the configuration of the lot prevents locating all buildings within 30 ft. of a public street.

(2) Buildings located on sites with multiple frontages on public and/or transit streets shall provide at least one public entrance within 30 ft. of the transit street.

(3) Buildings located on sites adjacent to a transit street shall have at least one public entrance within 30 ft. of the transit street.

(4) Buildings that are within 30 ft. of a public street shall have a public entrance directly from the street.

g. Rooftop Decks

Rooftop decks are prohibited on the pitched portion of any roof exceeding 2% slope. Decks on flat roofs shall not extend above the coping of the roof.

50.05.004 DOWNTOWN REDEVELOPMENT DESIGN DISTRICT

13. CLEAR AND OBJECTIVE HOUSING STANDARDS FOR APPROVAL

a. Purpose

By compliance with the clear and objective standards of this article, the purpose of the Downtown Redevelopment District Design Standard, to guide the redevelopment of downtown Lake Oswego in a manner that creates a village character with a feeling of vitality and sense of place in order to attract private investment and redevelopment of the area and create a community center that reflects and enhances the village character of the City of Lake Oswego, will be met.

b. Clear and Objective Track 2 Alternative Applicability

A development in the Downtown Redevelopment District (shown in Figure 50.05.004-A) that involves a structure for residential mixed-use, multi-family residential, or attached single-family (three or more units) housing that creates new dwelling units may comply with this article in lieu of compliance with LOC 50.05.004.1-12.

Figure 50.05.004-N: Downtown Redevelopment District



c. Relationship to Other Development Standards

- i. LOC 50.06.001.7.c.i and ii, Standards for Multi-Family and Residential Mixed Use Structures, and Standards for Townhouse/Rowhouse Structures shall apply where required by this Code section. All other standards in LOC 50.05.001.7 are superseded by the standards in this article of the overlay district.
- ii. LOC 50.05.004.8 shall apply in addition to the requirements of LOC 50.06.004.1, Landscaping, Screening and Buffering, but exceptions to the requirements of LOC 50.06.004.1 may be granted

as provided in LOC 50.08.005, Downtown Redevelopment District Exceptions to Standards.

iii. The parking standards (LOC 50.06.002) apply in full, but the requirements may be modified as provided in LOC 50.05.004.9, and exceptions may be granted as provided in LOC 50.08.005, Downtown Redevelopment District Exceptions to Standards.

iv. LOC 50.05.004.12 shall apply in addition to street standards contained in the remainder of this Code.

v. In the event of conflict between this overlay section and any other provision of this Code, the provisions in this section shall apply.

d. Definition of Village Character

As used in this section, "village character" means a community of small-scale structures that appears and operates like a traditional small town. A village is typically composed of an assembly of smaller mixed used structures often centered on a square or other public space or gathering area, such as a body of water, a transportation route or a landmark building. Adherence to village character is not intended to require an historical reproduction of a turn of the century small town, but rather to encourage the development of a sophisticated small city that is pedestrian friendly, creates a sense of community and attracts people to the downtown in the same manner and using similar design concepts as historic small towns and neighborhood centers.

e. Building Siting and Massing

i. Purpose: The purpose of the following building siting and massing standards is to create a village character by ensuring that structures are sited and designed to achieve the following:

- (1) Reference a human scale that is appropriate to the size and scale of Downtown Lake Oswego
- (2) Maximize pedestrian activity
- (3) Preserve and/or create strong building edges at street corners
- (4) Break up the building mass
- (5) Create visual interest and variety
- (6) Define entries and building functions

ii. Complex Massing Required

- (1) New buildings shall comply with the Building Articulation requirements in LOC 50.06.001.7.c.i and ii.
- (2) Significant breaks shall be created along building facades at least once every 120 linear ft. by either setting back the facade at least 20 ft. or breaking the building into separate structures. Breaks shall be at least 15 ft. wide and shall be continuous along the full height

of the building. For structures greater than two stories, the width and depth of the break shall increase by five additional ft. per story.

iii. Pedestrian Oriented Siting

New commercial buildings with street-facing ground floor commercial uses shall be sited at the property line, with the exception of facade setbacks provided to comply with building articulation and landscaping requirements. Buildings with ground floor residential uses shall be set back to comply with the four-ft. minimum landscaped buffer required by the Landscaping and Site Design Requirements of this section.

iv. Roof Forms

New buildings shall comply with the roof style and roof pitch requirements associated with the chosen Lake Oswego architectural style in LOC 50.05.004.13.f.i. Flat roofed buildings shall only be allowed pursuant to LOC 50.08.005.

v. Number of Stories

New buildings shall be at least two stories tall, and new and remodeled building shall be no greater than three stories tall, except:

(1) Fourth Story

A fourth story may be permitted subject [to] the following:

- (a) The fourth story is residential and is contained within a gabled or hipped roof;
- (b) The site is sloping and the structure has three or fewer stories on the uphill side;
- (c) The fourth story is stepped back at least 8 ft. from the building plane created by the lower stories; or
- (d) Dormers, towers, clerestories are included in the fourth story.

(2) Single Story

Single story construction may be permitted subject to the following:

- (a) It is an area covered by a secondary roof form, including an entry area, canopy over an outdoor restaurant or drive-through, building ends or wings which relate to open space or as a step down to an adjacent one story viable existing structure; or
- (b) When a minimum height of 20 ft. is maintained at the right-of-way or street side building edge.

vi. Height Limit

No building shall be taller than 60 ft. in height. No flat roofed building shall be taller than 41 ft. in height. Height shall be measured pursuant to this Code.

vii. Entrances

- (1) Purpose: These standards are intended to encourage increased pedestrian density on existing streets, sidewalks and other public ways, and to take advantage of and enhance the intimate scale of the alley space.
- (2) When a new building is constructed or an existing building is substantially remodeled, the primary building entrances shall be oriented to pedestrian ways along streets and secondary building entrances or tenant space shall be required along alleys as generally illustrated in Figure 50.05.004-O: Alley with Entrances and Figure 50.05.004-P: Alley without Entrances, below.

Figure 50.05.004-O: Alley with Entrances

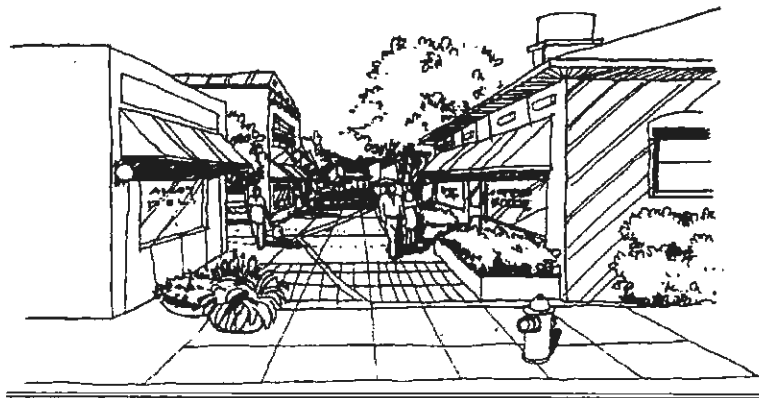
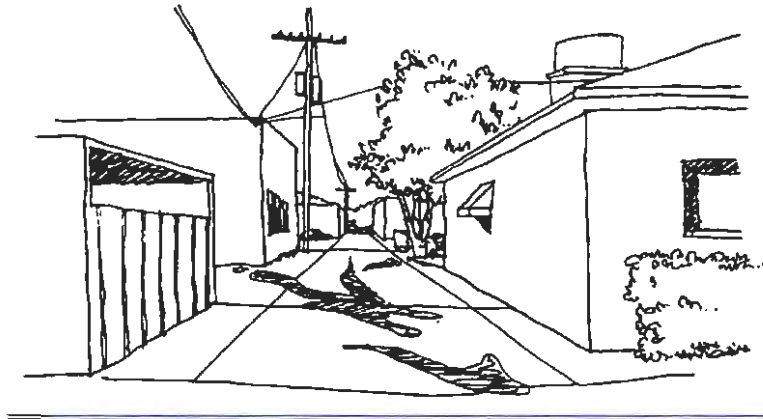


Figure 50.05.004-P: Alley without Entrances



viii. Street Corners

(1) New multi-family and mixed use residential structures located at the corner of two streets shall locate the primary building entry at or within 20 ft. of the corner of the building. In addition, these buildings shall address the corner through one or more of the following methods, as illustrated in Figure 50.05.004-Q. Where other buildings at the same intersection have any of these treatments, repeat the existing treatment/s. Corner treatments shall be repeated no more than twice at any intersection.

- (a) Set back the corner of the building, such that it creates a plaza or forecourt space in front of the building entrance;**
- (b) Provide a chamfered (or 45-degree "cut") corner, or a rounded building corner;**
- (c) Provide increased building height (and associated roof forms) at or within 20 ft. of the corner of the building.**
- (d) In addition to the above methods, the corner may be emphasized by special paving materials within the sidewalk at the corner.**

(2) Repeat at least three of the following design elements from other buildings at the same intersection:

- (a) Location and orientation of main entrance.**
- (b) Window size and orientation.**
- (c) Upper story facade treatments.**
- (d) Primary and secondary roof forms.**
- (e) Ground floor wall heights.**

(3) Where buildings front both a "Street" and A or B Avenue, reinforce building corners by

repeating at least two of the following building facade elements on the street and avenue sides: signs, ground floor awnings, and ground floor window patterns, and/or ground and upper floor material treatments.

- (4) If the building "cuts" the corner at ground level, anchor the corner with a column supporting the upper levels or roof or with a free-standing column or obelisk. The area of the "cut" corner shall be equal to or greater than the public area in the abutting sidewalk as shown in LOC 50.11.001, Appendix A – Lake Oswego Style, Figure 2.

Figure 50.05.004-Q: Building Design at Street Corners



f. Building Design

Purpose: The following building design requirements achieve a village character through building massing, composition, materials, ground floor design treatments, and other building design elements in the Lake Oswego Style:

i. Lake Oswego Style Required

(1) Purpose: The following standards are intended to create distinctive buildings which have richly textured, visually engaging facades.

(2) New structures in the Downtown Redevelopment Design District shall be designed in accordance with the following traditional architectural styles: Arts and Crafts, English Tudor, or Oregon Rustic style. Structures shall provide all of the Required Design Elements outlined below for the chosen architectural style/s. Photo examples for each style are provided for reference in LOC 50.11.001: Appendix A.

(a) Arts and Crafts Style Required Design Elements: Structures built according to the Arts and Crafts style shall provide all of the following design elements:

(i) Massing/Composition:

(A) Asymmetrical composition required. This requirement is met when the building form and detailing are not identical on both sides of a central line dividing the facade (see Figure 50.05.004-R).

(B) Multi-Family Residential and Mixed Use Structures: See LOC 50.06.001.7.c.i and ii for building articulation requirements.

(ii) Roof: Steeply pitched gable with a minimum pitch of 10:12. Dormers are exempt from minimum pitch requirement.

(iii) Exterior Building Materials: Stucco, shingle, brick, stone, horizontal wood or wood/fiber-based horizontal siding (or a combination thereof).

(iv) Windows: Casement and sash windows with multi-paned glazing. Picture windows are permitted on the ground floor only. "Snap on," surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).

Figure 50.05.004-R:

Asymmetrical Composition Required



Asymmetrical composition

(v) Additional Design Elements: In addition to the Required Design Elements, above, structures built according to the Arts and Crafts style in the Downtown Redevelopment Design District shall provide at least one of the following design elements:

- (A) Roof Style: Dormers, or intersecting or multiple gable dormers or roof forms.
- (B) Materials: Simplified English vernacular elements such as simulated half-timbered walls.
- (C) Windows: Segmental and round arched openings used for accent.
- (D) Molding: Minimum 3.5-in. wide trim on doors and windows.
- (E) Other Elements: Prominent stone or masonry chimneys.

(b) English Tudor Style Design Required Elements. Structures built according to the English Tudor style in the Downtown Redevelopment Design District shall provide the following design elements:

(i) Massing/Composition:

(A) Asymmetrical composition required. This requirement is met when the building form and detailing are not identical on both sides of a central line dividing the facade (see Figure 50.05.004-R).

(B) Multi-Family Residential and Mixed Use Structures: See LOC 50.06.001.7.c.i and ii for building articulation requirements.

(ii) Roof: Steeply pitched gable roof with a minimum pitch of 10:12. Dormers are exempt from this requirement.

(iii) Exterior Building Materials: Brick, stucco, and/or stone.

(iv) Windows: Multi-paned picture, bay, oriel, casement, and/or dormer windows. "Snap on," surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).

(v) Additional Design Elements: In addition to the Required Design Elements, above, residential and residential mixed-use structures built according to the English Tudor style in the Downtown Redevelopment Design District shall provide at least one of the following design elements:

- (A) Roof Style: Double gable roof forms and/or dormers.
- (B) Windows: Leaded glass windows.
- (C) Building Materials: Complex brick courses that may include running bond, common bond, Flemish, and English bond patterns; or imitation half-timbering

(D) Molding: Minimum 3.5-in. wide trim on doors and windows. Trim should be of a contrasting color to the adjacent building wall. Brick buildings may provide contrasting stone moldings. Decorative trims are also encouraged.

(E) Other Elements: Prominent stone or masonry chimneys; tudor-arched (as illustrated in the 1650 North Shore example in Appendix A) or round-arched openings, particularly in the entrance door.

(c) Oregon Rustic Required Design Elements: Structures built according to the Oregon Rustic style in the Downtown Redevelopment Design District shall provide the following design elements:

(i) Massing/Composition:

(A) Asymmetrical composition required. This requirement is met when the building form and detailing are not identical on both sides of a central line dividing the facade (see Figure 50.05.004-R).

(B) Multi-Family Residential and Mixed Use Structures: See LOC 50.06.001.7.c.i and ii for building articulation requirements.

(ii) Roof Style: Hipped and/or gable roofs (may be used in combination) with a minimum pitch of 5:12.

(iii) Eaves: Minimum eaves of 18 in.

(iv) Exterior Building Materials: Horizontal lap siding, board and batten, shingled siding, wood logs (unpeeled or half rounded) applied as siding, or combinations thereof. Stone (including river boulders) may be used in foundations or as siding for first-floor levels.

(v) Windows: Multi-paned windows required. "Snap on," surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).

(vi) Additional Design Elements: In addition to the Required Design Elements, above, residential and residential mixed-use structures built according to the Oregon Rustic style in the Downtown Redevelopment Design District shall provide at least one of the following design elements:

(A) Windows: Functional shutters.

(B) Molding: Minimum 3.5-in. wide trim on doors and windows. Molding should be simple, square cut, or single-angle cut trim. Carved accents such as newel posts, exterior banisters, railing, etc. are also encouraged.

(C) Building Materials: Natural, clear wood or semi-transparent finishes (instead of opaque paint).

(D) Other Elements: Prominent stone chimney.

ii. Storefront Appearance Required

Buildings fronting on streets or alleys designed for pedestrian use shall create a storefront appearance on the ground floor. This is accomplished by complying with LOC 50.06.001.7.c.ii.

Building Facade Elements.

In addition, such design shall maximize the opportunity for window shopping through compliance with the following requirements:

- (1) A minimum of 80% (linear measurement) of the exterior ground floor abutting pedestrian ways shall be designed as storefront with display windows and entry features.
- (2) The bottom edge of windows along pedestrian ways shall be constructed no more than 30 in. above the abutting walkway surface and shall be no closer than 12 in. above the walkway surface.
- (3) Sufficient interior or soffit lighting to allow night-time window shopping shall be provided.

iii. Materials

(1) Ground Floor

Multi-family and residential mixed-use structures shall use masonry on a minimum of 75% (linear measurement) of any street-facing ground floor building facade. Ground floor masonry materials shall be selected from the list of exterior building materials provided within the required or additional design elements for each of the Lake Oswego styles outlined in this Code section. "Masonry" also includes fabricated bricks, blocks, stucco and glass

(2) Upper Stories

Multi-family and residential mixed-use structures shall use both wood and glass on a minimum of 60% (linear measurement) of each upper story facade. Upper floor building materials shall be selected from the list of exterior building materials provided within the required and/or additional design elements for each of the Lake Oswego styles (see LOC 50.11.001, Appendix A). For the purposes of this standard, "wood" includes any wood or composite wood/cement board material outlined within the Lake Oswego styles in LOC 50.05.004.f.i. These materials are intended to soften the appearance of a building that sits on a heavier appearing masonry/glass base and thereby effectively creating a mixed use village appearance.

(3) Roof

Roofs shall use the following roofing materials:

- (a) Slate, tile, shakes or wood shingles, or synthetic materials (e.g., concrete, pressed wood products, metal or other materials) that are designed to and do appear to be slate, tile, shake, or wood shingles.
- (b) Copper or zinc roofing materials in styles representative of period architecture in the Lake Oswego Style. Metal roofs other than copper and zinc shall only be allowed in subdued colors and on small roof sections, not as a whole roof application.
- (c) If new or substantially remodeled building utilizes a flat roof, materials that will not cause roof repairs (patching) to be readily visible.

