



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

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www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

October 7, 2008



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Cascade Locks Plan Amendment
DLCD File Number 001-08 A

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: October 21, 2008

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

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

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Doug White, DLCD Community Services Specialist
Gary Fish, DLCD Regional Representative
John Morgan, City of Cascade Locks

<paa> ya/

REVISED



DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: **City of Cascade Locks**

Local file number:

Date of Adoption: **9/8/2008**

Date Mailed: **9/15/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date:

- | | |
|---|---|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input checked="" type="checkbox"/> Land Use Regulation Amendment | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
Change Downtown zone to allow lodging facilities as a conditional use.

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from:

to:

Zone Map Changed from:

to:

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

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

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 001-08 [A] (16797)

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

None

Local Contact: **John Morgn**

Phone: **(503) 304-9401** Extension:

Address: **1308 Marigold Street NE**

Fax Number: **503-304-9423**

City: **Keizer**

Zip: **97303-**

E-mail Address: **john@morgancps.com**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

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

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. O 081108 2

revised 9/30/08

AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE AS ADOPTED BY ORDINANCE NO. 350, BY AMENDING CHAPTER 8-6.70-DOWNTOWN (D) ZONE.

WHEREAS, the City's existing Community Development Code Chapter needs to be amended to incorporate hotels, motels, and bed & breakfast establishments; and

WHEREAS, the City held a Planning Commission held a Public Hearing on the issue of adopting the amendment to the Downtown Chapter of the Community Development Code; and

WHEREAS, the City's Planning Commission approved the draft language to amend the Community Development Code, and recommended adoption to the City council, and

WHEREAS, the City Council held a Public Hearing on the issue of adopting the Code amendment ordinance on August 11, 2008; and

WHEREAS, the City Council makes the following findings in accordance with the criteria of CDC 8-6.176.060:

- A. The proposal complies with the Statewide Planning Goals and administrative rules as they relate to the proposal.

FINDING: The proposed change complies with the relevant Goals and rules in the following ways:

Goal 1 – Citizen Involvement – the proposal was subject to a public hearing as required by the Community Development Code.

Goal 2 – Land Use Planning – the proposal was considered in accordance with the applicable procedures of the Community Development Code.

Goal 3 – Agriculture – the goal is not applicable because the land impacted by the Development Code is inside the City Limits.

Goal 4 – Forestry – the goal is not applicable because the land impacted by the Development Code is inside the City Limits.

Goal 5 - Natural Resources, Scenic and Historic Areas, and Open Spaces – the goal is not applicable as the proposed text amendment does not directly impact any of the resources of the community

Goal 6 - Air, Water and Land Resources Quality – the goal is not applicable as the proposed text amendment does not directly impact any of the resources of the community

Goal 7 - Areas Subject to Natural Hazards - the goal is not applicable as the proposed text amendment does not directly impact any areas subject to mapped or identified natural hazards

Goal 8 – Recreational Needs - the goal is supported by the provision of lodging for visitors which helps to support the recreational activities of the community

Goal 9 – Economic Development – the goal is supported by the provision of lodging for visitors which helps to support the recreational activities of the community which is an important element of the local economy

Goal 10 – Housing – the goal is not applicable as the proposed text amendment does not relate to housing

Goal 11 - Public Facilities and Services – the goal is not applicable as the proposed text amendment does not relate to the provision of public facilities and services

Goal 12 – Transportation - the goal is not applicable as the proposed text amendment does not relate to the provision of transportation facilities and services

Goal 13 – Energy Conservation - the goal is not applicable as the proposed text amendment does not relate to the conservation of energy

Goal 14 – Urbanization – the goal is not applicable as the proposed text amendment does not relate to the urbanization policies of the City

Goals 15-19 – these goals are not applicable as they deal exclusively with other regions of the State

B. The proposal complies with the Comprehensive Plan goals, policies, and implementation strategies:

1 – Policies on Natural Resources and Hazards

FINDING: These policies are not applicable as the proposed text amendment does not deal with, impact, nor is impacted by Natural Resources and Hazards

2 – Infrastructure and Public Services

FINDING: These policies are not applicable as the proposed text amendment does not deal with, impact, nor is impacted by Infrastructure and Public Services

3 – Economy (only relevant goals and policies are included. Others are found to be irrelevant because of the activities impacted by the text amendment.)

