

FIRST ADDITION NEIGHBORS



NEIGHBORHOOD PLAN 1996

A COOPERATIVE EFFORD BETWEEN THE FIRST ADDITION NEIGHBORS
AND THE CITY OF LAKE OSWEGO



First Addition

Neighborhood Plan



“First Addition is its own complete and integrated community, containing everything essential to the daily life of the residents and providing a center focus that combines commercial, civic, and recreational uses.”

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Table of Contents

Introduction	1
Perspective	4
Goals and Policies	
Conditional Uses	8
Street Design and Traffic	10
Parking	14
Housing, Land Use and Neighborhood Character	16
Downtown Commercial District	20
Public Facilities, Utilities, and Services	22
General Commentary	24

Figures and Appendices

Figure 1	Proposed Transportation Improvements
Figure 2	Comprehensive Plan and Zoning Map Designations
Figure 3	Natural Resources, Parks and Distinctive Natural Areas
	1. List of Distinctive Natural Area Trees
	2. Forest Hills Garden Club Tree Walk
Appendix I	FAN Action Chart
Appendix II	Zoning Code Amendments R-6 and R-2

FIRST ADDITION NEIGHBORHOOD PLAN

Introduction and Intent

In 1993, the City Council adopted a Neighborhood Planning Program to provide neighborhoods in Lake Oswego an opportunity to develop a vision and corresponding customized guidance on matters of land use, building and site design and capital expenditures. The Neighborhood Planning Program was designed to go beyond the general guidance provided by the Comprehensive Plan goals and policies, in order to address more localized and specific neighborhood needs. First Addition was one of two neighborhoods initially selected to develop a neighborhood plan for fiscal year 1994/95. The First Addition Neighborhood Plan was approved at the end of 1996.

The First Addition Neighborhood Plan represents a commitment by the residents, property owners, business owners and the City of Lake Oswego to preserve, restore and enhance the quality of life in First Addition.

The First Addition Neighborhood Plan is intended to retain those aspects of the neighborhood that contribute to its quality of life: housing variety and affordability, “small-town” atmosphere, walkable streets and alleys that provide dual access to residential and commercial development and convenience and access to transit and commercial uses. To accomplish this, the Plan proposes land use, transportation, public facility, parking and street design and public institutional use strategies. A list of implementation actions is proposed for those parts of the Plan that remain to be accomplished. These projects and programs have been prioritized and coordinated with the City and will be reviewed by the City Council for consistency of the Comprehensive Plan and Statewide Planning goals.

The Neighborhood Plan, as a set of goals, policies and recommended action measures has become part of the Comprehensive Plan. It is somewhat more specific than other chapters of the Comprehensive Plan, but it reinforces and complies with other comprehensive plan policies. These goals and policies will provide overall guidance to the development of new regulations which will be binding on future development in the neighborhood. Status as a part of the Comprehensive Plan assures that the goals and policies will be carefully weighed as part of the future consideration of changes in land use designations and regulations within the neighborhood.

Background of the FAN Neighborhood Plan

First Addition is a neighborhood close to Lake Oswego’s traditional City Center and among the City’s oldest. The Neighborhood contains approximately 120 acres of land, excluding rights-of-way and is home to about 1700 persons. There are a variety of land uses, including single family residential, single family attached and multi-family. Commercial lands include those devoted to retail and office, and services, such as dry-cleaning, restaurants, banking and auto service outlets. Single family or accessory dwellings make up about 515 dwelling units while multi-family or duplex comprise

approximately 205 dwellings. There are about 140 commercial or institutional uses. Most of the policies and strategies outlined in the Plan concern the residential areas of FAN.

The FAN Neighborhood Plan Process

When FAN was selected to develop a neighborhood Plan, it appointed a ten-member Neighborhood Planning Steering Committee, developed a work program and began developing a proposed neighborhood plan in July, 1994. The Steering Committee expanded upon the initial list of issues, which was presented to the neighborhood at a September, 1994 meeting. In order to solicit input regarding alternatives to the major issues, the Steering Committee formulated a survey, which was sent to the approximately 1000 property owners, residents and businesses in FAN in March, 1995. Utilizing this input, the Steering Committee produced several drafts of the Plan, mailing Draft Three to the entire neighborhood in August, 1995. In addition, the FAN Coordinating Committee has reviewed all Plan drafts. In April, 1996, all residents and property owners were notified that the Fifth Draft was available for their review and would be discussed at the 1996 Annual Meeting. The Planning Commission approved the proposed neighborhood plan on July 22, 1996. On December 3, 1996, the City Council approved the FAN plan and the associated zoning and Comprehensive plan changes.

Information Collection

In addition to the overall neighborhood survey, which polled residents regarding street, land use, neighborhood design, secondary dwellings, and institutional use elements, a parking survey and limited land use inventory were conducted. A kickoff meeting with the neighborhood was held at which issues were discussed and refined. Two additional neighborhood wide meetings were held throughout the process. The purpose of these meetings was to gather information on the neighborhood's problems, assets and opportunities and to review draft plan language. Two meetings were held with the Downtown Business Association, and one meeting with the Chamber of Commerce Land Use Committee. The Steering Committee also discussed proposed policies with the East End Development Commission. The Steering Committee or its subcommittees met a total of 17 times during this process. Every effort was made to solicit opinions from neighborhood residents and property owners and to modify draft language based on residents' input.

How the First Addition Neighborhood Plan is Organized

The FAN Neighborhood Plan has several sections:

- Perspective. The Perspective illustrates the overall vision the neighborhood sees for itself.
- Comprehensive Plan Goals, Policies and Recommended Action Measures. These have been adopted as part of the Comprehensive Plan. Goals are stated in the

broadest terms, usually a broad description of what the neighborhood is striving for. Policies, state the neighborhood's strategies for specific issue areas or groups of issues, such as neighborhood character, street design, parking and public facilities. Policies more specific than Goals, but not so specific as to be like decision making criteria (which would belong in an ordinance or standard). Recommended Action Measures are specific ideas on implementation that form the Action Chart items described below. Recommended Action Measures are simply "good ideas" and are not obligatory.

- Comprehensive Plan Map and Zoning map amendments. These represent the allowed densities and uses for different areas of FAN.
- Action Charts specify future possible projects, programs and regulatory measures that carry out the Neighborhood Plan's Policies. They are assigned a time frame and possible leader(s) to carry them out. The leader listing is an expression of interest and support with the understanding that future circumstances may affect the implementation leader's ability to take action.
- Zoning Code text amendments for the creation of new R-6 and R-2 Residential Zones. This code language contains specific, clear and objective requirements for development to occur in FAN.

First Addition Neighborhood Plan

Perspective

The First Addition Neighborhood lies adjacent to downtown Lake Oswego and is one of the oldest neighborhoods in the City. Laid out in even blocks, First Addition is marked by cozy houses, narrow streets without sidewalks and towering mature Douglas Fir and deciduous trees. It is a neighborhood of individuals and families of different ages. The diversity of housing types enables citizens from a wide range of economic levels and age groups to live within its boundaries. The variety of housing types is also a factor which defines this neighborhood. Platted in 1888, on 6,000 square foot lots, the neighborhood contains several historic structures, some of them built before the turn of the century. It also contains some of the oldest trees and gardens in the City.



Tryon Creek State Park, along FAN's northern border, provides an escape from the urban landscape.

First Addition is a largely single family residential neighborhood, but also contains some multi-family homes, commercial uses, such as offices and retail shops, and public facilities such as the Library, Post Office, Central Fire Station, Adult Community Center and the Transit Center. One of the benefits of being located in such close proximity to these facilities is the convenience of walking such a short distance to them. In this sense, First Addition is its own complete and integrated community, containing everything essential to the daily life of the residents and providing a center focus that combines commercial, civic, and recreational uses.

First Addition Neighborhood Plan

Perspective (continued)

This mix of uses also encourages people to get out of their cars and walk to nearby services. Although neighborhood residents view these uses as valuable assets, at times these public facilities and non-residential uses result in conflicts with residential uses of the neighborhood, primarily with regard to traffic and parking.

The landscape elements and setting of First Addition are some of its major attributes and contribute to its clear identity. The neighborhood would like to grow in a way that is responsive and sensitive to that setting. The canyons and ravines of Tryon Creek State park immediately to the north of the neighborhood provide a dramatic backdrop as well as an invitation to commune with nature, view wildlife and water features and, in general, retreat from the urban fabric by walking a few blocks away. Maintaining this forest cover and backdrop is important to FAN. The integration of trees with all development and change in the neighborhood is a continuing goal.

First Addition views its streets as much more than ways to places: they **are** places. Small scale residential streets with minimum paved area and vegetative canopy provide interesting routes to all destinations and promote neighborly interaction. High speed traffic is discouraged by spatial definitions such as the narrow width of paved area, trees and closeness of houses to the street. The narrow streets are a consistent feature of FAN that tie the neighborhood together with a “village” theme.

The neighborhood is bordered on three sides by State Street, "A " Avenue, and 10th Avenue which provide well defined edges. State Street and A Avenue provide through-traffic access to other parts of the city and access to the neighborhood as well. State Street is classified by the Oregon Department of Transportation as a District Highway. ODOT's goal in managing this highway is to provide for safe and efficient moderate to low-speed operation with a moderate to high level of interruptions to traffic flow. Often, due to the congestion of these surrounding major streets, drivers seek alternate routes to their destinations through the First Addition. This results in daily traffic on some residential streets that is greater than that recommended by the City's Comprehensive Plan and desired by residents.

First Addition Neighborhood Plan

Perspective (continued)

The portion of FAN located in the EC (East End Commercial) zone forms the northern edge of the commercial hub of downtown Lake Oswego. The Metro Regional 2040 Plan indicates this commercial area, and the high density residential areas most immediately adjacent, as a “Town Center”, where compact development exists and multi-modal transportation modes converge. “Town Centers” are to provide local shopping and employment opportunities to serve the population’s needs while reducing auto travel. “Town Centers” will also act as social gathering places and community centers, much as FAN now enjoys.



The Lake Oswego Transit Center facilitates alternative forms of transportation for the community.

In order to maintain this “small town” atmosphere amidst remodeling of existing structures and uses and redevelopment in the downtown area, FAN envisions a downtown area which is conducive to walking, where transit and auto use does not intrude into the residential parts of the neighborhood, and which conforms to the “village” appearance described in the Urban Design Plan (1988) and the LORA Design Guidelines (1995).

The wide variety of housing styles and age of housing is another characteristic of FAN that adds to its charm as a neighborhood. The oldest homes in First Addition are located in the eastern half of the neighborhood. The west end of First Addition is generally

First Addition Neighborhood Plan

Perspective (continued)

characterized by post-World War II-era dwellings. Some of the homes in First Addition were constructed on multiple lots, which were partitioned in later years. Bungalow, Vernacular, Gothic, Prairie, Craftsman, Ranch, and Shed styles dot the neighborhood, typically blending in well, given the mature landscaping and compatible spacing and size. Over the last two decades, however, with the trend toward larger homes, maintaining compatibility with existing homes has become somewhat more difficult.