(4) Prohibited Materials

The following exterior building materials or finishes are prohibited:

- (a) Plastic, except when used to replicate old styles (e.g., vinyl clad windows, polyurethane moldings, plastic columns, etc.);
- (b) Metal or vinyl siding;
- (c) Mirrored glass;
- (d) T-111 Type plywood;
- (e) Corrugated metal or fiberglass;
- (f) Standard form concrete block (not including split faced, colored or other block designs that mimic stone, brick or other similar masonry); and
- (g) Backlit fabrics, except that awning signs may be backlit fabrics for individual letters or logos.

iv. Ground Floor Design

- (1) Ground Floor Cornice: Multi-family and mixed-use residential structures shall visually distinguish the ground floor from upper floors through at least one of the following methods:
 - (a) Provide a cornice separating the ground floor functions and materials from the upper story or stories. Ground floor cornice lines shall provide continuity with cornice placement on abutting buildings as shown in Figure 50.05.004-S: Ground Floor Design.

(b) Provide a change in building material between the ground floor and upper floors.

Figure 50.05.004-S: Ground Floor Design



(2) Ground floor storefront design: Mixed-use and commercial structures providing ground floor commercial uses shall comply with the following requirements:

(a) Use the same building materials and/or colors from storefront to storefront within a single building; or

(b) Paint the wood elements in the first floor storefront areas white, black, dark brown, dark green or gray-blue. This color range is recommended to create compatibility and design strength at the ground floor storefront level while encouraging diversity with multi-tenant buildings and in large lot (whole block) developments.

v. Molding Design

Moldings, window casings and other trim elements shall be as required by the chosen the Lake Oswego Style. Larger dimensions than the stated minimum molding widths may be used to exaggerate or illustrate a creative design concept or to match the scale of the new building.

vi. Enclosure or Screening of Mechanical Equipment

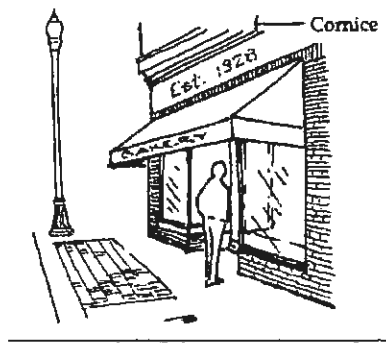
Mechanical equipment shall be screened from view. Rooftop mechanical equipment shall not be visible from any sidewalk along public streets or any open space adjacent to the proposed development. To accomplish this, rooftop equipment shall be screened by either a parapet or architectural screen that is at least as tall as the equipment, or by setting back the equipment from the roof edges sufficient to restrict views of the equipment, at a minimum three ft. for each foot of height of the equipment. Solar or other renewable energy systems are exempt from this screening requirement provided they meet the requirements in LOC 50.04.003.b. Other mechanical

equipment located on-site shall also be screened from view. Any utility box placed along a street front of a building shall be buried.

vii. Awnings and Canopies for Weather Protection

Buildings with more than one story shall provide awnings or canopies extending six ft. from window walls. Awnings shall be shed type with opened or closed ends as shown in Figure 50.05.004-T: Awning Design and Brick Pavement Panel. Curved awnings shall not be allowed. Awnings may have a front valance.

Figure 50.05.004-T: Awning Design and Brick Pavement Panel



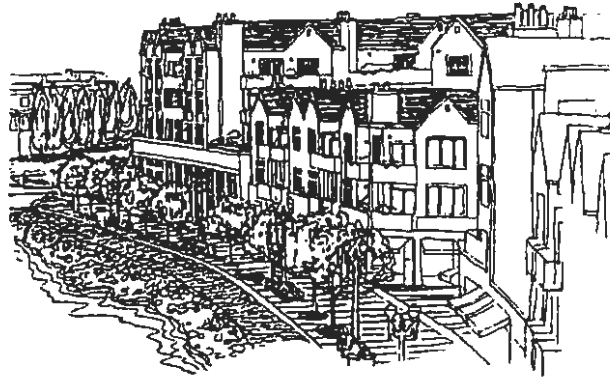
viii. Outdoor Relationships

Buildings shall be designed to open up to outdoor seating and display areas that are intended to be accessory to an indoor use, such as a restaurant or cafe.

ix. Mixed Use Residential

Mixed use buildings with a residential component shall define the residential portion of the structure by providing at least one of the following elements as shown in Figure 50.05.004-S or Figure 50.05.004-U: decks or balconies, landscaping, chimneys, dormers, or building step backs above the second story. Brick or stone masonry shall be used for chimney construction.

Figure 50.05.004-U: Mixed Use Residential



x. Alley Space

Alley space shall be designed to minimize service functions, to screen trash/storage areas and to enhance pedestrian/patron use. Outdoor seating, landscaping, signage, lighting and display features shall be included in alley design.

g. Landscaping and Site Design Requirements

i. Purpose. The following standards are intended to ensure that landscaping and site design elements help create a "village character" by providing high-quality landscape elements. Landscaping should be designed to enhance building design, enhance public views and spaces, define the street, provide buffers (screening) and transitions, break up scale and proportion, and provide for a balance between shade and solar access.

ii. Amount of Landscaping Required.

(1) Landscaping on the site, visible from the ground, shall comply with the following amounts:

(a) Residential and live/work: 15% of the lot.

(b) Nonresidential development: 10% of the lot.

(2) Vines on espaliers shall be placed along at least one building wall.

(3) In addition to the landscaping required in subsection 8.b.i of this section, landscaping for screening and buffering shall be required:

(a) To screen public or private utility and storage areas and parking lots.

(b) As a separation between dissimilar uses.

iii. Style and Design.

(1) Landscaping and courtyards shall be coordinated with the building design so that landscaping and courtyard features complements the building design. This shall be accomplished by incorporating the same materials and/or colors into landscape and courtyard elements as used within the building, or by incorporating accent materials and/or colors from the building. This requirement applies to landscape and courtyard elements such as iron/steel plant balconies, metal fences, railing and gates, masonry walls, paving, window boxes, hanging plant brackets.

(2) Landscaping may be placed in pots, raised planters, or flower boxes.

(3) Where courtyards are provided, they shall be visible from the street or sidewalk. Courtyards shall include one or more of the following elements: seating, art, or fountains/water features.

iv. Street Trees. Street trees shall be planted in conformance with the Street Tree List in the Lake Oswego Plant List, and City/LORA specifications for spacing, planting, root barriers, irrigation, lighting (uplighting and holiday lighting), etc.

v. Ground Floor Residential Use. Residential uses at the ground floor shall be separated from sidewalks by a four-ft. minimum landscaped buffer (see LOC 50.05.004.6.d). The landscape buffer may include stairs, railings, walls, pilaster columns or other similar features.

vi. Green Landscaping.

(1) Landscape design shall incorporate the following environmentally friendly design and planting concepts:

- (a) Utilize plant materials that are best suited for the areas of the site, e.g., water, soil, sun and shade.
- (b) Incorporate native and drought-tolerant plantings and utilize plant materials which are grown in the Pacific Northwest.
- (c) To minimize or avoid the use of pesticides and fungicides, use plant materials that are pest and disease resistant or that attract beneficial insects.
- (d) Irrigation systems shall be pressurized to limit water loss.
- (e) Design tree and vine placement to provide shade on ground and wall surfaces during warm months.
- (f) Use root barriers to protect trees and avoid damage to pavement when planting trees near sidewalks and other paved areas.

(2) The landscape plans shall include instructions for the continued maintenance of the landscaping, which shall include the following:

- (a) Use soil amendments and soil mulches to preserve moisture content.

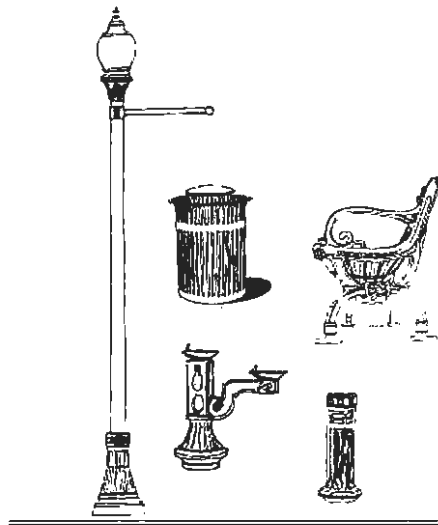
(b) Avoid or minimize the need to fertilize turf.

(c) Water between 8:00 p.m. and 9:00 a.m.

v. Street Furniture and Lighting

Buildings shall incorporate street furniture and lighting within the public right-of-way and in private areas open to public pedestrian activity. Street furniture and lighting shall comply with designs approved by the City of Lake Oswego as shown in Figure 50.05.004-V: Street Furniture and Lighting.

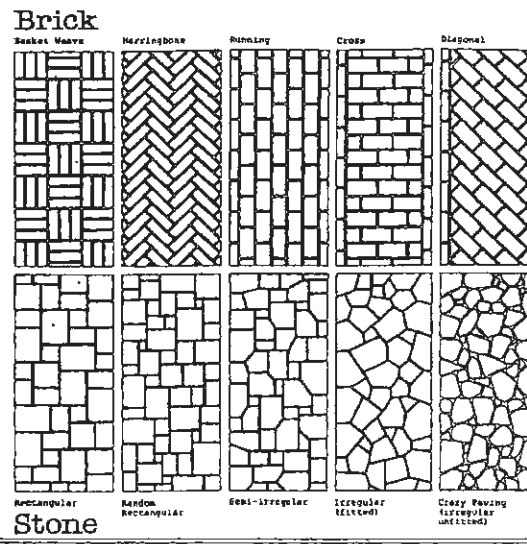
Figure 50.05.004-V: Street Furniture and Lighting



vi. Brick Paving

Where a development is proposed abutting to a sidewalk or intersection, brick paving shall be required for sidewalk surface detail panels on numbered streets and at primary building entrances as shown in the paving detail diagrams. Brick pavers shall be used to provide color and texture on north-south streets. The use of brick, cobbles or flagstones as pavement for other pedestrian ways, courtyards or parking lots is encouraged, but is not required. See Figure 50.05.004-W: Paving Materials and Design, below.

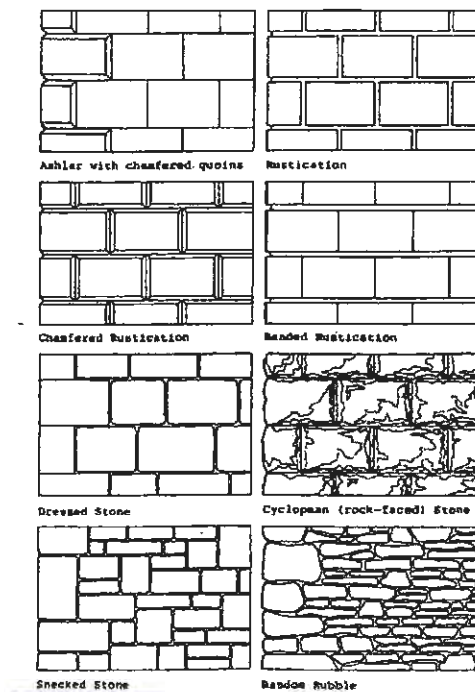
Figure 50.05.004-W: Paving Materials and Design



vii. Walls

New and substantially remodeled buildings shall use natural quarried stone (preferably Columbia River Basalt) for all retaining or freestanding walls, courtyard walls or similar landscape applications as illustrated in Figure 50.05.004-X: Wall Materials and Design.

Figure 50.05.004-X: Wall Materials and Design



viii. Gates and Hangers

Decorative iron gates and hangers for signs, flags and hanging baskets shall be required as part of the landscape plan and shall be designed in the Arts and Crafts style.

ix. Hanging Baskets

Any required landscaping shall include seasonal hanging flower baskets placed within parking lots and along streets and sidewalks.

x. Art

The site design for a new or substantially remodeled existing building shall include locations for placing public or private art.

xi. Protecting Pedestrians

In areas of potential vehicle/pedestrian conflict, City approved street furniture or bollards (see Figure 50.05.004-V: Street Furniture and Lighting) shall be used to help create a "protected zone" for the pedestrian.

xii. Undergrounding of Utilities

Overhead utilities shall be placed underground, unless the City Engineer determines that undergrounding is not practical based upon site conditions.

h. PARKING REQUIREMENTS

Parking shall be designed to provide adequate space while preserving and enhancing the village character of Lake Oswego, through compliance with the following criteria:

i. Number of Spaces

New uses shall provide the number of parking spaces required under the City of Lake Oswego Parking Standards (LOC 50.06.002), modified as follows:

(1) Because of the layout of downtown Lake Oswego and the ready availability of on-street parking and transit, the minimum parking requirement shall be 0.75 of the total required for each use pursuant to Table 50.06.002-1, Minimum Off-Street Parking Space Requirements.

(2) Retail uses within 1,000 ft. of 100 or more residential units may further reduce their total parking requirements to 0.9 of the total spaces required after all other adjustments are made pursuant this section.

(3) Within the East End General Commercial zone only, only the parking modifiers permitted by

the Downtown Redevelopment District Design Standards, and Development Size, or the Parking Study provision are permissible for reduction options.

(4) New uses within existing buildings may demonstrate compliance with the parking requirement through the use of existing spaces on adjacent property if the applicant complies with all of the following criteria:

(a) The applicant demonstrates that the proposed use has substantially different peak period parking needs than uses served by the parking spaces on the adjacent property. Evidence necessary to support such demonstration may include a by-the-hour parking study, patron use evidence from register tapes, or written employees transportation and parking policies.

(b) The applicant demonstrates that he or she has permission of the owner of the adjacent property to utilize his or her property for parking, either by an easement or a parking agreement or leases that will last for the life of the use.

(c) The location of the adjacent property complies with LOC 50.05.004.9.b.

(5) High turnover eating or drinking establishments such as coffee shops, ice cream parlors and "take-and-bake" food services may vary from the parking requirements for restaurants by providing evidence that demonstrates the short term nature of their employee and patron parking needs. In no case, however, shall parking be reduced below the number of spaces that would be required for an equal size retail store.

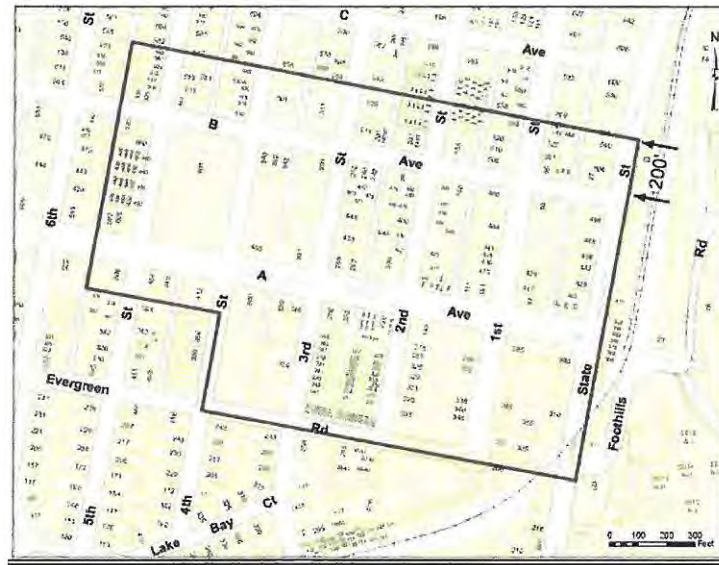
(6) Existing on-street parking along the property frontage shall be used to calculate parking requirements.

(7) In the portion of the downtown shopping and business district shown on Figure 50.05.004-Y: Downtown – No Required Parking, below, no parking shall be required for existing or proposed uses when:

(a) A retail use locates in an existing structure, or

(b) An existing structure is expanded and the ground floor footprint does not increase in area.

Figure 50.05.004-Y: Downtown – No Required Parking



ii. Employee and Patron Parking Restrictions

Employee and patron parking shall be restricted to available parking within the commercial district as follows:

- (1) On-site parking.
- (2) Owner or easement parking for patrons within 500 ft. of the business site.
- (3) Owner or easement parking for employees within 1,000 ft. of the business site, or
- (4) On-street parking along the property frontage.

i. Parking Lot Design

Parking shall be designed in compliance with the following criteria:

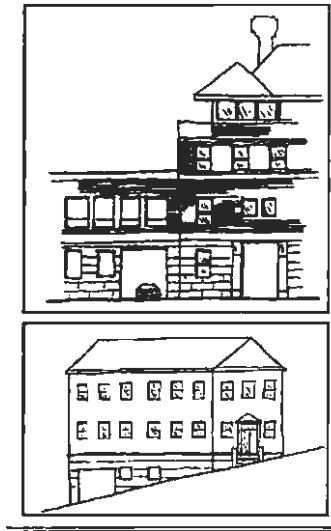
- i. Parking configuration and circulation shall be designed to provide access from streets within the district and direct traffic away from residential zones, particularly delivery vehicles.
- ii. All parking lot lights shall be directed downward and shielded in order to avoid light trespass on abutting properties. Parking lots abutting residential use shall be designed to minimize noise levels generated from vehicles such that normal use of the lot does not result in noise levels exceeding 60 dBA as measured at the edge of the parking lot or area abutting a residential use.

j. Parking Structures

In addition to compliance with the requirements of LOC 50.05.004.10, a proposed parking structure or garage shall comply with the following design standards:

i. Retail storefronts at the ground level of parking structures shall be located at the periphery of parking areas and structures. The street side of residential parking structures may contain facilities or services for residents, such as laundry rooms, lobbies, or exercise rooms.

