# Community Planning Follow-Up Proposals

Section I:
Amendments to the Buffer Zone and the Supplemental Compatibility Standards
(The Community Design Standards)

## City Council Adopted Report
## Ordinance No. 171589, effective Nov. 1, 1997

**Bureau of Planning**
**Portland, Oregon**
January 2000

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** The above acknowledgements recognize the councilors and commission members in July 1997 when the Community Planning Follow-Up Proposals were adopted. They do not represent membership at the time of this publication.*

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# Introduction

The Community Planning Follow-Up Proposals were divided into three sections, each under separate cover. This is the adopted report for the first section.

**Section I:** Amendments to the Buffer Zone and the Supplemental Compatibility Standards (Community Design Standards)

**Section II:** The Community Design Guidelines

**Section III:** Reorganization of Zoning Code Design and Historic Regulations

## Project Summary

The Community Planning Follow-Up Proposals improve the implementation of community plans and other legislative projects that implement the Portland Comprehensive Plan. These proposals can be divided into two categories:

1. **Miscellaneous Zoning Code Amendments**. As the Planning Bureau tracks the implementation of community plans and other legislative projects, it is important to evaluate the effectiveness of the zoning provisions that regulate development and determine if the new development is achieving the goals of the projects. These follow-up proposals will resolve issues that have been identified as impediments to the implementation of the Albina Community Plan. If not corrected these issues may affect the implementation of other community plans and legislative projects.

   To address these issues the Community Planning Follow-Up Proposals include the following:

   - amending the buffer zone to better implement community plans *(found in Section I),* and

   - amending chapters of the zoning code that implement design and historic review *(found in Section III).*

2. **The Two-Track System of Design Review.** The two-track system allows projects to meet objective standards as an option to design review. This system has been in place in the Albina Community Plan area since 1993 and in the Outer Southeast Plan area since March 1996.

   The Community Plan Follow-Up Proposals streamline the implementation of the two-track system and ensure that the objective standards are appropriate to be used city-wide in areas outside of the Central City.

   To address this issue the Community Planning Follow-Up Proposals include the following:

   - amending the supplemental compatibility standards; the objective standards used in the two-track system, *(found in Section I);* and

   - adopting the Community Design Guidelines to be used for most design review in community plan areas outside of the Central City. This will consolidate design guidelines outside of the Central City and simplify implementation of design review *(found in Section II)*.

# Review Process

The Bureau of Planning began working on the Community Planning Follow-Up Proposals in 1995. These proposals—adopted by City Council—were reviewed by the Design, Landmarks, and Planning Commissions. The Planning Bureau's proposed draft for these commissions' consideration was based on input from neighborhood, business, and developer/designer groups, as well as planners implementing the provisions of the Albina Community Plan.

The Design, Landmarks, and Planning Commissions review legislative projects and forward their recommendations to the City Council. However, because the Zoning Code assigns different responsibilities to each of these commissions, not all of the Community Planning Follow-Up Proposals have been reviewed by all the commissions.

The chart on the next page summarizes when each commission took action on the proposals within their jurisdiction to review.

## Commissions that Reviewed Each Proposal

| Proposal | Design Commission | Landmarks Commission | Planning Commission | City Council |
|---|---|---|---|---|
| [1]**Buffer Zone** | ---------- | ---------- | | |
| Approved | Approved | | | |
| | | | June 24, 1997 | Sept. 10, 1997 |
| **1 and 2 Supplemental Compatibility Standards** | Approved January 13, 1997 | Approved January 13, 1997 | Approved June 24, 1997 | Approved Sept. 10, 1997 |
| [3]**Community Design Guidelines** | Approved January 13, 1997 | Approved January 13, 1997 | ---------- | Approved Sept. 10, 1997 |
| **1 and 2 Design and Historic Regulation** | Approved January 13, 1997 | Approved January 13, 1997 | Approved June 24, 1997 | Approved Sept. 10, 1997 |

[1]The zoning code assigns the Planning Commission to make recommendations to the City Council on all matters related to the Comprehensive Plan which includes the zoning code. (33.710.040.D)

[2]The zoning code assigns the Landmarks and the Design Commissions to provide advice on design and historic preservation matters to the Planning Commission and the City Council. (33.710.050.D.5 and 33.710.060.D.6)

[3]The zoning code assigns the Landmarks and the Design Commissions the power and duty to develop design guidelines for adoption by City Council for all design and historic design zones. (33.710.050.D.2 and 33.710.060.D.3)

## Joint Landmarks and Design Commissions Review
(August 1996 - January 1997)

The Landmarks and Design Commissions began reviewing the design and historic related proposals of the Planning Bureau's Community Planning Follow-Up Proposals at the end of August 1996. Because the Community Design Standards and Guidelines apply to both design zones and historic resources, the Landmarks and Design Commissions jointly reviewed these proposals.

The following is an outline of the Landmarks and Design Commissions' review of the amendments to the supplemental compatibility standards, the reorganization of the Zoning Code's design and historic regulations, and the proposed Community Design Guidelines.

- *September 26, 1996.* Joint Landmark and Design Commissions Work Session to Prepare for Public Hearing.

- *October 17, 1996.* Joint Landmarks and Design Commissions Public Hearing.

- *November 7, 1996.* Special Design Commission Meeting.

- *November 14, 1996.* Special Design Commission Meeting.

- *November 21, 1996.* Joint Landmark and Design Commissions Meeting.

- *November 25, 1996.* Joint Landmark and Design Commissions Meeting.

- *December 10, 12, and 18, 1996.* *Testing Committee Meetings.

- *January 13, 1997.* Joint Landmark and Design Commission Meeting.

***The Testing Committee**

On Nov. 25th the Landmarks and Design Commissions took tentative action on 55 amendments. There were 21 requested amendments that the commissions wanted to see further "tested" and refined. Staff was directed to facilitate a number of testing committee meetings to discuss these issues and bring back recommendations for them to consider. This committee was composed of interested Landmarks and Design Commissioners, Bureau of Planning staff, and architects and builders who have participated in the development and/or review process of the standards.

**Testing Committee Members**

**Commissioners**
Bruce Fong, Design and Planning Commissions
Marcy McInelly, Landmarks Commission
Nancy Merryman, Design Commission
Paul Schuback, Landmarks and Planning Commissions

**Citizen Participants**

Michael Dowd, AIA
Garry Papers, AIA Urban Design Committee
Rod Merrick, AIA City Club Committee
Bruce Sternberg, AIA
Peter Wilcox, AIA

**Planning Bureau Staff**
Michael Harrison, Neighborhood Planning
Julia Gisler, Neighborhood Planning
Jeff Joslin, Development Review- Design Review Staff
Jean Hester, Development Review- Permit Center
Susan Steindler, City Planning- 2040 Team

## Planning Commission Review
(March – June 1997)

The Planning Commission held a public hearing on the Planning Bureau's Proposed Draft with recommendations from the Design and Landmarks Commissions on March 11, 1997. The record for public testimony was kept open until March 18th. The Planning Commission held a work session on April 15th and approved the proposals, with some modifications, on June 24, 1997.

As part of their review, the Planning Commission directed staff to facilitate meetings with selected design, landmarks, and planning commissioners to discuss residential design standards that could be added to the base zone requirements. This would require all residential developments to meet certain design standards that are currently just required if the project is subject to design review. This work, called the Design Interim Standards, was separate from the Community Planning Follow-Up Proposals and evolved into the Base Zone Design Standards, that were adopted in July of 1999.

## City Council Review and Approval
(August – September 1997)

City Council held a public hearing to receive testimony on the Community Planning Follow-Up Proposals on August 14th in the Portland Building. The council held a working session on September 4th and discussed the proposed amendments they had heard at the August 14th hearing. On September 10, 1997, the City Council approved the Planning Commission's recommendations, with minor revisions. (For more information on these changes see Appendix A.) The following summarizes the City Council's revisions:

- Allow front setback averaging in the Southwest Community Plan and in conservation districts in single dwelling zones;
- Retain roof pitch averaging, but only as an option in the single-dwelling zones; and
- Correct a typo in the driveway standard of multidwelling zones.

# City Council Actions

On September 10, 1997, the City Council took the following actions on the Community Planning Follow-Up Proposals:

☑ **Amend Chapter 33.410, Buffer Zone, to permit limited vehicle access to residential uses through the required landscaped buffer. Access to other uses continue to be prohibited.**

*(See Section I: Chapter 1, Page 1)*

☑ **Amend Chapter 33.295, Supplemental Compatibility Standards, to ensure that the process is not unnecessarily complex or burdensome and that the standards are appropriate to be used city-wide in areas outside of the Central City.**

*(See Section I: Chapter 2, Page 5)*

☑ **Adopt the Community Design Guidelines to be used for most design and historic design cases outside of the Central City. Repeal the Albina Community Design Guidelines.**

*(See Section II: Community Design Guidelines- under separate cover)*

☑ **Amend the following zoning chapters to better implement design and historic review and to allow the opportunity to use the two-track system of design review city-wide: 33.405 Alternative Design Density Zone, 33.440 Design Zone, 33.445 Historic Resource Protection Zone, 33.505 Albina Community Plan District, 33.825 Design Review, and 33.846 Historic Review.**

*(See Section III: Reorganization of Zoning Code Design and Historic Regulation- under separate cover)*

# Chapter 1
# Amendments to the Buffer Zone

*Amend chapter 33.410, the Buffer Overlay Zone, to permit limited vehicle access to residential uses through the required landscaped buffer. Access to all other uses will continue to be prohibited.*

## The Buffer Zone and the Community Planning Program

The Albina Community Plan created a new zoning pattern that supported existing businesses by increasing the depth of commercial and mixed use zoning along many of the major streets. The commercial pattern in much of Albina is commercial strips that are only 50' deep (half block) with housing behind. Most of the area's commercial areas grew up along the trolley lines which once ran along the major streets. These businesses were oriented to pedestrian traffic, not the automobile. They were developed with storefronts at the edge of the sidewalks and little, if any, off-street parking. The plan addresses the need for many of these businesses to expand by reducing the amount of commercial zoning and focusing commercial development into concentrated areas where the depth of zoning has been increased to accommodate business expansion.

In the Albina community where commercial and mixed use zoning depth was increased, the "b" buffer overlay zone was applied to protect residential areas from the negative impacts of adjacent nonresidential uses. This application is in compliance with the Portland Comprehensive Plan Urban Development Policy 2.21 that calls for the use of buffering and access limitations when residentially zoned lands are changed to commercial, employment, or industrial zones.

## How the Buffer Zone Works

The buffer overlay zone requires additional buffering between nonresidential and residential zones. The separation is achieved by restricting access, increasing setbacks, requiring additional landscaping, restricting signs, and in

some cases by requiring additional information and proof of mitigation for uses that may cause off-site impacts and nuisances.

# Issues that Affect Community Plan Implementation

There was concern during the Albina Community Plan adoption process that not allowing access to residential uses through the landscaped buffer would cause the following difficulties for existing single family houses and future mixed used projects:

- Many existing residential properties would have nonconforming pedestrian and vehicle access as a result of the application of the "b" overlay zone.

- The "b" buffer overlay applied on mixed use and high density residential creates a situation where access to the residential parking can only occur in the front or side of the building. Often it is more appropriate to access residential units from the local street behind the building.

In response to these concerns, the City Council directed staff to resolve these issues.

# City Council Actions

The Planning Commission's recommended amendments allowed limited vehicle access to residential uses through the landscaped area required as part of the buffer overlay zone. Access to all other uses would continue to be prohibited. This would allow 100% residential parking to enter from the local street through the landscape buffer. It would also make all the currently nonconforming residential driveways and pedestrian walks conforming development.

The vehicle access would be limited. The Planning Commission recommended that each site be allowed a vehicle access that is at least 9 feet wide. The width may be wider, up to a maximum of 20 percent of the site frontage or 20 feet, whichever is less. This will allow every property to have at least one driveway. Larger properties will be allowed two driveways or a double driveway. These limits are adjustable. The City Council adopted the Planning Commission's recommended amendments to the buffer zone.

**The amendments to Chapter 33.410, Buffer Overlay Zone, permit limited vehicle access to residential uses through the required landscaped buffer. Access to all other uses will continue to be prohibited. The amended chapter will read as follows:**

**33.410.010 through 33.410.040 . . . (No change)**

**33.410.050 Access**
~~Motor vehicle and pedestrian a~~Access through the landscaped area required in 33.410.040 is prohibited except as follows:

1. Pedestrian and bicycle access is allowed, but may not be more than 6 feet wide.

2. Motor vehicle access is allowed only for vehicle areas that serve residential uses. Each site may have an vehicle access that is at least 9 feet wide. The width may be wider, up to a maximum of 20 percent of the site frontage or 20 feet, whichever is less. For mixed-use developments, access to the non-residential uses, and to vehicle areas serving the non-residential uses, is prohibited.

**33.410.060 through 33.410.080 . . . (No change)**

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Chapter 2

# Amendments to the Supplemental Compatibility Standards

(Community Design Standards)

*Amend Chapter 33.295, Supplemental Compatibility Standards, to ensure they meet their purpose without being unnecessarily complex or burdensome. These amendments also make the standards more appropriate for development outside of the Albina Community Plan area.*

## The Supplemental Compatibility Standards and the Community Planning Program

The supplemental compatibility standards are the objective standards in the two-track system of design review. This system was developed as part of the Albina Community Plan. The two-track system gives most projects two tracks or options for meeting the design review requirement. One track is the regular design review process. An additional, second track allows the applicant to comply with objective standards that are evaluated as part of a plan check as an alternative to the regular land use design review process. The two-track system is intended for community planning areas outside of the Central City.

### Zoning Regulations and Historic Designations that Require Design Review

Design and historic review can help implement the goals of the community plans that call for protecting or enhancing the character of special areas. Design review is implemented through the requirements of the base and overlay zones of the property. The following zones and zoning provisions have design and historic review requirements.

- **Design Zone, "d".** The design overlay zone requires design review for new construction and most exterior alterations. The "d" is applied to enhance the character of new development in areas of the city with special architectural or cultural values.

- **Alternative Design Density Overlay, "a".** The alternative design density overlay zone was adopted as part of the Albina Community Plan. The provisions of the "a" overlay zone allow incremental increase in density by: (1) relaxing regulations on accessory rental units, (2) allowing attached residential infill on vacant lots in all single dwelling zones, (3) allowing owner occupied duplex and triplexes, (4) allowing attached and detached structures on flag lots averaging 2,500 sq. ft., (5) allowing detached houses on lots averaging 2,500 sq. ft. (6) maintaining the nonconforming residential density rights for five years for structures destroyed by fire or other causes beyond the control of the owner. Projects taking advantage of any of these provisions in the "a" overlay zone must go through design review.

- **EXd, CXd, and RXd.** The Portland Comprehensive Plan requires that all areas designated EX, Central Employment; CX, Central Commercial; and RX, Central Residential; must be accompanied by the "d" overlay zone.

- **IRd, Institutional Residential.** The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential developments. The Portland Comprehensive Plan requires that all areas designated IR, Institutional Residential, must be accompanied by the "d" overlay zone. The approved impact mitigation plan of institutions in the IR zone must include guidelines or standards that will guide the design review process on the campus. These guidelines or standards must meet the criteria in 33.848.070. D: Impact Mitigation Plan Requirements for Design Compatibility.

- **Historic or Conservation Districts.** The Historic Resources Protection Zoning Code Amendments, adopted in 1996, created two levels of historic resource designation for districts. (1) Historic Districts - historic values significant to the City as a whole and (2) Conservation Districts- historic values significant to a neighborhood or subareas of the city. In each of these districts new construction and most exterior alterations must go through historic review to ensure that they enhance the historic qualities of the area. Most conservation districts are eligible to use the objective standards.

- **National Register Properties, Historic and Conservation Landmarks.** Individual structures, sites, trees, landscape, or other objects of historic or

cultural significance may be designated as a historic resource. National Register properties and historic landmarks are of city-wide importance while conservation landmarks are primarily of local or neighborhood importance. Most exterior alterations must go through historic review to ensure that they are compatible and enhance the historic qualities of the resource. Only conservation landmarks are eligible to use the objective standards.

## Plan Goals that Design Review Addresses in the Albina and Outer Southeast Community Plans

In the two adopted community plans, Albina and Outer Southeast, design and historic review have been applied to help implement specific goals of the plans.

### Increased Housing Opportunity

***The Albina Community Plan.*** The housing goal of the Albina Community Plan calls for the production of 3,000 new housing units over the next 20 years. The plan aids this new housing construction by increasing the opportunity for infill development while maintaining the livability of established residential neighborhoods. The "a" alternative design density zone was developed as part of the Albina Community Plan to address this goal. The overlay zone liberalizes the rules for creating accessory rentals, allows attached infill on vacant lots, and grants density bonuses in exchange for going through design review.

To increase the opportunity for additional housing units, areas were zoned RX, Central Residential, near Emanuel Hospital in the Eliot Neighborhood. The Comprehensive Plan requires that RX zoning be accompanied with the design overlay zone.

***The Outer Southeast Community Plan.*** The housing goal of the Outer Southeast Community Plan calls for the production of 14,000 new housing units over the next 20 years. The "a" alternative design density zone was applied within one quarter mile of streets with current or anticipated transit service. Along with the provisions of the "a" zone described above, there are also areas in the Outer Southeast community where the "a" zone allows detached accessory units.

### Areas of Special Design Significance

***The Albina Community Plan.*** The revitalization of Martin Luther King Jr. Boulevard is very important to the health and identity of the Albina community. To ensure that new development on Martin Luther King Jr. Boulevard meets design and site goals for the community, the “d” overlay was applied along the length of the street.