A. Commercial and Industrial Revitalization and Development

Goal - To promote a diversified city economy

FINDING – the proposed text amendment helps to provide land for facilities that will support a healthy economy

Policies

The city shall:

2. Provide sufficient quantities of appropriately located and zoned land for new businesses in the community.

FINDING – the proposed text amendment helps to assure there is adequate and appropriately sized land zoned for lodging businesses.

3. Provide facilities, services, and amenities to promote tourism.

FINDING – the proposed text amendment helps to assure there is adequate and appropriately sized land zoned for lodging businesses which are a key part of tourism.

- 4. Promote the downtown as the primary commercial and service center of the city.

FINDING – the proposed text amendment helps to assure there is adequate land zoned for lodging businesses in Downtown.

- C. Be internally consistent with related Comprehensive Plan or Development Code provisions

FINDING – The proposed amendment fits directly into the structure of the Development Code by adding a conditional use. It does not impact the balance of the Code or the Comprehensive Plan.

- D. Promote provision of adequate public facilities and services for the community

FINDING – The proposed text amendment promotes the provision of lodging in the Downtown district, thereby helping to implement this policy.

NOW THEREFORE:

**THE CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON,
ORDAINS AS FOLLOWS:**

SECTION 1. Section 8-6.70. Downtown (D) Zone, of the Community Development Code is amended as presented in the attached Exhibit A.

SECTION 2. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared invalid, such declaration shall not affect the validity of any other section, subsection, paragraph, sentence, clause, or phrase; and if this ordinance, or any portion thereof, should be held to be invalid on one ground but valid on another, it shall be construed that the valid ground is the one upon which said ordinance, or such portion thereof, was enacted.

SECTION 13. Effective Date. This ordinance shall become effective thirty (30) days after adoption by the City Council and approval by the Mayor.

ADOPTED by the City Council this ____ day of _____, 200_.

APPROVED by the Mayor this ____ day of _____, 200_.

Mayor

ATTEST:

City Recorder

ORDINANCE NO.

First Reading Approved: _____; Ayes _____; Nays _____
Second Reading Approved: _____; Ayes _____; Nays _____

Chapter 8-6.70**DOWNTOWN ZONE (D)**Sections

8-6.070.010	Purpose
8-6.070.020	Permitted Uses
8-6.070.030	Conditional Uses
8-6.070.040	Prohibited Uses
8-6.070.050	Dimensional Standards
8-6.070.060	Residential Density
8-6.070.070	Height Limitation
8-6.070.080	Landscape Requirements
8-6.070.090	Access and Circulation
8-6.070.100	Activities External to a Building
8-6.070.110	Off-Street Parking and Loading
8-6.070.120	Downtown Zone Design Standards

8-6.70.010 Purpose

The “D” zone is intended to be a primary implementing tool for the “City of Cascade Locks Comprehensive Plan” and the “Cascade Locks Downtown Development Plan and Strategy.” Its purpose is to encourage and guide development and the use of land within downtown Cascade Locks in a manner that strengthens the downtown core as the economic and cultural center of the City, that makes downtown an extraordinary place, and that provides the design standards and regulations necessary to guide new development in a manner consistent with and supportive of these goals and the planning documents.

The Downtown Plan’s Project Objectives are:

1. Develop a downtown refinement plan based largely on the previous planning work noted above with input from citizens, businesses, and agencies.
2. Establish design guidelines and standards for property development and redevelopment that will implement the refinement plan.
3. Establish specific street design and streetscape standards for the downtown, including sidewalks, bike lanes, and amenities (these have been developed in several of the previously mentioned plans, but have not been officially adopted by the City or ODOT) that are consistent with the Oregon Highway Plan and the designation of the Historic Columbia River Highway (ORE 30) as an historic highway.
4. Identify improved pedestrian connections to destinations outside of the downtown, such as Marine Park (separated from downtown by railroad tracks).
5. Adopt necessary amendments to the City’s comprehensive plan, zoning code, and TSP to implement the Downtown Refinement Plan developed in this project.
6. Encourage walking and bicycling.