The First Addition was platted with 20' wide alleys. These provide relief to the street system and a secondary access to individual parcels. Many residents access garages through alleys. Orienting parking away from the street and sidewalks also minimizes the number of driveways and affords an interesting and comfortable streetscape. Some infill development, however, has not been in keeping with alley access to garages. In some cases, new development has provided for garage access from the street, and the scale and location of the garage is not compatible with the rhythm of the streetscape provided by other existing facades. Also, if alleys are available, other functions, such as trash and recycling collection can occur at these locations rather than in front of residences.

The FAN of the future will be much like the FAN of today. The favorable elements outlined above will be integrated with new development and ensured through requirements for the layout of streets, houses, commercial buildings, etc. These elements make First Addition an identifiable neighborhood and preservation and continuation of these features will assure First Addition retains its character through time. New housing will complement existing residential structures, and will encourage neighborly interaction. Adequate commercial and multifamily parking will be provided and parking and traffic conflicts among various land uses will be minimized. To encourage greater pedestrian usage and safety, some walkways may be provided to connect parts of the neighborhood to popular destinations. Street design will recognize the various modes of travel in the neighborhood and the need for safe travel.

First Addition Neighborhood Plan

Goals and Policies

Conditional Uses in FAN:

Goal: Conditional Uses in the First Addition shall be compatible with the character of the neighborhood as described in the neighborhood plan.



The Lake Oswego Public Library, in the heart of FAN, provides many services to the community.

Policies:

1. New Institutional or Major Public Facilities which serve the entire community shall be discouraged from using Local Residential streets within FAN. Reuse of existing institutional structures to other institutional or public facility uses could occur if traffic, noise, parking and levels of operation can be adjusted to reduce conflicts with adjacent uses.
2. Returning existing institutional uses in the residentially zoned portion of FAN to residential uses is encouraged.

First Addition Neighborhood Plan

Goals and Policies

Conditional Uses in FAN (continued):

3. Two major public facilities, the City of Lake Oswego Public Library and the City of Lake Oswego Adult Community Center (ACC) are located within the boundaries of FAN. The continued health and vitality of these institutions are hereby declared to be a matter of city-wide concern and general citizen benefit. Program and facility expansions and alterations must be considered in this context. The proximity to these facilities also confers a special benefit on FAN. At the same time, the City recognizes that the location of these popular facilities within the boundaries of a residential neighborhood on local streets also imposes a special burden on FAN not borne by other citizens, particularly in regard to traffic and parking. When making decisions regarding program or facility expansion or modification to the Library; or the ACC, the City shall consider these special burdens in addition to the general public benefit, and shall attempt to mitigate negative impacts by imposing conditions of approval.
4. Library programs that decrease auto trips to the library, such as mail out/return books and materials, computer on-line services, book drops, shall be encouraged.
5. Adequate on-site parking will provided for any new Conditional Uses in FAN and any existing Conditional Uses in the commercial area.

Recommended Action Measures:

- i. Develop a list of allowable conditional uses and review criteria for FAN, which are compatible with the character of the neighborhood.

First Addition Neighborhood Plan

Goals and Policies

Street Design and Traffic

Goal: Provide for safe, multi-modal access to all areas of FAN in a manner that retains the quiet, convenience and livability of the neighborhood.

Policies:

1. Reduce traffic speeds and volumes in compliance with the Transportation Chapter guidelines for Local Streets, to make them safer for pedestrians, bicyclists and auto users.
2. Encourage traffic volumes that are within the limits set by the Comprehensive Plan, Transportation Chapter for all street classifications within FAN.
3. Reduce auto through-trips on residential streets in FAN by:
 - a) Using traffic control or traffic management devices, where warranted, and
 - b) Promoting the efficient movement of traffic on Collectors and Arterials within and bordering the neighborhood.
4. Provide for pedestrian and bicycle access and safety in multi-family areas by requiring sidewalks with all new development.
5. Develop street design standards for all street types in FAN. For the single family residential area, standards shall:
 - a) Retain the “country lane” character of the streets.
 - b) Provide sidewalks on a limited basis as described in Policy 9.
 - c) Reduce heat buildup from roadway surfaces by preserving trees and other vegetation and minimizing paved surfaces.
 - d) Minimize long term costs of constructing, maintaining and repairing local streets within FAN.
 - e) Reduce impervious surface to reduce the quantity and improve the quality of surface water runoff.
 - f) Propose a method for handling storm drainage, which can be implemented as the City budget permits.
 - g) Provide for uniform intersection design, and
 - h) Discourage through traffic.

First Addition Neighborhood Plan

Goals and Policies

Street Design and Traffic (continued)



“Country lane” style streets contribute to the village atmosphere of the neighborhood.

6. Enhance the livability and character of FAN by developing a street tree planting plan that includes a mix of trees that will be compatible with FAN streetscapes and available planting areas, which includes guidelines for maintenance, removal and replacement of street trees.
7. Protect single family residential street character by eliminating the requirement for curb and gutter in all single-family zoned areas
8. Use existing paved rights-of-way for walking and biking, but complete at least one connecting north/south and one east/west walkway to provide an out-of-travel-lane pedestrian way to access major destinations such as the Transit Center, Library, Adult Community Center and Forest Hills Grade School (Figure 1).
9. Regulate street corner visibility at all intersections.

First Addition Neighborhood Plan

Goals and Policies

Street Design and Traffic (continued)

10. When developing street design scenarios for FAN, consider the possibility of reducing the existing 60' platted rights-of-way.
11. Reduce residential on-street parking needs and conflicts by maximizing the use of alleys for vehicle access to parking.
12. Use street design to reinforce the identity of the residential portion of FAN and to slow traffic and to discourage through-traffic.
13. Streets in FAN that are currently platted at less than 60 foot wide rights-of-way, shall remain at existing widths.

Recommended Action Measures:

- i. Enforce City code requirements for parallel parking in the single family residential areas.
- ii. Require all platted alleys to be improved to a level that will allow use of alleys for trash and recycling collection and vehicle access and parking.
- iii. Provide an entry monument at Fourth and C Streets.
- iv. Add neighborhood identification to existing street signs in FAN.
- v. Consider improvements, such as raised, textured pedestrian crossings, to define and delineate key entries to residential portions of FAN as a way to provide neighborhood identity and to discourage through traffic, while considering the needs of school buses and other vehicles that access neighborhood streets.
- vi. The City acknowledges that FAN residents desire certain traffic control or management devices (Figure 1), and may seek the installation or implementation of such devices through existing City programs dealing with traffic control and management. A decision to install or implement one or more of such devices shall be considered pursuant to the review procedures and criteria in effect at the time of application based upon need, impact on the neighborhood and on the general traveling public, enforceability, cost and available resources. The listing

First Addition Neighborhood Plan

Recommended Action Measures

Street Design and Traffic (continued)

of the following traffic control and management devices desired by FAN residents shall not be considered to be a commitment by the City to approve or support approval of such devices in the future:

- a. Installation of a four-way stop at Fourth Street and D and E Avenues.
- b. Installation of “No Right Turn from 4-6:00 p.m.” signs be installed on State Street at D and E Avenues.
- c. Installation of “No Through Traffic” signs be installed at State Street and D and E Avenues.
- d. Installation of two-way stop signs on First Street at C and D Avenues.
- e. Installation of two-way stop signs on C Avenue at Seventh and Ninth Streets to discourage east/west through traffic.
- f. Remove arrow directing traffic down First Street from “Neighborhood Traffic Only” sign at First Street and D Avenue.
- vii. Vacate the portion of G Avenue dedicated beyond the typical 30’ right-of-way, between First Streets and Eighth Street, to its original owners.
- viii. Ensure that traffic enforcement and regulation in FAN recognize the narrow pavement widths, turf and gravel shoulders and random availability of breaks in the parking “lane.”

First Addition Neighborhood Plan

Goals and Policies

Parking

Goal: Ensure the availability of on street parking for FAN residents and their guests, while providing for adequate, off-street parking for all uses throughout the neighborhood.

Policies:

1. Discourage long term, non-resident and non-guest parking on Local Streets in areas zoned for residential uses.
2. Favor programs for parking relief that rely on voluntary compliance and business and institutional cooperation over regulatory programs, due to regulatory and cost burdens on property owners, residents and the City.
3. When commercial uses, conditional uses or institutional uses are changed or intensified, customer and employee parking shall be adjusted commensurably.
4. Ensure adequate, but not excessive, off-street parking is provided for all land uses in FAN.
5. Include neighborhood association members, commercial use and institutional use owners and stakeholders in developing parking programs.
6. Periodically monitor and report on the effectiveness of non-resident parking solutions being implemented in FAN.
7. Promote parallel on-street parking in FAN's single family residential area to improve safety and avoid confusion.
8. Consider diagonal parking in commercial and multi-family areas where on-street parking is a problem and adequate right-of-way exists to accommodate all vehicles needing to use the street, as a way to increase available on-street parking spaces and to lessen commercial parking spillover into other residential areas.
9. Provide additional on-street parking near the transit center.

First Addition Neighborhood Plan

Goals and Policies

Parking

Recommended Action Measures:

- i. Develop a "good neighbor" parking agreement with the Post Office to ensure sensitivity to effects of employee parking on residential area.
- ii. Study the feasibility of head-in, angle (diagonal) parking on Fourth Street between B and C Avenues, Fifth Street between A and B Avenues and Third Street, between B and C Avenues.
- iii. If the Post Office does not move to another location in the near future, investigate methods for controlling the employee parking spilling over into the residential area. Methods could include "Residential Parking Only" signage.

First Addition Neighborhood Plan

Goals and Policies

Housing, Land Use and Neighborhood Character

Goals:

- 1. Preserve, maintain and enhance the character and design qualities of the existing residential area of FAN.**
- 2. Encourage improvement and maintenance of properties within FAN to increase aesthetic value and uphold property values.**

Policies:

1. Encourage owner-occupied housing in FAN.
2. Promote upgrading and remodeling of residential structures, rather than demolition and new construction.
3. Provide for compatible streetscapes in the-residential area by encouraging access to garages through alleys, if available, for single family detached and attached dwellings, secondary dwelling units and multi-family dwellings, or an alteration affecting the garage(s) for these types of land uses.
4. Protect the character of the neighborhood by encouraging new residences and residential alterations to be compatible with the building size and proportion of existing dwellings.
5. Create awareness among FAN property owners and residents regarding existing codes relating to public nuisances, inoperable vehicles, dangerous buildings, encroachments, home occupation requirements and manner of parking to enable individuals to resolve concerns in their immediate vicinity.
6. Encourage a variety of housing types within FAN that is compatible with neighborhood character and design.
7. To the maximum extent feasible, single family housing shall be preserved and steps taken to preserve its amenities and value. Special attention should be given to insuring that adjacent higher density housing, if developed, will not adversely affect neighborhood single family development.