The development along Marine Drive marks the northern gateway to the city of Portland for those traveling south on Interstate 5. Because of its high visibility and importance as a city gateway, the "d" was applied to ensure quality development in this area.

In the area between I-5 and Interstate Avenue adjacent to the proposed light rail alignments, an RHd comprehensive zone designation was established. The implementation of the RHd designation is tied to the retention of funding for the northern light rail alignment. This area is currently zoned mostly R5 and R2.5.

## Historic Areas

***The Albina Community Plan.*** To protect the most significant historic areas in the Albina community, seven conservation districts were designated to ensure that future development be compatible with the historic character of the area. The historic designation requires design review for new construction and most exterior alterations.

An update of the Historic Resources Inventory was conducted as part of the Albina community planning process. Over eight hundred resources were inventoried. The process to designate historic and conservation landmarks is currently underway.

## Institutional Campuses

***The Albina Community Plan.*** The Albina Community Plan applied the institutional campus designation to the following institutions: Emanuel Hospital, Bess Kaiser Hospital, Edgar Kaiser Medical Facility, PCC Cascade Center, Jefferson High School, and Concordia College.

***The Outer Southeast Community Plan.*** The Outer Southeast Community Plan applied the institutional campus designation to the following institutions: Portland Adventist Medical Center, David Douglas High School, and Marshall High School.

## Ensure Quality Development in CX and EX

***The Albina Community Plan.*** The EX, Central Employment, zone was applied in several areas to provide areas of flexible, high density, mixed

uses that may include light industrial, commercial, and residential uses. The Comprehensive Plan requires that EX zoning be accompanied with the design overlay zone.

***The Outer Southeast Community Plan.*** The Outer Southeast Community Plan applied the EX and CX zones in the Gateway Regional Town Center and the Lents Town Center to ensure quality development in these places identified for increased commercial and housing activities.

The proposed use of design review in the Albina Community Plan area raised concerns about the cost and time of the added land use requirement being a burden to people trying to revitalize the area. The proposals also represented a significant increase in the use of design review in the city. Concerns about how this increased workload could be handled by the Design and Landmarks Commissions and Planning Bureau staff were raised. These concerns led to the exploration of alternative ways to accomplish the goals of design review for areas outside of the Central City.

## The Development of the 2-Track System of Design Review

In discussions with the Planning, Landmarks and Design Commissions, Planning Bureau staff, and Albina neighborhood groups several issues were influential in the decision to develop a two-track system of design review.

1. The "a" overlay was an important tool to incrementally increase density and meet the city's target for housing production. In many areas the requirement of design review was a compromise for increasing density in established areas. The neighborhoods wanted control in the design of these new types of infill. If the design requirement was removed it would be much harder to gain support for provisions that increased density.

2. Developers should be given the option of a “safe harbor” where they could be sure that if they followed certain regulations they could be guaranteed a building permit. Neighborhoods in return could rely on design standards that would guarantee a minimum level of quality and compatibility for new development in their neighborhood.

3. The two-tracks would each have their benefits and disadvantages. Applicants would give up the flexibility of design review for the certainty, speed, and cost savings of a plan check using the standards.

4. The Landmarks and Design Commissions identified several basic design elements that came up repeatedly in most design cases. In most cases these elements could be quantified and incorporated into objective standards.

5. Much of design review proposed would be applied to low density residential areas by applying the "a" overlay zone and designating conservation districts. There could be a lower level of design review in these areas than in the Central City while still promoting quality development that enhances the surrounding neighborhoods.

The Planning Commission directed staff to develop a two-track system with objective design standards as an alternative to the existing city-wide design review process. This process would streamline the permit process for most proposals, but still ensure that new development enhances the surrounding area. The objective standards were called the supplemental compatibility standards and were located in Chapter 33.295 of the Portland Zone Code. While meeting objective standards limits flexibility, it provides certainty to applicants, and is a faster, less expensive process; the cost for a plan check is $109 and takes approximately one week to complete compared to design review which costs between $250 and $3,000 and takes a minimum of five weeks and can take longer if appealed.

## How the Supplemental Compatibility Standards Work

Not all projects that require design or historic design review are eligible to use the objective standards track. Some projects were considered too big or the integrity of the building too important to use the streamlined process. Eligibility depends on the size or value of the project and the historical status of the site. National Register properties, Portland historic landmarks, and Rank I resources listed on the Portland Historic Resources Inventory must be reviewed through the historic design review track.

When using the objective standards track, projects must meet all of the standards that apply to a project. There are no adjustments to the standards. If a project cannot meet the applicable standards it must go through the design review track. However, design review is not an adjustment for the objective

standards. Design review is a different process that will use the Community Design Guidelines, not the objective standards, as mandatory approval criteria.

The supplemental compatibility standards are organized by base zone. There are separate sets of standards for single family zones, multi-dwelling zones, mixed use zones, and industrial zones. In each of these zones there are also additional design standards for historic resources. Detached accessory structures have a set of separate standards as well. The proposed amendments introduce a new section that applies to residential exterior alterations in residential zones.

To assist developers and homeowners in understanding and using the standards, brochures are available in the Permit Center. There are four brochures: Single Dwelling Zones (RF, R20, R10, R7, R5 and R2.5 Zones), Multi-dwelling Zones (R3, R2, R1), Mixed Use Zones (RH, RX, C, E), and Industrial Zones (I). These brochures expand on the language of the code with additional text that explains the procedures and concepts behind the supplemental compatibility standards. The brochures also include drawings and photographs that aid in understanding the standards and provide examples of how the standards may be met.

## Issues that Affect Community Plan Implementation

When the supplemental compatibility standards were adopted as part of the Albina Community Plan, staff was directed to review this new zoning tool within two years and evaluate how well it was working. The proposed changes in this chapter are based on comments from Planning Bureau staff who administer the supplemental compatibility standards and input from citizens gathered at public workshops held during the public review periods of October 1995, September 1996, and February 1997. There is also an evaluation of finished projects that have used the standards as an alternative to the design review process. These case studies can be found in Appendix B.

**Positive Aspects.** Some of the positive aspects of the supplemental compatibility standards process have been identified as the following:

- They are clear requirements that a developer or homeowner can review before designing their project. This gives the applicant greater control over the outcome of the design review process.

- The plan check process costs significantly less and is faster than design review.

- They have allowed expansion of design and historic design review without an unmanageable burden on the planning staff and the Design and Historic Landmarks Commissions.

- Over time, the standards preserve the integrity of existing historic neighborhoods and prevent the worst "offenses" such as garages sited to the front of the house, T1-11 siding, and vertical siding.

**Issues of Concern.** Many issues of concern have been identified since the supplemental compatibility standards have been in use. The largest issues that affect the implementation of the supplemental compatibility standards are as follows:

- **Administration.** The standards are difficult to administer because of their complexity. Applicants are required to submit additional information that is time consuming and costly to submit and makes the plan check difficult to complete.

- **Enforcement.** There are standards that regulate aspects of development for which the Planning Bureau has no enforcement mechanism. The most problematic are standards that concern underground utility lines that are regulated by the utility companies. Without the ability to enforce these standards it is difficult to ensure compliance.

  There are also standards that regulate aspects of development for which the Planning Bureau has weak enforcement mechanisms. The most problematic are standards that concern landscaping, fences, and building features that may change in the field and differ from those illustrated on the approved drawings. The Planning Bureau enforces most of these regulations through a "complaint driven" system. If a complaint is submitted, the City will respond to enforce it.

- **Small Rehabilitation Projects.** Currently the standards work the best for new construction and large rehabilitation projects. On small projects they become more difficult to apply without the danger of discretion and mismatches between the existing building and the standards. At this time most of these small projects have been on single family houses in historic design zones. To maintain the character of the historic design zones it is important to review these small projects, but the standards need to address them more specifically. Little is gained by reviewing small projects outside of historic design zones weighted against the extra cost and complexity of the permit process for citizens and staff.

- **Overly Restrictive Standards.** Some standards are overly restrictive and costly without significantly increasing the quality or compatibility of the project. One such standard calls for stone, cast stone, or brick as the materials for foundations. This is expensive and sometimes it is not appropriate.

# Summary of Adopted Amendments

The adopted amendments to the supplemental compatibility standards will simplify implementation, make it easier for applicants to use, and result in better projects. The standards have also been modified to be appropriate for use city-wide. Although a few standards have been added, the overall impact of the following changes results in a streamlining of the process.

1) The code has been reformatted to be easier to read for both applicants and planners performing the plan check.

2) The requirements for additional drawings have been dropped. The standards that relied on these drawings have been dropped or modified. In some cases, the dropped standards, such as for height and setbacks will still be regulated by the base zone standards.

3) The "80%" rule where applicants could choose a percent (four out of five, seven out of nine) of the building standards to meet has been dropped. This was difficult for the permit center to administer. The standards have been streamlined and applicants must now meet them all. To help ease this new requirement many of the standards have additional options, or ways of meeting them.

4) A new section has been added, Exterior Alterations to Residential Structures in Residential Zones. This will streamline the process for residential alterations. A large number of projects, particularly in historic areas, are remodels.

5) Standards that have been identified as too prescriptive or burdensome, where the cost outweighed the benefit, have been dropped.

6) Standards have been added in response to problems that were identified in case studies.

7) Public involvement resulted in additional standards. The Landmarks, Design, and Planning Commissions all considered amendments to the proposals before them. When considering amendments staff advised all the commissions to be careful about additional standards that were too prescriptive or stylistic. Staff also suggested giving lowest priority to

issues that not been identified as problems. Ongoing monitoring of the standards, which has been recommended by all three commissions, can address these issues if problems arise.

## Amendments to the Administration of the Standards

Seven changes have been proposed to improve the key problems that have been identified in the overall administration and implementation of the supplemental compatibility standards. The commentary that accompanies the specific code amendments, starting on page 18, addresses these issues and also explains changes to individual standards.

1. **Expanding the Use of the Two-Track System of Design Review**
   *Currently the two-track system of design review is only allowed to be used in the Albina and Outer Southeast community plan areas. The supplemental compatibility standards should be available as a tool to use in design zones outside of the Central City.*

   The adopted changes structure the zoning code chapters that implement design and historic review to allow additional areas of the city the option of using the two-track system by a simple amendment to the code.

   As the standards have been updated the characteristics of each of the community planning areas of Albina, Outer Southeast, and Southwest have been considered. Some standards will only apply to certain areas. For instance, the floor level delineation standard will apply only in the Albina Community Plan area. Because of the later development period in Outer Southeast and Southwest the standard is not appropriate in these areas.

   Together, the Albina, Outer Southeast, and Southwest community plan areas are a good representation of the development patterns, architectural styles, and topography of the city of Portland. However, as other community plans are developed the citizens in these areas will have the opportunity to modify the standards to meet special characteristics that are unique to the area. Standards can be added that only apply to these areas and standards can be exempt from these areas.

2. **The Name of the Standards**
   *The name "supplemental compatibility standards" does not always describe the intent of the standards. The overall purpose of the standards is to promote quality development by adding standards beyond those of the base zone. On*

*a citywide basis this type of development is not always compatible with the surrounding development.*

The adopted code language changes the name from “supplemental compatibility standards” to “community design standards”. The new name reflects its relationship to the community design guidelines and eliminates the word "compatibility".

**3. Application Requirements**

*To use the supplemental compatibility standards the applicant must submit additional drawings, including a vicinity area plan and drawings illustrating building elevations in the vicinity and nearby area building heights. The complexity and cost of requiring these drawings is a burden to the applicant and difficult for the permit center to implement.*

The adopted changes eliminate or modify standards that relied on drawings other than a site plan and building elevations. These drawings are already required for a building permit. This change simplifies the process for applicants by eliminating any additional drawings beyond those already required for a building permit.

**4. Applicable Building Design Standards**

*In the single and multi-dwelling residential zones, applicants are required to meet only seven of the nine building design standards. In the mixed use and industrial zones, the applicant must meet four of five building design standards. This is sometimes difficult to administer objectively, particularly in projects where not all the standards are applicable.*

The Planning Commission’s recommendations with recommendations from the Design and the Historic Landmarks Commissions combines the standards for each section into one group rather than breaking them into landscaping/site design and building design categories. Development must meet all the revised standards.

The Landmarks and Design Commissions were concerned about the lack of flexibility this change brought to the standards and asked the testing committee to discuss the issue. The committee balanced 1) the need for flexibility in the process, 2) affordable housing issues, and 3) the integrity of the design.

The committee felt that the standards have been streamlined to the essential elements and allowing applicants to opt out of one or more standards would be detrimental to the integrity of the design of the buildings. More flexibility has been included in the updated standards by adding more options for accomplishing certain standards. For example, options have been added to the window and architectural features standards for residential properties. This adds flexibility to the process. Finally, affordable housing is very important. During the development of the supplemental compatibility standards a balance between interests of nonprofits, developers, and neighborhood groups was met. Case studies show that nonprofit housing has been built that meets the standards. The committee felt that this balance has continued with the streamlined revised standards.

**5. Residential Development in Mixed Use Zones**

*The standards for mixed-use zones (RH, RX, C, and E) are difficult to apply when reviewing single dwelling and smaller scale multi dwelling residential projects. The standards in the multidwelling section are often more suitable for these residential projects than the standards of the mixed use section.*

The adopted changes allow single dwelling and multidwelling residential projects located in mixed use zones the option of using the R3, R2, and R1 standards.

**6. Residential Exterior Alterations**

*The majority of the projects in historic design zones are alterations to existing structures. These projects are critical to maintaining the overall historic character of the area and should continue to be subject to a design review. However, it is not always clear as to which standards apply to these projects. Currently the standards are designed for new construction and large alterations and do not address small remodel projects very well.*

The adopted changes add a new section, "Exterior Alterations of Residential Structures in Residential Zones". These standards would apply to remodeling projects and would focus on a limited number of key elements that are most critical to maintaining the integrity of the building.

The new language will also exempt from design review exterior alterations to non-historic properties, valued at less than $10,000, that are located outside conservation districts. This change will not affect many projects. It is

not current practice to apply design review to single dwelling areas that do not also have a historic designation. In the R3, R2, and R1 zones design review is often applied when the zoning in an area has gone from single dwelling to one of these higher density residential zones. A threshold of $10,000 ensures compatibility on larger remodels while relieving any disincentive homeowners and landlords may have in making smaller improvements to their properties.

**7. Review of Elevations**

*Currently the supplemental compatibility standards exempt alterations that do not affect the right-of-way facing elevations. It is difficult to maintain integrity when only one or two sides of the building are subject to the standards.*

The adopted changes are consistent with design review in the central city and historic resources citywide that require all sides of a building to be subject to review. For consistency both of the tracks of the two-track system should review the same elevations.

Even though all sides will be reviewed, many of the standards only apply to street facing elevations. The only standards that apply to all elevations are exterior materials, trim and eave projections.

## How to read this section

Odd-numbered pages show Zoning Code language with adopted changes. Language added to the Zoning Code is underlined, language deleted is shown in ~~strikethrough~~. Even-numbered pages contain commentary on the adopted changes and provide an explanation of the legislative intent of the changes.

The amendments to the standards contain a number of changes that affect grammar, format, and organization of the code, but do not change the content of the code. **Content changes will include a discussion on the opposite commentary page.** If there is no commentary on the change—then it is only a formatting change. Some of these formatting changes are:

- The word "project" has been replaced with "proposal" to be consistent with the rest of the Zoning Code;
- The term "pedestrian paths" has been replaced with "city walkways" to be consistent with changes to the Transportation Element of the Comp Plan.
- Standards that had long paragraphs have been reformatted into short paragraph with subparagraphs—like outlines—for easier reading;

- Titles for each standard have been added for easier reading;
- The sections pertaining to which areas and what proposals are eligible to use the SCS have been moved to Chapters 33.420 Design Overlay Zone and 33.445 Historic Resource Protection Overlay Zone;
- The Historic Resource Protection Overlay Zone went into effect July 1, 1996; this changed all references from "historic design zones" to "conservation districts"; and
- Currently, the standards are divided into two parts, site design and building design. The proposed amendments drop this division of the standards and combine them into one set.

# Commentary

**The Name.** Together, the community design guidelines and standards will be used for design cases in community plan areas outside of the Central City that are not subject to other design guidelines. The proposed amendments change the name of this chapter from "supplemental compatibility standards" to "community design standards". This change will more clearly link the community design guidelines and the standards.

The intent of the standards is to promote compatible and attractive development by adding design standards beyond those of the base zone. However, good design is not always compatible with the surrounding development. Changing the name to community design standards better describes the overall purpose of the standards and is consistent with a broader application of the standards to other areas of the City.

**Sections.** The content of sections 33.295.020, .295.030, and .295.040 has been moved to 33.420 Design Overlay Zone and 33.445 Historic Resource Protection Overlay Zone. This will be consistent with other chapters in the zoning code and will make implementing design and historic review easier.

Sections 33.295.060 and .295.070 have been included in the Procedure Section, 33.295.015. The Additional Application Requirements have been reduced.

The titles of the standard sections have been revised to clarify what types of structures may use each of the sections.

A new section, 33.295.130, Standards for Exterior Alterations of Residential Structures in Residential Zones, has been added.

# CHAPTER 33.295
# ~~SUPPLEMENTAL COMPATIBILITY~~ COMMUNITY DESIGN STANDARDS

(Added by Ord. No. 167054, effective 10/25/93.)

Sections:

General



Standards

## Commentary

**33.295.010 Purpose.** The purpose statement has been modified. Changes to individual objectives include the following:

Objective A. drops the reference to compatibility and replaces it with livability. This change better meets the application of the standards citywide.