Figure 50.05.004-Z: Parking Structure Building Materials and Entries



ii. Architectural elements such as a frieze, cornice, trellis or other device shall be continued from a residential portion of the building onto a parking structure.

iii. Vehicle entries shall be located back from the street and sidewalk, to the side, or to the rear of the building.

iv. Parking structures shall be designed so that portions of the parking structure decks are used for landscaping or entry courts to abutting buildings.

v. Parking structures shall use the same ground level building materials and cornice line height as the adjacent or abutting buildings in order to create a strong/emphasized base.

k. Street, Alley and Sidewalk Design

Purpose: Street, sidewalk and alley design should safely and efficiently provide for vehicular and pedestrian travel while enhancing village character through compliance with the following design standards. These standards shall apply in addition to any other City requirements for street, alley or sidewalk design. In the event of a conflict, the provisions of this section shall control.

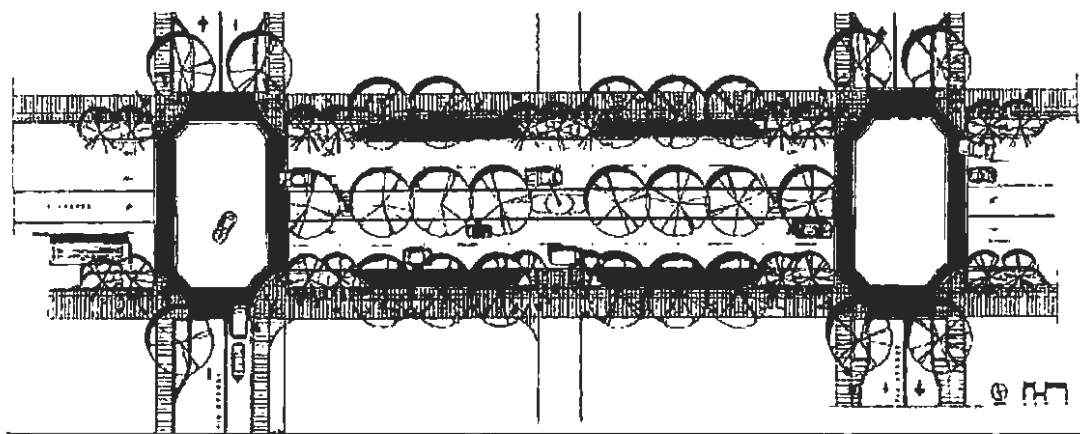
i. Compliance with Comprehensive Plan

Development shall comply with the Major Street System Policies contained in the Connected Community Chapter of the Comprehensive Plan. Pursuant to this element, "A" Avenue and State Street are classified as major arterials. "B" Avenue from State Street to Fifth Street and First through Fifth Streets from "A" to "B" Avenues are classified as major collectors.

ii. "A" Avenue

Any improvements to "A" Avenue shall be designed and constructed in conformance with the 1994 Concept Plan as it exists now or may in the future be amended by LORA. This plan identifies turn lane configuration, island location, signal location and general scope of the project. "A" Avenue shall be designed to blend with and continue the design themes of the Demonstration Street Project as shown in Figure 50.05.004-AA: Demonstration Street Project, or in conformance with the completed construction plans for the next phase if such plans are available and have been approved by LORA.

Figure 50.05.004-AA: Demonstration Street Project



iii. Intersection Design

i. Intersections on "A" and "B" Avenues shall create crosswalks in a different material and texture than the street paving (e.g., concrete, cobbles, or brick) to bridge the intervening streets.

ii. Curb extensions shall be created at all intersections where feasible from a traffic management standpoint and unless such extensions would interfere with the turning and stopping requirements of emergency service vehicles (e.g., fire trucks, ambulances), buses or delivery vehicles. Such extensions will be designed to accommodate the turning and stopping requirements of such vehicles.

iv. Alleys

Alleys shall be incorporated into design plans as pedestrian and vehicular accessways.

v. Angle Parking

On numbered streets, angle parking shall be installed when it will maximize the number of spaces provided and still comply with the capacity, service level and safety requirements of the street system.

50.05.007 LAKE GROVE VILLAGE CENTER OVERLAY DISTRICT

1. PURPOSE

2. RELATIONSHIP TO OTHER DEVELOPMENT STANDARDS

3. APPLICABILITY

4. SITE DIMENSIONAL STANDARDS

a. Purpose

b. Structure Height

i. Maximum Height Limits

ii. Standards for Buildings Exceeding 35 Ft. in Height or Two and One-Half Stories

iii. Standards for Buildings Greater Than Three Stories

This standard ensures that residential uses and additional landscape buffering adjacent to low density residential zones are provided for buildings exceeding three stories. Any building with more than three stories shall comply with subsection 4.b.ii of this section and the following:

(1) Residential Use

All stories above the second story shall be used exclusively for residential dwelling units.

(2) Requirements Adjacent to Low Density Residential Zones

The following standards apply to properties adjacent to low density residential zones:

(a) Screen Views from Upper Stories

Landscaping shall be provided to screen views of adjacent low density residential property from upper stories. This shall be accomplished when the Applicant shall applicant provides graphic documentation such as site cross-sections or enhanced photos to demonstrate how proposed screening treatment effectively satisfies this requirement with consideration of distance and sight lines to and from adjacent low density residential property windows, decks and outdoor living spaces, and topography.

Trees provided to satisfy this requirement must be of sufficient size to screen views at the time of planting.

(b) Preserve Existing Trees and Features

~~Existing trees and features of perceived value adjacent to low density residential property shall be incorporated in the landscape plan to the extent practicable pursuant to subsection 6.e. Landscape Requirements. Where preservation of existing trees is not practicable, mitigation trees shall be planted in the landscape buffer abutting the low density residential zone, preserved to the extent practicable. If removal of existing features is proposed, applicant shall demonstrate why it is not practicable to preserve these existing features and how the proposed site plan provides features of equal or better perceived value to adjacent low density residential property.~~

c. Lot Coverage and FAR

~~****~~

d. Yard Setbacks

~~****~~

e. Streetfront Environment

~~****~~

S. BUILDING DESIGN STANDARDS

a. Purpose

The design standards in this section are intended to promote a variety of architectural styles, encourage pedestrian access and use of streets and gathering places, and foster compatibility with existing structures of good design and adjacent residential neighborhoods.

b. Style and Character

~~**i. Eclectic Mix of Styles**~~

~~Village character shall be derived from a variety of architectural elements, details, forms, and materials to create an eclectic mix of many architectural styles.~~

ii. Design Diversity

In order to avoid monotony of design in relation to surrounding development and create an eclectic mix of architectural styles and forms, no one dominant architectural style shall be repeated within 500 ft. of the site, as measured from either side of the site within the overlay.

~~Monotony of design shall be avoided in relation to surrounding development. Building styles shall not be repeated if doing so results in a defining dominant style of the block.~~

iii.ii. Permitted Architectural Styles

The permitted architectural style shall be provided in accordance with the Building Design Section of the Lake Grove Village Center Design Handbook. Until the adoption of the Lake Grove Village Center Design Handbook, permitted architectural styles within the district and its subareas are those set forth below as described in Architecture, Oregon Style, by R. Clark (Professional Book Center, Inc., Portland, Oregon, 1983):

(1) Permitted throughout the village center: Italianate, Arts and Crafts/Art Nouveau, Oregon Rustic/National Park, Colonial/Georgian and Cape Cod.

(2) Additional styles permitted in the GC zone without VTA overlay only: Italian Renaissance, Chicago School/Sullivanese, Art Deco/Modern, and Richardsonian Romanesque.

(3) Additional styles permitted in VTA 1, VTA 2 and VTA 3: Gothic Revival, Northwest Regional, Tudor/Jacobethan.

(4) Additional styles permitted in VTA 1: Classic Revival, Second Empire (no mansard), Prairie School, Bungalow and Craftsman, and Colonial.

iii.iv. Composition

Building components, such as windows, doors, eaves and parapets shall be of proper proportion and be placed in relationship to one another as determined by the architectural style of the building.

c. Design Features

i. General Features Purpose: The purpose of these standards is to create building and site designs that include complex massing, balanced composition of architectural forms and elements, and richly textured and visually engaging facades.

~~Building designs shall feature:~~

~~**(1)** Complex massing,~~

~~**(2)** Balanced composition of architectural forms and elements, and~~

~~**(3)** Richly textured and visually engaging facades.~~

ii. Plants and Architecture

(1) Provide and integrate landscaping with architecture. This shall be accomplished by providing native or naturalized drought-tolerant vegetation in Landscaping may be provided at planters, borders, plazas, courtyards and in pots and/or planter boxes.

(2) Landscaping shall be used to help define building proportion relationships and to provide scale to the structure as a whole. To help define a building's base and proportion relationships and create human-scale development, the landscape plan shall incorporate shrubs and tree species that will obtain a mature height of a minimum of 36 in. and 20 ft., respectively.

~~(3) Specify drought-tolerant species.~~

iii. Existing Natural Forms and Vegetation

~~(1) Buildings shall be designed and located to complement and preserve existing natural land forms, trees, and other natural vegetation.~~

~~(2) Incorporate land forms and trees as design elements which must relate to building elevations to determine scale and proportion.~~

iiiv. Complementary Elements

Design site amenities and building elements according to the permitted architectural style chosen for the building. ~~those elements listed below to be complementary in appearance to those buildings or structures with which they are associated.~~

- | | | |
|----------------------|------------------------|---|
| ▪ Awnings | ▪ Drinking fountains | ▪ Stairs |
| ▪ Bus Shelters | ▪ Foundations | ▪ Utility connections and meters |
| ▪ Benches | ▪ Lights | ▪ Vents |
| ▪ Chimneys | ▪ Mailboxes | ▪ Windows |
| ▪ Decks and Railings | ▪ Mechanical equipment | ▪ Weather vanes, and other appendages attached to the roof or projecting above the roofline |
| ▪ Doors | ▪ Signs | |
| ▪ Downspouts | ▪ Solar panels | |

d. Pedestrian Features

Purpose: These standards facilitate pedestrian access and create viable pedestrian-scale streetscapes and public places inclusive of pedestrian ways, parking areas, interior courtyards and public and private outdoor areas designed to foster the comfort and enjoyment of pedestrians and other users.

i. Orientation and Entrances

(1) Buildings shall be located within 30 ft. of a public street. Buildings located on sites adjacent to one or more transit streets shall be located within 30 ft. of at least one transit street.

(2) Buildings within 30 ft. of one or more public streets shall have a public entrance directly from at least one public street. Buildings located on sites adjacent to one or more transit streets shall have a public entrance directly from at least one transit street.

(3) Exceptions are permitted where locating the building as set forth in this standard is prevented by topographic constraints, existing natural resources, or where, in multi-building complexes, the configuration of the lot prevents locating all buildings within 30 ft. of a public street.

(4) Entries shall be sheltered and emphasized through the use of canopies, overhangs, awnings, or arcades.

~~(5) Entrances to upper floors shall be located so as not to conflict with street level and public area activities and pedestrian use.~~

(65) Additional standards for public entrances apply as follows: Requirements set forth in the Urban Village section apply at locations identified as Urban Village on Figure [50.05.007-D: Village Character Map](#). Requirements set forth in the Streetfront Environment standards apply at locations identified as Transitional Streetfront Environment – Campus Street Orientation designations on Figure [50.05.007-D: Village Character Map](#).

ii. Walkways

Walkways shall be continuous, direct and free of barriers such as poles or other obstructions.

iii. Open Area Amenities

~~Streetscapes and public areas shall provide for "layers" of design elements and amenities such as benches and walls, landscaping, street trees and walkways.~~

iiiv. Windows

(1) Upper stories shall provide a minimum of 30% fenestration.

~~(4) Windows shall be numerous and placed at the pedestrian level to provide a visual connection to the street environment and public areas.~~

~~(2) Windows at upper floors shall provide a visual connection to the street and public areas. Tinted glass shall not be used.~~

~~(3) Windows at dwelling units shall provide a visual connection to the street and public areas. Architectural elements including but not limited to balconies, front porches and windows may be employed.~~

iv. Rain Protection

(1) Rain protection shall be provided over windows and entrances along the frontage of any building that abuts a public sidewalk or walkway.

(2) Rain protection shall consist of awnings, canopies or projections extending a minimum of four ft. or half the width of the sidewalk or walkway from face of window wall.

(3) Vinyl awnings are prohibited.

vi. Lighting

~~(1) Purpose:~~ Exterior building lighting is intended to ~~shall be provided at a scale to~~ enhance the pedestrian environment as part of the architectural concept.

Lighting shall comply with the following standards:

~~(2) Fixtures, standards, and exposed accessories shall be compatible with the building and overall site design.~~

~~(31)~~ Lighting shall be shielded, directed downward, and designed to prevent glare on abutting properties.

(2) Structures shall provide exterior, pedestrian-oriented building lighting along the ground floor. Along street and public space-facing ground floors, lighting shall be installed at least every 30 ft. Pedestrian-oriented lighting may include sconce or gooseneck fixtures.

(3) When ground floor architectural bays are provided, exterior ground floor building lighting shall be integrated into the sign frieze and/or into the column/pilaster/post of the ground floor architectural bays, as illustrated in Figure 50.06.001-O.

e. Roofs

i. Flat roofs are permitted only on buildings greater than 20 ft. in height.

[Cross-Reference: Minimum Height at Streetfront, LOC 50.05.007.4.e.iii.]

ii. Mansard roofs are prohibited.

iii. Ecoroofs and roof gardens are encouraged to reduce runoff, promote rooftop storage for reuse, enhance building cooling and insulation, reduce heat island effect offering area cooling, improve air quality and to provide an attractive outdoor area.

iv. Buildings shall be designed and constructed with roof angles, overhangs, flashings, and gutters to direct water away from the structure, pedestrian walkways and outdoor public places.

f. Screening and Sound Buffering

i. Mechanical equipment shall be screened from view. Rooftop mechanical equipment shall not be visible from any adjacent street, sidewalk or any open space adjacent to the proposed development. To accomplish this, rooftop equipment shall be screened by either a parapet or architectural screen that is at least as tall as the equipment, or by setting back the equipment from the roof edges sufficient to restrict views of the equipment. Solar or other renewable energy systems are exempt from this screening requirement provided they meet the requirements in LOC 50.04.003.b. Other mechanical equipment located on site shall also be screened from view. Exception: the equipment may be placed underground.

~~i. Building vents and mechanical equipment shall be screened from ground level view with materials harmonious to the building.~~

~~ii. Rooftop mechanical equipment shall be screened from ground level view from all sides.~~

~~iii. Solar panels are exempt from subsections 5.f.i and ii of this section.~~

~~iv. Buildings and associated noise generating equipment shall be designed and constructed to reduce limit normal noise levels impacts on adjacent residential interior occupied spaces and adjacent property to 60 dBA as measured at the property line. by the following methods:~~

~~(1) Use solid barriers such as fences, berms, natural land forms, and structures compatible with adjacent buildings to reduce sound levels.~~

~~(2) Minimize the window surface on sides facing adverse sound sources, where possible.~~

~~(3) Heat pumps or similar noise generating equipment shall be located so that operating noise does not affect use of living areas such as bedrooms, outdoor decks or patio areas and adjacent property.~~

g. Materials

i. Wall Materials

Materials for walls and exterior components shall be complementary to each other, durable, and of high quality. The following exterior materials are not allowed:

- (1) EIFS or other synthetic stucco material,
- (2) Metal and vinyl siding,
- (3) T-111 paneling,
- (4) Composite wood siding of any kind,
- (5) Mirrored glass,
- (6) Standard form concrete block (not including split faced, colored or other block designs, which mimic stone, brick or other masonry),
- (7) Back-lighted fabrics,
- (8) Plastic and fiberglass except when used to replicate styles, or
- (9) Corrugated metal.

ii. Roof Materials

Materials used for roof repairs (patching) must not be readily visible. Roof materials shall be limited to:

- (1) Slate,
- (2) Tile,
- (3) Shakes or wood shingles, or
- (4) Synthetic materials (e.g., concrete, pressed wood products, metal or other materials) that are designed to and do appear to be slate, tile, shake or wood shingles.

iii. Colors

- (1) Natural or subdued building color shall be used for expanses of exterior surfaces.
- (2) Bright or primary colors for entire walls or roofs shall not be allowed.
- (3) Bright accent colors shall be limited to trim.

h. Special Design Standards within the Village Transition Area

These standards apply within the Village Transition Area to foster visual interest and compatibility between adjoining buildings through appropriate scale relationships.

i. Design Elements

One or more of the following design elements shall be featured:

- (1) Balconies and/or dormers to provide distinct and separate areas.
- (2) Setting back parts of the facade to reduce the mass of large buildings or row of attached dwellings.
- ~~(3) A variety of harmonious colors, textures, material changes in rooflines, eaves, gables, trim details, bay windows, balconies, porches, and verandas.~~
- (4) Dormers to break up roof expanses.

ii. Building Planes

Building planes shall be broken down both horizontally and vertically through the use of one or more of the following design elements:

- (1) Recessed or projected entries and porches.
- (2) Combinations of roof gables and eaves facing on public sides of the building(s).
- ~~(3) Windows selected and composed to reference a human scale. A minimum of 60% of all upper story windows shall be vertically oriented, with a minimum vertical to horizontal ratio of 1.5:1. This requirement applies to individual windows, as opposed to grouped window arrays.~~
- (4) Balconies.
- (5) Wall planes offset a minimum depth of two ft.

i. Urban Village Design Areas

Urban Village Design Area standards promote scale and design features appropriate to a street orientation. The following standards apply for properties designated Urban Village on Figure 50.05.007-D: Village Character Map.

i. Primary Entrances

ii. Side Wall Plane

iii. Public Plaza

iv. Urban Village Standards for Buildings Exceeding 35 Ft. or Two and One-Half Stories

These standards ensure taller buildings contribute appropriately to village scale and character. The following standards apply to buildings exceeding 35 ft. or two and one-half stories at locations designated Urban Village on Figure 50.05.007-D: Village Character Map.

v. (1) Facade Plane

vi.(2) Design Features

A minimum of two of the following design features are required. (Desired design features are to be illustrated in the Building Design section of the Lake Grove Village Center Design Handbook.)