First Addition Neighborhood Plan

Goals and Policies

Housing, Land Use and Neighborhood Character (continued)

8. Single family homes shall be protected from the deteriorating effects of adjacent land uses, including the commercial area and any open space areas which may be established. Particular attention should be given to the effects of traffic, parking, noise, glare, air pollution and appearance of structures.
9. Allow density within the neighborhood that is compatible with Comprehensive Plan Transportation policies, available street facilities, and actual developed densities, allows for structures that are compatible with neighborhood character, yet is supportive of local and regional transportation goals of encouraging walking, biking and transit use.



New rowhouses maintain neighborhood character while permitting increased density.

10. Expansion or change of non-conforming uses in FAN residential zones is discouraged due to noise, traffic, glare and appearance of structures which may be incompatible with abutting residential uses. Replacement of non-conforming uses with permitted uses is strongly encouraged.

First Addition Neighborhood Plan

Goals and Policies

Housing, Land Use and Neighborhood Character (continued)

11. Allow secondary dwelling units in the single family area of FAN in order to provide affordable housing, while preserving neighborhood character.
12. Require secondary dwelling unit (SDU) status and requirements to be recorded with the property records as a condition of approval so that prospective purchasers are knowledgeable of the requirements for SDUs.
13. Provide for systems development charges (SDCs) for SDUs that are proportional to the impacts on the City's public facilities system.
14. On lots containing secondary dwelling units require one unit per lot to be owner occupied.
15. Preserve and enhance First Addition's historic resources through the identification, restoration and protection of structures, sites and objects of historic and cultural value within the neighborhood.
16. Require the design of surrounding development to be sympathetic to abutting Historic Landmark structures.

Recommended Action Measures:

- i. Revise existing development standards for setbacks, lot coverage, house size: compatibility, mass, bulk, scale and height, solar access, or other aspects of building placement or massing, for the purposes of ensuring compatibility with existing, surrounding neighborhood development.
- ii. Amend the Comprehensive Plan Map from R-0 to R-2 in the area shown in Figure 2 due to lack of near term redevelopment potential and the existing single family character of the area.
- iii. Amend the Comprehensive Plan Map from EC to R-2 in the areas outlined in Figure 2, to create require uses that are more compatible with uses across C Avenue or to better reflect actual uses.
- iv. Amend the Comprehensive Plan Map from R-7.5 to R-6 in area shown on Figure 2, to better reflect actual platted, developed lot sizes.

First Addition Neighborhood Plan

Recommended Action Measures

Housing, Land Use and Neighborhood Character (continued)

- v. Produce and distribute a brochure on existing city codes and enforcement to distribute to neighborhood residents so that they can assist in maintaining neighborhood aesthetics.
- vi. Periodically update the inventory of historic resources in FAN and propose new structures, sites or objects for addition to the Lake Oswego Landmarks List.
- vii. Encourage public knowledge, understanding and appreciation of FAN's history and culture through educational workshops and events, voluntary signage of historic landmarks and development of brochures and other publications.

First Addition Neighborhood Plan

Goals and Policies

Downtown Commercial District

Goal: Work with the City to promote the village atmosphere of the Downtown Business District and preserve the residential character of the neighborhood bordering the commercial zone.



Trees and benches in downtown promote a pedestrian-friendly atmosphere.

Policies:

1. Ensure that commercial uses do not result in traffic in excess of volumes allowed by the Transportation Chapter of the Comprehensive Plan.
2. Ensure that adequate off-street, patron and employee parking is provided for commercial uses.
3. Provide a transition area of high density housing, between commercial and single family land uses to limit noise, parking and traffic impacts in the single family residential area and provide more compatible land uses along the street.

First Addition Neighborhood Plan

Goals and Policies

Downtown Commercial District (continued)

4. Improve pedestrian, bicycle and transit access in commercial areas and make sidewalks more pedestrian oriented through the use of:
 - a) intersection curb extensions and provision of continuous sidewalks
 - b) encouraging parking interior to the block,
 - c) providing street trees, plazas, sitting areas and awnings.
5. Retain the small village atmosphere of shopping district and support the LORA Design Guidelines to encourage a vital and attractive downtown.
6. Continue to maintain communications with the Downtown Business Association and all downtown businesses throughout the neighborhood planning process and implementation of the Neighborhood Plan.

Recommended Action Measures:

- i. Amend the Comprehensive Plan Map and Zoning Map from EC to R-2.5 for the area shown in Figure 2.

First Addition Neighborhood Plan

Goals and Policies

Public Facilities/Utilities/Services

Goal: Preserve the neighborhood character in matters of establishment, improvement, expansion or relocation of public facilities, utilities and services.

Policies:

1. Reduce surface water problems which cause flooding, erosion and water quality problems.
2. The City will restore public rights-of-way to prior condition following City repair or replacement of water, sewer or storm drainage lines. The City will require the same of developers or property owners who perform these activities within the public right-of-way. This may include, but is not limited to restoration of pavement or grassy areas.
3. Acquire additional open space within the neighborhood to be used for passive uses, such as a community garden and picnicking uses.



Rossman Park provides for active uses as well as a neighborhood gathering place.

First Addition Neighborhood Plan

Goals and Policies

Public Facilities/Utilities/Services (continued)

4. Protect Distinctive Natural Area (DNA) trees within FAN.*
5. Preserve the quiet environment of FAN.
6. Where feasible, trash and recycling will be collected on alleys, rather than on streets.

Recommended Action Measures:

- i. Have FAN residents note surface water problems in the right-of-way in FAN and communicate them to the City so that improvements can be coordinated with routine maintenance or the Capital Improvement Plan process.
- ii. Limit impervious surfaces in FAN to allow surface water runoff to percolate into the soil.
- iii. Update the inventory of DNA trees within FAN to include only remaining trees.*
- iv. Work toward systematic and eventual improvement of all alleys to enable both trash and recycling pickup to occur in all alleys.

* The DNA designation will be eliminated upon full implementation of the Sensitive Lands Ordinance (Ord. 2148, May, 1997). The City has developed a Heritage Tree program to educate citizens about the importance of trees through protection and recognition. A Heritage Tree can be a tree that is special because of its age or size. A historical or landmark tree can also be a heritage tree. Property owners with previously identified DNA trees are encouraged to nominate their trees as “Heritage Trees”. Once a tree is designated a heritage tree, a plaque is installed near the tree. The property owner also agrees to allow the City to record the tree’s designation on the land title.

General Commentary on Goals, Policies and Recommended Action Measures:

According to the Adopted Lake Oswego Comprehensive Plan, Goals, Policies and Recommended Action Measures each have a different purpose in terms of describing policy direction. These terms are also used in the First Addition Neighborhood Plan, hence the same meaning applies to these terms. Goals are stated in the broadest terms, usually a broad description of what the neighborhood is striving for. Policies are more specific, but not so specific as to be like decision making criteria (which would belong in an ordinance or standard). Recommended Action Measures are simply “good ideas” and are not obligatory. The following definitions are excerpted from the Comprehensive Plan:

Goal:

Definition - A general Statement indicating a desired end, or the direction the City will follow to achieve that end.

Obligation. The City cannot take action which violates a goal statement unless:

1. Action is being taken which clearly supports another goal.
2. There are findings indicating the goal is being supported takes precedence (in the particular case) over another (goal).

Policy:

Definition - A statement identifying Lake Oswego’s position and a definitive course of action. Policies are more specific than goals. They often identify the City’s position in regard to implementing goals. However, they are not the only actions the City can take to accomplish goals.

Obligation - The City must follow relevant policy statements when amending the Comprehensive Plan, or developing other plans ordinances which affect land use such as public facility plans, and zoning and development standards or show cause why the Comprehensive Plan should be amended consistent with the Statewide Land Use Goals. However, in the instance where specific plan policies appear to be conflicting, the City shall seek solutions which maximize each applicable policy objective within the overall context of the Comprehensive Plan and Statewide Goals. As part of this balancing and weighing process, the City shall consider whether the policy contains mandatory language (e.g., shall, require) or more discretionary language (e.g., may, encourage).

Recommended Action Measures:

Definition - A statement which outlines a specific City project or standard, which if executed, would implement goals and policies.

Obligation: Completion of projects, adoption of standards, or the creation of certain relationships or agreements with other jurisdictions and agencies, will depend on a number of factors such as citizen priorities, finances, staff availability etc.

The City should periodically review recommended action measures to determine which are a priority to be accomplished in view of current circumstances, community needs and the City's goal and policy obligations.

These statements are suggestions to future City decision-makers as ways to implement the goals and policies. The listing of recommended action measures in the plan does not obligate the City to accomplish them. Neither do recorded action measures impose obligations on applicants who request amendments or changes to the Comprehensive Plan.