7. Reduce reliance on automobile trips.
8. Encourage more mixed-use and efficient use of land in the downtown, consistent with the City's Comprehensive Plan.

The Downtown Plan's Project Goals are:

1. Strengthen the downtown core as the economic and cultural center of the City.
2. Make the downtown an extraordinary place, such that travelers will be drawn to the downtown as a destination, not just a stop-over spot.
3. Provide the design standards, regulations, and capital projects necessary to guide new development in a manner consistent with and supportive of these goals.
4. Create a stronger presence of the natural environment in the downtown area.
5. Create and/or enhance views of the surrounding area from downtown for motorists and pedestrians.
6. Establish a more "friendly" pedestrian/bicycling environment that will reduce the necessity for and impact of automobiles.
7. Manage traffic flows for safety and convenience of both the vehicle passengers and pedestrians.
8. Accommodate parking needs for autos, trucks, recreational vehicles, and busses in a manner that is consistent with the adopted design theme.
9. Create stronger visual, vehicular, and pedestrian links between Downtown and Marine Park working to blend the two activity areas into one experience.
10. Develop architectural standards for all new construction and remodeling relating to the history of Cascade Locks.
11. Develop a downtown plan that identifies and plans for common physical elements throughout the area such as landscaping, signage, pedestrian facilities, and parking lots.
12. Create pedestrian/bicycle linkages to all major points in community.
13. Create attractive and inviting entry features.
14. Increase the presence of street trees in a manner consistent with the Design Plan.

The Downtown Plan's Planning Principals are:

1. A primary economic principal is to get people to shop in downtown Cascade Locks by attracting them off the freeway, by providing adequate commercial services for a growing local population, by creating downtown employment, and by channeling Industrial Park employees and visitors to the downtown for shopping and services.
2. Another primary economic principal is that the City will expand its presence as a tourist destination by actively developing facilities and programs oriented to the river, the mountains, the Gorge experience, recreation, and an extraordinary downtown.
3. The Downtown Plan is based on preserving and re-creating the historical character of the Community as it was in the 1920's and 1930's, the time the Columbia River

Highway was built and first opened.

4. A principal of diversity within a framework of design standards rather than conformity will guide design decisions.
5. The Downtown Plan is based on creating a pedestrian friendly environment where citizens and visitors can enjoy a variety of shopping, cultural, and recreational experiences as pedestrians in a safe, inviting, and comfortable place.
6. Administration of the Historic Columbia River Highway historic designation calls for preserving the historic width and centerline of the street and to make improvements only when then are consistent with the design of the street in the early part of the 20th century. A principal of this Plan will be to respect that position where ever possible.

8-6.70.020 Permitted Uses

The following uses are permitted in the Downtown Zone:

- A. Residential Uses:
 1. For properties fronting on WaNaPa:
 - a. Apartment units as part of mixed-use buildings, provided that they are built above or below the street level floor. No other residential uses are allowed.
 - b. For properties not fronting on WaNaPa:
 - i. Duplexes.
 - ii. Multiple-family dwellings.
- B. Museums, theaters, galleries, or studios for art, dance, and photography.
- C. Parking garages or parking lots accessory to a permitted or conditionally permitted use; municipal or private parking garages or parking lots.
- D. Personal services including, but not limited to, medical or dental clinics, small animal veterinary clinics, pharmacies, professional offices, general business offices, financial services, or other financial institutions.
- E. Offices and research and development facilities for technology oriented companies, provided however, that such uses shall not occupy the ground floor WaNaPa Street frontage of any building,
- F. Restaurants (excluding fast food with drive-through), taverns, or lounges.
- G. Retail stores with 15,000 square feet or less of gross floor area.
- H. Informational kiosks and stands.
- I. Service, sales, and repair including, but not limited to, computers, electronics, business machines, bicycles, appliances, scientific or musical instruments, locksmiths, or gunsmiths. This provision does not include repair of automobiles or trucks.
- J. Recreational facilities.

- K. Utilities (Downtown) - Facilities necessary to provide public and private services, excepting cell towers, wastewater treatment facilities and water treatment facilities.