(1a) The primary roof shall feature a minimum six-to-12 slope. The roof shall slope up and away from any abutting street. Secondary roof forms or architectural features such as dormers or bays may form gables facing the street. Mansard roofs are prohibited. This requirement is illustrated in Figure 50.05.007-R: Roof Design.

Figure 50.05.007-R: Roof Design

~~**(2b)** Windows, balconies, or entryways to balconies or terraces shall be used to create the perception of depth, transparency and establish a human scale at upper stories. To create the perception of depth and establish a human scale, true windows, transparent balconies or entryways to balconies, or terraces shall be incorporated into upper story facades.~~

~~**(c)** Variation in materials, textures, colors, and shapes shall be used to make stories above the second story appear to recede from view.~~**(4c)** A public plaza shall be provided. The plaza shall meet the requirements of subsection 5.i.iii of this section, Public Plaza. Notwithstanding these requirements, the plaza shall not be less than 4% of the lot area or 500 sq. ft., whichever is greater.

50.05.006 OLD TOWN NEIGHBORHOOD DESIGN

1. PURPOSE

The purpose of these design district standards is to develop a cohesive and orderly relationship between existing and proposed buildings in the Old Town Neighborhood by providing visual connections defined by the predominant architectural characteristics of the Old Town styles (see LOC 50.05.006.c.). While a new development may have a distinctive identity, its overall effect should support and reinforce the Old Town styles.

2. APPLICABILITY

- a. This standard is applicable to major development or minor development within the R-DD (Design District) zone as described in LOC 50.07.003.14.a.ii (1).
- b. Where a proposed design does not comply with all clear and objective standards in this article, the applicant may choose a more discretionary level of review and demonstrate that the alternative design equally or better meets the Design Principles and purpose of the standards as described in the Purpose statements, and in the Description of Style for each of the Old Town Styles in LOC 50.05.006.4.b.

3. DESIGN PRINCIPLES

- a. Design Excellence and Architectural Expression: Create aesthetically pleasing architecture that contributes to the sense of place, and neighborhood pride.
- b. High Quality Materials: Utilize building materials that are high-quality, visually attractive, compatible, durable, and which add a sense of richness and character to the neighborhood.
- c. Sustainable Architectural Design: Promote sustainable architectural design and practices with durable construction and materials that conserve resources and minimize life cycle costs.
- d. Provide Context Sensitivity: Take into account proximity to existing uses, height and massing relationships, surrounding building character, street widths and functions, open spaces, and view corridors.
- e. Preserve and Enhance Historic Character: New developments should build on historic assets by recognizing the historic architecture and pattern of the development without being historicist.

4. REQUIRED DEFINITIONS OF OLD TOWN STYLE

a. Purpose

The following standards ensure structures reflect the historic architectural styles of the Old Town neighborhood, and that new structures blend with existing neighborhood structures built in these historic styles and located in the Old Town neighborhood. Structures in Old Town shall generally be characterized by simple massing and composition, the use of natural building materials, window and door openings emphasized with trim, and gable and hip roof forms.

The purpose of this design overlay is to develop a cohesive and orderly relationship between existing and proposed buildings in the Old Town Neighborhood by providing visual connections defined by the predominant architectural characteristics of the Old Town styles (see LOC 50.11.003, Appendix C). Copying the existing building styles is not the intention of these guidelines. While a new development may have a distinctive identity, its overall effect should support and reinforce the Old Town styles.

b. Old Town Style

Structures shall be designed in one of the three following traditional American home building styles, as described and outlined below: Early 1900 Vernacular style (gable-front or gable front-and-wing), Craftsman, or Cape Cod.

a. Structures in the Old Town style shall be characterized by simple massing and composition, use of natural building materials, window and door openings emphasized with trim, and gable and hip roof forms.

b. Structures shall consist of elements from not more than two of the following traditional American home building styles:

i. Early 1900 Vernacular style (gable-front or gable front-and-wing);

ii. Craftsman; and

iii. Cape Cod.

i. Early 1900 Vernacular Style

(1) Description of Style: One or two story with moderately pitched gable front or gable front with side wing, often with a front porch with shed or hip roof. Vernacular style house forms include square, rectangular, L- or T-plan with intersecting gables. These houses can include symmetrical placement of doors and double-hung sash windows, which are emphasized by window trim. They are typically sided with shiplap horizontal siding and have minimal or simple decorative detailing. Other building materials may include wood shingles or shakes, real brick, or natural stone. On the more complex structures with intersecting gables, the roof ridge of one of the gables is sometimes higher than the other adjacent wing.

(2) Required Design Elements: Structures built according to the Early 1900 Vernacular style in Old Town shall provide the following design elements:

- (a) Building Height:** Single family residential dwellings shall be a maximum of two stories.
- (b) Massing/Composition:** Single family residential dwellings shall have square, rectangular, L-shaped, or T-shaped plan (see Figure 50.05.006.9-A). Building projections illustrated in this figure may extend from any location along the building facade. Porch projections may be appended to any of the above plan types. Multi-family and townhouse structures shall provide additional building articulation, in accordance with standards in LOC 50.06.001.7.c.i.(1).
- (c) Roof Style:** Gable front, or gable front with side wing (see Figure 50.05.006.9-B).
- (d) Roof Pitch:** Minimum 6:12; Maximum 12:12.
- (e) Exterior Building Materials:** Wood shingles, wood or wood/cement board horizontal lap siding, real brick, or natural stone are required on all building facades. Thin, adhesive applied brick and stone veneers are not permitted.
- (f) Windows:**
 - (i)** Vertically proportioned double or single hung sash windows are required on all street-facing building facades.
 - (ii)** Windows shall have a minimum vertical to horizontal ratio of 1.5:1.
 - (iii)** Single-family structures shall provide at least 15% glazing for all street-facing building facades. Glazing may be provided in windows or primary entry doors.
 - (iv)** Multi-family structures shall comply with minimum window provision requirements in LOC 50.06.001.7.c.i: Building Facade Elements.
 - (v)** "Snap on," surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).
- (g) Molding:** Minimum 3.5-in. wide trim is required on all windows and minimum 5-in. trim on all doors.
- (h) Front Entry:**
 - (i)** Single-Family Residential: A covered front porch measuring a minimum of six ft. deep and eight ft. wide, or front entry that is recessed at least three ft. behind the front building facade.
 - (ii)** Multi-Family Residential and Townhouses: Ground floor residential entries shall provide a covered front entry measuring at least six ft. deep, or a front entry that is recessed at least three ft. behind the front building facade.

Figure 50.05.006.9-A:
Early 1900 Vernacular style massing / composition

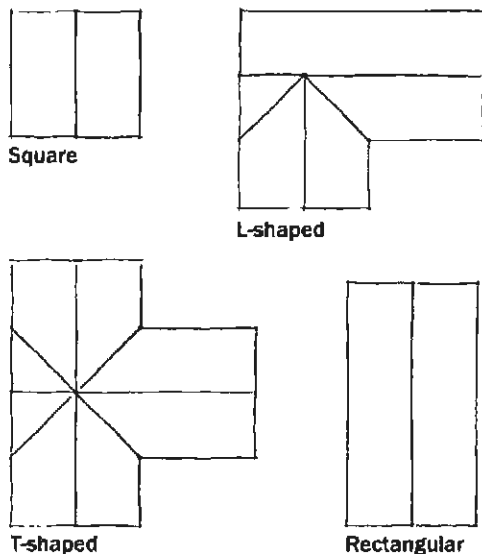
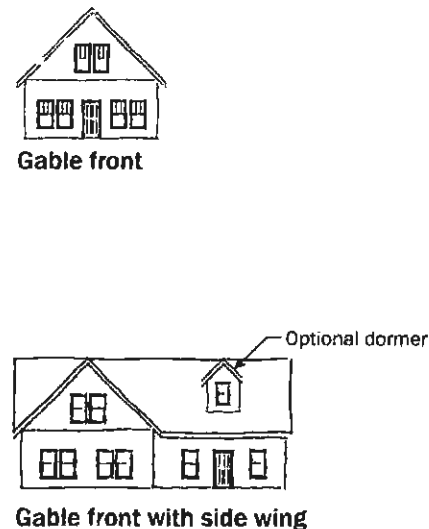


Figure 50.05.006.9-B:
Early 1900 Vernacular style roof types



(3) Additional Design Elements: In addition to the required design elements, structures built according to the Early 1900 Vernacular style in Old Town are encouraged to provide at least one of the following design elements:

- (a) Offset ridgelines at intersecting gables**
- (b) Dormer(s) facing the front or side of the house.**

ii. Cape Cod

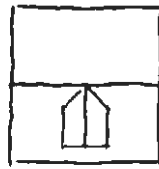
(1) Description of Style: A 20th century Cape Cod is square or rectangular with one or one-and-a-half stories and steeply pitched, side gable roofs, sometimes with an intersecting gable often with dormers and shutters. The siding is usually clapboard or brick. There is often an accentuated front door, with a decorative crown (pediment) supported by pilasters or extended forward and supported by columns to form a small entry porch. Windows typically are with double-hung sashes, usually with multi-pane glazing on one or both sashes, frequently in adjacent pairs.

(2) Required Design Elements: Structures built according to the Cape Cod style in Old Town shall provide the following required design elements:

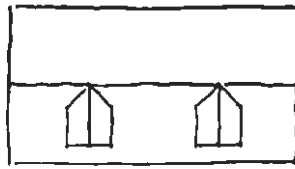
- (a) Building Height:** Single-family residential dwellings shall be a maximum of two stories.

- (b) Massing/Composition: Single-family residential dwellings shall have square or rectangular plan (see Figure 50.05.006.9-C). Multi-family and townhouse structures shall provide additional building articulation, in accordance with standards in LOC 50.06.001.7.c.i and ii.
- (c) Roof Style: Side gable roof (see Figure 50.05.006.9-D).
- (d) Roof Pitch: Minimum roof pitch 8:12 or greater. Shed roof dormers are exempt from this requirement.
- (e) Exterior Building Materials: Wood shingles, wood or wood/cement board horizontal lap siding, real brick, or natural stone are required on all building facades. Thin, adhesive applied brick and stone veneers are not permitted.
- (f) Windows:
- (i) Double or single-hung sash windows with multi-paned glazing on one or both sashes required on all street-facing building facades.
- (ii) Single-family structures shall provide at least 15% glazing for all street-facing building facades. Glazing may be provided in windows or primary entry doors.
- (iii) Multi-family structures shall comply with minimum window provision requirements in LOC 50.06.001.7.c.i.(2).
- (iv) "Snap on," surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).
- (g) Front Entry: A decorative crown (pediment) above the front entry that is supported by pilasters, or a covered front entry porch measuring at least six ft. deep that is supported by columns measuring at least 5.5 in. wide.
- (h) Molding: Minimum 3.5-in. wide trim is required on all windows and minimum five-in. trim on all doors.

Figure 50.05.006.9-C:
Cape Cod style massing / composition

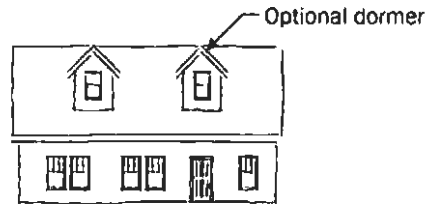


Square



Rectangular

Figure 50.05.006.9-D:
Cape Cod style roof types



Side gable roof

(3) Additional Design Elements: In addition to the required design elements, structures built according to the Cape Cod Style in Old Town are encouraged to provide at least one of the following design elements:

- (a) Dormer(s) facing the front or side of the house.**
- (b) Windows: True divided light, multi-paned windows, in which individual sheets of glazing are provided between mullions (as opposed to simulated divided lights).**
- (c) Operable window shutters.**

iii. Craftsman

(1) Description of style: Low pitched gabled roof (occasionally hip) with wide, overhanging eaves, roof rafters usually exposed, decorative beams or braces commonly added under gables, porches either full or partial width, with roof supported by tapered square columns on pedestals, frequently extended to ground level and frequently composed of stone, clapboard, brick or in combination. Dormers are commonly gabled in twos or threes. Windows are typically large with small panes in the upper sash, and on the front facade are often flanked by two smaller windows. The most common wall cladding is wood clapboard, wood and shingles, with stone and brick used in combination, or for porch post pillars or columns. Stucco is occasionally used as is board and batten.

(2) Required Design Elements: Structures built according to the Craftsman style in Old Town shall provide the following required design elements:

- (a) Building Height:** Single family residential dwellings shall be a maximum of two stories.
- (b) Massing/Composition:** Single-family residential dwellings shall have square, rectangular, L-shaped, or T-shaped plans (see Figure 50.11.003-E). Building projections illustrated in L-shaped and T-shaped plans in Figure 50.11.003-A may extend from any location along the building facade. Porch projections may be appended to any of the above plan types. Multi-family structures shall provide

additional building articulation in accordance with standards in LOC 50.06.001.7.c.i and ii.

(c) Roof Style: Gable or hip roof, or combinations thereof.

(d) Roof Pitch: Minimum 3:12; Maximum 6:12

(e) Eaves: Minimum 2-ft. eaves / overhangs

(f) Exterior Building Materials: Exterior building materials shall be one or a combination of the following: Wood clapboard siding, wood shingles, real stone or brick, stucco, and/or board and batten.

(g) Windows: Windows shall be single or double hung sash windows, casement, awning, or picture windows (or a combination thereof). Windows shall be square or vertically oriented if vertical mullions are used. Single-family structures shall provide a minimum of 15% glazing on all street-facing building facades. Glazing may be provided in windows or primary entry doors.

(h) Front Entry:

(i) Single-Family Residential: A covered front porch (full or partial width of front elevation) measuring at least six ft. deep and at least half the width of the front facade. Porch roof shall be supported by tapered square, square, clustered square, or pedestal columns, measuring at least 5.5 in. in width at the narrowest point (clustered columns shall provide a minimum overall width of eight in.).

(ii) Multi-Family Residential and Townhouses: Ground floor residential entries shall provide a covered front entry or a front entry (measuring at least six ft. deep) that is supported by tapered square, square, clustered square, or pedestal columns, or a front entry that is recessed at least three ft. behind the front building facade. Columns shall measure at least 5.5 in. in width at the narrowest point (clustered columns shall provide a minimum overall width of eight in.).

(i) Molding: Minimum 3.5 in. wide trim is required on all windows and minimum five in. around all doors.

(i) Multi-family and townhouse structures shall provide additional building articulation, in accordance with standards in 50.06.001.6.c.i and ii.

Figure 50.11.003-E:
Craftsman style massing / composition

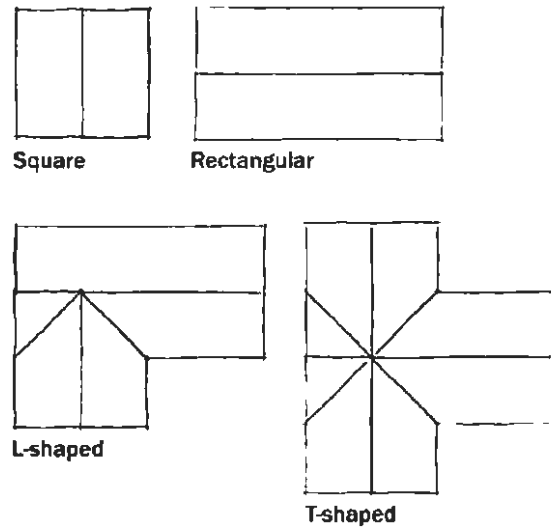
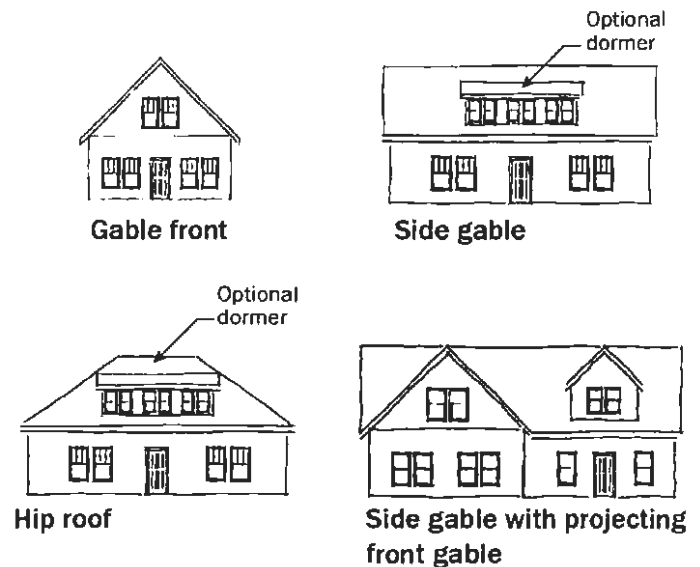


Figure 50.11.003-F:
Craftsman style roof types



(3) Additional Design Elements: In addition to the required design elements, structures built according to the Craftsman style in Old Town are encouraged to provide at least two of the following design elements:

- (a) Exposed roof rafters and brackets.**
- (b) Dormer(s) facing the primary street frontage.**
- (c) Trim wider than five in. surrounding front entry.**
- (d) Side lights at the front entry.**

5. BUILDING SITING AND MASSING

a. Purpose

The following standards ensure that new structures use building massing and composition elements characteristic of the Old Town styles, and are compatible with existing neighborhood structures.

a. Simple Massing Required

~~New buildings shall utilize massing and composition characteristics of the Old Town styles (see LOC 50.11.003, Appendix C) and shall be compatible with existing structures of the Old Town styles located on the block face where the proposed structure will be located as well as those structures of the Old Town styles in the block face across the street from where the proposed structure will be located. In addition to the other requirements of this section, rowhouse or townhouse units shall be differentiated from one another through the use of varied setbacks for each unit or groups of units and/or varied rooflines and heights to provide visual interest and create the appearance of a single family development pattern along the street. Abutting rowhouse or townhouse units shall not have identical facades.~~

b. Required Massing and Composition

New buildings shall comply with the building massing and composition, and building height requirements associated with the chosen Old Town Style.

c. Roof Form and Pitch

All roofs shall comply with roof style and roof pitch requirements associated with the chosen Old Town style.