APPENDIX I

FAN ACTION CHART



First Addition Neighborhood Plan Action Chart

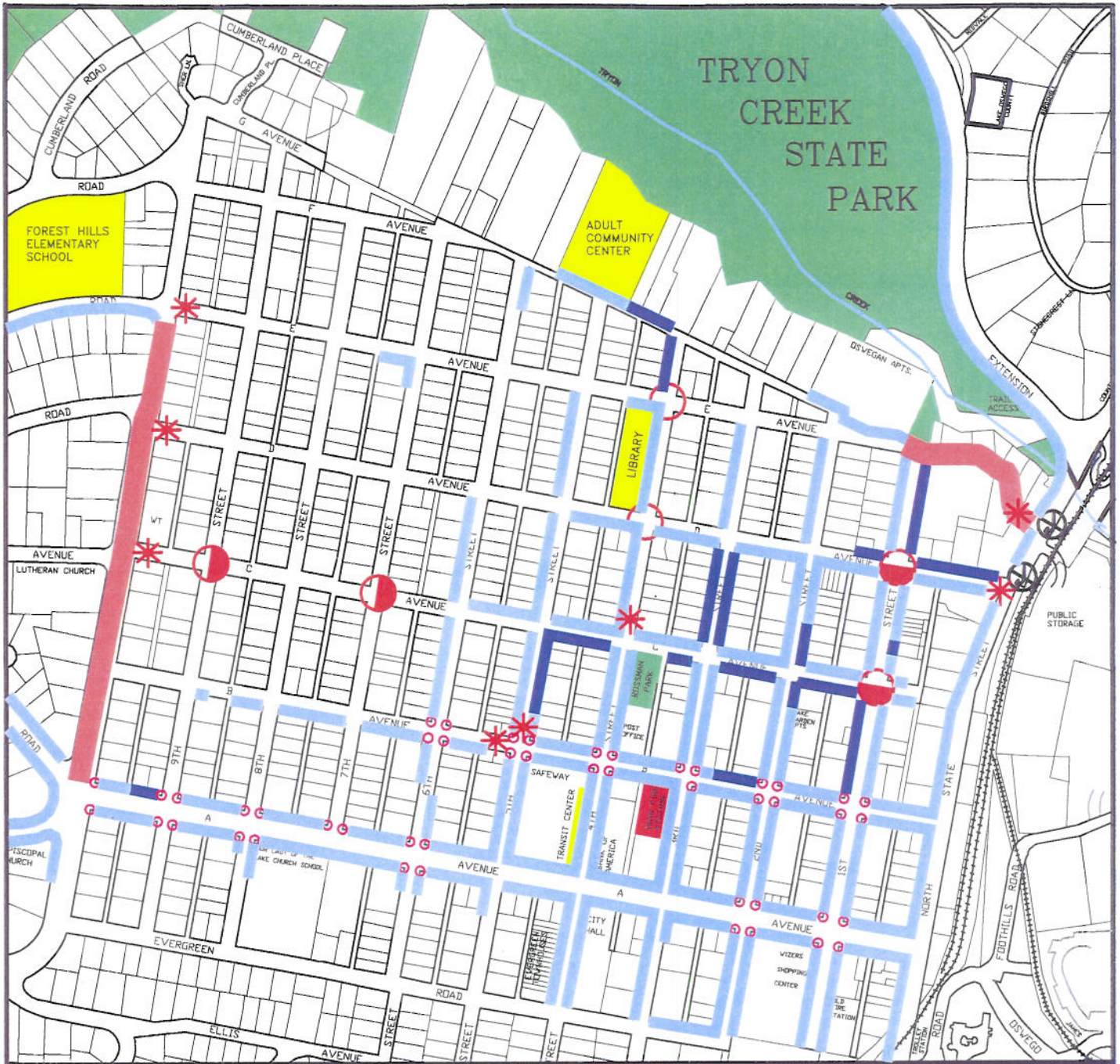
Policy	Proposals for Action	Time					Implementors/ Advocates
		Complete w/ Plan	On- going	0-3 Yrs	3-5 Yrs	5-10 Yrs	
Conditional Uses, Policy 1	Amend LOC 48.06.20 (allowed cond. uses) to prohibit certain Cond. Uses on local streets	X (done)					Planning Staff, FAN
Street Design and Traffic, Policies 4, 6, 7, 9, 11, 12, 13	Develop street design standards for FAN Streets			X			City Staff, FAN
Policy 3, RAM vi.	Request traffic control devices			X			FAN, Engineering, Planning Staff
Policy 6	Develop a street tree planting plan			X			FAN, City Staff
Policy 11	Create development standards which require use of alleys for garage access, when feasible	X (done)					FAN, City Staff
RAM i.	Increase enforcement of parallel parking requirement		X				Police, FAN
Policy 12, RAM iii.	Entry monument in r-o-w in Fourth, at C Avenue			X			FAN, Engineering
Policy 12, RAM iv.	Add neighborhood i.d. to street signs		X				FAN, Engineering
Policy 12, RAM v.	Raised/textured pedestrian crossings at key entry points		X				FAN, NTAB, Engineering
Policy 13, Ram vii	Vacate portion of G Avenue			X			FAN, G Avenue Residents, City Staff

**First Addition Neighborhood Plan
Action Chart (continued)**









Policy	Proposals for Action	Time					Implementors/
		Complete w/ Plan	On-going	0-3 Yrs	3-5 Yrs	5-10 Yrs	Advocates
Parking , Policies 1 and 2, RAM i	Develop a “good neighbor” parking agreement with Post Office			X			FAN, Post Office, Planning Staff
Parking , Policies 8 and 9, RAM ii	Study feasibility of diagonal parking on wider commercial street			X			FAN, City, Downtown Business Association, Chamber of Commerce
Policies 5 & 6	Include all stakeholders in developing and monitoring parking programs		X				FAN, parking stakeholders
Policy 7	Promote parallel parking requirement		X				FAN, Police
Housing and Neighborhood Character , Goals 1, 2, and Policies 2, 3, 4, 6, 9; RAM i	Revise Zoning and Development Standards relating to residential structures and uses; alley use.	X (done)					FAN, Planning Staff, Planning Commission, City Council
Policy 12	Record SDU status with property records		X	X (text)			FAN, Planning Staff, Planning Commission, City Council
RAM ii	Complete Comp Plan Map Amendment/Zone Changes from R-0 to R-2	X (done)					FAN, Planning Commission, City Council, City Staff

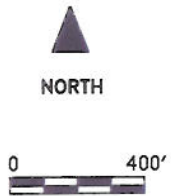
**First Addition Neighborhood Plan
Action Chart (continued)**

Policy	Proposals for Action	Time					Implementors/ Advocates
		Complete w/ Plan	On- going	0-3 Yrs	3-5 Yrs	5-10 Yrs	
RAM iii	Complete Comprehensive Plan Zone Change from EC to R-2.	X (done)					FAN, Planning Commission, City Council, City Staff
RAM iv	Complete Comprehensive Plan Amendment from R-7.5 to R-6	X (done)					FAN, Planning Commission, City Council, City Staff
Public Facilities/ Utilities/Services, Policy 1, RAM i	Address surface water problems in r-o-w through Capital Improvements Plan		X				FAN, Planning Dept, Maintenance Dept.
Policy 2	Amend appropriate code sections to require restoration of disturbed r-o- w.			X			FAN, City Staff
Policy 3	Acquire additional openspace in FAN.		X				FAN, Planning, Parks and Recreation, Planning Commission, City Council
Policy 4, RAM ii	Update the inventory of DNA trees within FAN to include only remaining DNA trees			X			FAN, City Staff



PROPOSED TRANSPORTATION IMPROVEMENTS

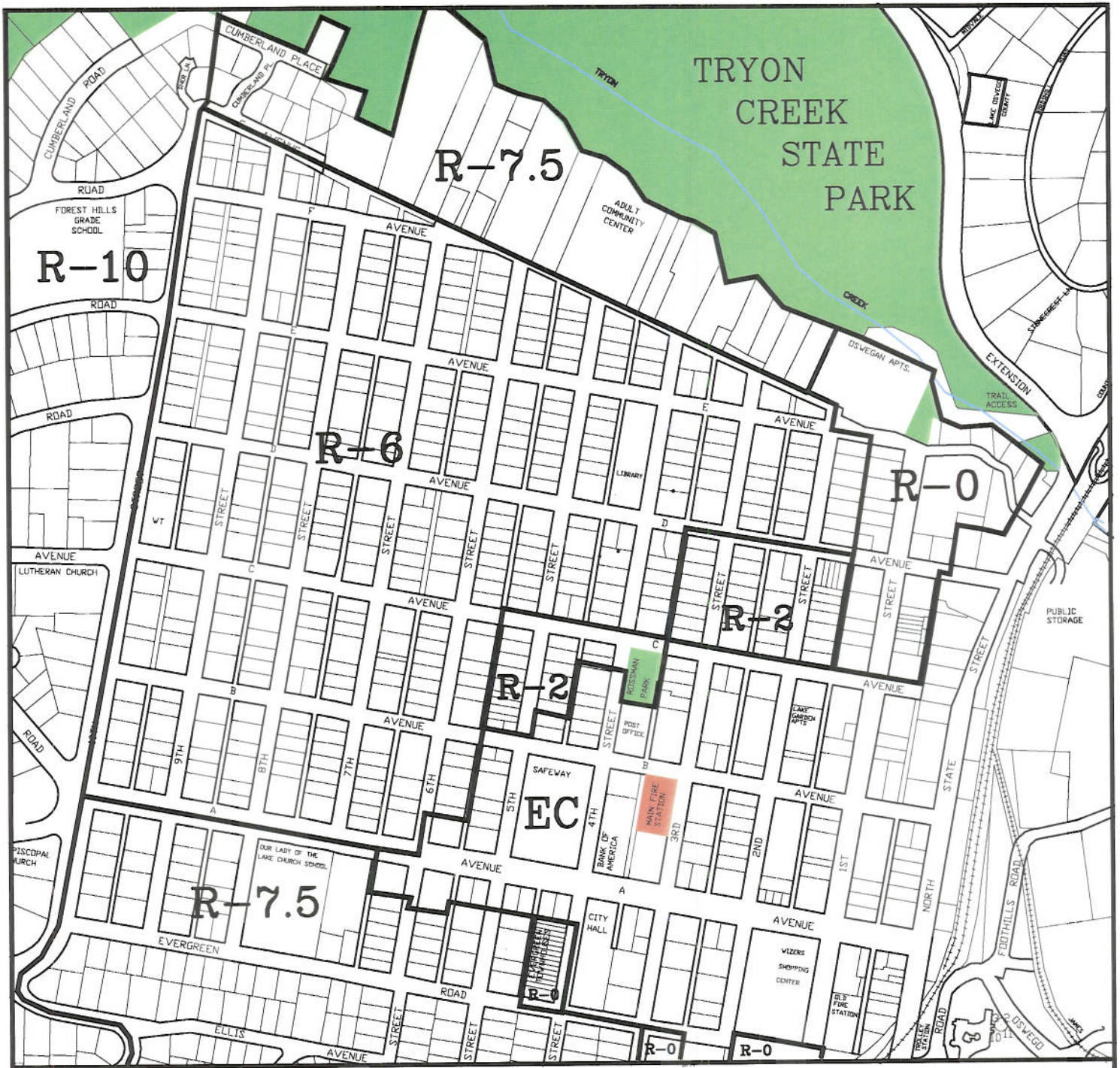
-  Proposed Directional Signage
"No Through Traffic" "No Right Turn Between 4 - 6 p.m."
-  Existing Walkways
-  New Walkway Corridor (exact location and design to be determined)
-  Complete Walkway Connections
-  Install Handicap Ramps
-  Proposed 4-Way Stop
-  Proposed 2-Way Stop
-  Key Entry Points