Objective B. has been added to address new development in established neighborhoods that is denser that the surrounding area. This is especially important to development using the "a" alternative design density zone.

Objective C. changes "historic design zone" to "conservation districts." to reflect the new historic resources code amendments that will become effective July 1, 1996.

Objective E (old D) summaries the content of the old objectives D, E, F, G, H,. and I. These objectives all refer to the time and cost associated with design review. Objectives E, F, G, H, and I have been dropped (see next page).

In addition, part of the purpose statement shown as deleted here was a description of the Two-Track system, now described in 295.020.A and Chapters 33.405, .420, .445, .505.

## General

**33.295.010 Purpose**

Design review and historic design review ensure that development conserves and enhances the recognized special design values of a site or area, and promote the conservation, enhancement, and continued vitality of special areas of the City.

~~Standards that are applicable to a particular type of development project are listed in this Chapter by project type. Each standard should be viewed as an individual threshold. A project which does not meet a particular standard may meet the objectives of the standards. However, making this determination requires the exercise of judgment which is not permitted outside of a public review process. The objective nature of each standard establishes a threshold beyond which the specific solution proposed requires the use of a judgment on the issue of compatibility and/or the issue of the quality of the street environment. Because these standards are designed to function without the use of such judgments they, by their nature, are prescriptive and from a design perspective, conservative. These provisions are intended to:~~ The Community Design Standards provide an alternative process to design review and historic design review for some proposals. Where a proposal is eligible to use this chapter, the applicant may choose to go through the discretionary design review process set out in Chapter 33.825, Design Review, and Chapter 33.846, Historic Reviews, or to meet the objective standards of this chapter. If the applicant chooses to meet the objective standards of this chapter, no discretionary review process is required.

The purpose of these standards is to:

**A.** Ensure that new development ~~is compatible with and~~ enhances the character and livability of Portland's neighborhoods;

**B.** Ensure that increased density in established neighborhoods makes a positive contribution to the area's character;

**~~B~~C.** Ensure the historic integrity of conservation landmarks and the compatibility of new development in ~~historic design zones~~ conservation districts;

**~~C~~D.** Enhance the character and environment for pedestrians in areas designated as design zones;

**~~D~~E.** Offer developers the opportunity to comply with specific objective standards as a more timely, cost effective, and more certain alternative to the design review and historic design review process. ~~an alternative to the design review process. This alternative is offered to streamline the development review process by reducing the time and cost for design review. These standards are objective and can be checked for compliance during the building permit issuance process;~~

**~~E.~~** ~~Allow a significant increase in the area subject to design review and historic design review without creating a major increase in the workload of the Design or the Historical Landmarks Commissions or their staff within the Bureau of Planning;~~

## Commentary

**33.295.020 When These Regulations Apply.** This section has been moved to Chapters 33.405, Alternative Design Density Zone, 33.420 Design Overlay Zone, 33.445 Historic Resource Protection Overlay Zone, and 33.505, Albina Community Plan District. This re-organization will make implementation easier and design review more consistent with other chapters in the zoning code.

**33.295.010 Purpose (continued)**

**F.** Avoid imposing significant additional fees on development projects located within the Albina Community to pay the public costs of design review;

**G.** Reduce the time and cost of the design review process for business and development;

**H.** Provide a review procedure that, while improving project compatibility, will not significantly delay project approval; and

**I.** Provide objective standards that developers may use for smaller projects as an alternative to design review procedures that include the potential of public hearings at the local level and appeal into the court system.

**33.295.020 When These Regulations Apply**

**A. Projects that may comply with the provisions of this Chapter to meet design review requirements.** Compliance with the standards of this chapter is an alternative to the Type II design review hearings process in the following instances:

1. Development projects in design and historic design zones that meet the project threshold requirements of Section 33.295.030 may meet these standards as an alternative to the design review procedure that would otherwise be required; or

2. Development projects located within the Alternative Design Density Overlay Zone that take advantage of the development opportunities created by that zone and meet the project threshold requirements of Section 33.295.030;

**B. Limited applicability.** Use of the provisions of this chapter as an alternative to other design review procedures is limited to:

1. Proposals within the Albina and Outer Southeast Community Plan areas, shown on Maps 420-6 and 420-7, that are not also subject to the Central City Fundamental Design Guidelines.

2. Proposals in Historic Districts and Conservation Districts where the district's design guideline document allows use of the Supplemental Compatibility Standards as an alternative to the Design Review process.

3. Proposals affecting Conservation Landmarks that are not located within a Historic District or Conservation District.

4. Proposals that take advantage of the density incentive provisions offered by Chapter 33.405, Alternative Design Density Overlay Zone.

~~**C. Institutional developments.** In Institutional Residential (IR) Zones the standards that must be met for development are those contained in the institution's approved Impact Mitigation Plan. Design review is not required for institutional developments that are allowed under an existing approved Conditional Use Master Plan or other conditional use permit.~~

## Commentary

**33.295.030 Project Thresholds.** This section has been moved to Chapters 33.405, Alternative Design Density Zone, 33.420 Design Overlay Zone, 33.445 Historic Resource Protection Overlay Zone, and 33.505, Albina Community Plan District. This re-organization will make implementation easier and design review more consistent with other chapters in the zoning code.

In addition to moving this section to the .400s the Landmarks and Design Commissions review resulted in some content changes summarized in the table below. The Commissions felt that the threshold for R1, RH, RX, C, E and I were too high and that no projects in community plan areas would reach the 5 million-dollar threshold and be required to go through design review. The commissions also wanted to drop the reference to dollar amounts and rely on number of units and gross square footage of new buildings. The impact a building has on the area is determined more by size than value. 20,000 sq. ft. is a typical one story half-block building or a two story quarter block building. The commissions felt a building of this size has great impact on the surrounding area and should go through design review. A threshold for exterior alterations was also added so that large alterations would have to go through design review. The table that it now in Chapter 33.420 looks like this:

**Table-420-1**
**Maximum Limits for Use of the Community Design Standards**

| **Zones** | **Maximum Limit-New Dwelling Units or Floor Areas** |
|---|---|
| Single Dwelling Zones | 5 dwelling units |
| R2 & R3 Zones | 10 dwelling units |
| R1, RH, RX, C, & E Zones | 20,000 sq. ft. of floor area |
| I Zones | 40,000 sq. ft. of floor area |
| IR Zone | See institution's Impact Mitigation Plan. |
| | **Maximum Limit- Exterior Alterations** |
| All except IR | Alterations to the street-facing facade that affect less than 50 percent of the area of the facade, regardless of the square footage of the area affected; and Alterations to the street-facing facade that affect less than 1,500 sq. ft. of the facade, regardless of the percentage of the facade affected.[1] |
| IR Zone | See institution's Impact Mitigation Plan. |

[1] Alterations to the street-facing facade that affect 50 percent or more of the area of the facade and 1,500 sq. ft. or more of the facade, must go through design review.

**D. Institutional development.** Institutional developments on R zoned sites other than the IR Zone may not use the supplemental compatibility standards. These projects must go through a Type II design review process.

**E. Modification of an existing structure.** Projects which are modifying existing development are required to meet the applicable standards for the part or parts of the development that are being modified only. Parts of the existing development not being modified are not required to meet the standards of this chapter. Projects of such a size or cost that trigger the nonconforming development compliance provisions of Chapter 33.258 must also meet the applicable landscaping, site development and parking standards of this chapter for all improvements required to be made by the provisions of Chapter 33.258. ***(moved to Procedure 33.295.015A. Generally)***

**33.295.030 Project Thresholds**

Projects required to go through design review may meet the objective standards of this chapter as an alternative. Projects must meet all of the elements in this section to be eligible for review under the provisions of this chapter. Under Subsection A, threshold standards are set based on the relative intensity of the base zone. Less intense zones have lower thresholds than more intense zones. Under Subsection B, threshold standards are set to require significant historical resources to use the Type II design review process. Projects not meeting the threshold requirements must go through the design review process applicable to the site's location. Projects exempt from the requirement to go through design review or comply with the provisions of this chapter are listed in Section 33.295.040 Projects Exempt from Standards and Design Review.

**A. Thresholds by zone.** The upper limit of project size for projects eligible to use these supplemental compatibility standards as an alternative to the Type II design review process is shown on Table 295-1.

**Table 295-1**
**Thresholds By Zone**

| **Zones** | **Threshold** |
|---|---|
| | |
| Single Dwelling Zones | Up to 5 dwelling units |
| R2 & R3 Zones | Up to 10 dwelling units |
| R1 Zone | Up to 40 dwelling units |
| RH, RX, C, E & I Zones | Project cost up to $5 million. The threshold value is the sum all construction costs shown on all building permits associate with the project, including site preparation, in 1993 dollars adjusted for inflation. |
| IR Zone | Threshold is set as part of the institution's Impact Mitigation Plan. |

~~**B. Thresholds for historic resources.** A project is eligible to use these supplemental compatibility standards when it does not include modification of a structure, tree or other object that is:~~

~~1. A Portland Historic Landmark; or~~

~~2. On the National Register of Historic Places; or~~

~~3. A Rank I historic resource in Portland's Historic Resources Inventory.~~

## Commentary

**33.295.040 Projects Exempt from Standards and Design Review.** This section has been moved to Chapters 33.405, Alternative Design Density Zone, 33.420 Design Overlay Zone, 33.445 Historic Resource Protection Overlay Zone, and 33.505, Albina Community Plan District. This will be consistent with other chapters in the *Zoning Code* and will make implementing the SCS and design review easier. In addition to moving this section to the 400s and 500s, there are the following content changes:

1. Residential exterior alterations, valued under $10,000, on non-historic resources in RF through R1 zones, are exempt from design review. This change will not affect many projects. It is not current practice to apply design review to single family areas that do not also have a historic designation. In the R3, R2, and R1 zones design review is often applied when the zoning in an area has gone from single dwelling to one of these higher density residential zones. A threshold of $10,000 ensures compatibility on larger remodels while relieving any disincentive homeowners and landlords may have in making smaller improvements to their properties.

2. Currently, there is no review for skylight additions that are using the SCS track because there are no standards for skylights. The amendments add standards for skylights for residential historic properties that reduce the negative impacts and protect the historic integrity of these buildings by limiting their size and location.

3. Projects subject to an environmental review are no longer exempt from design review. Environmental and design review is two separate processes that address different issues—one does not replace the other. When the Planning Commission was reviewing the standards in 1993 they felt that the reviews together would be an unreasonable burden for an applicant. However, their consideration predated the new streamlined environmental process that is less burdensome with a clear and objective standards track applicants may opt to use.

4. Exterior alteration projects that affect any exterior elevation must meet the community design standards. Currently, only proposals that affect the right-of-way facing elevations are reviewed. In some situations this has resulted in buildings with different treatments on different elevations. The integrity of a building is difficult to maintain if only the front elevation is subject to design review.

   Design review and historic design review require review of exterior alterations on all sides of the building. The 2-tracks needs to be consistent. There will be fewer requirements for elevations that do not face a street. Most of the community design standards only apply to street-facing elevations. The only standards that will apply to non-street-facing elevations are those that address trim, eaves, and exterior siding.

**~~33.295.040 Projects Exempt from Standards and Design Review~~**

~~The following are exempt from design review process in design and historic design zones located within the Albina Community Plan study area except those areas also located within the Lloyd District area of the Central City Plan. Areas within the Lloyd District area are subject to the requirements and thresholds of the Special Design Guidelines for that area.~~

**~~A.~~** ~~Uses in the Rail Lines And Utility Corridors category;~~

**~~B.~~** ~~Uses in the Agriculture category, except when the use is entirely within a building in a C, E, or I zone;~~

**~~C.~~** ~~Projects which are limited to the repair of a structure;~~

**~~D.~~** ~~Projects limited to modifications to a structure to meet the Americans With Disabilities Act's requirements in a C, E, or I zone;~~

**~~E.~~** ~~Uses and facilities in the Parks and Open Areas category that do not require a conditional use review;~~

**~~F.~~** ~~Developments subject to environmental review under Chapter 33.430.~~

**~~G.~~** ~~Development projects that do not require a building permit;~~

**~~H.~~** ~~Electrical wiring, HVAC or plumbing work on an existing structure; and~~

**~~I.~~** ~~Building alteration projects which are limited to modification of the interior of an existing building and which will not result in alteration of a right-of-way facing exterior elevation.~~

**~~J.~~** ~~Design review for a Conditional Use Master Plan in compliance with the conditions of an approved conditional use.~~

## Commentary

**33.295.~~050~~15 Procedure.** This section has been reorganized and many sections moved to the 400s and 500s.

**A. Generally.** This is a description of the Two-Track system. Language that clarifies what standards apply to exterior alterations has been moved here.

**B. Adjustments.** This clarifies that these standards are not adjustable. The reference here to the Design Review procedure is now in the 400s and 500s. .

**C. Alternative Type II Design Review Option.** Now that the thresholds to be eligible to use the standards are in the 400s and 500s, applicants choosing to not use the standards will not need to read chapter 33.295. The summary of the 2-track system has also been moved to the 400s and 500s.

**33.295.0~~50~~15 Procedure**

~~Determination of compliance with these standards is done as part of the building permit process. Applicants for projects that do not meet the standards of this chapter may request review through the design review procedures presented in Subsection C and D of this Section.~~

**A. ~~Purpose~~.Generally.** ~~The individual standards address a range of purposes associated with ensuring that new development is compatible with the character of existing development and helps to create a positive environment for pedestrians.~~
This chapter provides an alternative to the design review process or historic design review process for some proposals. Where a proposal is eligible to use this chapter, the applicant may choose to go through either the discretionary design review process set out in Chapter 33.825, Design Review, and Chapter 33.846, Historic Reviews, or to meet the objective standards of this chapter. If the proposal meets the standards of this chapter, no design review or historic design review is required. The standards determining which proposals are eligible to use this chapter are in Chapter 33.405, Alternative Design Density Overlay Zone; Chapter 33.420, Design Overlay Zone; Chapter 33.445, Historic Resources Protection Overlay Zone; and Chapter 33.505, Albina Community Plan District.

The standards of this chapter do not apply to proposals reviewed through the discretionary design review processes set out in Chapter 33.825, Design Review, and Chapter 33.846, Historic Reviews. Where a proposal is for an alteration or addition to existing development, the standards of this chapter apply only to the portion being altered or added.

**B. Adjustments ~~and exceptions.~~** Adjustments to these standards are prohibited. ~~Applicants wishing to depart from any of the standards of this chapter must go through a design review procedure.~~

~~**C. Alternative Type II Design Review option.** Projects that exceed the thresholds in Section 33.295.030, or that do not comply with the standards of this chapter are reviewed through a Type II design review process. During the Type II design review procedure the guidelines of design acceptability are those adopted for the community plan area the project is located within (initially limited to the Albina Community Plan study area). The design review process is intended to be a flexible procedure where issues of impact and design solutions are reviewed without regard to the specific objective standards of this chapter but with regard to the design guidelines applicable to the area. A project going through a Type II review will not be held responsible for the standards of this chapter. The project must meet the applicable design guidelines. During the design review process the standards of this chapter will not be considered as minimum or maximum parameters of acceptable building design.~~

# Commentary

**33.295.0~~50~~15 Procedure. (continued)**

**D. Alternative Type III Design Review Option.** This option expired on January 1, 1996. No projects took advantage of it.

**~~D. Alternative Type III Design Review option.~~** ~~This option is offered to a limited number of applicants who volunteer to go through the Type III hearing process. Review of these projects will include consideration of both the applicable design guidelines and supplemental compatibility standards. Under this option during design review the supplemental compatibility standards will have the status of guidelines that may be waived by the review body. The Bureau of Planning will use the results of these review cases to identify and make needed improvements and corrections to the supplemental compatibility standards and to the area's design guidelines. This Type III option with fee waiver is available only until December 31, 1995.~~

~~Applicants who volunteer to undergo the Type III design review process may receive a waiver of the required fee. Fees will be waived for the first 2 projects of each of 7 types that volunteer to go through the Type III design review procedure. The 7 project types are: accessory structures in single dwelling zones; single dwelling developments; multi-dwelling developments in R2 or R1 zones; residential or mixed residential and other use development in C, E, RH or RX zones; commercial development in C zones; employment development in E zones; and industrial development in I zones.~~

## Commentary

**~~A.~~ C, Neighborhood contact requirement, and ~~B,~~ (next page) Projects exempt from the neighborhood contact requirement.** All changes to the Neighborhood Contact Requirements are to improve the format. There are no content changes to this requirement.

The changes recasts the exemptions into requirements, i.e., instead of listing what is exempt from the requirement, we now list what is subject to the requirement. To clarify when dwelling units are created, language used elsewhere in the zoning code has been added.

~~**33.295.060 Steps Before Applying for a Building Permit**~~

**~~A~~ C. Neighborhood contact requirement.** ~~Before applying for a building permit, an applicant using the provisions of this chapter must complete the provisions listed below. The neighborhood contact steps are not required for those projects that are exempted by 33.295.060.B.~~ Proposals listed in Paragraph C.1, below, must complete the steps in Paragraph C.2 before a building permit is requested.

1. Proposals subject to the neighborhood contact requirement. The following proposals are subject to the neighborhood contact requirement, as specified in Paragraph C.2, below:

   a. Proposals that create more than three new dwelling units. Dwelling units are created:

      (1) As part of new development;

      (2) By adding net building area to existing development that increases the number of dwelling units;

      (3) By conversion of existing net building area from non-residential to residential uses; and

      (4) By increasing the number of units within existing net building area already in residential use, for example, by converting a duplex to a five-plex.

   b. Proposals that create more than 10,000 square feet of gross building area for uses in the Commercial or Industrial use categories; or

   c. Proposals in the IR zone where the site is not covered by an Impact Mitigation Plan or Conditional Use Master Plan.