~~New structures shall be designed with gable and hip roof forms. Flat or shed roof forms are prohibited for primary structures, but may be allowed for secondary building projections such as dormers or porches (see LOC 50.11.003, Appendix C, Figure 1). Roof pitch shall be similar to typical pitches of Old Town styles. In no case shall pitch be less than 6 ft.:12 ft. for the primary roof form. Structures located on the same block face as the proposed development as well as on the block face across the street, that are examples of the Old Town styles, shall also be considered in determining preferable roof pitch. For corner lots, structures in the Old Town styles on both block faces of the proposed development, as well as adjacent blocks across these streets, shall be considered.~~

6. BUILDING DESIGN AND MATERIALS

a. Purpose

The following standards ensure new structures reflect the historic building design and materials of the Old Town neighborhood, and that new structures blend with existing neighborhood structures built in these historic styles.

a.—Old Town Style Required

~~New buildings shall be designed using the building design elements described in the Old Town styles, to create buildings which blend with existing structures in these styles located on the same block face as the proposed development and on the block face across the street.~~

b. Materials

i. Moldings

New structures shall comply with minimum requirements associated with the Old Town styles.

~~Moldings, window casings and other trim elements utilized on buildings shall be similar to those represented in the Old Town styles. Where possible, they shall match or complement the detailing of structures on the same block face as the proposed development and on the block face across the street, which are designed in the Old Town styles.~~

ii. Building Materials

New buildings shall comply with requirements for exterior building materials associated with the chosen Old Town style.

Siding

~~The predominant exterior siding materials in the Old Town styles are:~~

- ~~(1) Horizontal wood siding (three to eight in. wide shiplap or clapboard);~~
- ~~(2) Board and batten siding;~~
- ~~(3) Stone, brick or stucco of a type used in the Old Town styles; and~~
- ~~(4) Plain or patterned wood shingles as described in the Old Town styles.~~

~~These materials may be used alone or in combination.~~

~~Development should use traditional materials as discussed in the Old Town styles description, but may include representations of the actual materials in pressed wood products, vinyl or metal. Traditional masonry materials, or concrete or other products made to appear like brick or stone, may also be used.~~

iii. Prohibited Siding Materials

~~Grooved, presawn plywood (e.g., T-111), corrugated metal, diagonally applied or vertically oriented siding materials with the exception of subsection 5.b.ii(2) of this section are prohibited.~~

iii. Prohibited Building Materials

The following materials are prohibited:

- (1) Grooved, presawn plywood (e.g., T-111)
- (2) Metal
- (3) Pressed wood and plywood

- (4) Vinyl siding
- (5) E.I.F.S. (fake stucco)
- (6) Concrete or other products made to appear like brick or stone, with the exception of concrete foundations.
- (7) Diagonally applied or vertically-oriented siding materials with the exception of board and batten siding.

iv. Permitted Roofing Materials

The following roofing materials are permitted:

- (1) Composition shingles
- (2) Wood shingles
- (3) Materials which have the appearance of composition or wood shingles
- (4) Clay or cement roof tiles.

~~Composition shingles, wood shingles or ceramic tiles, or materials which have the appearance of composition or wood shingles, or ceramic tiles, shall be used.~~

v. Chimneys

Chimneys shall be real brick or real stone, or boxed-in with the predominant siding material of the building. For the purposes of this standard, the predominant material is that material used in greater quantity than any other material.

vi. Windows

Sash materials shall be wood, vinyl, or aluminum clad, but not aluminum color. Glass block is prohibited. The general window shape and typical window placement and trim of the Old Town styles shall be followed. ~~Sash materials shall be wood, or vinyl, or other material with the appearance of wood.~~

vii. Entrances and Stairs

(1) Entrances

New buildings ~~shall~~ should have a minimum of one principal entry clearly visible from the street. This entry should be accentuated by characteristic elements of the Old Town styles to make it a visual focal point. Where an entry to an additional unit is not directly visible from the street, its location should be clearly marked by some identifying feature such as an entry trellis, or entry gate with a visible address.

(2) Stairs

Front entry stairs shall contain no more than seven risers between each landing.

7. FENCING AND LANDSCAPING

i. Purpose

The following standards ensure fencing and landscaping elements appropriately compliment the Old Town Style described in (50.05.006.9.c.ii).

ii. Fencing

Fencing is not required. When fencing is included in the front yard, it shall be used in an ornamental or symbolic way rather than as a visual barrier. Fences and gates constructed of metal chain link are prohibited except for:

- (1) Temporary fencing used in tree protection measures as required in LOC 55.08.030, Tree Protection Measures Required, or in construction fencing; and
- (2) Vinyl clad metal chain link in the side and rear yards of properties located east of Furnace Street; provided, that the fence does not extend into the front yard setback.

The maximum height of fencing within the front yard setback area shall be four ft. All fencing located within the street-facing setback shall be a minimum of 50% transparent. Retention of existing real stone or real brick walls is encouraged when new development is proposed. Construction of new real stone or real brick walls that are of similar height and character to existing real stone or real brick walls is also encouraged.

All fences or walls over five ft. in height shall incorporate an open design where areas, either at the top of the fence or wall, or throughout the fence or wall surface in a regular pattern, are permeable to light and air. The solid surface area of any fence or wall over five ft. in height shall not exceed 83% of its total area measured in any five-ft. wide section (see LOC 50.11.003, Appendix C, Fence Types A – C). Trellis and arbors are exempt from the ~~above~~ calculation of solid surface area.

iii. Trees and Landscaping

- (1) Mature trees or tree groves shall be preserved and incorporated into the site plan for new development. "Mature" tree means trees that are 18 DBH or greater. ~~where feasible, unless doing so would substantially reduce development options on the site.~~
- (2) Two trees for every 50 ft. of street frontage are required within 10 ft. of the right-of-way as a condition of approval of a new structure. New street trees shall be selected from the City of

Lake Oswego Master Plant List, Approved Street Trees – Old Town Neighborhood Design (see LOC 50.11.004, Appendix D). Existing street trees can be counted in order to comply with this requirement, as long as the City Manager agrees that the existing tree(s) is/are viable, and the species is included within the City of Lake Oswego Master Plant List, Approved Street Trees – Old Town Neighborhood Design (see LOC 50.11.004, Appendix D). ~~type, location and viability of the existing trees are sufficient to provide a full streetscape of trees. New street trees shall be selected from the City of Lake Oswego Master Plant List, Approved Street Trees – Old Town Neighborhood Design (see LOC 50.11.004, Appendix D).~~

8. GARAGES

If a garage is provided, it shall meet the following siting requirements (see also LOC 50.11.003, Appendix C, Figure 4):

- a. Minimize the visual impact of garages and parking from the street by:
 - i. Facing the garage on a separate street frontage from the front door of the primary structure; or
 - ii. Setting back the side of the garage facing the street a minimum of five ft. behind the front elevation of the primary structure, when the garage faces the same street frontage; or
 - iii. Accessing the garage or parking area from the rear of the lot, where feasible.
- b. For single garage openings (one to two cars) not facing the alley, ~~providing~~ provide a recessed door, decorative trellis, or other feature that will ~~provide~~ create a shadow line giving the perception that the garage opening is recessed. The feature shall be provided across the top and along the width of the garage door(s) and shall be at least 12 in. deep and six ft. tall; or
- c. For multiple garage openings (three or more cars) not facing the alley, only the garage openings for the first two vehicles may occupy the same building plane. Each additional building plane with a garage opening shall be set back by a minimum of two ft. from the previous garage building plane.
- d. Exceptions. The standards in LOC ~~50.05.006.7.b~~ 50.05.006.8.b and ~~50.05.006.7.c~~ 50.05.006.8.c shall not apply in the following circumstances:
 - i. Where the average slope of a parcel exceeds 20%;
 - ii. Where the width of a parcel is less than 50 ft.; or
 - iii. Where the garage is proposed to be set back at least 60 ft. from the public right-of-way.
- e. Detached garages shall have the same roof pitch and architectural style as the primary structure.

8.9 ADDITIONAL REQUIREMENTS FOR TOWNHOUSE, ROWHOUSE, AND MULTIPLE-FAMILY DWELLINGS

a. Purpose

The following standard ensures that new townhomes, rowhouses, and multi-family structures, due to their potential size, are visually reduced in scale and relate to nearby residential structures and neighborhood scale in general.

b. Townhouse, rowhouse, and multi-family structures shall be designed in one of the Old Town styles, as described and illustrated in LOC 50.05.006.9.c. In addition, multi-family structures shall also be subject to the following requirements:

i. Multi-family structures shall provide articulated building facades and rooflines in accordance with requirements in LOC 50.06.001.7.c.i Building Articulation for Multi-Family and Residential Mixed-Use Structures.

ii. Townhouses and rowhouses shall provide articulated building facades and rooflines in accordance with LOC 50.06.001.7.c.ii Building Articulation for Townhouse/Rowhouse Structures.

iii. All surface parking areas shall provide a landscape buffer measuring a minimum of five ft. wide between the parking area and any public right-of-way or abutting property. The buffer should provide continuous landscaping measuring a minimum of three ft. high. All multi-family and duplex development must also comply with setback and landscaping requirements in LOC 50.04.001.2.e.iii.

iv. Parking spaces may not be located within the front setback or between the building and any street frontage.

~~Due to the potential size of multi-family structures, attention should be given to incorporating design forms and elements of surrounding buildings that are in the Old Town styles, so that new structures are visually reduced in scale and relate to nearby residential structures and neighborhood scale in general. In addition to compliance with LOC 50.05.006.4 through 50.05.006.6, multi-family projects shall also be subject to the following considerations (see LOC 50.11.003, Appendix C, Figures 2 and 3):~~

~~a. Create visual linkages with surrounding buildings in the Old Town styles by repeating or incorporating similar ridge lines, eaves, window and door openings.~~

~~b. Offset building walls and rooflines to approximate width and height ratios of surrounding buildings.~~

~~e. Incorporate similar roof forms and gables, and smaller elements like porches, dormers or bays, to reduce the scale of new buildings and better relate them to nearby residential structures. Roof pitch may be less steep than 6 ft.:12 ft. if a reduction results in visually reducing the scale of the proposed structure and better relates the proposed structure to those surrounding structures in the Old Town styles.~~

~~d. Use landscape buffers between parking areas and the street as well as abutting residences.~~

~~e. Create visual interest along the street by breaking walls into smaller planes with windows, entrances, dormers or other appropriate design elements (see LOC 50.11.003, Appendix C, Figure 3).~~

~~f. Break large parking areas into smaller groupings, where possible. Minimize the width of driveway curb cuts. Screen parking from the street with landscaping. Locate parking under, or at the sides and rear of buildings.~~

50.05.005 WEST LAKE GROVE DESIGN DISTRICT

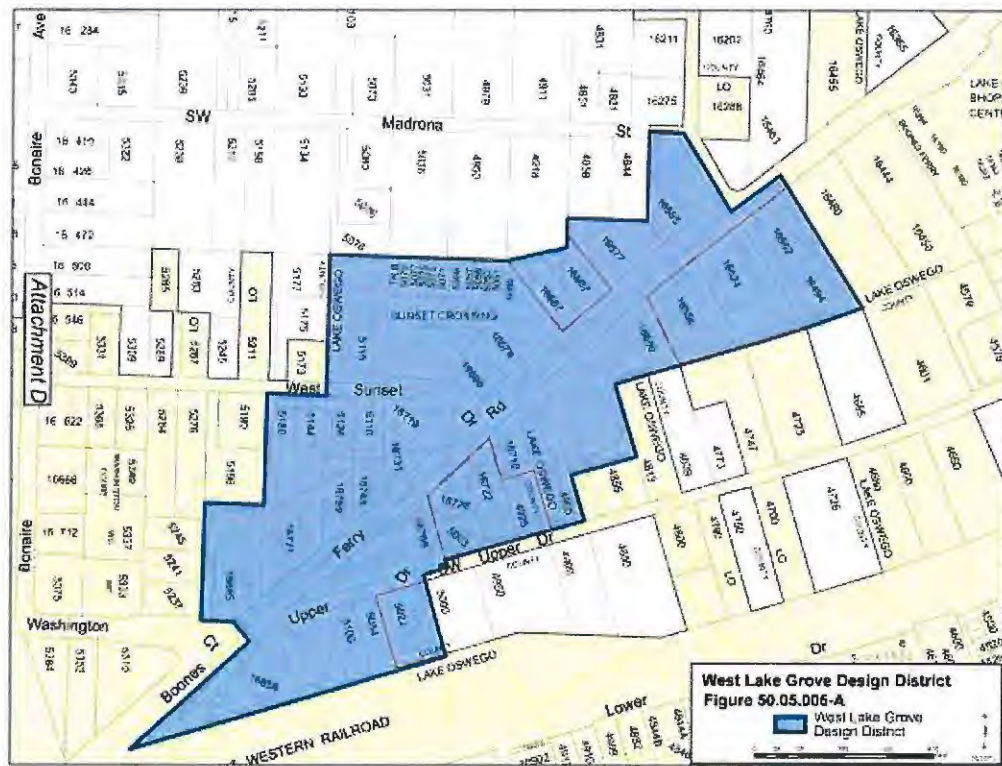
9. CLEAR AND OBJECTIVE HOUSING STANDARDS FOR APPROVAL

a. Purpose

These provisions are intended to implement the Lake Oswego Comprehensive Plan and the West Lake Grove Design District, identified in Figure 50.05.005-A: West Lake Grove Design District Boundaries, by specifying allowed land uses and providing clear and objective design and development standards for new dwellings in the District to ensure:

- i. The characteristics of allowed land uses are appropriate for this location in terms of function, transportation characteristics, and compatibility with nearby residential uses.
- ii. Development of specific transportation improvements necessary to:
 - (1) Minimize impacts on adjacent local streets through measures such as site planning, building design, and building orientation;
 - (2) Allow for efficient and safe shared access to Boones Ferry Road to minimize traffic conflicts;
 - (3) Ensure cohesive internal circulation and cross easements between all properties at full development; and
 - (4) Provide for pedestrian, bike and public transit facilities.
- iii. Effective buffering and screening occurs between land uses allowed within the West Lake Grove Design District and existing single-family residential neighborhoods.
- iv. The creation of a built environment complementary to the existing character of Lake Grove which includes:
 - (1) The creation of an aesthetic entry to the City;
 - (2) Architecturally designed structures of high design quality sited to orient towards the public streets; and
 - (3) Conservation of existing mature Douglas fir trees and other significant trees to retain the landmark status imparted by these resources.
 - (a) High quality site planning and designed landscapes.

Figure 50.05.005-N: West Lake Grove Design District Boundaries



b. Clear And Objective Track 2 Alternative Applicability

- i. A development in the West Lake Grove Design District (shown in Figure 50.05.005-A) that involves a structure for residential mixed-use, multi-family residential, or attached single-family (three or more units) housing that creates new dwelling units may comply with this article in lieu of compliance with LOC 50.05.005.1-8.:
- ii. To the extent that any requirement of this overlay imposes a regulation relating to the same matter as the use, dimensional, or development regulations in this Code, this section shall prevail.

c. West Lake Grove Design Standards Explained

This section provides for two levels of design and development standards to implement the West Lake Grove Design District. The first level are those overall design and development standards which apply to the entire district found in LOC 50.05.005.9.4, Standards Applicable to the Entire WLG Design District. The second are those standards which apply specifically to the individual West Lake Grove zones found in LOC 50.05.005.9.5, 50.05.005.9.6, 50.05.005.9.7, and 50.05.005.9.8.

d. Standards Applicable To The Entire WLG Design District

i. Site Design Standards

(1) Purpose

Development which occurs within the West Lake Grove Design District shall achieve an aesthetically pleasing site and building design that:

- (a) Conserves mature Douglas fir trees and other significant trees in order to retain the landmark status imparted by these resources;
- (b) Through building design and orientation, provides effective screening and buffering of the subject properties from adjacent residential neighborhoods;
- (c) Through high quality designed landscapes involving native plant materials or those which have naturalized to the locale, plants will grow to significant size and impart seasonal color and interest; and
- (d) Incorporates landscape features which contribute to a unifying design theme and continuity within the West Lake Grove Design District, such as paving materials and textures, lighting, street furniture, signage and plant material selection, especially trees.

ii. Streets and Circulation

Access to Boones Ferry Road, new streets, internal vehicular driveways, parking, pedestrian and bike facilities shall be provided and developed in accordance with the Streets and Circulation Element of the West Lake Grove Design District shown below in Figure 50.05.005-O: Auto and Transportation Circulation, Figure 50.05.005-P: Internal Parking and Circulation, and Figure 50.05.005-Q: Street Pedestrian Facilities and Pathways.