July, 1997

FIRST ADDITION NEIGHBORS NEIGHBORHOOD PLAN

FIGURE 1

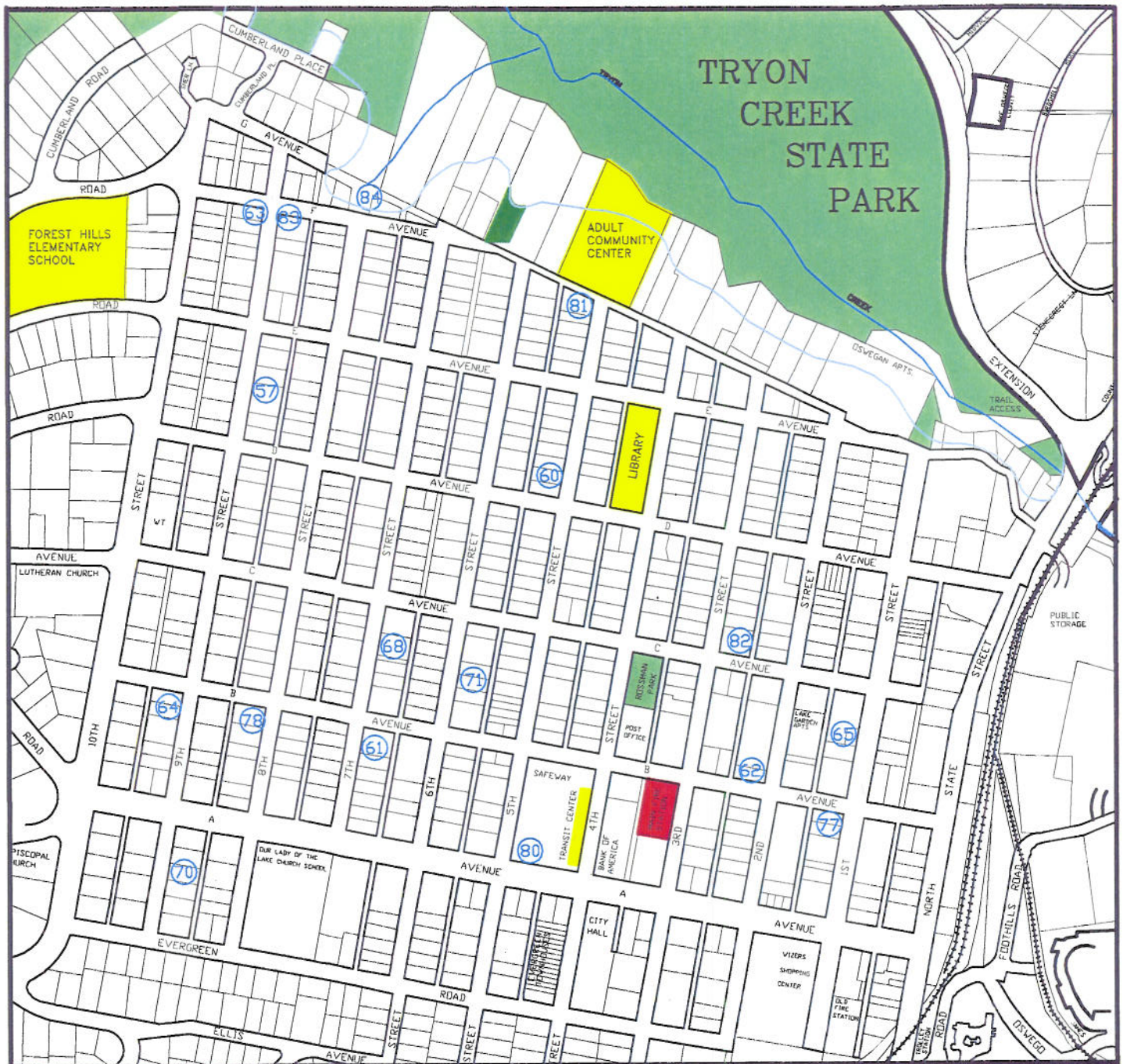


ZONING DESIGNATIONS

FIRST ADDITION NEIGHBORS NEIGHBORHOOD PLAN



FIGURE 2



NATURAL RESOURCES, PARKS AND DISTINCTIVE NATURAL AREAS

- 80 Distinctive Natural Area Trees
- Stream Corridor
- Tree Grove
- Parks

▲
NORTH

0 400'

July, 1997

FIRST ADDITION NEIGHBORS NEIGHBORHOOD PLAN

FIGURE 3

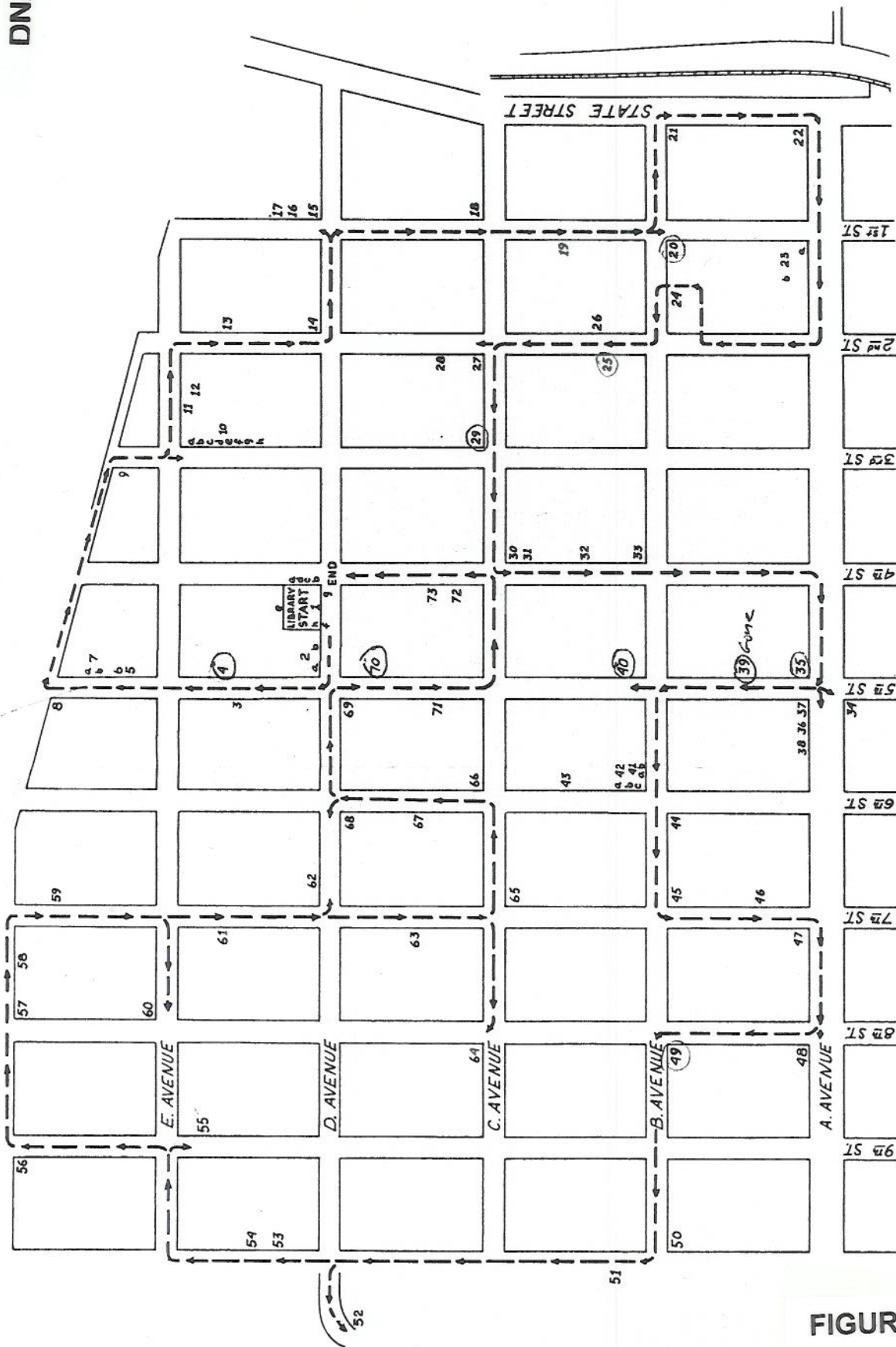
FIRST ADDITION NEIGHBORHOOD PLAN

Distinctive Natural Area Trees

- 57 Black Walnut - East side of 9th, midway between D and E Streets
- 60 Cherry Trees - 100 years old
- 61 Chestnut - 7th near B Avenue
- 62 Cutleaf Maple - West side of 2nd and B
- 63 Norway Spruce - Southwest corner of 9th and F
- 64 Dawn Redwood - near Southwest corner of 9th and B Avenue
- 65 Elms - West side of 1st midway between 9th and B Avenue
- 68 Douglas Firs - 7th between B and C Avenue
- 70 Katsura Trees - 355 9th Street
- 71 Myrtle Trees - East side of 6th between B and C Avenues
- 77 Poplar - 1st and B Street
- 78 Red Cedar - Southwest corner of 8th and B Street
- 80 Sequoia - "Christmas Tree" on Safeway lot, Northeast corner of 5th and A Avenue
- 81 Spruce - large specimen Southwest corner of 5th and F Avenue
- 82 Sugar Maple - Northeast corner of 3rd and C Avenue
- 83 Sweet Gum - Southeast corner of 9th and F Avenue
- 84 Prune Orchard - North of F Avenue at 8th Street

ROUTE OF THE FOREST HILLS GARDEN CLUB'S 'TREE WALK'

DNA #85



Code: E—EVERGREEN, D—DECIDUOUS, N—NATIVE, F—FLOWERING, S—SEEDS, C—CONES, N2—NUTS, B—BERRIES.

Library plantings donated by Garden Clubs & private citizens.

(See also Comp Plan Page 34)