2. Steps. The steps are:

   ~~1~~a. The applicant must contact the neighborhood association for the area, by registered or certified mail, to request a meeting. The neighborhood association should reply to the contact within 14 days and hold a meeting within 30 days of the date of the initial contact. If the neighborhood association does not reply to the applicant's letter within 14 days, or ~~does not~~ hold a meeting within 30 days, the applicant may apply for a building permit without further delay. The neighborhood may schedule the meeting with its board, ~~its~~ the general membership or ~~one of its~~ a committee~~s~~.

~~2.~~ The purpose of the meeting is to allow neighborhood residents and the developer to discuss concerns about the design of the proposal. The focus of the meeting should be the design of the ~~project~~ proposal and not whether the ~~project~~ proposal will be built. The discussion at the meeting is advisory only and is not binding on the applicant.

## Commentary

**~~4.~~ Application for a Building Permit.** The requirement of 3 copies of the letters to the neighborhood associations has been moved to Permit Requirements and is found on the next page. The requirement has been dropped from 3 copies to 1 copy.

**~~33.295.070~~D. Permit Application Requirements.** A regular building permit application requires a site plan and elevations of the proposal. For a SCS plan check the applicant must submit additional drawings that include (1) a vicinity area plan that shows development on lots abutting the site and across the street or alley, (2) elevations of all buildings in the vicinity area plan, (3) the building heights of primary structures within 150 feet of the proposal, and (4) right of way facing elevations of all the existing and proposed buildings on the project site, even those not being affected by the proposal.

These drawings are used to calculate the range of acceptable dimensions for roof pitch, front setbacks, building height, and bulk. The drawings are required for all projects large and small, new construction and alterations. The complexity and cost of requiring these drawings is a burden to the applicant. In some situations using the surrounding buildings to calculate allowable dimensions for important building elements may result in compatibility with adjacent development that is not desirable for the surrounding area.

The amendments eliminate or modify standards that rely on drawings other than a site plan and the building elevations being modified.

- Drop bulk, setback, and height standards and rely on existing base zone development standards.

- Set height of a building's ground level at a minimum of 2 feet above finished grade instead of determining allowable height based on surrounding buildings.

- Set roof pitch between 6/12 and 12/12. Allow applicants to determine allowable roof pitches based on surrounding buildings *as an option*.

This change will simplify the process for applicants by eliminating any additional drawings beyond those already required for a building permit. It will also simplify administration of the SCS plan check by not requiring staff to calculate the above dimensions for each proposal.

3b. After the meeting and before applying for a building permit, the applicant must send a letter to the neighborhood association. The letter will explain changes, if any, the applicant is making to in the project's proposal's design the applicant is making.

4. Application for a building permit. Building permit application must be accompanied by 3 copies of the letter requesting the meeting with the neighborhood association and 3 copies of the follow-up letter.

**B. Projects exempt from the neighborhood contact requirement.** Projects that include the development of fewer than 4 residential dwelling units and those that include the development of less than 10,000 square feet of new interior space for business use are exempt. Projects in an IR Zone with an approved Impact Mitigation Plan or Conditional Use Master Plan are also exempt from this requirement.

**33.295.070D. Additional Permit Aapplication Rrequirements**
A building permit reviewed against the objective standards of this chapter requires more information than for a building permit not affected by these provisions. Table 295-2 lists the additional information that must be submitted for different types of development projects.

**Table 295-2**
**Supplemental Application Information Required**

| **Zones** | **Additional Information Needed** Letters listed refer to the subsections that follow this table. |
|---|---|
| Accessory Structures in Single-Dwellin Zones | A, C, & E |
| Principal Structures in Single Dwelling Zones and R1, R2 and R3 Zones | A, B, C, D, & E |
| All Structures in RH, RX, C, E, & I Zone | A & C |

The following information must be submitted as part of an application for a building or development permit:

**A**1. Site plan and elevations. The site plan and elevations must include enough detail to document compliance with the standards of this chapter. A The site plan and elevations must be drawn at a scale of 1/8 inch = 1 foot or larger. showing the building footprint and overhangs of the proposed development and all other buildings on the site. The site plan must show the existing topography of the site and indicate finished grades. Access routes for pedestrians must also be shown. The site plan must show the grade of the right-of-way or right-of-ways on which the site fronts, the location of on-site parking and maneuvering, exterior storage and landscape improvements. The site plan must indicate proposed uses.

# Commentary

**~~33.295.070~~D. Permit Application Requirements (continued)**

**Vicinity Plan**. The vicinity plan is now only required for proposals in the Southwest Community Plan area and in conservation districts that choose to use the front setback option provided in .100.B, Front Setbacks in the Southwest Community Plan Area and Conversation Districts (page 41). The criteria for vicinity plans has not changed—any changes to the language are intended to improve the format.

**Building Elevations in the Vicinity Area.** This requirement has been dropped because the standards that relied on this information have been dropped.

**Nearby Area Building Heights.** This requirement has been dropped because the standards that relied on this information have been dropped.

**Neighborhood Contact Letters.** The requirement for copies of the neighborhood contact letters is moved here from the deleted C.4. The number of copies is reduced from three to one because the Permit Center only needs one copy.

~~**B. Vicinity area plan.** A vicinity plan showing development on lots that:~~

~~1. Abut the site; and~~
~~2. Share one or more right-of-way frontages with the site.~~
~~The vicinity plan must show footprints of all buildings; the footprint of the proposed development; and the lot lines. The vicinity plan must be drawn at a scale of 1 inch = 30 feet or larger.~~

2. Vicinity plan. For proposals in the Southwest Community Plan area, shown on Map 825-4, and in conservation districts, a vicinity plan, drawn at a scale of 1 inch =30 feet or larger, must show the following:

a. the footprint of the proposed development;

b. the lot lines of the site;

c. the footprint and front yard setbacks of all buildings on lots that abut each side of the site and are on the same street.

~~**C**. Building elevations on the lot. The right-of-way facing elevation of all buildings on the project site, including proposed buildings. Buildings that have 2 or more right-of-way facing elevations must submit elevations drawn for each right-of-way facing elevation. Elevations must be drawn at a scale of 1/8 inch = 1 foot or larger and must show materials, roof slope, ground floor location, trim, doors, and windows~~

~~**D. Building elevations in the vicinity area.** Right-of-way facing elevations of all buildings on the lots included on the vicinity plan. Elevations must show the building elevation area, height and roof slope. Elevations must be drawn at a scale of 1/8 inch = 1 foot or larger.~~

~~**E. Nearby area building heights.** Include the height of all primary structures within 150 ft of the project site that share a right-of-way frontage with the site.~~

3. Neighborhood contact letters. For proposals required to comply with the steps for neighborhood contact set out in Paragraph C.2, above, a copy of both letters required by Subparagraphs C.2.a and b must be submitted.

# Commentary

**Primary and Attached Accessory Structures in Single Dwelling Zones.** These standards apply to all new construction in single dwelling zones. The proposed amendments divide remodeling proposals that are subject to design review into two groups; (1) remodels to conservation landmarks and properties inside conservation districts, and (2) remodels on non-historic resources, valued over $10,000, outside conservation districts. Residential remodeling proposals will use the new section, 33.295.130 Standards for Exterior Alterations of Residential Structures in Residential Zones.

It is not current practice to apply design review to single family areas that do not also have a historic designation. In the R3, R2, and R1 zones design review is often applied when the zoning in an area has gone from single dwelling to one of these higher density residential zones. A threshold of $10,000 ensures compatibility on larger remodels while relieving any disincentive homeowners and landlords may have in making smaller improvements to their properties.

**Fences.** The amendments drop the fence standard because the city does not require a permit for front yard fences less than 3-1/2 feet tall. Therefore, this standard has not been enforced. The intent is to avoid situations that lead to "after the fact" enforcement.

**Border Planting and Foundation Landscaping.** The amendment replaces the border planting requirement with foundation landscaping requirements. The standard that required border planting along all the edges between the building and the street is too prescriptive. The planting schemes of individual front yards enhance the character of many neighborhoods by adding a variety of textures and color. This is also a very difficult standard to enforce and the case studies show that it is often not implemented. A discussion on appropriate front yard landscaping can be moved to the handbook. Also, volunteer standards can be developed by neighborhood associations as a way to educate people about landscaping. This is especially important in conservation districts where landscaping often contributes to the historic character of the area.

The foundation landscaping requirement that replaces the border planting requirement is a revised version of the foundation landscaping standard from the multi-dwelling section. The requirement for a continuous screen 3 feet high which is 95 percent opaque year around has been changed to a requirement of (1) 3 gallon shrub for every 3 lineal feet of foundation. This new requirement is modeled after the L4, high wall, landscaping requirements of the zoning code that call for a certain number of shrubs per lineal foot of wall. The revision will make the standard easier to implement and offers applicants more flexibility.

**Standards**

**33.295.~~080~~100 Standards for Primary and Attached Accessory Structures in Single-Dwelling Zones**

The standards ~~applicable~~ of this section apply to development of new primary and attached accessory structures in single-dwelling zones. ~~are listed in this section. Applicants not wishing to comply with the standards of this chapter must seek approval of their project through a design review procedure~~.

~~**A. Site design standards.** All of the standards included in this Subsection must be met.~~

~~1. Landscape and site design.~~

~~a. Fences up to 36 inches in height are allowed in the front setback area. Fences built in the front setback may be up to 50 percent sight-obscuring. Fences are not required.~~

~~b~~**A. Landscaping**. Landscaping must be ~~is~~ provided between ~~dwelling~~ structures and the street, as follows:

~~(1) Plants must be used to mark borders and edges, including the edges of buildings and at least one edge of each walkway and driveway. Edge landscape borders must be at least 18 inches wide. Edge landscape areas must be planted with shrubs or flowers to cover 75 percent of the edge landscape area with growing plants within 3 years of planting. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for plants. Edge landscape areas may be interrupted, or crossed by walkways, stairs and steps which are less than 4 feet wide and by driveways which are less than 9 feet wide; and~~

1. Foundation landscaping. All street-facing elevations must have landscaping along their foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

   a. The landscaped area must be at least 3 feet wide;

   b. There must be at least (1) three-gallon shrub for every 3 lineal feet of foundation; and

   c. Ground cover plants must fully cover the remainder of the landscaped area.

## Commentary

**Front Yard Trees.** The proposed amendments move the requirement to use solar friendly trees to the handbook as a suggestion. This part of the standard is very difficult for the Planning Bureau to enforce and case studies show that it is not being implemented.

**Front Building Setback.** The proposed amendment drops this standard and relies on the base zone development standards. Currently, the standard regulating the building setback requires information about surrounding properties. The setback dimensions of existing primary structures in the area establish the range of acceptable setbacks.

The base zone development standards for front building setbacks are as follows:

| Zones | Minimum Front Building Setback |
|---|---|
| RF, R20, R10 | 20 feet |
| R7 | 15 feet |
| R5, R2.5 | 10 feet |

**Front Setbacks in the Southwest Community Plan Area and Conservation Districts.** The Landmarks and Design Commissions recommended that the City Council retain the front building setback standards for the Southwest Community Plan area and conservation districts. The commissions were especially concerned about areas where existing development is set back on the site farther than the base zone minimum setback. In these areas infill development that is built closer to the street than the existing development can adversely affect the character of the street. Many areas of southwest Portland, and much of the development in conservation districts, have larger setbacks than the base zone minimum setback.

**Building Bulk.** Currently, in the single dwelling zones there are two standards that address building bulk; a standard that calls for the area of the front elevation to be a percent of the average size of the primary structures in the vicinity, and a standard that requires large building elevations to be divided into smaller areas.

The proposed amendments drop the standard that requires information about the average front elevation areas of surrounding properties. The standard that requires large building elevations to be divided into smaller areas is retained.

The single dwelling base zone development standards do not specifically address building bulk. However, the bulk of the building is influenced by the combination of development standards that address density, lot size, height, setbacks, and building coverage.

~~(2)~~2. Front yard trees. ~~Trees must be provided in front setback areas~~. There must be at least ~~O~~one tree ~~must be provided~~ in front of each residential structure ~~house or rowhouse. Houses and rowhouses o~~On corner lots, there must be ~~must also provide trees along the second street frontage.~~ One tree for each 30 feet of frontage on the ~~second~~ side street ~~is required~~. ~~Trees planted must be solar friendly. The City Forester maintains a list of trees classified as solar friendly.~~

~~c. The Woodlawn street pattern. Within the Woodlawn Neighborhood where sites are being redeveloped that include vacated portions of the angled street pattern buildings must be placed to reproduce the open area that once was the street.~~ ***(moved to Additional Standards for Historic Resources)***

~~2. Building setback. A primary building that faces a right-of-way may be no closer to the front lot line than the adjacent structure that is closest to the front property line. The structure may be set back no farther than the adjacent structure that is farthest from the front property line. In any case, the structure may not be set back from the front lot line more than 25 feet. Primary structures in the Irvington and Piedmont historic design zones are exempt from this standard.~~

**B. Front setbacks in the Southwest Community Plan area and conservation districts**. In the Southwest Community Plan area, shown on Map 825-4, and in conservation districts, the setback for primary buildings is based on the setbacks of primary buildings on the lots that abut each side of the site and are on the same street. The primary structure may be no closer to the front lot line than the adjacent primary structure that is closest to the front lot line. The primary structure may be no further from the front lot line than the adjacent primary structure that is farthest from the front lot line. In any case, the structure may not be set back from the front lot line more than 25 feet.

~~3. Building height, bulk and roof slope.~~

~~a. The area of the front elevation of a structure may be up to 150 percent of the average size of the primary structures in the vicinity area, or 1,500 square feet, which ever is less. The area of the front elevation of the structure must be at least 50 percent of the average size of the primary structures in the vicinity area that are in the same use category. The maximum size limitation of this standard is not applicable to buildings being developed on a site or portion of a site within 250 feet of a transit street.~~

## Commentary

**Building Height.** The proposed amendments drop this standard and rely on the base zone development standards as follows:

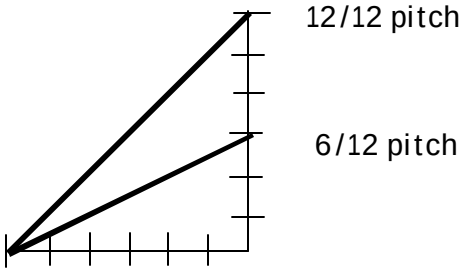
| Zones | Maximum Building Height |
|---|---|
| RF, R20, R10, R7, R5 | *30 feet |
| R2.5 | 35 feet |

*Also subject to the solar access regulations. In case of conflict the most restrictive applies.

**Large Building Elevations Divided into Smaller Areas.** The testing committee discussed design features that could meet this standard. Their recommendation, which was approved by the Landmarks and Design Commissions, revised the options to better meet the intent of the standard.

**Roof Pitch.** This amendment gives applicants two options: 1) a set numerical parameter, between 6/12 and 12/12—*see figure below*; or 2) the ability to take into consideration your neighbors' roof pitches to achieve a compatible roof pitch, if your neighbors' pitch is outside of the numerical parameter of 6/12 and 12/12. Flat roofs are allowed when they are small decks or balconies accessible from the interior. The City Council also approved flat roofs, under option 2, when an abutting building on the same side of the street has a flat roof. This adds flexibility by allowing applicants, if they wish, to be compatible with surrounding property.

**Option 1:**




**Roof Pitches must be between 12/12 and 6/12**

~~b. New primary structures must be no more than 120 percent of the height of the tallest existing primary structure in the nearby area. The nearby area includes structures within 150 feet of the site and which share a right-of-way frontage with the site. New primary structures must also be no more than 150 percent of the average height of the primary structures located in the vicinity area. New primary structures must be at least 70 percent of the average height of the primary buildings located in the vicinity area.~~

**C. Large building elevations divided into smaller areas.** The front elevation of large structures must be divided into smaller areas or planes. When the front elevation of a structure is more than ~~750~~ 500 square feet in area, ~~divide~~ the elevation must be divided into distinct planes of 500 square feet or less. For the purpose of ~~computing compliance with~~ this standard, areas of wall that are entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, are also individual building wall planes. This division can by done by:

1. ~~Creating a~~A ~~covered~~ porch, ~~that is the full width of the house~~ a dormer that is at least 4 feet wide, or a balcony that is at least 2 feet deep and is accessible from an interior room;

2. ~~Creating a~~A bay window ~~or other building extensions of at least one foot or more~~; that extends at least 2 feet; or

   ~~Creating a roof pediment that is the full width of the house; or~~

3. ~~Setting part of the facade back one or more feet from the rest of the facade.~~ Recessing a section of the facade by at least 2 feet; the recessed section must be at least 6 feet long.

**D. Roofs.** ~~The roof pitch of a p~~primary structure ~~must be set within the range created by the primary structures in the vicinity area. The structure's roof pitch may be no flatter than the pitch of the vicinity area structure with the shallowest roof pitch. The structure's roof pitch may be no steeper than the pitch of the vicinity area structure that has the steepest pitch. In any case, a roof pitch of less than 4/12 is not allowed~~.

3. Primary structures must have a roof that is either:

   a. Sloped, with a pitch that is no flatter than 6/12 and no steeper than 12/12; or

b. Sloped, with a pitch that is no steeper than and no flatter than the pitch of the roofs of the primary structures on the lots that abut either side of the site and are on the same street.

2. Flat roofs are allowed when the space on top of the roof is no more than 150 square feet and accessible from an interior room.