Figure 50.05.005-O: Auto and Transportation Circulation

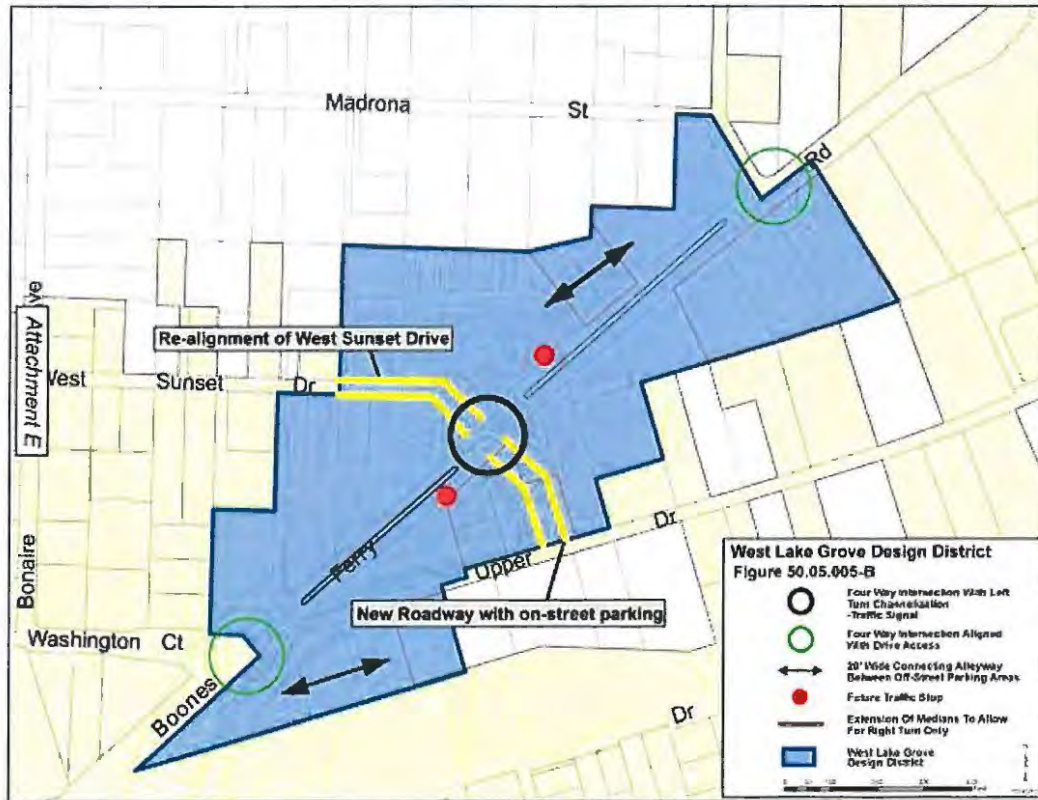


Figure 50.05.005-P: Internal Parking and Circulation

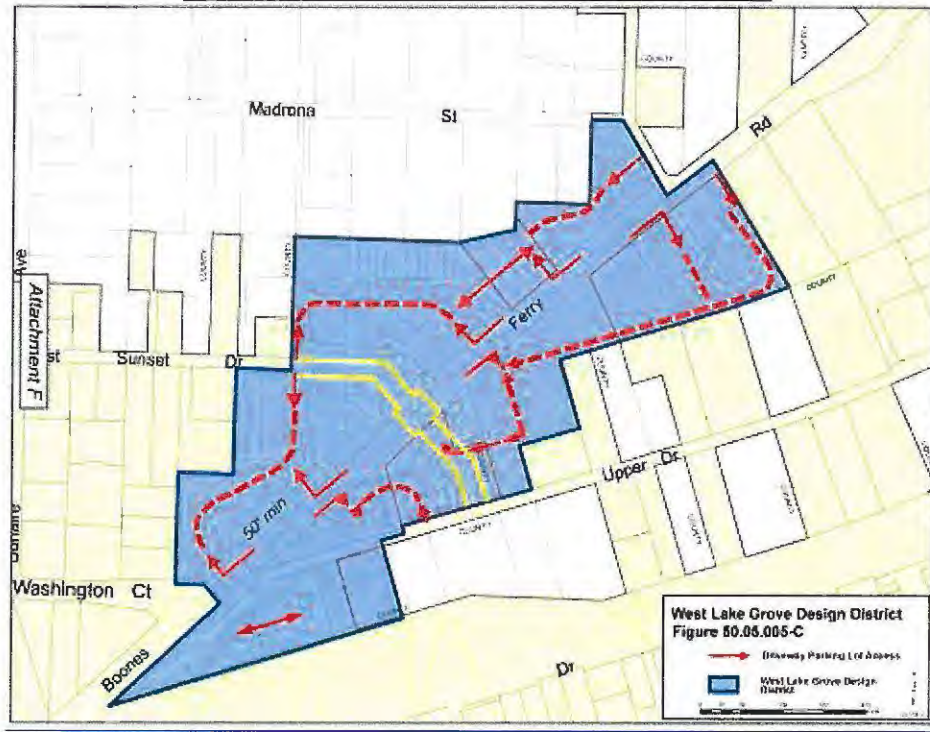
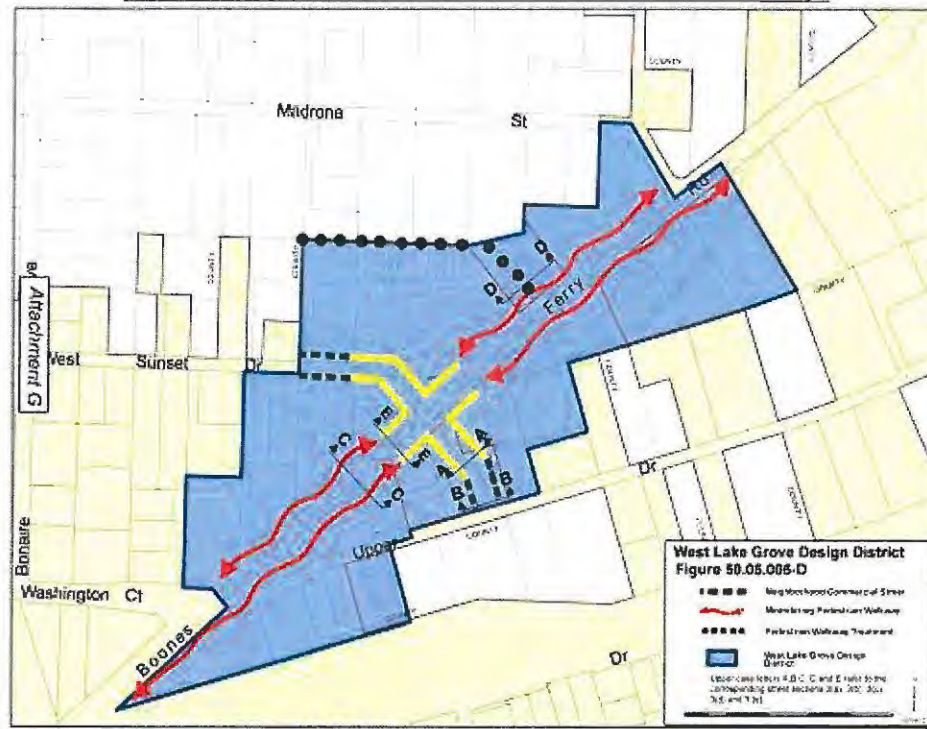


Figure 50.05.005-Q: Street Pedestrian Facilities and Pathways



Through provision of shared access and driveways, parking and pedestrian systems, development shall occur in a manner to ensure the phased construction of the planned circulation and access system and in no circumstance shall prevent the development of a cohesive access and circulation system. Furthermore, public bike and pedestrian facilities shall be provided on both sides of Boones Ferry Road as illustrated by Figures 50.05.005-O, 50.05.005-P, and 50.05.005-Q. Figures 50.05.005-R, 50.05.005-R, 50.05.005-T, 50.05.005-U, and V50.05.005-W illustrate the desired design treatment of West Sunset Street, Lower Boones Ferry Road and a pedestrian path intended to serve a portion of the WLJ R-2.5 Residential Townhome zone.

Figure 50.05.005-R: West Sunset Street Typical Street Section A-A

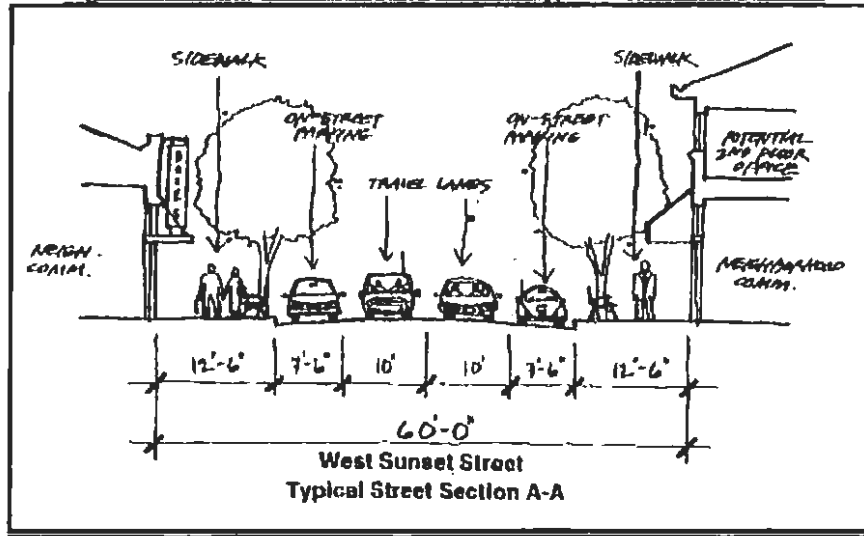


Figure 50.05.005-S: West Sunset Street Typical Section B-B

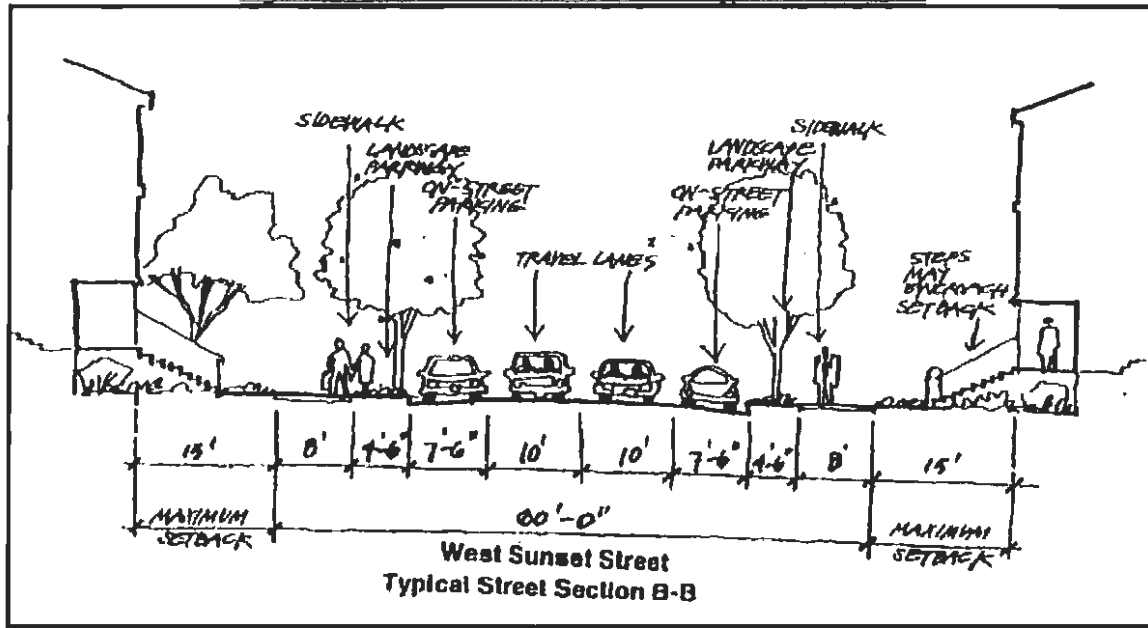


Figure 50.05.005-T: Lower Boones Ferry Road Typical Section C-C

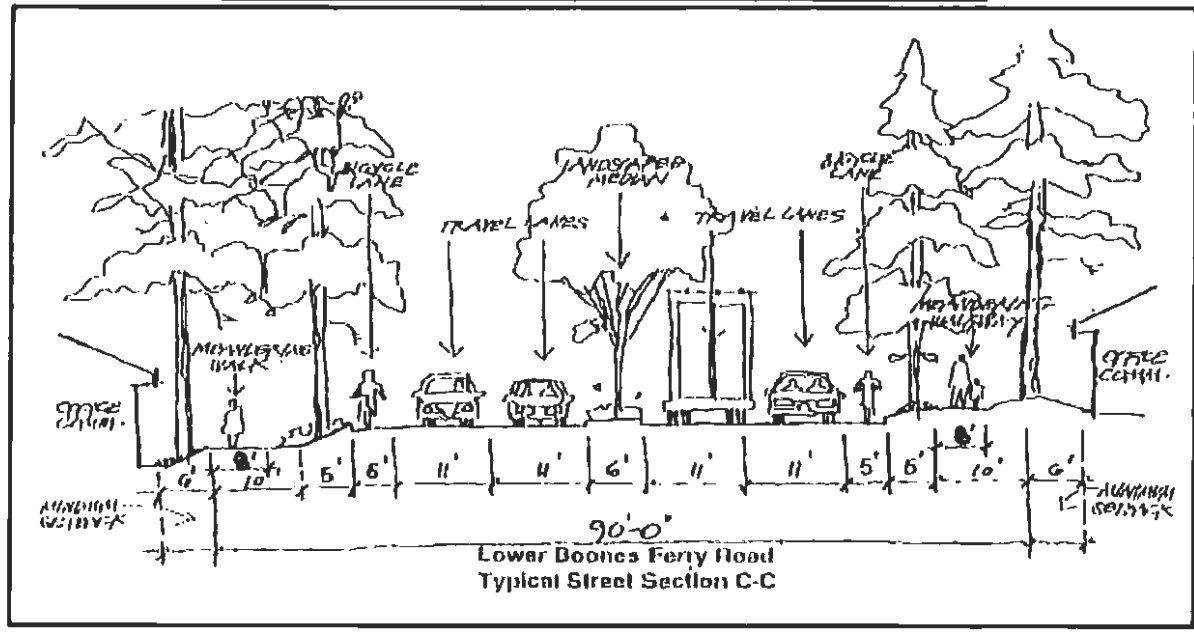


Figure 50.05.005-U: Pedestrian Walkway Typical Section

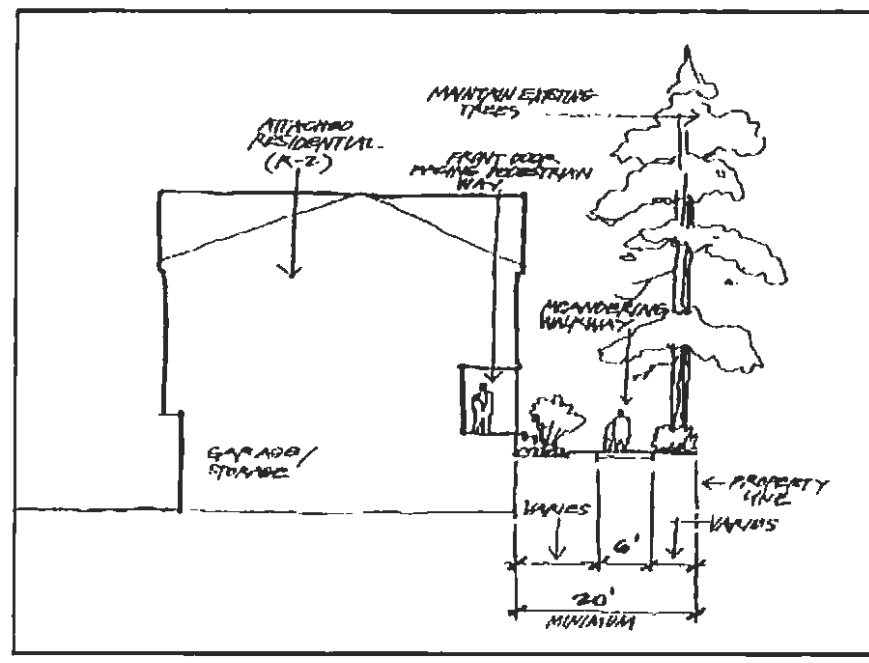
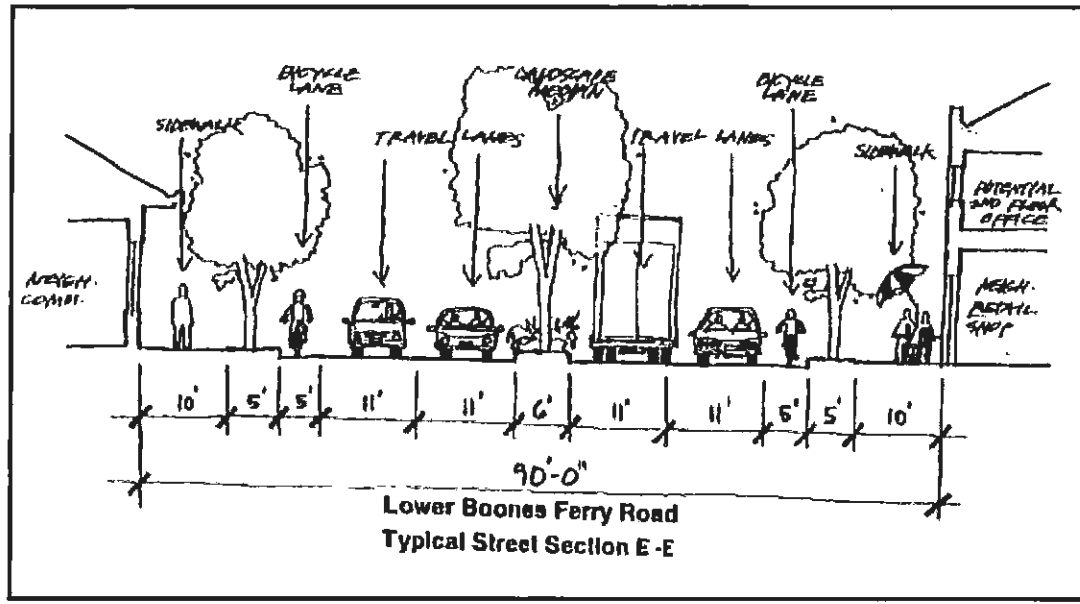


Figure 50.05.005-V: Lower Boones Ferry Road Typical Section E-E



Access points on Boones Ferry Road shall be consolidated to allow for simultaneous ingress and egress. This shall require property owners to agree to construct or share in the cost of consolidated driveways either:

- (1) At the time of development; or
- (2) At such future time when sufficient land area is developed to make driveway consolidation practical.