FIGURE 3-2

No. Code	Specimen	Botanical name	No. Code	Specimen	Botanical name
1a D-F	Japanese Cherry	<i>Prunus serrulata</i>	35 E-C	*****Giant Sequoia	<i>Sequoia gigantea</i>
1b D-S	Silk Tree	<i>Albizia julibrissin</i>	36 D-F	Weeping Higan Cherry	<i>Prunus subhirtella pendula</i>
1c D-N	Devils Walking Stick	<i>Aralia spinosa</i>	37 D-F-C	Saucer Magnolia	<i>Magnolia soulangeana</i>
1d D-F	Big leaf Magnolia	<i>Magnolia macrophylla</i>	38 D-F	Japanese Flowering Cherry	<i>Prunus serrulata Akebono</i>
1e E-N-C	Shore Pines	<i>Pinus contorta</i>	39 D-S	Lombardy Poplar	<i>Populus nigra italica</i>
1f E-C	Colorado Blue Spruce	<i>Picea pungens</i>	40 D-S	Japanese Maple	<i>Acer palmatum</i>
1g D	Sunburst Locust	<i>Robinia pseudo-acacia</i>	41 D	Pin Oak	<i>Quercus palustris</i>
1h D-F	Higan Cherry	<i>Prunus subhirtella</i>	42a D-F	Flowering Crabapple	<i>Malus floribunda</i>
2 E-C	Jack Pine	<i>Pinus banksiana</i>	42b D-F	Flowering Crabapple pupurea	<i>Malus purpurea</i>
2 E-N-C	Ponderosa Pine	<i>Pinus ponderosa</i>	43 E-C	Norway Spruce	<i>Picea abies</i>
3 E-C	Norway Spruce	<i>Picea abies</i>	44 E-F-S	†Big-leaved Magnolia	<i>Magnolia Grandiflora</i>
4 D-N	American Chestnut	<i>Castanea dentata</i>	45 D	White Poplar	<i>Populus alba balleana</i>
5 D-S	Cutleaf Euro. White Birch	<i>Betula pendula</i>	46 D-N	American Chestnut	<i>Castanea dentata</i>
6 D-F-S	Northern Catalpa	<i>Catalpa speciosa</i>	47 D-F	Weeping Higan Cherry	<i>Prunus subhirtella pendula</i>
7a D-S	European White Birch	<i>Betula pendula</i>	48 E-N	Oregon Myrtle	<i>Umbellularia californica</i>
7b D-F	Tree of Heaven	<i>Ailanthus altissima</i>	49 E-N-C	Pacific Arborvitae (Red Cedar)	<i>Thuja plicata</i>
8 E-B	English Holly	<i>Ilex aquifolium</i>	50 D-N-F-S	Pacific Dogwood	<i>Cornus nuttalli</i>
9 D-N	Quaking Aspen	<i>Populus tremuloides</i>	51 D-F	Pink flowering Dogwood	<i>Cornus florida rubra</i>
10a E-N-C	Pacific Arborvitae	<i>Thuja plicata</i>	52 D-F-S	Empress Tree	<i>Paulownia tomentosa</i>
10b E-C	Japanese Black Pine	<i>Pinus thunbergi</i>	53 E-N-C	Ponderosa Pine	<i>Pinus ponderosa</i>
10c E-N-C	Sitka Spruce	<i>Picea sitchensis</i>	54 D-B	European Ash	<i>Fraxinus excelsior</i>
10d E-N-C	Mountain Hemlock	<i>Tsuga mertensiana</i>	55 D-N2	Black Walnut	<i>Juglans nigra</i>
10e E-N-C	California Incense Cedar	<i>Libocedrus decurrens</i>	56 E-C	Colorado Blue Spruce	<i>Picea pungens</i>
10f E-N-C	Ponderosa Pine	<i>Pinus ponderosa</i>	57 E-N-C	Douglas Fir	<i>Pseudotsuga menziesii (P-douglasii)</i>
10g E-N-C	Shore Pine	<i>Pinus contorta</i>	58 E-N-C	Ponderosa Pine	<i>Pinus ponderosa</i>
10h E-N-C	Pacific Hemlock	<i>Tsuga heterophylla</i>	59 D-S	Weeping Willow	<i>Salix babylonica</i>
10i E-N-C	Pacific Arborvitae	<i>Thuja plicata</i>	60 E-C	Japanese Cryptomeria	<i>Cryptomeria japonica</i>
11 E-C	Japanese Black Pine	<i>Pinus thunbergi</i>	61 D-N-F-S	Honey Locust (Black Locust)	<i>Gleditsia triacanthos</i>
12 D-F-S	European Linden	<i>Tilia europaea</i>	62 D-F	Flowering Crabapple	<i>Malus purpurea eleyi</i>
13 D-F	Pink Flowering Dogwood	<i>Cornus florida</i>	63 E-N-C	California Incense Cedar	<i>Libocedrus decurrens</i>
14 D-F	Tree of Heaven	<i>Ailanthus altissima</i>	64 D-F-S	English Hawthorn	<i>Crataegus oxyacantha</i>
15 D-F	Myrobalan Plum	<i>Prunus cerasifera</i>	65 D-C	Metasequoia (Dawn Redwood)	<i>Metasequoia glyptostroboides</i>
16 D-S	London Plane Tree (sycamore)	<i>Platanus acerifolia</i>	66 D-F-S	Tulip Tree	<i>Liriodendron tulipifera</i>
17 D-S	Black Maple	<i>Acer nigrum</i>	67 D	Scarlet Oak	<i>Quercus coccinea</i>
18 E-N-B	Pacific Madrona	<i>Arbutus menziesii</i>	68 D-F	Kanzen Flowering Cherry	<i>Prunus serrulata Kanzen (Kwanzen)</i>
19 D-S	American Elm	<i>Ulmus americana</i>	69 D-N-S	Oregon Maple	<i>Acer macrophyllum</i>
20 D-S	*Black Poplar	<i>Populus nigra</i>	70 D-F-S	Hardy Catalpa	<i>Catalpa speciosa</i>
21 D-S	**American Sweetgum	<i>Liquidambar styraciflua</i>	71 D-S	Norway Maple	<i>Acer platanoides Crimson King</i>
22 D-F	***Rancho Sargent Cherry	<i>Prunus sargentii rancho</i>	72 E-B	Box Elder	<i>Acer negundo</i>
23a D-S	Coral Bark Japanese Maple	<i>Acer palmatum sango kaka</i>	73 D-F-S	English Yew	<i>Taxus baccata</i>
23b D-S	Cutleaf Birch	<i>Betula pendula alba gracilis</i>			
24 E-C	Monkey Puzzle Tree	<i>Araucaria Araucana</i>			
25 D-S	***Cutleaf Japanese Maple	<i>Acer palmatum</i>			
26 D	American Elm	<i>Ulmus americana</i>			
27 D-N-B	European Mountain Ash	<i>Sorbus aucuparia</i>			
28 E	English Boxwood	<i>Buxus sempervirens</i>			
29 D-S	Sugar Maple	<i>Acer saccharinum</i>			
30 D-S	Weeping Willow	<i>Salix babylonica</i>			
31 E-C	Jack Pine	<i>Pinus banksiana</i>			
32 E-C	Deodar Cedar	<i>Cedrus deodara</i>			
33 E-C	Deodar Cedar	<i>Cedrus deodara</i>			
34 E-N-C	Pacific Hemlock	<i>Tsuga heterophylla</i>			

*Historical note: Son of first Mayor struck by lightning under this tree.

**Container trees—Oswego Garden Club project 1960.

***Curb plantings on A Avenue—Oswego Garden Club project 1965.

****Tree originally brought from Japan about 1900.

*****Official Christmas tree of the city. Saved by courtesy of the Safeway Corp

†Historical note: Originally the home site of the first Oswego Librarian.

APPENDIX II

ZONE CODE AMENDMENTS

R-2 AND R-6



**Article 48.04. Residential - High Density
R-0, R-2, R-3, R-5, WR
Zones.**

**48.04.120. Permitted Uses; R-0, R-2, R-3,
and R-5 Zones.**

**48.04.125. Conditional Uses: R-0, R-2, R-3,
R-5 Zones.**

48.04.127. Permitted Uses in WR Zone.

**48.04.130. Maximum Density, Density
Bonus.**

48.04.132. Minimum Density.

48.04.135. Lot Size, Density Transfer.

48.04.140. Lot Coverage.

48.04.145. Unified Site Plan Required.

48.04.150. Setbacks, Buffers.

48.04.155. Height of Structures.

**48.04.120. Permitted Uses; R-0, R-2, R-3,
and R-5 Zones.**

Uses permitted in the R-0, R-2, R-3, and R-5 zones are as follows:

1. a. Except in the R-2 zone, any type of dwelling unit. b. In the R-2 Zone, the following types of dwelling unit are permitted:

i. Single family detached dwellings.

ii. Row house dwellings.

iii. Zero lot line dwellings.

iv. Duplexes.

c. Single family detached dwellings and accessory structures associated with such dwellings located within the boundaries of the First Addition Neighborhood Association, as they now exist or hereafter may be amended by

resolution of the City Council, shall be developed and altered pursuant to the standards for such dwellings contained in LOC 48.05.030(2) and (4), 48.05.045, 48.05.050, and 48.05.070.

2. Non-Profit social, recreational, educational or cultural facilities and uses such as open space, recreational sites, view points, community centers, swimming pools, tennis courts, and similar uses associated with a planned development, designed and intended for use by residents of the development.

3. Minor public facilities, including collocated telecommunications facilities but excluding new telecommunications facilities.

4. Home occupations.

5. Cluster developments.

6. Group care facilities.

7. Mobile home parks and subdivisions.

8. Secondary dwelling unit (associated with detached single-family dwelling unit only).

9. Special use housing.

10. Family Day Care Facility.

(Ord. No. 1851, Sec. 1; 11-16-82. Ord. No. 1882, Sec. 3; 3-6-84. Ord. No. 1980, Sec. 2, 2-07-89.) (Ord. No. 2096, Amended, 06/21/94; Ord. No. 2143, Amended, 12/18/96; Ord. No. 2149, Amended, 04/17/97)

**48.04.125. Conditional Uses: R-0, R-2, R-3,
R-5 Zones.**

Conditional uses in the R-0, R-2, R-3 and R-5 zones are as follows:

1. Request for up to a 25% density bonus for public agency rental housing projects (not special use housing or secondary dwelling units).

2. Major public facilities.

3. Nursing and convalescent homes.

4. Institutional uses.

5. Social, recreational, or cultural facilities, such as swimming pools, recreation centers, or community centers, operated by a non-profit organization made up of a homeowners association or associations, neighborhood groups or an association of such groups or neighbors.

6. New telecommunications facilities.

7. Non-profit office uses in structures on the City's Historical Landmarks List which are located on arterial streets. For the purposes of this section, "office uses" include business and management services, except for medical or dental offices.

(Ord. No. 1851, Sec. 1; 11-16-82. Ord. No. 1882, Sec. 4; 3-6-84.)

(Ord. No. 2096, Amended, 06/21/94; Ord. No. 2143, Amended, 12/18/96; Ord. No. 2149, Amended, 04/17/97; Ord. No. 2167, Amended, 05/19/98)

48.04.127. Permitted Uses in WR Zone.

The only uses permitted in the WR zone are single-family dwellings or cluster developments erected on piling over the water of Lake, Oswego. (Ord. No. 1851, Sec. 1; 11-16-82.)

48.04.130. Maximum Density, Density Bonus.

1. (a) The maximum density for each site in the R-0, R-2, R-3, R-5 and WR zones, expressed in number of dwelling units per net developable acre is computed by dividing the net developable acreage by the minimum lot area per unit and rounding down to the nearest whole number.

(b) The actual density allowed on a site will be determined at the time of development review, pursuant to LOC Chapter 49. Maximum density will be allowed to the extent that facts presented to the hearings body show that development at that density can occur within requirements set forth in the Development Standards.

2. The maximum density in the R-0, R-2, R-3, R-5 and WR zones may be increased if specifically allowed by the terms of this chapter or LOC Chapter 49. The maximum density bonus will be determined by the specific applicable Code provision. However, the total number of allowable units shall not exceed by more than 25% the number of units allowed in the zone, or allowed by the special use housing

provisions. (LOC 48.22.595). (Ord. No. 1851, Sec. 1; 11-16-82. Ord. No. 1882, Sec. 5; 3-6-84.)

(Ord. No. 2143, Amended, 12/18/96)

48.04.132. Minimum Density.

When lots are created through a partition or subdivision, a minimum density of 80% of the maximum density permitted by the zone is required on parcels of one-half acre or larger in the R-3 and R-5 zones. For purposes of this section, the number of lots required shall be determined by multiplying the maximum density, exclusive of potentially allowable density transfer, by .8. The result shall be rounded up for any product with a fraction of .5 or greater and rounded down for any product with a fraction of less than .5.

(Ord. No. 2147, Enacted, 03/18/97)

48.04.135. Lot Size, Density Transfer.

1. The minimum lot area for each dwelling unit is as follows:

<u>Zone</u>	<u>Area</u>
R-0	no minimum, FAR not to exceed 1.2
R-2	no minimum, FAR not to exceed 1.2
R-3	3,375 sq. ft.
R-5	5,000 sq. ft.
WR	3,375 sq. ft.