## Commentary

**Location of Main Entrance.** An exemption has been added for single dwellings with accessory rental units, duplexes, and triplexes. If these buildings have more than one main entrance only one entrance must meet this requirement. This exemption allows these types of housing to blend into established areas better by looking more like a single family house with only one prominent entrance.

**Front Porch at Main Entrance.** This standard is intended to provide a front entrance that is prominent and creates a transition from indoor to outdoor space. In residential areas porches are ideal entries because they add interest and detail to the front facade of buildings and provide an outdoor area for people to use as an extension of their house. Porches also allow people to interact with their neighbors and watch the neighborhood for criminal activity. The amendment increases the minimum size of the porch for single dwellings from 24 sq. ft. to 48 sq. ft. Currently porches in conservation districts must be 48 sq. ft. Larger porches are more usable and have a more positive impact to the street.

**Covered Balcony.** The front porch standard is modified to allow the option of a covered balcony instead of a porch on attached houses. The balcony must be within 15 ft. of the grade and be accessible from an interior space. This will add flexibility while still promoting "eyes on the street."

**Ornamental Columns.** The amendment requires that if columns are used to support the corners of the porch roof, then the columns must meet an ornamental column standard. The standard provides two general options for compliance and specifies that wrought iron porch supports are prohibited. This standard is the same as is required for historic resources in section 33.295.100.O.

**Openings Between Porch Floor and Ground**. The Landmarks and Design Commissions added this standard to ensure that areas under the porch were not left exposed.

~~4~~**D**. **Main entrance.**

~~b~~1. Location of main entrance. ~~Primary structures must be oriented with their main entrance facing the street the site fronts on. If the site is on a corner it may have its main entrance oriented to either street or to the corner.~~ The main entrance of each primary structure must face the street. On corner lots the main entrance may face either of the streets or be oriented to the corner. For single dwelling, duplex, and triplex buildings that have more than one main entrance only one entrance must meet this requirement.

~~a~~2. Front porch at main entrance. ~~The primary structure's main entrances must be provided with a front porch.~~ There must be a front porch at all main entrances that face a street. If the porch projects out from the building it must have a roof. If the roof of a required porch is developed as a deck or balcony it may be flat. If the main entrance is to a single dwelling ~~unit~~, the covered area provided by the porch must be at least ~~6 feet wide and 4 feet deep.~~ 48 square feet and a minimum of 8 feet wide. If the main entrance is to more than one dwelling unit, the covered area provided by the porch must be at least ~~9 feet wide and 7 feet deep~~ 63 square feet and a minimum of 9 feet wide.

3. Covered Balcony. Attached houses have the option of providing a covered balcony instead of a front porch. The covered area provided by the balcony must be at least 48 square feet and a minimum of 8 feet wide and no more than 15 feet above grade. The covered balcony must be accessible from the interior living space of the house.

4. Ornamental columns. If the front porch at a main entrance or balcony provides columns as corner supports, the columns must be ornamental columns that meet one of the following standards. Wrought iron style porch supports do not meet this standard:

   a. Large columns that are divided visually into clear areas of top, center, and bottom. Large rectilinear columns are at least 8" x 8", large rounded columns have a diameter of at least 8 inches; or

   b. Groupings of 2, 3, or 4 small columns that are divided visually into clear areas of top, center, and bottom. Small rectilinear columns are at least 4" x 4", small rounded columns have diameters of at least 4 inches.

5. Openings between porch floor and ground. Openings of more than 1 foot between the porch floor and the ground must be covered with a solid material or lattice.

## Commentary

**Parking in the Front Setback.** Portions of this standard that regulate where parking are allowed if there is not alley access are redundant. All of the strikethru language is covered elsewhere. The requirement for detached garages to be setback at least 60 ft. from the front lot line is already covered in the detached accessory structure section. This standard now addresses parking in the front setback. The parking standards for the base zone only prohibit REQUIRED parking from being located in the front setback. The revised standard clarifies that there are no parking areas at all in the front setback and parking must be to the side or rear of the site.

**Attached Garages.** The old requirements for attached garages were found in several different standards. The amendments group all the requirements for attached garages in one standard. These requirements are intended to prevent garages from being the dominant front visual feature. The current standards address the following issues:

(1) Number of stories (Single story attached garages are not allowed);
(2) Area above an attached garage (Entire area must be developed with interior living space);
(3) Size of garage door (No more than 75 sq. ft. in area—this ensures single car garage doors by prohibiting the standard double garage door of 7' x 16' or 112 sq. ft);
(4) Number of garage doors (One garage door per dwelling unit).

The proposed standards address the following issues:

(1) Maximum length garage can be of any street-facing facade.
(2) The number of garage doors. (This number has been increased from one to two)
(3) The size of garage doors. (remains the same- no more than 75 square feet in area)
(4) The location of the garage wall. The front of the garage can be no closer to the front lot line than the front facade of the house.

The Landmarks and Design Commissions recommended dropping the standard that requires the entire area above the garage to be developed with interior living space and replacing it with a requirement that the length of the garage is not more than 40% of the length of the frontage or 12 ft. whichever is greater. The original staff proposal was that the garage area could not be more than 40% of the area of the house. (This is the same requirement as the development standards for houses on substandard lots and attached housing in the R2.5 zone.) The Landmarks and Design Commissions felt that the length along the sidewalk has more impact on the streetscape than the area of the garage.

The proposed standards also increase the allowable number of doors from one to two. By limiting the length of garage walls and breaking up these areas with single car garage doors the impact of the automobile on the front facade of the house is reduced.

~~5~~**E.** ~~Parking.~~**Vehicle areas**

~~b~~1. Alleys. If the ~~lot~~ site is served by an alley, access ~~and egress~~ for motor vehicles must be ~~to and~~ from the alley; ~~access~~ not from a street frontage ~~is not allowed~~.

~~c~~2. Parking areas in the front setback. ~~If there is no alley and motor vehicle access is from the street, parking must be either in a garage that is attached to the primary structure, in a detached accessory structure that is at least 60 feet from the front property line, or in a parking area to the side or rear of the primary structure.~~ Parking areas may not be located in the front setback.

~~a~~3. Vehicle areas between the porch and the street. ~~parking, loading and, or motor~~ V~~v~~ehicle ~~maneuvering~~ areas may not be located between the building's porch or porches and any adjacent street.

4. Attached garages. ~~If~~ When parking is provided in a garage attached to the primary structure and ~~the~~ garage doors faces a street the following standards must be met:

~~the garage must have the entire area above it developed as at least 1 story of interior living space. Single story attached garages are not allowed.~~

a. The garage must not be more than 40 percent of the length of the building frontage or 8 feet long, whichever is greater. Proposals in the Irvington Conservation District are exempt from this standard.

b. The front of the garage can be no closer to front lot line than the front facade of the house.

c. Garage doors ~~that are part of the street-facing elevations of a primary structure~~ may be ~~up to~~ no more than 75 square feet in area; and

d. There may be no more than two individual garage doors.

# Commentary

**Driveways for Attached Houses.** To reduce the impact of the vehicle in attached housing developments a standard has been added that requires paired driveways for houses less than 27 ft. wide. This standard will limit curb cuts, preserve on-street parking, and increase the size of landscaped areas between the houses and the street.

**Building Design Standards.** The proposed amendments don't separate the standards into site design and building design. They also require that all standards must be met. Currently, only about 80 percent of the building standards have to be met. This is difficult to administer and can result in applicants choosing to not meet an important standard.

The Landmarks and Design Commissions referred this issue to the testing committee who sought to balance 1) the need for some flexibility in the process, 2) affordable housing issues, and 3) the integrity of building and site design. After analyzing the following the committee recommended, and the City Council approved the following amendments.

- The standards had been streamlined to the essentials and allowing an applicant to not meet one of them could sacrifice the integrity of the project design.

- The issue of affordability was considered when the SCS were developed as part of the Albina Community Plan. A balance was struck between non-profit/for-profit developers and neighborhoods and the design community. Case studies show that non-profit housing has been built in Albina using the standards. As amendments are made to the standards this balance must continue to be met.

  Members of the testing committee flagged standards that, from their experience, added considerable cost to projects. The several standards identified were also considered important and worth the additional cost. (Identified as one of the most costly items was the extra drawings required for the standards plan check. The proposed amendments drop these requirements.)

- The proposed amendments add more options for meeting specific standards. This provides more flexibility for meeting these standards.

**Foundation Material.** Some of the requirements of this standard have been moved to the exterior finish materials standard. The revised standard addresses foundation material requirements only.

5. Driveways. Driveways for attached houses must meet the following:

a. Driveways may be paired so that there is a single curb-cut providing access to two attached houses. The maximum width allowed for the paired driveway is 18 feet; and

b. There must be at least 18 feet between single or paired driveways. Distance between driveways is measured along the front property line.

~~**B. Building design standards.** Development outside of historic design zones must meet 7 of the 9 standards of Paragraph 1. Development inside historic design zones must meet all of the applicable standards listed in Paragraphs 1 and 2. Standards specific to a particular historic design zone or zones are not applicable to development outside those historic design zones.~~

~~1. Building design.~~

~~a~~**F. Foundation material.** Plain concrete block or plain concrete~~, corrugated metal, plywood and sheet pressboard~~ may ~~not~~ be used as ~~exterior finish materials.~~ foundation material. ~~Sheet pressboard is pressboard that is more than 8 inches wide. However, plain concrete and plain concrete block when the may be used as foundation materials~~ if the foundation material ~~does not extend~~ is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.

**Commentary**

**Exterior Finish Materials.** Some of the requirements from the foundation material standard have been moved here with no content change.

The revised standard does not allow the use of shakes as a wood product for exterior siding material and drops the requirement that horizontal siding must be painted. This allows for other treatments such as staining.

The revised standard reduces the required horizontal siding dimension from 8 inches to 6 inches. This change simplifies administration by using the same horizontal siding standard for proposals affecting both historic and non-historic properties.

"Use of cast stone and brick on building exteriors is encouraged" is not an objective standard and has been deleted.

**Architectural Features.** The Planning Bureau proposed modifying the street-facing gable option by adding the requirement of a window in the gable area. This is consistent with the multi-dwelling section that requires a window in the gable area. The bureau also proposed adding a requirement that the dormer be placed a minimum of 3 feet from the sides of the buildings. This ensures that the roof form will have a cohesive composition.

The testing committee recommended the following to add flexibility to this standard.

- Add the option of a trimmed vent, as well as a window, to the street-facing gable requirement.
- Add a new option of a porch roof with a gable facing the street and roof eaves the same height as the roof eaves of the building.

Dormers are a very important design feature in the standards. The standards were based on the voluntary guidelines booklet, *The 10 Essential for North/Northwest Portland Housing* by the Portland Chapter of the American Institute of Architects. One of the 10 Essentials calls for every house to have at least one roof dormer: "Dormers maximize attic space, allow more light upstairs, and add to the liveliness of roofscapes in Northeast neighborhoods."

*Building Blocks for Outer Southeast Neighborhoods*, by Portland Community Design, is the voluntary guidelines booklet for Outer Southeast. These guidelines also discuss roof dormers: "Character and interest are enhanced through the use of architectural details such as special siding treatments and eaves, wide trim boards, small paned windows, exposed-truss porches, and dormers on the roof."

~~c~~**G. Exterior finish materials.** ~~When using wood products for siding, use shakes, shingles, or painted horizontal siding. Horizontal siding used must be shiplap or clapboard siding composed of 3 to 8 inch wide boards, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 8 inches or less in width. Plywood and pressboard panels are not allowed exterior finish material but composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product used is less than 8 inches wide. Stop the siding material used at window and door trim edges. Use of cast stone and brick on building exteriors is encouraged.~~

1. Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material. Composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product is less than 6 inches wide.

2. Where wood products are used for siding, the siding must be shingles, or horizontal siding, not shakes.

3. Where horizontal siding is used, it must be shiplap or clapboard siding composed of boards with a reveal of 3 to 6 inches, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 6 inches or less in width.

~~d. When remodeling existing wood frame buildings with wood siding, retain the original siding or replace or cover the existing siding with 3 to 8 inch wide boards, shakes, shingles or brick. If new horizontal board siding is applied to the wood frame building, the siding material used must meet the requirements of Subparagraph C.~~
***(moved to Residential Exterior Alterations section)***

~~b~~**H. Architectural features.** ~~Emphasize each residential structure by including a roof dormer or at least one bay window on the street-facing elevation, or by providing a roof gable that faces the street. One of these features must be provided for each dwelling unit in the residential structure~~. Each primary structure must have one of the following features on the front street-facing elevation:

1. Roof dormer placed a minimum of 3 feet from all the side building walls;

2. A porch roof with a gable facing the street. The roof eaves of the porch must be the same height as the roof eaves of the building. The pitch of the porch roof must be between 6/12 and 12/12; or

3. A gable end facing the front lot line with either of the following in the gable end above the eave line:

   a. A window, or

   b. A trimmed vent. The trim must match the trim on the windows and the vent must be at least 4 square feet in area.

## Commentary

**Windows.** The amendments add two options; square windows and horizontal windows with a band of small individual lights across the top. Both of these options are common in established neighborhoods in Portland. Also, to ensure adequate windows along the street, a standard has been added that requires at least 15 percent of the street-facing facade be windows.

**Trim.** The proposed amendments require trim to be at least 3-1/2 inches wide. Houses with trim narrower than 3-1/2 inches often do not impart the impression of quality construction. There is also a compatibility issue: houses in most established Portland neighborhoods have trim at least this dimension and often wider. This dimension can be easily achieved by using a 2x4. Exempt buildings with stucco or brick exteriors from this standard because trim is not always appropriate on these buildings.

Note: It is difficult to enforce this standard. Even after building permits have been approved there are situations where the actual size of the trim is different than what the elevations submitted and approved illustrated.

**Roof-Mounted Equipment.** The permit center staff has requested that this standard be dropped from the single dwelling section. Often house plans don't include roof-mounted equipment and this becomes an "after the fact" enforcement.

**Exterior Stairs and Fire Escapes.** This standard has been revised to clarify that it only applies to exterior stairs that do not lead to a main entrance. The dimension of 40 feet from the street has been included to minimize the visual impact of these structures from the street.

**Roof Eaves.** Currently, this requirement is included as an option in the proposed Historic Architectural Features standard for conservation resources. The Landmark and Design Commission recommend requiring the minimum eave projections for all properties. An eave projection of at least 12 inches will blend in more with established neighborhoods and in most cases ensure a higher quality of construction. Eave projections are very appropriate for our climate.

e**I. Windows.** Street facing windows must be vertical (taller than they are wide). A horizontal (wider than it is tall) window opening may be created by using a set of 2 or more windows. Sets of 3 or more windows placed together to create a horizontal grouping may use up to 2 sizes of windows. When 2 sizes are used the smaller window size must be on the outer edges of the set or grouping. The central window or windows in a grouping may be vertical, square or horizontal as long as the outer windows in the grouping are vertical. Windows in rooms with a finished floor height 4 feet or more below grade are exempt from this requirement. At least 15 percent of the area of a street-facing facade must be windows. All street-facing windows must meet the following. Windows in rooms with a finished floor height 4 feet or more below grade are exempt from this standard:

1. Each window must be square or vertical—at least as tall as it is wide.

2. A horizontal window opening may be created when:

   a. Two or more vertical windows are grouped together to provide a horizontal opening, and they are either all the same size, or no more than two sizes are used. Where two sizes of windows are used in a group, the smaller window size must be on the outer edges of the grouping. The windows on the outer edges of the grouping must be vertical; the center window or windows may be vertical, square, or horizontal.

   b. There is a band of individual lites across the top of the horizontal window. These small lites must be vertical and cover at least 20 percent of the total height of the window.

f**J. Trim.** Use tTrim to must mark all building roof lines, porches, windows and doors that are on a building's street facing on all elevation or elevations. The trim must be at least 3-1/2 inches wide. Buildings with an exterior material of stucco or masonry are exempt from this standard.

g. Garage doors that are part of the street facing elevations of a primary structure may be up to 75 square feet in area. No more than one garage door per dwelling may be on a structure's street facing elevation.
***(moved to Vehicle Areas- Attached Garages standard)***

h. All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from view by a parapet or other similar architectural feature. The equipment may not be visible from the recreational trails or from the sidewalks of right-of-ways adjacent to the site. Solar heating panels are exempt from this screening requirement.

~~i~~**K. Exterior stairs and fire escapes.** Exterior stairs, other than those leading to a main entrance, ~~and fire escapes~~ must ~~not~~ be ~~placed on a structure's street facing elevation.~~ at least 40 feet from all streets. Fire escapes must be at least 40 feet from all streets.

**L. Roof eaves**. Roof eaves must project from the building wall at least 12 inches on all elevations.

## Commentary

**Siding for Historic Resources.** The proposed amendments drop this requirement. Currently, the only difference in the standards regulating siding for historic resources versus other properties is the width of the horizontal siding; for historic resources it is 3 to 4 inches and for other properties it is 3 to 8 inches. Additional changes in the general horizontal siding standard reduce the allowable width of horizontal siding from 8 inches to 6 inches. This new width can also be used for historic properties without sacrificing the quality and compatibility of new development. Many historic properties have 6 inch wide horizontal siding.

**Building Features to be Retained.** This standard applies to remodeling proposals. It is particularly important in conservation districts where the integrity of buildings being remodeled has a great impact on the character of the area. The proposed amendments drop this standard from this section for new construction and move it to the new section regarding residential remodels.

**Pediments and Dormers.** The Landmarks and Design Commissions recommended dropping this standard. Pediments are difficult to require in objective standards. The definition of "a triangular shape above an entrance" could be interpreted to mean something that is not compatible with the historic use of pediments. Dormers are an option in the Architectural Features standard in the general standards for all properties. The requirement for dormers here is redundant.