If it is impractical, due to the timing of development, to develop consolidated driveway access for more than one parcel, the location of future consolidated access shall be determined by the approval authority based upon the:

- (a) Streets and Circulation Element of the West Lake Grove Design District, Figure 50.05.005-O, Figure 50.05.005-P, and Figure 50.05.005-R;
- (b) The ability to serve the maximum number of land uses and properties;
- (c) Traffic safety and operational characteristics; and
- (d) Use of more than one property to ensure future consolidated access, such as at property lines.

The approval authority may approve interim individual driveways access to Boones Ferry Road subject to the findings of a traffic analysis and the condition that when adjoining properties develop, permanent

shared access be developed pursuant to this section. In circumstances where the location of permanent shared access is not in the same location as an interim driveway, the driveway shall be removed and the area landscaped or otherwise integrated into the design of the subject site under the provisions of this section.

Driveway consolidation shall require the execution of reciprocal, nonrevocable easements in a form necessary to ensure unimpeded property access and driveway maintenance.

All driveways shall include safety features such as changes in surface material, signage and lighting to alert drivers to the potential presence of pedestrians.

iii. Pedestrian and Bicycle System

Continuous and connecting hard-surface pedestrian pathways, including a continuous meandering pathway on both sides of Boones Ferry Road, a minimum of eight ft. in width and accessible to the public, shall be provided throughout the West Lake Grove Design District (see Figure 50.05.005-R: Street Pedestrian Facilities and Pathways). The location and radii of the pathway shall ensure a sufficient setback from Boones Ferry Road to allow for amenities such as landscaping, street trees and lighting.

These pathways shall provide access to all Design District properties and to the public pedestrian system in the surrounding residential neighborhoods and Lake Grove Commercial District. Pedestrian pathways shall be a minimum of six ft. from the exterior wall of any structure.

A walkway shall be developed as illustrated by Figures 50.05.005-R and 50.05.005-V to provide continuous pedestrian access to townhomes developed within the north portion of the WLG R-2.5 zone.

If inadequate right-of-way exists within which to construct the above eight-ft.-wide meandering pathway, then property owners shall be required to provide a public easement of sufficient size for pathway construction and maintenance.

iv. Intersection Design

Intersections shall serve as design focal points through the application of landscaping, surface treatments and lighting. Buildings adjacent within the WLG RMU zone shall orient entrances to intersecting streets to facilitate pedestrian usage.

Figure 50.05.005-W: Building Orientation



v. Street Lighting

Street lighting of a consistent style shall be provided within the Design District.

vi. Landscaping Standards

Purpose: The following Landscape treatment requirements reinforce the informal "village" scale and character of Lake Grove.

(1) Landscape Styles

The following landscape styles elements shall apply to residential development developed under this section within the Design District:

- (a) An asymmetrical composition of plant materials around buildings, parking lots, and within required landscaped buffers;
- (b) In areas designated for neighborhood commercial use, street trees shall be planted in rows.
- (c) Meandering pedestrian pathways; and
- (d) Use of trees which grow to a minimum height of 25 ft. and provide a spread of 15 ft.

when mature. Native evergreen trees shall be incorporated where there is sufficient growing space per LOC 50.11.004 – Appendix D, Section 4 (Approved Street Trees for Old Town Neighborhood Design). See 50.05.005.4.a.vi (2)(i) for tree requirements for parking area landscaping.

(2) Parking Area Landscaping, Buffering, and Screening

(a) Purpose

The following standards for overall design themes for parking lot landscapes achieve development of a natural appearing landscape, which utilizes plant materials that are either native or have naturalized to the locale. Off-street parking areas should be designed and landscaped to:

- (i) Be buffered and screened from adjoining residential uses;
- (ii) Ensure that trees are integral to parking lot design to provide for aesthetics and shade;
- (iii) Be an integral part of a development's overall site plan, taking into special consideration the requirement to preserve significant vegetation;
- (iv) Visually mitigate large expanses of paving and allow for alternative surface treatments, such as the use of gravel and other pervious surfaces to preserve existing mature trees; and
- (v) Preserve existing significant vegetation, especially existing mature Douglas fir and other significant vegetation.

(b) Minimum Parking Area Landscaping Standards

All parking areas shall be landscaped to conform to the following minimum standards:

- (i) Trees planted to meet the landscaping requirements for parking lots shall be deciduous shade trees of at least three in. in caliper which reach a minimum mature height of at least 25 ft. and have a minimum spread of 20 ft. in order to cast moderate to dense shade.
- (ii) Where room is available per LOC 50.11.004 – Appendix D, Section 4 (Approved Street Trees for Old Town Neighborhood Design), large-scale evergreen trees such as western red cedar, western hemlock, California incense cedar, and Douglas fir of at least four to six ft. in height and which reach a mature height of at least 70 ft. shall be incorporated into the landscape theme.

(iii) Exceptions to the requirements of subsections 4.f.ii(2)(a) and (b) of this section may be allowed for circumstances that limit placement of trees such as overhead lines, underground utilities and confined spaces.

(iv) Parking areas shall be divided into bays of not more than eight parking spaces. Between and/or at the end of each parking bay there shall be curbed planters of at least five ft. in width. Each planter shall contain one shade tree of at least three in. in caliper. The planter shall also be planted with appropriate ground cover or shrubs at a rate of two two-gallon plants for every 20 sq. ft. of landscape area. The intervening area between plantings shall be mulched with an appropriate material to a minimum depth of three in.

(v) Parking areas fronting a driveway, sidewalk, pathway or public street shall be bordered by a minimum five-ft.-wide landscaped area. Within this area, shade trees shall be planted every 30 ft. Planting of shrubs and ground cover and mulching shall occur pursuant to subsection 4.f.ii(2)(d) of this section.

(vi) Parking areas shall be separated from the exterior wall of a structure by a minimum of a ten-ft. buffer which may include a pedestrian pathway and/or landscaped strip. Parking areas or driveways shall be separated from abutting residential zones by a minimum 15-ft. landscape buffer pursuant to LOC 50.05.005.4.i.ii, Landscape Buffering.

(vii) All parking area landscaping shall be provided with underground irrigation.

(viii) Entrances to parking areas shall be specifically indicated through pedestrian-scale signage and lighting.

(3) Site Landscaping

(a) Generally

(i) All new development shall install landscaping on at least 20% of the development site on which buildings are constructed. This is inclusive of landscaping required for parking lots, and landscaping within required buffer areas. Landscaping may include courtyards, raised beds and planters, espaliers, arbors and trellises. The landscape plan shall incorporate large-scale evergreen trees such as Douglas fir, western red cedar, hemlock or California incense cedar.

(ii) Planting plans shall emphasize development of an informal, natural appearing landscape. This shall be accomplished when a planting plan provides natural groupings of landscape materials. The planting plan shall utilize drought resistant plant materials that are either native or have naturalized to the locale.

(iii) Existing significant vegetation, which is preserved as part of an approved development application, shall be counted towards fulfillment of this section.

(b) Minimum Site Landscape Requirements

Minimum landscaping shall be as follows:

(i) Tree Size and Quantity

One tree, a minimum of two to three in. in caliper at four and one-half ft. above grade for every 500 sq. ft. of landscaped area. Where site conditions warrant, evergreen trees such as western red cedar, western hemlock and Douglas fir of at least three in. in caliper and which reach a mature height of at least 70 ft. shall be planted.

(ii) Shrub Size and Quantity

At least 15 shrubs of a minimum two-gallon in size for every 500 sq. ft. of landscaped area. All remaining areas shall be treated with suitable mulch applied to a depth of no less than three in.

(iii) Irrigation

All landscaping shall be provided with underground irrigation.

(iv) Street Trees

(A) One street tree shall be provided within or immediately adjacent to the public right-of-way an average of every 30 linear ft. along the entire development site frontage.

(B) Street trees shall be a minimum of three in. in caliper, measured four and one-half ft. above grade when planted. When trees are not planted in a planter strip or landscaped area, tree wells, with approved grates that provide a minimum of 16 sq. ft. of surface area, shall be provided for each tree. Alternative arrangements to a linear street pattern may be implemented at the discretion of the approval authority. Existing preserved trees within 20 ft. of the public right-of-way shall be counted towards fulfillment of this standard.

(C) In order to provide for a more natural and informal setting, groupings of trees may be allowed.

(v) Exemptions from Street Tree Requirements

Exemptions from street tree requirements may be granted by the approval authority

provided the following conditions exist:

(A) Trees would create problems with existing above or underground utilities;

(B) Trees would conflict with clear vision requirements; or

(C) There is inadequate space in which to plant trees.

However, the approval authority may require the applicant to plant street trees elsewhere within the Design District in lieu of trees which would normally be required for a specific development. If trees cannot be planted due to inadequate space or line clearance, the commensurate planting of shrubs or small trees more appropriate to the area may be required.

v. Preservation of Mature Douglas Fir Trees and Other Significant Vegetation

(1) Development plans shall preserve existing mature, evergreen trees to the extent practicable. For the purposes of this requirement, a "mature" tree is defined as any tree with a DBH of five in. or greater, measured 54 in. (4-1/2 ft.) above mean ground level at the base of the trunk. It is not practical to preserve existing mature trees where it would prevent development of public streets, utilities, or permitted land uses.

(2) The approval authority shall have the discretion to allow modifications or require changes to the paving standards, such as the use of pervious surfaces, to preserve mature trees.

(3) Tree removal shall be mitigated. Where practicable, the caliper inches of trees, with a trunk diameter of five in. or greater, which are removed shall be replaced with trees of the same or approved variety, of no less than three caliper in. in diameter each, to equal or exceed the caliper inches of trees removed. Where complete mitigation is not practicable, payment shall be made into the City of Lake Oswego Tree Fund pursuant to LOC 55.02.084(3).

(4) A protection and maintenance plan to promote the continued survival of preserved trees shall be submitted for approval in conjunction with any development application.

vi. Buffer Areas

Adjoining residential land uses shall be buffered and screened from land uses within the Design District as follows:

(1) Separation by Right-of-Way

Where the boundary of the West Lake Grove Design District is adjacent to a residential zone but separated by a public right-of-way, buffering requirements shall be met by setback requirements.

(2) Landscape Buffering

There shall be a minimum 15-ft. wide landscaped buffer along the entire edge of the West Lake Grove Design District where it abuts a residential zone and along the property boundaries of new commercial and townhome residential development which abuts existing single-family dwellings within the Design District. A buffer area may only be occupied by utilities, screening and landscaping. No buildings, accessways or parking areas shall be allowed in a buffer area except where an accessway has been approved by the approval authority. The buffer area is required to be landscaped as follows:

(a) One row of two- to three-in. caliper deciduous trees, spaced no more than 15 ft. apart; or one row of evergreen trees not less than six ft. tall and spaced no more than 15 ft. apart, or a mix of evergreen and deciduous trees planted 15 ft. apart.

(b) Ten shrubs planted a minimum of five ft. from each other which shall attain a height of at least six ft. within three years of planting.

(c) The remaining area shall be planted in ground cover and mulched with a wood, rock or compost mulch to a depth of three in.

(3) Screening

Screening shall be provided by a six-ft. tall wood or masonry sight-obscuring fence or wall. The unfinished or structural side shall face the use to be screened.

v. Noise Mitigation

Noise levels shall not exceed 60 dBA as measured at the property line abutting single-family residential districts. The development shall incorporate noise reduction designs into construction of the development, and/or provide for additional noise reduction procedures to comply with this standard.

vi. Undergrounding of Utilities

All public and private utility services shall be placed underground.

vii. Building Design

(1) Purpose

The following standards create an aesthetically pleasing building design to achieve:

(a) Architecturally designed structures of high design quality that are in scale with the site, in proportion to similar buildings in the West Lake Grove Design District and which utilize a

pleasing variety of harmonious earth and muted tone materials, colors, finishes and textures; and

(b) Buildings that are architecturally designed with a residential character and theme that reflect the architecture types that are historically indigenous to Lake Grove and Lake Oswego.

(2) Elements and Styles

New buildings in West Lake Grove shall be designed in Arts and Crafts, English Tudor, or Oregon Rustic style, as described and outlined below.

(a) Arts and Crafts Style Required Design Elements: Structures built according to the Arts and Crafts style shall provide all of the following design elements:

(i) Massing/Composition:

(A) Asymmetrical composition required. This requirement is met when the building form and detailing are not identical on both sides of a central line dividing the facade (see Figure 50.05.004-R).

(B) Multi-Family Residential and Mixed Use Structures: See LOC 50.06.001.7.c.i and ii for building articulation requirements.

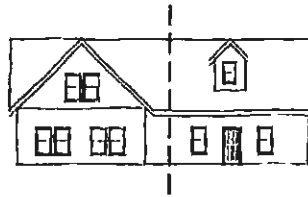
(ii) Roof: Steeply pitched gable with a minimum pitch of 10:12. Dormers are exempt from minimum pitch requirement.

(iii) Exterior Building Materials: Stucco, shingle, brick, stone, horizontal wood or wood/fiber-based horizontal siding (or a combination thereof).

(iv) Windows: Casement and sash windows with multi-paned glazing. Picture windows are permitted on the ground floor only. "Snap on," surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).

Figure 50.05.004-R:

Asymmetrical Composition Required



Asymmetrical composition

(v) Additional Design Elements: In addition to the Required Design Elements, above, structures built according to the Arts and Crafts style in the Downtown Redevelopment Design District shall provide at least one of the following design elements:

(A) Roof Style: Dormers, or intersecting or multiple gable dormers or roof forms.

(B) Materials: Simplified English vernacular elements such as simulated half-timbered walls.

(C) Windows: Segmental and round arched openings used for accent.

(D) Molding: Minimum 3.5-in. wide trim on doors and windows.

(E) Other Elements: Prominent stone or masonry chimneys.

(b) English Tudor Style Design Required Elements. Structures built according to the English Tudor style in the Downtown Redevelopment Design District shall provide the following design elements:

(i) Massing/Composition:

(A) Asymmetrical composition required. This requirement is met when the building form and detailing are not identical on both sides of a central line dividing the facade (see Figure 50.05.004-R).

(B) Multi-Family Residential and Mixed Use Structures: See LOC 50.06.001.7.c.i and ii for building articulation requirements.

(ii) Roof: Steeply pitched gable roof with a minimum pitch of 10:12. Dormers are exempt from this requirement.

(iii) Exterior Building Materials: Brick, stucco, and/or stone.

(iv) Windows: Multi-paned picture, bay, oriel, casement, and/or dormer windows. "Snap on," surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).

(v) Additional Design Elements: In addition to the Required Design Elements, above, residential and residential mixed-use structures built according to the English Tudor style in the Downtown Redevelopment Design District shall provide at least one of the following design elements:

(A) Roof Style: Double gable roof forms and/or dormers.

(B) Windows: Leaded glass windows.

(C) Building Materials: Complex brick courses that may include running bond, common bond, Flemish, and English bond patterns; or imitation half-timbering

(D) Molding: Minimum 3.5-in. wide trim on doors and windows. Trim should be of a contrasting color to the adjacent building wall. Brick buildings may provide contrasting stone moldings. Decorative trims are also encouraged.

(E) Other Elements: Prominent stone or masonry chimneys; tudor-arched (as illustrated in the 1650 North Shore example in Appendix A) or round-arched openings, particularly in the entrance door.

(c) Oregon Rustic Required Design Elements: Structures built according to the Oregon Rustic style in the Downtown Redevelopment Design District shall provide the following design elements:

(i) Massing/Composition:

(A) Asymmetrical composition required. This requirement is met when the building form and detailing are not identical on both sides of a central line dividing the facade (see Figure 50.05.004-R).

(B) Multi-Family Residential and Mixed Use Structures: See LOC 50.06.001.7.c.i and ii for building articulation requirements.

(i) Roof Style: Hipped and/or gable roofs (may be used in combination) with a minimum pitch of 5:12.