2. For projects in all five zones which are reviewed for approval as planned developments, pursuant to LOC 48.18.470 to 48.18.485, there is no required minimum lot area. Units may be placed on any portion of the site as long as the project complies with other requirements of this chapter and LOC Chapters 45 and 49.

3. For projects on properties subject to an RP or RC District Designation, lot areas may be modified as provided in LOC 48.17.115.

(Ord. No. 1851, Sec. 1; 11-16-82.)

(Ord. No. 2143, Amended, 12/18/96; Ord. No. 2148, Amended, 07/22/97)

ZONING CODE

§ 48.04.140

48.04.140. Lot Coverage.

Maximum lot coverage for buildings and required parking are as follows:

<u>Zone</u>		
R-0	60%	
R-2	35%	single family detached (excluding parking)
	55%	row house (excluding parking)
	55%	duplex (excluding parking)
R-3	50%	
R-5	50%	attached
	30%	detached new construction (excluding parking)
	35%	detached other than new construction
WR	100%	subject to compliance with LOC Chapter 45 Building Regulation Requirements

(Ord. No. 1851, Sec. 1; 11-16-82. Ord. No. 2027, Sec. 1; 04-02-91. Ord. No. 2053, Sec. 2; 04-07-92.)

(Ord. No. 2143, Amended, 12/18/96)

48.04.145. Unified Site Plan Required.

All development in the R-0, R-2, R-3, and WR zones and attached development in the R-5 zone will be developed under a unified site plan. The site plan will identify circulation patterns, method of the provision of public services and general placement of lots and structures. Proposals with multiple ownerships shall include a written agreement of all owners that development of the site will occur pursuant to the site plan approved. (Ord. No. 1851, Sec. 1; 11-16-82. Ord. No. 2027, Sec. 1; 4-02-91.)

(Ord. No. 2143, Amended, 12/18/96)

48.04.150. Setbacks, Buffers.

1. a. Except as otherwise provided in this section, LOC 48.17.110 or LOC 48.20.535, the following setbacks are required for new construction in the R-0, R-3 and R-5 zones:

Dwelling			
<u>Type</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Attached	10'	10' (exterior wall) 0' (attached wall)	10'
Detached	20'	10'	20'

b. Except as otherwise provided in this section or LOC 48.20.535, the required setback in the R-0, R-3 and R-5 zones for alteration that does not qualify as new construction is 10 feet.

c. Except as otherwise provided in this section or LOC 48.20.535, the following setbacks are required in the R-2 zone:

Dwelling			
<u>Type</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
Duplex	10'	7' (exterior wall) 0' (attached wall)	10'
Zero-lot line	10'	7' (exterior wall) 0' (attached wall)	10'
Row house	10'	7' (exterior wall) 0' (attached wall)	10'
Detached	20' [see subsection 1(d)]		20'

d. Side yard Setbacks for Detached Structures in R-2 Zone:

- i. Single story structures 5 feet
- ii. Multi-story structures 15 feet cumulative, 5 feet minimum on a side [but see subsection 1(e)].

e. A multi-story detached structure in the R-2 Zone may have a smaller cumulative side yard setback than required in subsection 1(d)(ii) where the ground floor is setback a

minimum of 5 feet and the remainder of the structure is stepped back from the side building line by at least four feet on each side.

2. Structures shall be setback from a street right-of-way line a minimum of 10 feet, or such greater distance not to exceed the height of the principal structure necessary to accommodate off street parking or provide visual or sound buffering from arterial and collector streets.

3. The Development Review Commission may increase required setbacks as necessary to achieve compliance with the Development Standards adopted pursuant to LOC Ch. 49.

4. a. Where a lot zoned R-0, 3 or 5 abuts a lot with a zone other than R-0, 3 or 5, a setback shall be established on the lot zoned R-0, 3 or 5 of a depth of at least the height of the principal building on the lot zoned R-0, 3 or 5.

b. Where a lot zoned R-2 abuts a lot in the R-6, R-7.5, R-10 or R-15 zone, the setback of the abutting yard on the lot zoned R-2 shall be the setback required for such yard in the abutting lower density zone.

5. When a new development or the expansion or reconstruction of an existing development occurs in a R-0, 3 or 5 zone which abuts an existing less intensive residential use, a setback shall be established on the lot zoned R-0, 3 or 5 of a depth of at least the height of the principal building on the lot zoned R-0, 3 or 5.

6. There are no setbacks required in the WR zone, subject to compliance with LOC Ch. 45 Building Regulation requirements.

7. Front lot lines on corner lots may face either street. The City Manager shall determine the front lot line after taking into consideration the orientation of structures on the site and nearby lots, the ability to meet setbacks without variances and physical site or solar access limitations. Street access should be local streets.

8. Setbacks required by this section may be reduced pursuant to the provisions of LOC 57.06.090 without the need to receive a variance pursuant to this chapter. (Ord. No. 1851, Sec. 1; 11-16-82. Ord. No. 1908, Sec. 1; 2-19-85. Ord. No. 1974, Sec. 2; 10-18-88. Ord. No. 2053, Sec. 3, 04-07-92.)

(Ord. No. 2091, Amended, 04/19/94; Ord. No. 2143, Amended, 12/18/96; Ord. No. 2148, Amended, 07/22/97)

48.04.155. Height of Structures.

1. a. On a lot or lots being developed as one project of 1/2 acre or greater in total area for the R-0 and R-3 zones and attached development in the R-5 zone, the structure height may average 40 feet over the entire site with no individual structure exceeding 50 feet.

b. On a lot or lots being developed as one project of 1/2 acre or greater in total area for the R-2 zone, the structure height may average 32 feet over the entire site with no individual structure exceeding 35 feet.

2. a. On lots of less than 1/2 acre, or for detached residential structures in the R-0, R-3 and R-5 zones, the height of a structure which qualifies as new construction shall not exceed 28 feet on flat lots or 35 feet on sloped lots. The height of an alteration that does not qualify as new construction shall not exceed 35 feet on flat or sloped lots.

b. On lots less than 1/2 acre, or for detached residential structures in the R-2 zone, the height of a structure shall not exceed 28 feet on flat lots or 35 feet on sloped lots.

3. A structure that qualifies as new construction shall not exceed a height of 28 feet on flat lots or 35 feet on sloped lots on any lot in the R-0, 3 or 5 zones if the structure is closer than 60 feet to a lot carrying a residential designation other than R-0, 3 or 5. The height of alteration that does not qualify as new construction shall not exceed 35 feet on flat or sloped lots in the same circumstance.

4. No structure in the WR zone can exceed 24 feet in height. Height is measured from the surface of the water. (Ord. No. 1851, Sec. 1; 11-16-82. Ord. No. 2027, Sec. 1; 04-02-91. Ord. No. 2053, Sec. 4; 04-07-92.)
(Ord. No. 2099, Amended, 08/01/94; Ord. No. 2143, Amended, 12/18/96; Ord. No. 2148, Amended, 07/22/97)

Article 48.05. First Addition Zoning District (R-6).

48.05.010. Purpose.

48.05.015. Permitted Uses.

48.05.020. Conditional Uses.

48.05.025. Lot Size, Lot Dimensions, Density Transfer.

48.05.030. Setbacks.

48.05.035. Height of Primary Structures.

48.05.040. Lot Coverage/Floor Area Ratios.

48.05.045. Single Family Dwelling Design.

48.05.050. Accessory Structures.

48.05.055. Parking.

48.05.060. Alleys.

48.05.065. Street Trees.

48.05.070. Administrative Modification.

48.05.075. FAN Advisory Opinion.

48.05.010. Purpose.

The FAN R-6 Zoning District is intended to implement the land use policies of the First Addition Neighborhood Plan. The purpose of this District is to ensure the design quality of proposed development in the neighborhood by:

1. Ensuring that proposed building designs are visually compatible with the character of existing structures, maintain adequate light and air between structures, and complement the neighborhood's architectural character.

2. Minimizing the visual impact of garages from the street, and to continue established alley uses and functions such as access to garages, off-street parking and trash removal.

3. Encouraging compatible and sensitive remodeling and renovation of existing residences.

4. Preserving the small-town character of the existing streetscape by allowing single family development that is human scale and pedestrian oriented.

5. Enhancing the natural environment of the neighborhood as one of its dominant characteristics.

6. Preserving FAN's historical and architectural character by encouraging infill development that is compatible in design character to Landmark structures on abutting lots.

(Ord. No. 2143, Enacted, 12/18/96)

48.05.015. Permitted Uses.

Uses permitted in the R-6 zone are as follows:

1. One single family dwelling per lot.
2. Zero lot line dwellings.
3. Raising of produce provided no sales office is maintained on the lot.
4. Animals kept for owner's use with no commercial activity allowed.
5. Home occupations.
6. Minor public facilities, including collocated telecommunications facilities but excluding new telecommunications facilities.
7. Cluster developments.
8. Group care facilities.
9. One secondary dwelling unit per lot.
10. Special use housing.
11. Family day care facility.

(Ord. No. 2143, Enacted, 12/18/96; Ord. No. 2149, Amended, 04/17/97)

48.05.020. Conditional Uses.

Uses Allowed. Conditional uses in the R-6 zone are as follows:

1. Institutional uses.
2. Major public facilities.
3. Private recreational uses that are predominately of an open space character, such as golf courses, hunt clubs, or other similar uses.
4. New telecommunications facilities.

5. Non-profit office uses in structures on the City's Historical Landmarks List which are located on arterial streets. For the purposes of this section, "office uses" include business and management services, except for medical or dental offices.

(Ord. No. 2143, Enacted, 12/18/96; Ord. No. 2149, Amended, 04/17/97; Ord. No. 2167, Amended, 05/19/98)

48.05.025. Lot Size, Lot Dimensions, Density Transfer.

1. Except as otherwise provided in this section, the minimum lot size and dimensions in the R-6 Zone are as follows:

- a. Minimum lot area per single family unit: 6,000 sq. ft.
- b. Minimum lot width at the building line: 50 feet
- c. Minimum lot depth: 100 feet.

2. Lot sizes and dimensions may be reduced for projects reviewed as planned developments, pursuant to LOC 48.18.470 to 48.18.485, and as provided by subsection (3) of this section. However, the overall density allowed on the site may not be exceeded except as allowed by LOC 48.06.205(2) and subsection (3) of this section.

3. Up to a 25% reduction in minimum required lot area for each dwelling unit shall be allowed in the R-6 zone to permit the relocation of a designated historic landmark, when relocation has been approved by the designated hearing body in conformance with the provisions of LOC Chapter 58.

4. For projects on properties subject to an RP or RC designation, lot areas may be modified as provided in LOC 48.17.115.

(Ord. No. 2143, Enacted, 12/18/96; Ord. No. 2148, Amended, 07/22/97)

48.05.030. Setbacks.

1. Except as otherwise provided in this section, LOC 48.17.110 or LOC 48.20.535, the following minimum setbacks are required for development in the R-6 zone.