**Larger Porches.** The minimum size of porches outside of conservation districts has been increased to 48 sq. ft. This is the same size as the historic requirement of 6 ft. by 8 ft. With this amendment the standard can be dropped.

**Historical Architectural Features.** The Planning Bureau proposed a Historical Architectural Features standard to help ensure a minimum level of compatibility and quality with surrounding historic buildings. The standard could be met by incorporating one of the following options into the building design; wider roof eaves, extra wide trim, or additional trim detail.

The Landmark and Design Commissions recommend taking the eave requirement and adding it to the general standards for all buildings and dropping the rest of the standard. Because there are many architectural styles in conservation districts, and because each option has to be so prescriptive, the list of options for this standard has been difficult to develop. Rather than applying one list of options for all conservation districts, it would be more appropriate to tailor standards for each conservation district through the community planning process.

~~2~~**M. Additional standards ~~applicable in historic design zones~~ for historic resources.** The following standards are additional requirements for conservation districts and conservation landmarks.

~~b. When using wood products for siding, use shingles, or painted horizontal siding, not shakes. Horizontal siding used must be shiplap or clapboard siding composed of 3 to 4 inch wide boards, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 4 inches or less in width. Plywood and pressboard panels are not allowed exterior finish material but composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product used is less than 4 inches wide. Stop the siding material used at window and door trim edges. Use of cast stone and brick on building exteriors is encouraged.~~

~~c. Certain building features of an existing structure which are on a street facing elevation must be retained as part of any project which is altering the structure. Building features which must be retained are entrances, doors, windows, exterior siding and the following projecting features: front porches, balconies, bay windows, dormers and dormer windows.~~
***(moved to Residential Exterior Alterations section)***

~~d Each primary residential structure must have either a pediment or a dormer.~~

~~e Porches must be at least 8 feet wide and 6 feet deep.~~

## Commentary

**Skylights.** The Landmarks and Design Commissions added this standard to address the impact skylights could have on the integrity of historic properties. This standard will prohibit skylights on street-facing roof planes as well as "bubble" lights on all other elevations.

**Ornamental Columns.** The proposed amendments re-format this standard to make the options for meeting this standard easier to read. The first three options Doric, Ionic, and rounded columns that are turned on a lathe, have been dropped and incorporated into a general standard for individual columns. The standard for a grouping of square columns has been expanded to include rounded columns and allow groupings of up to 4 columns.

The amendments specify street-facing elevations. Back and side porches do not need to have such large columns.

The amendments drop the requirement for engaged columns. It is not always appropriate to include engages columns. Many architectural styles do not have this design element. This standard is also difficult to enforce and case studies show it is not always met.

The amendments also add language that prohibits wrought iron porch supports.

**Albina Community Plan Standards.** The following standards apply only in the Albina Community Plan area. This new structure allows plan areas to specially tailor standards for their area that may not be appropriate city-wide.

> **Floor Level Delineation.** The Landmark and Design Commissions recommend retaining this standard in the Albina Community Plan, but exempting it from the Outer Southeast and Southwest Plan areas were it is not as appropriate.
>
> **Ground Floor.** Currently, this standard regulates the height of the ground floor by requiring information about surrounding properties. The range of acceptable heights is established by the ground floor heights of existing primary structures in the area. The proposed amendments drop the requirement for these drawings and call for the ground floor to be at least 2 feet above the finished grade. In most established neighborhoods a foundation of 2 feet will be compatible with the surrounding buildings. Houses with foundations less than 2 feet often do not impart the impression of quality construction.

1. Skylights. Skylights may not be on street-facing elevations. On all other elevations, the glass, plastic, or other transparent material must be parallel to the slope of the roof.

~~f~~2. Ornamental columns. ~~Support corners of porch roofs with ornamental columns. Where the corner of the porch abuts the building an engaged column must be used~~. Corners of the porch roof on street-facing elevations must be supported with ornamental columns that meet one of the following standards. Wrought iron style porch supports do not meet this standard:

~~Doric or Ionic columns;~~

~~Rounded columns that are turned on a lathe;~~

a. Large ~~(8 by 8 inches up to 24 by 24 inches) square~~ columns that are divided visually into clear areas of top, center, and bottom. ~~or are tapered to be smaller at their tops;~~ Large rectilinear columns are at least 8" x 8", large rounded columns have a diameter of at least 8 inches; or

b. Groupings of 2, ~~or~~ 3, or 4 small ~~square~~ columns ~~(generally 4 by 4 inches but up to 8 by 8 inches)~~ that are divided visually into clear areas of top, center, and bottom. Small rectilinear columns are at least 4" x 4", small rounded columns have diameters of at least 4 inches.

~~a~~3. Albina Community Plan area. The standards of these paragraphs apply in the Albina Community Plan area, shown on Map 825-2:

a. Floor level delineation. Each primary residential structure must ~~be designed to~~ reflect, on its ~~right-of-way~~ street-facing elevations, all floor levels in the building, including the attic. ~~Building elevations can reflect t~~The different floor levels must be delineated through the use of porch roofs, changes in materials or texture of materials, location of pediment and roof lines, overhangs and setbacks.

~~g~~b. Ground floor. The ground floor of a primary structure that is entirely above grade must be ~~either:~~ at least 2 feet above grade. Developments ~~where all dwelling units meet Americans with Disabilities Act requirements are exempt from this standard.~~ must meet the standards of Chapter 11, Accessibility, of the Oregon Structural Specialty Code.

~~(1) At least 3 feet above grade; or~~

~~(2) Locate the ground floor a distance above grade that falls within the range established by the existing primary structures in the vicinity area.~~

## Commentary

**Irvington Conservation District Standards.** The following standards apply only in the Irvington Conservation District. As part of the Landmarks and Design Commission review Irvington requested that two of the standards that were proposed to be dropped should be retained in their district.

**Finished Grade**. This standard calls for the finished grade to be the same as that which existed prior to development. While this is a good concept for infill lots in established neighborhoods with flat or slightly sloped areas, it may actually result in less compatible, more intrusive development on sloped lots. Development here may benefit from cut and fill that would allow the structure to fit more closely with the topography of the land.

The Landmarks and Design Commissions recommend dropping this standard city-wide, but retaining it in the Irvington Conservation District where it is very appropriate.

**Single Story Attached Garages.** The Landmarks and Design Commissions recommend dropping this standard from the general attached garage standards and replacing it with a standard that limits the maximum length of garage walls to 40 percent of the length of the street-facing facade. However, Irvington has asked that it be retained in their conservation district where single story attached garages are very incongruous with the historic development in their district.

**Retaining Walls.** This standard has been dropped. On most site plans for single dwelling building permits retaining walls are not indicated. This is a standard identified as the cost outweighing the public benefits.

5. Irvington. The standards of these paragraphs apply in the Irvington Conservation District:

~~g~~a. Finished grade in Irvington~~. New development must retain the existing topography of the site. While a~~A building site may be excavated to allow a ~~lower~~ story below grade, if the finished grade of the site ~~must be~~ along the street facing elevation is no more than 1 foot different from the grade ~~the same as that~~ which existed prior to development.

b. Attached garages in Irvington. When parking is provided in a garage attached to the primary structure and garage doors face a street, the garage must have the entire area above it developed as at least 1 story of interior living space. Single story attached garages are not allowed.

~~h Retaining walls more than 4 feet in height must be built using stone, cast stone or brick, or faced with these materials. Retaining walls that are 4 feet in height or less are not subject to this standard.~~

## Commentary

**Stone or Cast Stone Foundation Material.** The proposed amendments drop this standard. Stone or cast stone is relatively expensive and may not always be the appropriate foundation material. This is a standard identified as the cost outweighing the public benefits.

**Piedmont and Irvington Conservation District Setback.** In the Piedmont and Irvington Conservation Districts most of the original development was required to have a front yard setback of 25 feet. There have been problems meeting this standard on corner houses that are oriented to the long side of the lot because the Zone Code defines "front" as the shortest dimension of the site. The proposed amendments allow the required 25 foot setback to be met on either street frontage. This change will not affect the intent of the standard; to maintain and enhance the historic front yard setback of 25 feet in single dwelling residential areas.

**Vertical Proportions.** This standard currently applies to the Eliot and Irvington Conservation Districts. The Lair Hill Conservation District has opted to use the 2-track system in their district. As part of the Southwest Community Plan approval process the Landmarks Commission will consider this change. In preparation, standards have been identified that would be appropriate for Lair Hill. The Lair Hill and Eliot Conservation Districts have similar development patterns and architectural styles.

~~i. On street-facing elevations new development must use stone or cast stone as a foundation material or face their foundation with cast stone, stone or cast in place stone. The stone, cast stone, or cast in place stone must be the material used between the finished building grade and the ground floor.~~

~~j~~7. Vertical building proportions in Eliot, Irvington, and Lair Hill. In the Irvington, ~~and~~ Eliot, and Lair Hill ~~historic design zones,~~ Conservation Districts, the front facade of each primary structure must have ~~residential buildings must have~~ vertical proportions. New development must meet one of the following standards., ~~i.e., they must be~~

a. It must be higher than ~~they are~~ it is wide.

b. Where the size of the ~~a~~ building~~'s size~~ requires horizontal proportions the street-facing elevations must be divided into visually distinct areas ~~that have~~ with vertical proportions. This ~~may be done~~ is accomplished through setbacks, use of vertical elements such as columns or multi-story bay windows, changes in materials or other architectural devices.

~~k~~8. Historic setback pattern in Irvington and Piedmont. In the Irvington and Piedmont ~~historic design zones~~ Conservation Districts, ~~new~~ the front facades of primary structures must be set back exactly 25 feet from the front property line. On corner lots, this standard can be meet on either frontage.

9. Woodlawn street pattern. Buildings may not be in the vacated portions of the angled street pattern in the Woodlawn Conservation District.
***(moved from Landscape and Site Design)***

# Commentary

**Primary Structures in R3, R2, and R1 Zones.** These standards apply to all new construction in multi- dwelling zones. The proposed amendments divide remodeling proposals that require design review into two groups; (1) remodels of conservation landmarks and properties inside conservation districts, and (2) remodels of non-historic proposals valued over $10,000 outside conservation districts. All remodeling proposals in multi-dwelling zones will use the new section, 33.295.130 Standards for Exterior Alterations of Residential Structures in Residential Zones.

The proposed amendment gives 100% residential proposals located in RH, RX, C and E zones the option to use these standards. For some proposals the standards for multi-dwelling structures may be more appropriate than the standards for mixed use developments. Proposals that choose to use the multi-dwelling standards must still meet the development standards of their base zone.

**Fences.** The recommended amendment drops the fence standard because the Planning Bureau does not require a permit for front yard fences less than 3-1/2 feet tall. Therefore, this standard has not been enforced. The intent is to avoid situations that lead to "after the fact" enforcement.

**Underground Utility Lines.** The proposed amendments drop this standard. The Bureau of Planning has no ability to enforce this standard. Case studies show it is not being met.

**Foundation Landscaping / Arcade Options.** This standard allows the applicant to choose to provide either an arcade or foundation landscaping along elevations that face a right-of-way. The proposed amendments drop the arcade option in the R3, R2, and R1 zones. It will be modified and retained in the mixed use and industrial sections.

**33.295.~~100~~110 Standards for Primary and Attached Accessory Structures in R3, R2, and R1 Zones**

The standards ~~applicable~~ of this section apply to development of new primary and attached accessory structures in the R3, R2 and R1 zones.~~ are listed in this section~~. ~~The standards are applicable to single dwelling and multi-dwelling developments. Applicants not wishing to comply with the standards of this chapter must seek approval of their project through a design review procedure.~~ The addition of an attached accessory structure to a primary structure, where all the uses on the site are residential, is subject to Section 33.295.130, Standards for Exterior Alteration of Residential Structures in Residential Zones.

~~**A. Site design standards.**~~

~~c. Fences up to 36 inches in height are allowed in the front setback area. Fences built in the front setback may be up to 50 percent sight-obscuring. Fences are not required.~~

~~1~~**A. Landscapeing** ~~and site development.~~ Landscaping must be provided between ~~dwelling~~ structures and the street, as follows:

~~a. For new developments utility lines that connect main utility lines to the development must be underground within the site.~~

~~b. All primary structure elevations that face a right-of-way must have landscaping along their foundation or be provided with an arcade. When landscaping is provided along the foundation it must be at least 3 feet deep and meet the L2 standard of Chapter 33.248, Landscaping and Screening. Masonry walls or berms may not be substituted for required low shrubs. However, flowers may be substituted for the required low shrubs. Landscaping along foundations need not include trees. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians to the building. The L2 landscaped area may be moved to the outer edge of a porch when a porch is provided. An arcade is a part of the primary structure that meets the following requirements:~~

~~(1) The arcade must be at least 6 feet deep between the front elevation and the parallel building wall;~~

~~(2) The arcade must consist of a series of arched openings that are each at least 6 feet wide and which run the full length of the street facing elevation;~~

~~(3) The arcade elevation facing a street must be at least 16 feet in height and at least 25 percent solid, and may be up to 50 percent solid;~~

~~(4) The arcade must be open to the air on 3 sides, none of the arcade's street facing or end openings may be blocked with glass, lattice, glass block or any other material; and~~

~~(5) Each dwelling that occupies space adjacent to the arcade must have its main entrance opening into the arcade.~~

## Commentary

**Foundation Landscaping.** The current foundation landscaping standard calls for planting along the foundation that meets the L2, low screen, requirement of the zoning code. The proposed amendments changes the L2 requirement of a continuous screen 3 feet high and 95 percent opaque year around to at least (1) three-gallon shrub for every 3 lineal feet of foundation. This will give the applicant more flexibility.

The proposed amendment also clarifies that the foundation planting is not required along portions of the building that provide access for vehicles to the building.

**Border Planting.** The proposed amendment drops the border planting standard that requires border planting along edges of buildings, walkways, and driveways located between the building and the street. This standard is too prescriptive. There are many approaches to landscaping front yards. The planting schemes of individual front yards enhance the character of many neighborhoods by adding a variety of textures and color. This is also a very difficult standard to enforce and the case studies show that it is often not implemented.

A discussion on appropriate front yard landscaping can be moved to the handbook. Also, volunteer standards can be developed by neighborhood associations as a way to educate people about landscaping. This is especially important in conservation districts where front yards contribute to the historic character of the area.

**Front Yard Trees.** The proposed amendments move the requirement to use solar friendly trees to the handbook as a suggestion. This part of the standard is very difficult for the Planning Bureau to enforce and case studies show that it is not being implemented.

1. Foundation landscaping. All street-facing elevations must have landscaping along their foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

   a. The landscaped area must be at least 3 feet wide;

   b. There must be at least (1) three-gallon shrub for every 3 lineal feet of foundation; and

   c. Ground cover plants must fully cover the remainder of the landscaped area.

   ~~(1) Plants must be used to mark borders and edges, including the edges of buildings and at least one edge of each walkway and driveway. Edge landscape borders must be at least 18 inches wide. Edge landscape areas must be planted with shrubs or flowers to cover 75 percent of the edge landscape area with growing plants within 3 years of planting. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for plants. Edge landscape areas may be interrupted, or crossed by walkways, stairs and steps which are less than 4 feet wide and by driveways which are less than 9 feet wide; and~~

~~(2)~~2. Front yard trees. ~~Trees must be provided in front setback areas~~. There must be at least ~~O~~one tree ~~must be provided~~ in front of each residential structure. ~~house or rowhouse. Houses and rowhouses o~~On corner lots, there must be ~~also provide trees along the second street frontage.~~ One tree for each 30 feet of frontage on the ~~second~~ side street. ~~is required~~. ~~Trees planted must be solar friendly. The City Forester maintains a list of trees classified as solar friendly.~~

## Commentary

**Maximum Building Setback.** The proposed amendments modify this standard. Currently, the standard regulating the building setback requires information about surrounding properties. The range of acceptable setbacks is established by the setback dimensions of existing adjacent primary structures with a maximum setback of 25 feet. Because the proposed amendments drop the requirement for vicinity drawings this standard as it is currently written could not be implemented.

The base zone development standards for minimum front building setback are as follows:

| Zones | Minimum Front Setbacks |
|---|---|
| R3, R2 | 10 feet |
| R1 | 3 feet |

**Sense of Enclosure.** The proposed amendments drop the sense of enclosure standard for projects in the multi-dwelling zones. The standard is retained and simplified for projects in mixed use and industrial zones. The R1, R2, and R3 zones are not commonly used along city walkways or in pedestrian districts that tend to be more commercial in nature.

~~2. Building setback.~~

~~a~~ **B. Building setback.** ~~A p~~Primary buildings ~~that faces a right-of-way may be no closer to the front lot line than the adjacent structure that is closest to the front property line. The structure may be set back no farther than the adjacent structure that is farthest from the front property line. In any case, the structure may~~ must not be set back from the front lot line more than 25 feet.