8-6.70.030 Conditional Uses

The following uses are permitted as conditional uses in the Downtown zone:

- A. Assembly or limited manufacturing uses.
- B. Community service uses, except that a government building that serves exclusively as an office building shall be considered the same as professional offices and general business offices.
- C. Congregate housing, nursing homes, and homes for the aged.
- D. Grocery stores and convenience stores without gasoline pumps.
- E. Retail stores with more than 15,000 square feet of gross floor area.
- F. Houses of Worship
- F-G. Hotels, Motels, and Bed & Breakfast establishments

8-6.70.040 Prohibited Uses

- A. Drive up windows or other drive-up facilities involving an installation where a driver or passenger accesses services or products without leaving his or her automobile.

8-6.070.050 Dimensional Standards

- A. Lot Area, Lot Width, and Lot Depth. No minimum requirement.
- B. Setbacks.
 - a. Minimum - No minimum setbacks are required, except that a minimum 15-foot setback is required along a property line that abuts any Residential Zone.
 - b. Maximum – A maximum setback of 10 feet is required along the WaNaPa Street frontage. The setback area shall be used exclusively for street furniture, outdoor dining areas, sidewalk to the front door, or landscaping.

8-6.070.060 Residential Density

- A. Dwelling units part of a mixed use building shall have no density minimums or maximums.
- B. Duplex and multiple-family residential density shall be a maximum of one dwelling unit per 2,000 square feet of net land area.
- C. Residential development is required to be built at 80% or more of the maximum number of dwelling units per net acre.

8-6.070.070 Height Limitation

- A. The maximum height of a structure shall be 35 feet.

8-6.070.080 Landscaping Requirements

- A. A minimum of five percent of the lot area shall be landscaped in accordance with Chapter 8-6.104.

8-6.070.090 Access and Circulation

- A. Adequate provisions for access and internal circulation of vehicles shall be provided for all uses allowed in the Downtown Zone in accordance with the requirements of this code and in compliance of ODOT Access Management Standards for State Highways.

8-6.070.100 Activities External to a Building

- A. External Storage of Merchandise - The external storage of merchandise and/or materials, directly or indirectly related to a business, is hereby prohibited within the Downtown zone. External storage areas which exist at the time of adoption of this code shall be allowed to continue under the provisions governing a nonconforming use.
- B. Outdoor Seasonal Displays and Sales of Merchandise - Outdoor seasonal displays and sales of merchandise are permitted during business hours only and shall not exceed ten percent of the total retail sales area.
- C. Outdoor Dining Areas – Outdoor dining areas are permitted providing all applicable Fire and Building Codes are met, and all OLCC regulations are met. Amplified music shall be limited to 12:00 PM to 10:00 PM and shall meet all other applicable noise standards. All furniture will meet the standards for Street Furniture.
- D. Pedestrian Walkways – For any outdoor use of a sidewalk, walkway, or parking lot, a minimum 60 inch wide pedestrian walkway will be maintained along any sidewalk or internal walkway. This area shall be free from any impediments to walking or use of a wheelchair and allow for the free movement of pedestrian traffic.

8.6.070.110 Off-Street Parking and Loading

- A. All uses shall conform to all standards of Chapter 8-6.108.
- B. In lieu of providing some or all of the required parking spaces for a building, the developer or owner of that building may pay to the City a fee for each forgone parking space. The City shall by resolution set that fee based on the projected cost of creating a parking space within a municipally owned parking lot within the Downtown area. In addition, an annual fee may be charged for the operation and maintenance of the applicable municipal parking lot.
- C. No off-street parking and loading shall be required for residential units located in mixed-use buildings.

8-6.070.120 Downtown Zone Design Standards

- A. All development and use of land shall be subject to the provisions of the Site

Plan and Design Review Chapter (8-6.148).