- a. Front Yard: 20 feet.
- b. Side Yard Adjacent to a Street:
20 feet on arterials and collectors.
10 feet on local streets.
- c. Other Side Yards:
 - i. Single Story Structures: 5 feet.
 - ii. Multi-Story Structures:
15 feet cumulative, 5 feet minimum on a side, except as provide in subsection 3 of this section.
- d. Rear Yards: 20 feet.

2. A projecting covered front porch may extend into the front yard setback up to 6 feet.

3. A multi-story structure may have a smaller side yard setback than required in subsection 1(c)(ii) of this section where the ground floor is setback a minimum of 5 feet and the remainder of the structure is stepped back from the side building line by at least four feet on each side.

4. Eaves, bay windows, chimneys and other decorative features that do not expand the plane of the primary exterior wall may extend into the setback areas as long as minimum fire code distances are met. (Ord. No. 2143, Enacted, 12/18/96; Ord. No. 2148, Amended, 07/22/97)

48.05.035. Height of Primary Structures.

Primary Structures shall not exceed 28 feet in height. (Ord. No. 2143, Enacted, 12/18/96)

48.05.040. Lot Coverage/Floor Area Ratios.

1. Structures on lots of 6,000 square feet or less shall not exceed 35 percent in total lot coverage and shall not exceed a .5 Floor Area Ratio (FAR).

2. For lots from 6001 square feet to 15,000 square feet, the percentage of allowable lot coverage shall be reduced by 1% and the allowable total FAR shall be reduced by .02 for each 1-1000 square foot increment that the lot exceeds 6,000 square feet.

3. For lots larger than 15,000 square feet, maximum allowable lot coverage shall be 25% and the maximum allowable FAR shall be .3.

4. Decks less than 5 feet above grade, stairs, pergolas, trellises or other landscaping structures, and concrete slabs shall be exempt from lot coverage and FAR calculations.

5. No more than 60% of the lot may be covered with impervious surfaces.

(Ord. No. 2143, Enacted, 12/18/96)

48.05.045. Single Family Dwelling Design.

1. Roof Design. The minimum roof pitch for primary roof forms of a single family dwelling shall be 6:12. Shed type and flat roofs are not permitted as primary roof forms on single family dwellings. Secondary roof forms, such as sunrooms, balconies, dormers, porticos, or bays may be flat or shed roof types (See TABLE 48-3).

2. Front Porch Required. All new dwellings shall include a projecting covered front porch a minimum width of 50% of the building width at the front building line and six feet deep. Porch supports shall be provided and shall be wood or masonry or a solid material with the appearance of wood or masonry.

(Ord. No. 2143, Enacted, 12/18/96)

48.05.050. Accessory Structures.

1. In General:

a. Floor Area: A single accessory building shall not exceed 600 sq. ft. in ground floor area or the square footage of the ground floor area of the primary structure, whichever is less.

b. Height: The maximum height of an accessory structure shall be 24', except that no accessory structure shall be taller than the primary structure.

c. Setbacks: The side and rear setbacks for an accessory structure no more than 15 feet tall shall be 5 feet. Taller accessory structures shall meet the setback requirements of the primary structure. Accessory structures on abutting lots may not be built with common party walls.

d. Roof: Roof pitch on an accessory structure shall either match the pitch of the primary structure or be a minimum pitch of 6:12.

2. Garages. In addition to compliance with subsection 1 of this section, a garage shall comply with the following requirements.

a. Garages shall be accessed from an alley, if available.

b. For interior lots, garages shall be located so that the side of the garage facing the street is set back a minimum of 15 feet behind the front building line of the house (excluding a porch). (See TABLE 48-4).

c. Detached garages may be set back a minimum of 5 feet from alleys.

3. This section shall not apply to secondary dwelling units, which shall be governed by the requirements for the primary structure and LOC 48.20.547.

(Ord. No. 2143, Enacted, 12/18/96)

48.05.055. Parking.

1. Required off street parking spaces shall be paved with concrete, masonry, asphalt, gravel, grasscrete products or a combination of listed materials.

2. Defined parking areas may be created anywhere between the abutting property line and 3 feet from the edge of the existing paved travel lane, except that a designated parking area shall not conflict with an existing pedestrian walkway. If this area is currently paved with asphalt or other hard surface material, it may remain hard surfaced. Otherwise, on street parking shall be paved with gravel.

(Ord. No. 2143, Enacted, 12/18/96)

48.05.060. Alleys.

Alleys shall be surfaced in the following manner:

1. Alleys that serve single family residences only shall be paved with gravel or permeable material.

2. Alleys that serve commercial, multi-family, town house, row house, or duplex development or institutional uses shall be paved with asphalt or concrete.

(Ord. No. 2143, Enacted, 12/18/96)

48.05.065. Street Trees.

Two (2) street trees for every 50 feet of street frontage are required as a condition of approval of a new structure. Existing street trees can be counted in order to comply with this requirement, as long as the type, location and viability of the existing trees are sufficient to provide a full streetscape of trees.

(Ord. No. 2143, Enacted, 12/18/96)

48.05.070. Administrative Modification.

1. Notwithstanding LOC Article 48.24 (Variances), the Planning Director may grant an administrative modification to the lot coverage, height, front, rear and side yard setback requirements of the underlying zone, in the following amounts:

- a. Lot coverage: Up to 200 sq. ft.
- b. Front Yard Setback: Up to 2 feet.
- c. Garage front yard setback:
Up to 10 feet

2. The granting authority may grant an administrative modification pursuant to 1(a), (b) or (c), above, if:

a. The proposed development makes desirable visual linkages between surrounding buildings by repeating or incorporating similar ridge lines, eaves, window and door openings; or

b. The requested modification results in a development that is designed more compatibly with the topography and/or physical limitations of the site; or

c. The requested modification will enhance or better protect a significant natural feature(s) on the site (DNA, stream corridor or stream corridor buffer, tree, tree grove or wetland); or

d. The proposed development provides visual continuity and cohesiveness with any abutting historic landmarks through the incorporation of style features, proportions and massing of the landmark structure.

3. An administrative modification shall be processed as a minor development pursuant to the review procedures for minor development contained in LOC Chapter 49.

(Ord. No. 2143, Enacted, 12/18/96)

48.05.075. FAN Advisory Opinion.

The City Manager may request an advisory opinion from the First Addition Neighborhood Association regarding interpretation or application of standards and requirements of the R-6 zone.

(Ord. No. 2143, Enacted, 12/18/96)

TABLE 48-3
(LOC 48.05.045)

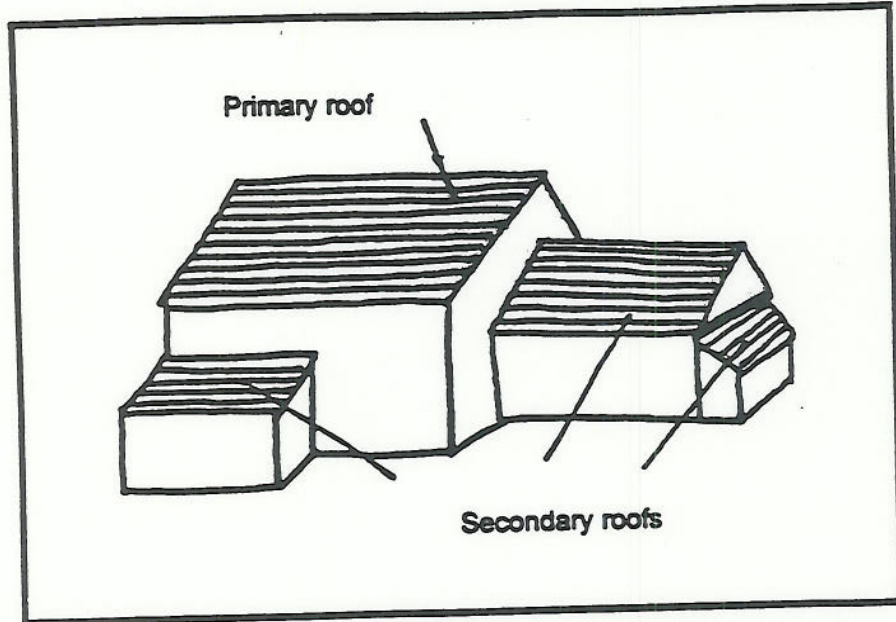
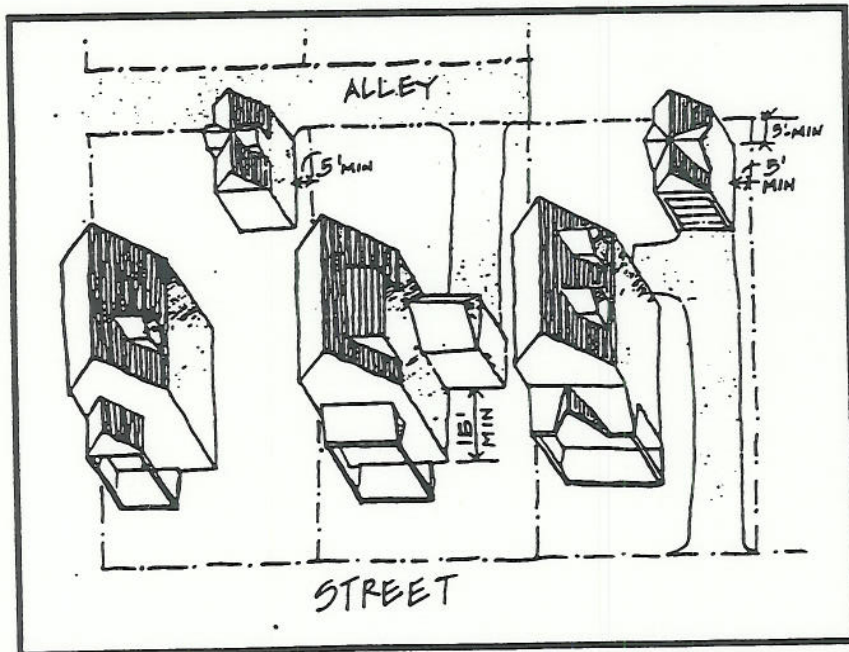


TABLE 48-4
(LOC 48.05.050)



FAN Building Bulk Standards - R-6 Zone				
Lot Size	Lot Cov.	Max. Sq.Ft.	Floor Area	
			Ratio(FAR)	Max. Area
Up to 6000 sf	35%	2100	0.5	3000
6001-7000	34%	2380	0.48	3360
7001-8000	33%	2640	0.46	3680
8001-9000	32%	2880	0.44	3960
9001-10000	31%	3100	0.42	4200
10001-11000	30%	3410	0.4	4400
11001-12000	29%	3720	0.38	4560
12001-13000	28%	4030	0.36	4680
13001-14000	27%	4340	0.34	4760
14001-15000	26%	4650	0.32	4800
15001-16000	25%	4960	0.3	4800
16001 or lgr.	25%	>4960	0.3	>4800