~~b. Reinforce the sense of enclosure at intersections in 2 situations. Where two or more streets designated as pedestrian paths cross and at all intersections within designated pedestrian districts. Reinforce the intersection by:~~

~~(1) Locating the street facing exterior walls of primary structures on corner lots at the property lines or within 10 feet of the property lines. If a site has more than 1 corner this requirement must be met on at least 1 of the site's corners;~~

~~(2) Landscaping to the L1 standard of Chapter 33.248 if the building is setback from the property line in the space between the building and the sidewalk;~~

~~(3) Locating the corner of the building at or within 10 feet of at least 1 corner of the lot;~~

~~(4) Building at least 1 of the street facing exterior facades to be at least 40 feet long;~~

~~(5) Building the highest point of the building's street facing elevations at a location within 25 feet of the corner;~~

~~(6) Building the exterior right-of-way facing walls at least 20 feet high at all locations within 40 feet of the corner; and~~

~~(7) Locating the main building entrance on a street facing wall and at or within 25 feet of the corner. The main building entrance is the entrance that most visitors and tenants are expected to use. It is the widest entrance of those provided. Where the building has a series of separate entrances only 1 such entrance need be within 25 feet of the corner.~~

~~c. Where sites are being redeveloped that include vacated portions of the angled street pattern in the Woodlawn neighborhood, structures must be placed to reproduce the open area that once was the right-of-way.~~
***(moved to Additional Standards for Historic Resources)***

## Commentary

**Residential Buffer.** This standard needs to be added to the multi-dwelling section because the amendments to the standards allow residential properties in the RX and RH zones the option of using these standards instead of the RH, RX, C and E zone standards. The Irvington Neighborhood felt strongly that if RH and RX properties opt to use the multi-dwelling standards they should not escape compliance with this standard. This is the revised standard from the RH, RX, C, and E section.

**Building Bulk.** Currently there are two standards that address building bulk; a standard that calls for the area of the front elevation to be a percent of the average size of the primary structures in the vicinity, and one that requires large building elevations to be divided into smaller areas. The proposed amendments drop the standard that requires information about the average front elevation areas of surrounding properties. The standard that requires large building elevations to be divided into smaller areas is retained.

The bulk of the building is influenced by the combination of base zone development standards that address density, lot size, height, setbacks, building coverage, building length, landscaping, and outdoor areas.

**Building Height.** The proposed amendments drop this standard and rely on the base zone development standards below. Currently, the standard regulating the building height requires information about surrounding properties. The range of acceptable building height is established by the building heights of existing primary structures in the area.

| Zones | Maximum Building Height |
|---|---|
| R3 | 35 feet |
| R2 | 40 feet |
| R1 | 45 feet (25 feet on the portion of building within 10' of front property line) |

RH and RX zones have been added because 100 percent residential proposals will have the option to use this section. The 55 ft. height limit is consistent with the mixed use section.

**C. Residential buffer.** Where a site zoned RX, RH, or R1 abuts or is across a street from an RF through R2 zone, the following is required.

1. On sites that abut a RF through R2 zone the following must be met:

   a. In the portion of the site within 25 feet of the lower density residential zone, the building height limits are those of the adjacent residential zone; and

   b. A 10 foot deep area landscaped to at least the L3 standard must be provided along any lot line that abuts the lower density residential zone.

2. On sites across the street from a RF through R2 zone the following must be met:

   a On the portion of the site within 15 feet of the intervening street, the height limits are those of the lower density residential zone across the street.

   b. A 10 foot deep area landscaped to at least the L3 standard must be provided along the property line across the street from the lower density residential zone. Pedestrian and bicycle access is allowed, but may not be more than 6 feet wide.

~~3. Building height, bulk and roof slope.~~

~~a. The area of the front elevation of a structure may be up to 150 percent of the average size of the primary structures in the vicinity area, or 1,500 square feet, which ever is less. The area of the front elevation of the structure must be at least 50 percent of the average size of the primary structures in the vicinity area that are in the same use category. The maximum size limitation of this standard is not applicable to buildings being developed on a site or portion of a site within 250 feet of a transit street.~~

~~b~~**D. Building height.** ~~New primary structures must be no more than 120 percent of the height of the tallest existing primary structure in the nearby area. The nearby area includes structures within 150 feet of the site and which share a right-of-way frontage with the site. New primary structures must also be no more than 150 percent of the average height of the primary structures located in the vicinity area. New primary structures must be at least 70 percent of the average height of the primary buildings located in the vicinity area.~~ Except as provided in Subsection D, above, structures in the RH and RX zones may be up to 55 feet in height.

## Commentary

**Large Building Elevations Divided into Smaller Areas.** The testing committee discussed design features that could meet this standard. Their recommendation, which was approved by the Landmarks and Design Commissions, revised the options to better meet the intent of the standard.

**Roofs.** The proposed amendment gives a set numerical parameter for roof pitch rather than using the roof pitches of surrounding buildings to calculate a compatible roof pitch. The range between 6/12 and 12/12 is common in most Portland neighborhoods.

Flat roofs are allowed in two situations:

1. When they are small spaces accessible from an interior room. This change encourages more outdoor living areas and enhances activity in the neighborhoods providing more surveillance against crime.

2. The Landmarks and Design Commissions added a second option. Roof slopes of less than 6/12 are allowed if they have a two-part cornice that project at least 6 inches. The height of the cornice varies with the height of the building. The commissions felt that there were times that this roof treatment was a viable option. It also adds flexibility to the code.

~~c~~**E. Large building elevations divided into smaller areas.** The front elevation of large structures must be divided into smaller areas or planes. When the front elevation of a structure is more than 750 square feet in area, ~~divide~~ the elevation must be divided into distinct planes of 500 square feet or less. For the purpose of ~~computing compliance with~~ this standard, areas of wall that are entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, are also individual building wall planes. This division can by done by:

1. ~~Creating a~~A ~~covered~~ porch, ~~that is the full width of the house~~ a dormer that is at least 4 feet wide, or a balcony that is at least 2 feet deep and is accessible from an interior room;

2. ~~Creating a~~A bay window ~~or other building extensions of at least one foot or more~~; that extends at least 2 feet; or

   ~~Creating a roof pediment that is the full width of the house; or~~

3. ~~Setting part of the facade back one or more feet from the rest of the facade.~~ Recessing a section of the facade by at least 2 feet; the recessed section must be at least 6 feet long.

~~d~~**F. Roofs.** ~~The roof pitch of a primary structure must be set within the range created by the primary structures in the vicinity area. The structure's roof pitch may be no flatter than the pitch of the vicinity area structure with the shallowest roof pitch. The structure's roof pitch may be no steeper than the pitch of the vicinity area structure that has the steepest pitch. In any case, a roof pitch of less than 4/12 is not allowed~~. Primary structures must have either:

1. A sloped roof with a pitch that is no flatter than 6/12 and no steeper than 12/12; or

2. A roof with a pitch of less than 6/12 if either:

   a. The space on top of the roof is used as a deck or balcony that is no more than 150 square feet in area and is accessible from an interior room; or

   b. A cornice that meets the following:

      (1) There must be two parts to the cornice. The top part of the cornice must project at least 6 inches from the face of the building and be at least 2 inches further from the face of the building than the bottom part of the cornice. See Figure 295-1.

(2) The height of the cornice is based on the height of the building as follows:

- Buildings 10 feet or less in height must have a cornice at least 12 inches high.
- Buildings greater than 10 feet and less than 30 feet in height must have a cornice at least 18 inches high.
- Buildings 30 feet or greater in height must have a cornice at least 24 inches high.

# Commentary

**Location of Main Entrance.** There are two additional exemptions to this requirement:

(1) For buildings that have more than one main entrance only one entrance must meet this requirement. It is difficult for multi-dwelling structures to meet this standard for all main entrances. This exemption will also allow triplexes and duplexes to have side entrances. With only one main entrance the buildings will look more like single dwellings and blend more into established neighborhoods.

(2). Entrances that face a shared landscaped courtyard are exempt from this requirement. This exemption allows traditional courtyard apartments as well as site layouts like the City Life Project.

**Note:** For reference the code definition of Main Entrance (33.910.030) has been included.
A main entrance is the entrance to a building that most pedestrians are expected to use. Generally, each building has one main entrance. Main entrances are the widest entrance of those provided for use by pedestrians. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or common interior circulation space, each tenant's outside entrance is a main entrance. In single-tenant buildings, main entrances open directly into lobby, reception, or sales areas.

**Covered Balcony.** The front porch standard is modified to allow the option of a covered balcony instead of a porch on attached houses. The balcony must be within 15 ft. of the grade and be accessible from an interior space. This will add flexibility while still promoting "eyes on the street."

**Ornamental Columns.** The recommended amendment requires that if columns are used to support the corners of the porch roof, then the columns must meet an ornamental column standard. The standard provides two general options for compliance and specifies that wrought iron porch supports are prohibited. This standard is the same as is required for historic resources in section 33.295.110.Q.

**Openings Between Porch Floor and Ground**. The Landmarks and Design Commissions added this standard to ensure that areas under the porch were not left exposed.

~~4~~**G. Main entrance.**

~~b~~1. Location of main entrance. ~~Primary structures must be oriented with their main entrance facing the street the site fronts on. If the site is on a corner it may have its main entrance oriented to either street or to the corner.~~ The main entrance of each primary structure must face the street lot line. There are the following exceptions to this standard:

a. On corner lots the main entrance may face either of the streets or be oriented to the corner.

b. For buildings that have more than one main entrance only one entrance must meet this requirement.

c. Entrances that face a shared landscaped courtyard, landscaped to at least the L1 General Landscaping standard, are exempt from this requirement.

~~a~~2. Front porch at main entrance. ~~The primary structure's main entrances must be provided with a front porch.~~ There must be a front porch at all main entrances that face the street. If the porch projects out from the building it must have a roof. If the roof of a required porch is developed as a deck or balcony it may be flat. If the main entrance is to a single dwelling ~~unit~~, the covered area provided by the porch must be at least 6 feet wide and 4 feet deep. If the main entrance is to more than one dwelling unit, the covered area provided by the porch must be at least 9 feet wide and 7 feet deep.

3. Covered Balcony. Attached houses have the option of providing a covered balcony instead of a front porch. The covered area provided by the balcony must be at least 48 square feet, a minimum of 8 feet wide and no more than 15 feet above grade. The covered balcony must be accessible from the interior living space of the house.

4. Ornamental columns. If the front porch at a main entrance provides columns as corner supports, the columns must be ornamental columns that meet one of the following standards. Wrought iron style porch supports do not meet this standard:

a. Large columns that are divided visually into clear areas of top, center, and bottom. Large rectilinear columns are at least 8" x 8", large rounded columns have a diameter of at least 8 inches; or

b. Groupings of 2, 3, or 4 small columns that are divided visually into clear areas of top, center, and bottom. Small rectilinear columns are at least 4" x 4", small rounded columns have diameters of at least 4 inches.

5. Openings between porch floor and ground. Opening of more than 1 foot between the porch floor and the ground must be covered with a solid material or lattice.

## Commentary

**Parking Between the Building and the Street.** This standard cannot be replaced by the Transportation Planning Rule (TPR) amendments because TPR only applies to R1 zones (not R2 or R3 zones) that are located on transit streets or within pedestrian districts. The community design standards go further and prohibit vehicle areas between all primary structure, regardless of street designation, and in the R2 and R3 zones.

There are no content changes to this standard.

**Regional Trafficways and Major City Traffic Streets.** This standard that prohibits access to vehicle areas from streets designated as regional trafficways or major city traffic streets is being dropped. This standard is redundant. Curb cuts on regional trafficways and major city traffic streets will be reviewed by PDOT and/or ODOT as part of the permitting process.

## ~~5~~H. ~~Parking~~ Vehicle areas

~~b~~1. Alleys. If the ~~lot~~ site is served by an alley, access ~~and egress~~ for motor vehicles must be ~~to and~~ from the alley; ~~access~~ not from a street frontage ~~is not allowed~~.

~~a~~2. Vehicle areas between the building and the street. There are no ~~Motor vehicle parking, maneuvering and loading~~ vehicle areas ~~may not be located~~ between the ~~primary structure~~ building and ~~right-of-ways the structure fronts on~~ the street. If a ~~development~~ site has ~~more than 2~~ two street~~s~~ lot lines, ~~that it fronts on this requirement~~ this standard must be met on both frontages. If a site has more than two street lot lines, this standard must be met on two ~~only for 2 of the street~~ frontages.

An exception is allowed for single dwelling developments. Each dwelling unit in a single dwelling development is allowed one 9 foot wide driveway.

~~b Access to motor vehicle parking, and maneuvering areas is, not allowed from streets designated as regional trafficways or major city traffic streets. Access to sites abutting these streets must be from local service streets or collector streets. If a site has frontage on major city traffic streets or regional trafficway, only, up to 24 feet of driveway width is allowed for the first 200 feet of street frontage. An additional 24 feet of driveway is allowed for each additional 400 feet of frontage or fraction thereof.~~

# Commentary

**Parking in the Front Setback.** Portions of this standard that regulate where parking is allowed if there is not alley access are redundant. All of the strike through language is covered somewhere else. The requirement for detached garages to be setback at least 60 feet from the front property line is already covered in the detached accessory structure section. This standard now addresses parking in the front setback. The parking standards for the base zone only prohibit REQUIRED parking from being located in the front setback. This revised standard clarifies that there is no parking areas allowed in the front setback.

**Attached Garages.** Currently, there are requirements for attached garages in several different standards. The proposed amendments group all the requirements for attached garages in one standard. These requirements are intended to prevent garages from being the dominant front visual feature. The current standards address the following issues:

(1) Number of stories (Single story attached garages are not allowed)
(2) Area above an attached garage (Must be developed with interior living space)
(3) Size of garage door (No more than 75 sq. ft. in area- this ensures single car garage doors by prohibiting the standard double garage door of 7' by 16' or 112 sq. ft)
(4) Number of garage doors (One garage door per 16 feet of building frontage)

The proposed standards address the following issues:

(1) Maximum length garage can be of any street-facing facade.
(2) The number of garage doors. (This number has been increased from one to two)
(3) The size of garage doors. (remains the same- no more than 75 square feet in area)
(4) The location of the garage wall. The front of the garage can be no closer to the front lot line than the front facade of the house.

The Landmarks and Design Commissions recommended dropping the standard that requires the entire area above the garage be developed with interior living space and replacing it with a requirement that the length of the garage is not more than 40% of the length of the frontage or 8 ft. whichever is greater. The original staff proposal was that the garage area could not be more than 40% of the area of the house. (This is the same requirement as the development standards for houses on substandard lots and attached housing in the R2.5 zone.) The Landmarks and Design Commissions felt that the length along the sidewalk has more impact on the streetscape than the area of the garage. The proposed standards also increase the allowable number of doors from one to two. By limiting the length of garage walls and breaking up these areas with single car garage doors the impact of the automobile on the front facade of the house is reduced.

~~c~~3. Parking areas in the front setback. ~~If there is no alley and motor vehicle access is from the street, parking must be either in a garage that is attached to the primary structure, in a detached accessory structure that is at least 60 feet from the front property line, or in a parking area to the side or rear of the primary structure.~~ Parking areas may not be located in the front setback.

4. Attached garages. ~~If~~ When parking is provided in a garage attached to the primary structure and ~~the~~ garage door~~s~~ face~~s~~ a street the following standards must be met:

~~the garage must have the entire area above it developed as at least 1 story of interior living space. Single story attached garages are not allowed.~~

a. The garage must not be more than 40 percent of the length of the frontage or 8 feet long, whichever is greater. Proposals in the Irvington Conservation District are exempt from this standard.

b. The front of the garage can be no closer to front lot line than the front facade of the house.

c. Garage doors that are part of the street-facing elevations of a primary structure may be ~~up to~~ no more than 75 square feet in area.

d. There may be n~~N~~o more than one garage door per 16 feet of building frontage. ~~is allowed.~~

# Commentary

**Driveways for Attached Houses.** To reduce the impact of the vehicle in attached housing developments a standard has been added that requires paired driveways for houses less than 27 ft. wide. This standard will limit curb cuts, preserve on-street parking, and increase the size of landscaped areas between the houses and the street.

**Building Design Standards.** The proposed amendments don't separate the standards into site design and building design. They also require that all standards must be met. Currently, only about 80 percent of the building standards have to be met. This is difficult to administer and can result in applicants choosing to not meet an important standard.

The Landmarks and Design Commissions referred this issue to the testing committee who sought to balance 1) the need for some flexibility in the process, 2) affordable housing issues, and 3) the integrity of building and site design. After analyzing the following the committee recommended, and the commissions approved, the proposed amendments.

- The standards had been streamlined to the essentials and allowing an applicant to not meet one of them could sacrifice the integrity of the project design.

- The issue of affordability was considered when the SCS were developed as part of the Albina Community Plan. A balance was struck between non-profit/for-profit developers and neighborhoods and the design community. Case studies show that non-profit housing has been built in Albina using the standards. As amendments are made to the standards this balance must continue to be met.

  Members of the testing committee flagged standards that, from their experience, added considerable cost to projects. The several standards identified were also considered important and worth the additional cost. (Identified as one of the most costly items were the extra drawings required for the standards plan check. The proposed amendments drop these requirements.)

- The proposed amendments add more options for meeting specific standards. This provides more flexibility for meeting these standards.

**Foundation Material.** Some of the requirements of this standard have been moved to the exterior finish materials standard. This revised standard address foundation material requirements only.

5. Driveways. Driveways for attached houses must meet the following:

a. Driveways may be paired so that there is a single curb-cut providing access to two attached houses. The maximum width allowed for the paired driveway is 18 feet; and

b. There must be at least 18 feet between single or paired driveways. Distance between driveways is measured along the front property line.

~~**B. Building design standards.** Development outside of historic design zones must meet 7 of the 9 standards of Paragraph 1. Development in historic design zones must meet all of the applicable standards listed in Paragraphs 1 and 2. Standards specific to a particular historic design zone or zones are not applicable to development outside those historic design zones.~~

~~1. Building design standards.~~

~~a~~**I. Foundation material.** Plain concrete block or plain concrete~~, corrugated metal, plywood and sheet pressboard~~ may ~~not~~ be used as ~~exterior finish materials.~~ foundation material ~~Sheet pressboard is pressboard that is more than 8 inches wide. However, plain concrete and plain concrete block when the may be used as foundation materials~~ if the foundation material ~~does not extend~~ is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.