- B. Once a site plan or building design has been approved and developed in accordance with Section 8-6.148, no revisions to the site or building shall take place unless approved as an amendment to the original approval.
- C. No existing building within the zone shall be altered by construction, painting, remodeling, or other means in a manner inconsistent with these design standards.
- D. The Planning Commission, as part of the site design review process, may allow modification to the site design requirements in the Downtown Zone when both of the following criteria are satisfied:
 - 1. The modification is necessary to provide design flexibility where:
 - a. Conditions unique to the site require such modification; or,
 - b. Parcel shape or configuration precludes compliance with provisions; or,
 - c. A modification is necessary to preserve trees, other natural features or visual amenities determined by the Planning Commission to be significant to the aesthetic character of the area.
 - 2. Modification of the standards in this Section shall only be approved if the Planning Commission finds that the specific design proposed is substantially in compliance with the intent and purpose of the Downtown Zone design provisions.
- E. The following standards shall be used for reviewing proposed site and building designs:
 - 1. Buildings, landscaping, and site design, shall be consistent with the goals and objectives of the Cascade Locks Downtown Development Plan and Strategy.
 - 2. All buildings shall be of an architectural style consistent with the historical character of the Community. Acceptable styles include Classic Revival, Craftsman, Cascadian, and Arts and Crafts. Unacceptable architectural styles include any modern style that was not commonly used in the 1920's and 1930's.
 - 3. To maintain and enhance the pedestrian scale, buildings shall be oriented to the street. By orientation, this includes the building entrance, window treatment, sign orientation and other architectural improvements that create an entrance onto the street.
 - 4. Building entries must comply with the accessibility requirements of the Oregon State Structural Specialty Code.
 - 5. Buildings located at the intersection of two streets shall consider the use of a corner entrance to the building.

6. Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.
7. New buildings shall be within 25% of the average height of existing buildings located on the same street side within the zone.

F. Building Materials and Colors

1. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.
2. Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these decorative patterns include multicolored masonry units such as brick, stone, or cast stone, in layered or geometric patterns, or split-faced concrete block to simulate a rusticated stone-type construction.
3. Wood siding must be bevel, shingle siding, or channel siding and must not be applied in a diagonal or herringbone pattern. T1-11 style siding is not permitted.
4. Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors.

G. Roof Materials, Parapets, and Roof Pitch

1. Pitched roof structures shall have a minimum roof pitch of 6:12.
2. Roof Designs – Rooflines shall establish a distinctive “top” to a building. Except where impractical due solely to the size of the building, all roofs shall be of a peak roof style. No flat, mansard, or shed roof styles are allowed. On larger buildings where peak roofs cannot be used, architectural features shall be used that exhibit a peak roof style with facades, partial roofs, and other techniques that meet the intent of these provisions. In building areas without a peak roof, a flat or shed roof shall be used. When flat roof areas are proposed, a cornice or frieze molding a minimum 12 inches high projecting a minimum 6 inches from the wall at the top of the wall or parapet shall be provided.
3. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
4. Visible sloped roofs must be dark gray, black, or dark brown.
5. Visible roof materials must be wood or architectural grade composition shingle or sheet metal with standing or batten seam.

6. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls, or by other approved means.

H. Building Orientation and Entrance Standards

1. All buildings shall have their primary entrance(s) facing the street. Alternatively, a building may have its entrance facing a side yard when a direct pedestrian walkway not exceeding 20 feet in length is provided between the building entrance and the street right-of-way.
2. Building entrances must be visible from the street. This may be accomplished through architectural design, color schemes or similar design elements.
3. Due to the elevation difference between WaNaPa, and the rear portion of the properties on the north side of the street, daylight basement type of construction is preferred. This method of construction has the benefit of causing all materials stored below WaNaPa to be screened and secured behind sight-obscuring walls, adding to the attractiveness of the downtown area.
4. Buildings are required to be located at the corner of corner lots. No parking is allowed in these areas.

I. Parking Lots

1. For new development, the parking lots shall be located at the rear of all lots. For corner lots, this shall be identified as being opposite, and furthest from, the primary building access.
2. If it is determined that parking is to front on WaNaPa in a particular situation, it shall be limited to a maximum of one drive aisle with parallel parking spaces on one side.
3. If it is determined that a parking lot is to be appropriately located fronting on WaNaPa, it does not mean that the lot is to have access to the street. All access standards still apply.