(ii) Eaves: Minimum eaves of 18 in.

(iii) Exterior Building Materials: Horizontal lap siding, board and batten, shingled siding, wood logs (unpeeled or half rounded) applied as siding, or combinations thereof. Stone (including river boulders) may be used in foundations or as siding for first-floor levels.

(iv) Windows: Multi-paned windows required. "Snap on," surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).

(v) Additional Design Elements: In addition to the Required Design Elements, above, residential and residential mixed-use structures built according to the Oregon Rustic style in the Downtown Redevelopment Design District shall provide at least one of the following design elements:

- (A) Windows: Functional shutters.
- (B) Molding: Minimum 3.5-in. wide trim on doors and windows. Molding should be simple, square cut, or single-angle cut trim. Carved accents such as newel posts, exterior banisters, railing, etc. are also encouraged.
- (C) Building Materials: Natural, clear wood or semi-transparent finishes (instead of opaque paint)
- (D) Other Elements: Prominent stone chimney.

(3) Design Standards

The following building design standards shall apply to all commercial development which occurs within the West Lake Grove Design District as part of a residential mixed use structure. Variation of detail, form, and siting shall be used to provide visual interest as follows:

(a) Buildings shall use materials that durable and of high quality.

(i) Permitted Exterior Materials

- (A) Wood shingle.
- (B) Brick.
- (C) Stone-granite or concrete at street level only for WLG Office Commercial.
- (D) Horizontal lap siding, and
- (E) Stucco and timbers on gable ends only.

(ii) Prohibited Exterior Materials

- (A) EIFS or other synthetic stucco material.
- (B) Metal panels.
- (C) Flagstone.
- (D) Plywood paneling.

(E) Vinyl cladding.

(F) Composite wood siding of any kind.

(G) Mirrored glass.

(H) Standard form concrete block (not including split faced, colored or other block designs, which mimic stone, brick or other masonry), and

(I) Back-lighted fabrics.

(b) Pitched roofs are required and include pitched gable end or hipped roofs. Small areas of flat roof not visible by the public or from adjoining residential areas may be are allowed where necessary to accommodate mechanical equipment.

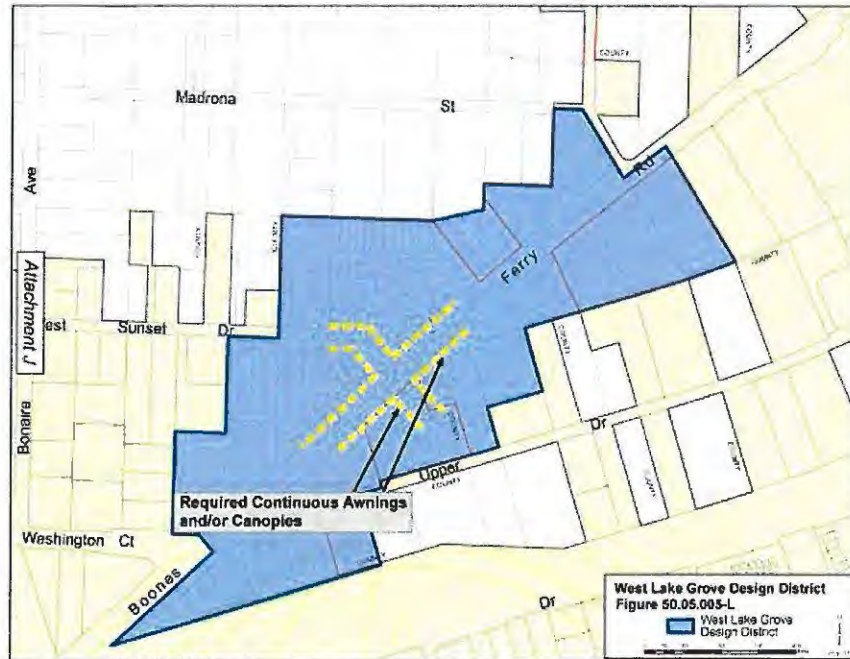
(c) Roof materials shall consist of either cedar shingles or three tab composite shingles in dark grey, green or black colors. Metal roofs, colored roofs (red, blue or tan colors), and mansard or decorative roof forms are prohibited.

(d) Building entrances shall be connected to a public sidewalk via a hardscaped pedestrian path. Building entries shall be weather protected by structurally integrated awnings or canopies, or recessed behind the front building facade a minimum of two ft.

(e) Building vents and mechanical devices shall be screened from view with materials harmonious to the building. This shall be accomplished by using the same materials and/or colors as used on the building, or by using accent materials and/or colors from the building. Exterior site elements such as storage, trash collection areas and noise generating equipment shall be located away from abutting residential districts and sight-obscuring fencing and landscaping shall be used to screen and buffer these features.

(f) Rain protection is encouraged throughout the Design District and shall be afforded to the WLG RMU zone pursuant to Figure 50.05.005-L: Building Rain Protection. Rain protection shall consist of fabric awnings or metal canopies. Vinyl awnings are prohibited.

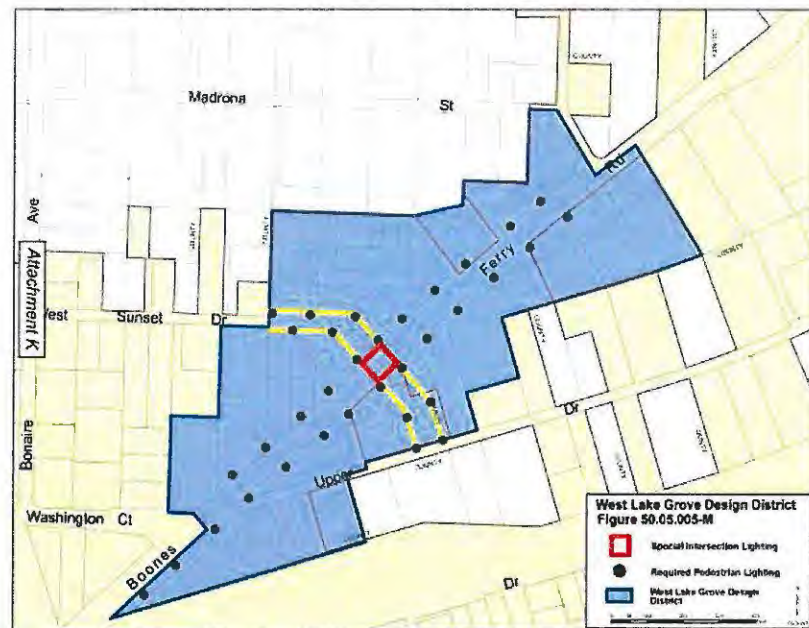
Figure 50.05.005-L: Building Rain Protection



viii. Street and Pathway Lighting

Street and pathway lighting shall be provided per Figure 50.05.005-M: Required Street Lighting. Street and parking lot lighting shall consist of historic style fixtures. Cobra-head and contemporary fixtures are prohibited.

Figure 50.05.005-M: Required Street Lighting



(1) Street Lighting

Providence style LED street light fixtures are required along Boones Ferry. Fixture spacing is required based on a photometric analysis that meets a minimum standard for roadway lighting along a Minor Arterial as specified in LOC 50.06.004-6.

(2) Lighting of Sidewalks, Public and Private Pathways, and Accessways

Low level pedestrian-scale lighting of less than 0.3 average foot-candles and with a maximum uniformity of illumination ratio not to exceed 20:1 shall be required. On-site lighting shall be of a pedestrian scale and of a continuous style that is maintained throughout the Design District.

(3) Shielding of Lighting from Adjoining Properties

Lighting shall be designed so that light is directed away and screened from adjoining residential properties and/or streets.

ix. Outdoor Storage

No outdoor storage is allowed.

x. Stormwater Management

Storm drainage and surface water management facilities shall be required pursuant to LOC 50.06.006.3, Drainage Standards, and shall ensure stormwater is not directed onto adjacent residential neighborhoods.

e. Design Standards For The Residential Mixed Use (WLG RMU) Zone

i. Purpose

The purpose of this zone under these clear and objective standards for housing is to provide for the development of office commercial land uses along with opportunities for attached townhome residential housing. Housing may occur in the same building as office uses. The design character and theme of this district is intended to foster a residential architectural character, site design, and scale. The following standards achieve the creation of viable pedestrian-scale streetscapes and public places inclusive of pedestrian ways, parking areas, interior courtyards and public and private spaces. These areas shall foster the comfort and enjoyment of pedestrians and other users. In addition the streetscape/public place provide for "layers" of design elements such as benches and walls, landscaping, street trees and walkways. Windows are numerous and placed at the pedestrian level to provide building occupants with a visual connection to the streetscape/public place.

ii. Required Design Elements

The following design elements are required in the RMU zone:

- i. Structures shall comply with the building articulation and building facade requirements in LOC LOC 50.06.001.7.c.i.

f. Design Standards For The Residential Townhome (WLG R 2.5) Zone

i. Purpose

The purpose of this zone under these clear and objective standards for housing is to provide for the development of medium density townhome residential housing. The design character and theme of this zone is intended to foster a residential architectural character, site design and scale which is harmonious with the surrounding office, commercial and single-family residential districts. Future development in this zone shall achieve through the following standards a viable pedestrian-scale streetscape, or public place which includes pedestrian ways, parking areas, interior courtyards and public and private spaces that foster the comfort and enjoyment of pedestrians and other users.

ii. Design Elements

- (1) Structures shall comply with the building articulation and building facade requirements in LOC 50.06.001.7.c.i and ii.

50.07.003 REVIEW PROCEDURES

13. MINISTERIAL DEVELOPMENT DECISIONS

a. Ministerial Development Classification

ii. Ministerial Development Types

- (1) Exterior modification of single-family detached dwellings (including exterior modifications that reduce setbacks pursuant to LOC [50.08.001.2.a](#)), a single duplexes on a lot, or zero lot line dwellings, or modification of an accessory structure in the R-DD zone.
- (2) Construction or exterior modification of a detached single-family dwelling, a single duplex on a lot, zero lot line dwelling or a structure accessory to such structures which:
 - (a) Is not processed through the residential infill design review process pursuant to LOC [50.08.007](#);
 - (b) Is not located within a delineated RP resource or RC protection area pursuant to LOC [50.05.010](#), Sensitive Lands Overlay Districts;
 - (c) Does not impact a historic landmark designated pursuant to LOC [50.06.009](#);
 - (d) Does not change the nature of the use or occupancy classification to a use that does not qualify as a permitted use in the zone or as an approved conditional use;
 - (e) Does not require special design review by the zone, design district, prior development approval or Overall Development Plan and Schedule (ODPS) for the development in which the subject property is located; or
 - (f) Is not located in the Greenway Management Overlay District, as identified in LOC [50.05.009](#).

14. MINOR DEVELOPMENT DECISIONS

a. Minor Development Classification

- i. A minor development is a development which requires a permit from the City that:

- (1) Requires a more discretionary level of review than a ministerial decision. "Minor development" is intended to include decisions defined as "limited land use decisions" pursuant to ORS 197.015(12), or
- (2) Is reviewed based on Clear and Objective Housing Standards for Approval in LOC 50.06.001.7, Building Design; LOC 50.05.004.13, Downtown Redevelopment Design District; or LOC 50.05.005.9 West Lake Grove Design District, together with other applicable zoning and development standards.

ii. "Minor development" under section a.i (1) above includes:

- (1) In the R-DD zone:
 - (a) Construction of new single-family detached dwellings, duplexes, multi-family dwellings, zero lot line dwellings or exterior modification of a structure containing a nonconforming use that requires a building permit.
 - (b) Expansion or reconstruction that results in a change of use (e.g., from single-family to duplex) or in an expansion of floor area of an existing structure by more than 50%.
 - (c) Any exterior modification of a single-family detached dwelling that reduces setbacks pursuant to LOC 50.08.001.2.b, R-DD Administrative Modification.
- (2) Construction or exterior modification of a detached single-family structure, duplex, zero lot line dwelling or a structure accessory to such structures which:
 - (a) Does not qualify as a ministerial decision pursuant to LOC 50.07.003.13.a.ii(1) or (2)(a) through (h), or
 - (b) Requires one or more variances.

50.10.003 DEFINITIONS

1. INTERPRETATION

2. DEFINITION OF TERMS

dBA

The weighted sound pressure level measured by the use of a sound level meter using an A-weighted network and reported as decibels. Measurement used to describe the relative loudness of sounds in the air as perceived by the human ear.

Human Scale

Term used to describe the proportional relationship of the physical environment to human dimensions. Human scale development uses a variety of architectural and site design elements that reference human dimensions, including: building articulation that breaks up large masses and divides structures into smaller parts; the size, shape and orientation of windows; the ratio of street width or pathway width to building height; roof forms, balconies, eaves, canopies, or other elements that establish the perceived building height from the pedestrian's view; the placement of street furniture and lighting; the presence of trees and other plantings; setbacks and open spaces; and other features.

Residential Mixed Use Development

Development containing both residential and non-residential uses on a single parcel, or parcels developed as a unified site, where the residential units comprise at least 33% of the floor area of the overall development. Typically, residential mixed use projects include a mix of residential and commercial uses. In residential mixed use development, the residential use may be provided in a separate building on the same site as a non-residential use or in the same building as a non-residential use, often with commercial uses on the ground floor and residential uses located on upper floors.

50.11.003 APPENDIX C – OLD TOWN STYLES DESCRIPTION

Structures in the Old Town style shall be characterized by simple massing and composition, use of natural building materials, window and door openings emphasized with trim, and gable and hip roof forms.

Structures shall consist of elements from not more than two of the following traditional American home building styles: Early 1900 Vernacular (gable-front or gable front-and-wing), Craftsman, and Cape Cod.

1. Early 1900 Vernacular Style

One or two story with moderately pitched gable front or gable front with side wing, often with a front porch with shed or hip roof. Vernacular style house forms include square, rectangular, L- or T-plan with intersecting gables. These houses can include symmetrical placement of doors and double hung sash windows, which are emphasized by window trim. They are typically sided with shiplap or other wood horizontal siding. Typically, there is little or no decorative detailing. On the more complex structures with intersecting gables, the roof ridge of one of the gables is sometimes higher than the other adjacent wing.



Example of early 1900 vernacular style, front gable with side wing



20th century construction in Old Town built to the vernacular style



The Workers Cottage, built in Old Town circa 1880

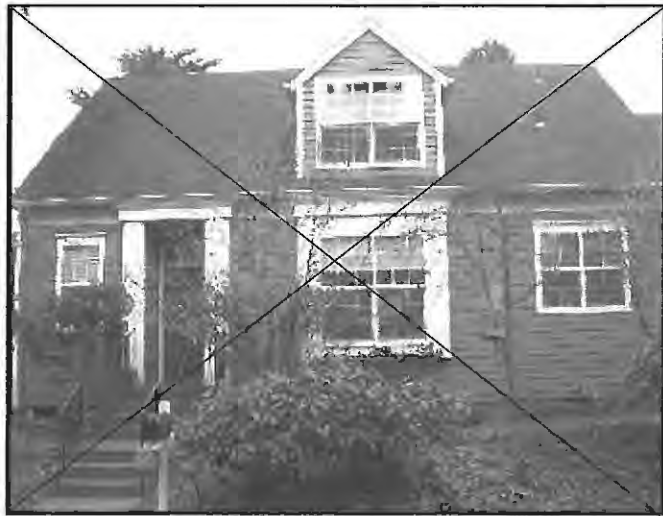


Examples from elsewhere

Examples from Old Town

2. Cape Cod

A 20th-century Cape Cod is square or rectangular with one or one-and-a-half stories and steeply pitched, side-gable roofs, sometimes with an intersecting gable often with dormers. It may have dormers and shutters. The siding is usually clapboard or brick. There is often an accentuated front door, with a decorative crown (pediment) supported by pilasters or extended forward and supported by slender columns to form a small entry porch. Windows typically are with double-hung sashes, usually with multi-pane glazing on one or both sashes, frequently in adjacent pairs.



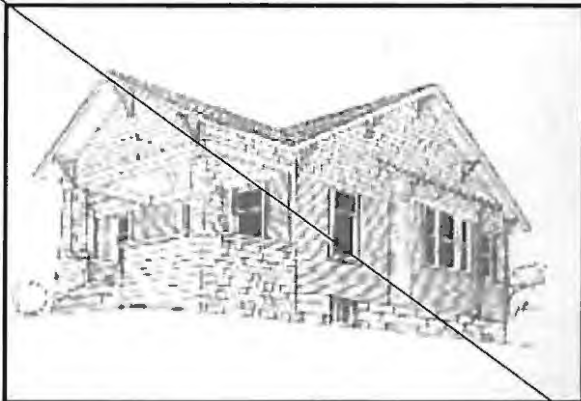


Examples from elsewhere

Examples in Old Town

3. Craftsman

Low-pitched gabled roof (occasionally hip) with wide, overhanging eaves, roof rafters usually exposed, decorative (false) beams or braces commonly added under gables, porches either full or partial width, with roof supported by tapered square columns or pedestals, frequently extended to ground level and frequently composed of stone, clapboard, brick or in combination. Dormers are commonly gabled in twos or threes or large windows the front facade with smaller pane sections above and often flanked by two smaller windows. The most common wall cladding is wood clapboard, wood and shingles, with stone and brick used in combination, or for porch post pillars or columns. Stucco is occasionally used as is board and batten.





Examples from elsewhere

Examples from Old Town

4. Fences

5. Rockwork

Rockwork as a tradition in Old Town



6. LOC [50.05.006](#) Figures