J. Building Facades

1. Ornamental devices, such as molding, entablature, and friezes, are required at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least eight inches wide.
2. Alcoves, Porches, Arcades, etc. Buildings must incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain, wind, and sun. Awnings and entrances may be designed to be shared between two structures. If the building abuts the WaNaPa right-of-way, then the weather protection feature must be extended at least five feet over the sidewalk with appropriate easements or agreements with the City to allow placement within the right-of-way. If the building does not front on the right-of-way, the weather protection

feature must be extended at least five feet along any pedestrian area between the building and street. The weather protection device shall be designed, through the use of gutters, downspouts, catchments, channelizations, or other means, to prevent the dripping or running of water onto the public sidewalk, including water falling as rain, or water resulting from melting snow or ice.

3. Traditional Storefront Elements. For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:
 - a. Front and side building walls placed within ten feet of abutting street right-of-way boundaries.
 - b. Clearly delineated upper and lower facades.
 - c. A lower facade dominated by large display windows and a recessed entry or entries.
 - d. Smaller, regularly spaced windows in the upper floor.
 - e. Decorative trims, such as window hoods, surrounding upper floor windows.
 - f. A decorative cornice near the top of the facade.
 - g. Change in Relief of Building. Buildings must include changes in relief on ten percent of their WaNaPa facades. Relief changes include cornices, bases, fenestration, fluted masonry, or other treatments for pedestrian interest and scale.

K. Windows

1. Windows which allow views to the interior activity or display areas are required. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
2. Ground Floor Windows. All new buildings must provide ground floor windows along WaNaPa.
3. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.
4. Required windows must have a sill no more than four feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than two feet above the finished floor level, up to a maximum sill height of six feet above grade.
5. Glass curtain windows are not permitted fronting WaNaPa.
6. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows along street facades.

7. Any wall that faces WaNaPa must contain at least 50% of the total square footage of the ground floor wall area in display areas, windows, or doorways. Blank walls are prohibited.
8. Ground floor windows are also required on facades facing any public parking lot. The minimum requirement is 16 square feet per story, or, six percent of the total square footage of the facade, whichever is greater.

L. Upper Floor Window Standards

1. Glass area dimensions shall not exceed 5'x7'. (The longest dimension may be taken either horizontally or vertically.)
2. Windows must have trim or molding at least two inches wide around their perimeters.
3. At least half of all the window area in upper floors must be made up of glass panes with dimensions no greater than 2'x3'. Windows that have 1'x1' grid inside double-pane glass are appropriate and are encouraged.

M. Streetscape/Street Furniture

1. All street furniture on either private property or within the right-of-way, including tables, chairs, walls, benches, kiosks, trash receptacles, garbage enclosures, signs, and other permanent or temporary fixtures not part of a building, shall conform with the Street Furniture design standards identified in the "Cascade Locks Downtown Plan and Strategy" adopted in 2003.
2. Benches and other streetscape items may be placed within the public right-of-way, but must not block free movement of pedestrians. A minimum pedestrian walkway width of five feet must be maintained at all times.

N. Lighting

1. All building entrances and exits must be well lighted.
2. Exterior lighting must be an integral part of the architectural design, and in keeping with the architectural standards contained in Section E.2.
3. The minimum lighting level for building entries is four foot-candles and the source light must be shielded to reduce glare.
4. All lighting shall be directed downwards and shall not shine into the sky.

O. Trash and Recycling Storage

1. Each structure shall provide for collection of its trash and recyclable materials within the boundaries of each parcel
2. All trash collection areas must be located within the structure, or behind the building in an enclosure.

P. Signage

1. All standards of Chapter 8-6.144 of this Code shall apply in the D zone except for the following standards:

- a. Freestanding pole signs are prohibited.
- b. Internally illuminated signs are prohibited.
- c. Pedestrian-oriented sign bonus. The City Administrator shall have authority to grant additional pedestrian oriented signs up to a total of 12 square feet for all such signs. The maximum size for any one pedestrian sign shall be 6 square feet. Pedestrian oriented signs include: window signs, small wall mounted or projecting signs located not more than 10 feet above grade, signs placed on awning valances, and signs suspended under canopies and awnings. Signs that are suspended above pedestrian walkways shall provide a minimum of 7.5 feet of vertical clearance.

**[SECTION 8-6.70 GENERAL PROVISIONS AMENDED BY
ORDINANCE NO. 363, ADOPTED BY THE CITY
COUNCIL ON JANUARY 12, 2004]**