## Commentary

**Roof Dormer or Bay Window for Each Dwelling Unit.** The proposed amendments drop this standard because it may not always be appropriate for larger residential projects.

**Exterior Finish Materials.** Some of the requirements from the foundation material standard have been moved here with no content change.

The revised standard does not allow the use of shakes as a wood product for exterior siding material and drops the requirement that horizontal siding must be painted. This allows for other treatments such as staining.

The revised standard reduces the required horizontal siding dimension from 8 inches to 6 inches. This change simplifies administration by using the same horizontal siding standard for both historic and non-historic properties.

"Use of cast stone and brick on building exteriors is encouraged" is not an objective standard and has been deleted.

The standard that addresses wood siding in remodeling projects has been moved to the new section on residential exterior alterations.

The Landmarks and Design Commissions recommend allowing buildings to use the restricted materials as secondary finishes. There was also public testimony to relax this standard for the sake of creativity.

~~b. Emphasize each dwelling unit by including a roof dormer or bay window, or windows on the street-facing elevation, or by providing a roof gable that faces the street. One of these features must be provided for each dwelling unit in the residential structure.~~

~~c~~**J**. **Exterior finish materials.** ~~When using wood products for siding, use shakes, shingles, or painted horizontal siding. Horizontal siding used must be shiplap or clapboard siding composed of 3 to 8 inch wide boards, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 8 inches or less in width. Plywood and pressboard panels are not allowed exterior finish material but composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product used is less than 8 inches wide. Stop the siding material used at window and door trim edges. Use of cast stone and brick on building exteriors is encouraged.~~

1. Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each facade. Composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product is less than 6 inches wide.

2. Where wood products are used for siding, the siding must be shingles, or horizontal siding, not shakes.

3. Where horizontal siding is used, it must be shiplap or clapboard siding composed of boards with a reveal of 3 to 6 inches, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 6 inches or less in width.

~~d. When remodeling existing wood frame buildings with wood siding, retain the original siding or replace or cover the existing siding with 3 to 8 inch wide boards, shakes, shingles or brick. If new horizontal board siding is applied to the wood frame building, the siding material used must meet the requirements of Subparagraph C.~~

***(moved to Exterior Alterations of Residential Structures in Residential Zones)***

## Commentary

**Windows.** The amendments add two options; square windows and horizontal windows with a band of small individual lights across the top. Both of these options are common in established neighborhoods in Portland and will enhance infill development.

**Trim.** The proposed amendments require trim to be at least 3-1/2 inches wide. Houses with trim narrower than 3-1/2 inches often do not impart the impression of quality construction. There is also a compatibility issue: houses in most established Portland neighborhoods have trim at least this dimension and often wider. This dimension can be easily achieved by using a 2x4. Exempt buildings with stucco or brick exteriors from this standard because trim is not always appropriate on these buildings.

**Roof-Mounted Equipment.** Currently, this standard does not offer objective criteria to determine that the roof-mounted equipment is not visible from the recreational trails or sidewalks of right-of-ways adjacent to the site. The proposed amendment gives three options using screening or setbacks to ensure the standard is met.

e**K. Windows.** ~~Street facing windows must be vertical (taller than they are wide). A horizontal (wider than it is tall) window opening may be created by using a set of 2 or more windows. Sets of 3 or more windows placed together to create a horizontal grouping may use up to 2 sizes of windows. When 2 sizes are used the smaller window size must be on the outer edges of the set or grouping. The central window or windows in a grouping may be vertical, square or horizontal as long as the outer windows in the grouping are vertical. Windows in rooms with a finished floor height 4 feet or more below grade are exempt from this requirement.~~Street-facing windows must meet the following. Windows in rooms with a finished floor height 4 feet or more below grade are exempt from this standard:

1. Each window must be square or vertical—at least as tall as it is wide.

2. A horizontal window opening may be created when:

   a. Two or more vertical windows are grouped together to provide a horizontal opening, and they are either all the same size, or no more than two sizes are used. Where two sizes of windows are used in a group, the smaller window size must be on the outer edges of the grouping. The windows on the outer edges of the grouping must be vertical; the center window or windows may be vertical, square, or horizontal.

   b. There is a band of individual lites across the top of the horizontal window. These small lites must be vertical and cover at least 20 percent of the total height of the window.

f**L.** ~~Use t~~Trim ~~to~~ must mark all building roof lines, porches, windows and doors ~~that are on a building's street facing~~ on all ~~elevation or~~ elevations.The trim must be at least 3-1/2 inches wide. Buildings with an exterior material of stucco or masonry are exempt from this standard.

~~g. Garage doors that are part of the street facing elevations of a primary structure may be up to 75 square feet in area. No more than one garage door per dwelling may be on a structure's street facing elevation.~~
***(moved to Vehicle Areas- Attached Garages standards of this section)***

h**M. Roof-mounted equipment.** All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened ~~from view~~ in one of the following ways.~~by a parapet or other similar architectural feature. The equipment may not be visible from the recreational trails or from the sidewalks of right-of-ways adjacent to the site.~~ Solar heating panels are exempt from this ~~screening requirement~~ standard.

1. A parapet as tall as the tallest part of the equipment;

2. A screen around the equipment that is as tall as the tallest part of the equipment; or

3. The equipment is set back from the street-facing perimeters of the building 3 feet for each foot of height of the equipment.

## Commentary

**Exterior Stairs and Fire Escapes.** This standard has been revised to clarify that it only applies to exterior stairs that do not lead to a main entrance. The dimension of 40 feet from the street has been included to minimize the visual impact of these structures from the street.

**Roof Eaves.** This requirement is an option in the proposed Historic Architectural Features standard for conservation resources. The Landmark and Design Commission recommends requiring the minimum eave projections for all properties. An eave projection of at least 12 inches will blend in more with established neighborhoods and in most cases ensure a higher quality of construction. Eave projections are very appropriate for our climate.

**Siding for Historic Resources.** The proposed amendments drop this requirement. Currently, the only difference in the standards regulating siding for historic resources versus other properties is the width of the horizontal siding; for historic resources it is 3 to 4 inches and for other properties it is 3 to 8 inches. Proposed changes in the general horizontal siding standard reduce the allowable width of horizontal siding from 8 inches to 6 inches. This new width can also be used for historic properties without sacrificing the quality and compatibility of new development.

**Building Features to be Retained.** This standard applies to remodeling proposals. The proposed amendments drop this standard from this section and move it to the new section for residential remodels in residential zones. This standard is particularly important in conservation districts where the integrity of buildings being remodeled has a great impact on the character of the area.

~~1~~**N. Exterior stairs and fire escapes.** Exterior stairs, other than those leading to a main entrance, ~~and fire escapes~~ must ~~not~~ be ~~placed on a structure's street facing elevation.~~ at least 40 feet from all streets. Fire escapes must be at least 40 feet from all streets.

**O. Roof eaves**. Roof eaves must project from the building wall at least 12 inches on all elevations. Buildings that take advantage of the cornice option are exempt from this standard.

~~2~~**P. Additional standards ~~applicable in historic design zones~~ for historic resources.** The following standards are additional requirements for conservation districts and conservation landmarks.

~~b. When using wood products for siding, use shingles, or painted horizontal siding, not shakes. Horizontal siding used must be shiplap or clapboard siding composed of 3 to 4 inch wide boards, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 4 inches or less in width. Plywood and pressboard panels are not allowed exterior finish material but composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product used is less than 4 inches wide. Stop the siding material used at window and door trim edges. Use of cast stone and brick on building exteriors is encouraged.~~

~~c. Certain building features of an existing structure which are on a street facing elevation must be retained as part of any project which is altering the structure. Building features which must be retained are entrances, doors, windows, exterior siding and the following projecting features: front porches, balconies, bay windows, dormers and dormer windows.~~
***(moved to Exterior Alterations of Residential Structures in Residential Zones)***

## Commentary

**Skylights.** The standard was added to address the impact skylights could have on the integrity of historic properties. The standard will prohibit skylights on street-facing roof planes as well as “bubble” lights on any other elevation.

**Ornamental Columns.** The proposed amendments re-format this standard to make the options for meeting this standard easier to read. The first three options—Doric, Ionic, and rounded columns that are turned on a lathe—have been dropped and incorporated into a general standard for individual columns. The standard for a grouping of square columns has been expanded to include rounded columns and allow groupings of up to 4 columns. The amendments specify street-facing elevations. Back and side porches do not need to have such large columns. The amendments drop the requirement for engaged columns. It is not always appropriate to have engaged columns. Many architectural styles do not have this design element. The amendments also add language that prohibits wrought iron.

**Roof Dormers and Gable Areas with Windows.** The option to provide a pediment has been dropped from this standard. Pediments are difficult to require in objective standards. The definition of "a triangular shape above an entrance" could be interpreted to mean something that is not compatible with the historic use of pediments. Both the options of street facing gables with a window in the gable area and roof dormers add windows to the street facing elevation. The amendment also adds a requirement that the dormer be placed a minimum of 3 feet from the sides of the buildings. This ensures that the roof form will have a cohesive composition.

The Portland Chapter of the American Institute of Architects based many of the standards of the SCS on the voluntary guidelines booklet, The 10 Essential for North/Northwest Portland Housing. One of the 10 Essentials calls for every house to have at least one roof dormer: "Dormers maximize attic space, allow more light upstairs, and add to the liveliness of roofscapes in Northeast neighborhoods."

*Building Blocks for Outer Southeast Neighborhoods*, by Portland Community Design, is the voluntary guidelines booklet for Outer Southeast. These guidelines also discuss roof dormers: "Character and interest are enhanced through the use of architectural details such as special siding treatments and eaves, wide trim boards, small paned windows, exposed-truss porches, and dormers on the roof."

The Landmarks and Design Commissions recommend adding the option of a trimmed vent, as well as a window, to the street-facing gable requirement. This change is intended to add flexibility to this standard.

1. Skylights. Skylights may not be on street-facing elevations. On all other elevations, the glass, plastic, or other transparent material must be parallel to the slope of the roof.

~~e~~2. Ornamental columns. ~~Support corners of porch roofs with ornamental columns. Where the corner of the porch abuts the building an engaged column must be used~~. Corners of the porch roof on street-facing elevations must be supported with ornamental columns that meet one of the following standards. Wrought iron porch supports do not meet this standard:

~~Doric or Ionic columns;~~

~~Rounded columns that are turned on a lathe;~~

a. Large ~~(8 by 8 inches up to 24 by 24 inches) square~~ columns that are divided visually into clear areas of top, center, and bottom. ~~or are tapered to be smaller at their tops;~~ Large rectilinear columns are at least 8" x 8", large rounded columns have a diameter of at least 8 inches.

b. Groupings of 2, ~~or~~ 3, or 4 small ~~square~~ columns ~~(generally 4 by 4 inches but up to 8 by 8 inches)~~ that are divided visually into clear areas of top, center, and bottom. Small rectilinear columns are at least 4" x 4", small rounded columns have diameters of at least 4 inches.

~~d~~3. Roof dormers and gable areas in the Albina and Outer Southeast Community Plan areas. In the Albina and Outer Southeast Community Plan areas, shown on Maps 825-2 and 825-3, ~~E~~each residential structure must have ~~a pediment, dormer, or street-facing gable with a window within the gable area. In multi-dwelling structures at least 1 single pediment or dormer must be used in the primary structure's right-of-way facing exterior elevation~~ one of the following for every 40 feet of length along the street-facing elevations. Buildings with flat roofs are exempt from this standard.

a. A street-facing roof dormer placed at least 3 feet from all side building walls; or

b. A gable end facing the front lot line with either of the following in the gable end above the eave line:

(1) A window, or

(2). A trimmed vent. The trim must match the trim on the windows and the vent must be at least 4 square feet in area.

## Commentary

**Historical Architectural Features.** The Planning Bureau proposed the Historical Architectural Features standard to help ensure a minimum level of compatibility and quality with surrounding historic buildings. The standard could be met by incorporating one of the following options into the building design; wider roof eaves, extra wide trim, or additional trim detail.

The Landmark and Design Commissions recommend taking the eave requirement and adding it to the general standards for all buildings and dropping the rest of the standard. Because there are many architectural styles in conservation districts, and because each option has to be so prescriptive, the list of options for this standard has been difficult to develop. Rather than applying one list of options for all conservation districts, it may be more appropriate to tailor standards for each conservation district through the community planning process.

**Albina Community Plan Standards.** The following standards apply only in the Albina Community Plan area. This new structure allows plan areas to specially tailor standards for their area that may not be appropriate city-wide.

> **Floor Level Delineation.** The Landmarks and Design Commissions recommend retaining this standard in the Albina Community Plan, but exempting it from the Outer Southeast and Southwest Plan areas were it is not as appropriate.
>
> **Ground Floor.** Currently, this standard regulates the height of the ground floor by requiring information about surrounding properties. The range of acceptable heights is established by the ground floor heights of existing primary structures in the area. The proposed amendment calls for the ground floor to be at least 2 feet above the finished grade. In most established neighborhoods a foundation of 2 feet will be compatible with the surrounding buildings. Houses with foundations less than 2 feet often do not impart the impression of quality construction.

~~a~~4. Albina Community Plan area. The standards of these paragraphs apply in the Albina Community Plan area, shown on Map 825-2:

a. Floor level delineation. Each primary residential structure must ~~be designed to~~ reflect, on its ~~right-of-way~~ street-facing elevations, all floor levels in the building, including the attic. ~~Building elevations can reflect t~~The different floor levels must be delineated through the use of porch roofs, changes in materials or texture of materials, location of pediment and roof lines, overhangs and setbacks.

~~g~~b. Ground floor. The ground floor of a primary structure that is entirely above grade must be ~~either:~~ at least 2 feet above grade. Developments ~~where all dwelling units meet Americans with Disabilities Act requirements are exempt from this standard.~~ must meet the standards of Chapter 11, Accessibility, of the Oregon Structural Specialty Code.

~~(1) At least 3 feet above grade; or~~

~~(2) Locate the ground floor a distance above grade that falls within the range established by the existing primary structures in the vicinity area.~~

## Commentary

**Irvington Conservation District Standards.** The following standards apply only in the Irvington Conservation District. As part of the Landmarks and Design Commission review Irvington requested that two of the standards that were proposed to be dropped should be retained in their district.

**Finished Grade**. This standard calls for the finished grade to be the same as that which existed prior to development. While this is a good concept for infill lots in established neighborhoods with flat or slightly sloped areas, it may actually result in less compatible, more intrusive development on sloped lots. Development here may benefit from cut and fill that would allow the structure to fit more closely with the topography of the land.

The Landmarks and Design Commissions recommend dropping this standard city-wide, but retaining it in the Irvington Conservation District where it is very appropriate.

**Single Story Attached Garages.** The Landmarks and Design Commissions recommend dropping this standard from the general attached garage standards and replacing it with a standard that limits the maximum length of garage walls to 40 percent of the length of the street-facing facade. However, Irvington has asked that it be retained in their conservation district where single story attached garages are very incongruous with the historic development in their district.

**Retaining Walls.** This standard has been dropped. On most site plans for single dwelling building permits retaining walls are not indicated. This is a standard identified as the cost outweighing the public benefits.

**Parking in Conservation Districts.** The proposed amendment drops the standard that prohibits a lot in a conservation district to be developed exclusively for parking. This is a land use issue, not a design issue. The code allows parking as an accessory use for a primary use.

5. Irvington. The standards of these paragraphs apply in the Irvington Conservation District:

~~g~~a. Finished grade in Irvington~~. New development must retain the existing topography of the site. While a~~A building site may be excavated to allow a ~~lower~~ story below grade, if the finished grade of the site ~~must be~~ is no more than 1 foot different from the grade ~~the same as that~~ which existed prior to development.

b. Attached garages in Irvington. When parking is provided in a garage attached to the primary structure and garage doors face a street, the garage must have the entire area above it developed as at least 1 story of interior living space. Single story attached garages are not allowed.

~~g. Retaining walls more than 4 feet in height must be built using stone, cast stone or brick, or faced with these materials. Retaining walls that are 4 feet in height or less are not subject to this standard.~~

~~h. No lot in a historic design zone may be developed exclusively for parking. Parking is allowed only as an accessory activity associated with another legal use located on the lot.~~

## Commentary

**Vertical Proportions.** This standard currently applies to the Eliot and Irvington Conservation Districts. The Lair Hill Conservation District has opted to use the 2-track system in their district. As part of the Southwest Community Plan approval process the Landmarks Commission will consider this change. In preparation, standards have been identified that would be appropriate for Lair Hill. The Lair Hill and Eliot Conservation Districts have similar development patterns and architectural styles.

**Irvington and Piedmont Conservation District Setback.** In the Piedmont and Irvington Conservation Districts most of the original development that was required to have a front yard setback of 25 feet was single dwelling houses. The proposed amendments drop this requirement from the standards for multi-dwelling structures. There are areas, particularly in the Irvington Conservation District, where multi-dwelling structures are built close to the sidewalk. Continuing this setback pattern is desirable in most areas zoned for multi-dwellings. Dropping this standard from this section will not affect the intent of the standard; to maintain and enhance the historic front yard setback of 25 feet in single dwelling residential areas.

~~i~~6. Stone or cast stone foundations in Kenton and Mississippi. In the Kenton and Mississippi Avenue ~~historic design zones~~ Conservation Districts, stone or cast stone must be used as a foundation material on street-facing elevations. ~~new development must use stone or cast stone as a foundation material or face their foundation with cast stone, stone or cast in place stone.~~ The stone, cast stone, or cast in place stone must be the material used between the finished building grade and the ground floor.

j7. Vertical building proportions in Eliot, Irvington, and Lair Hill. In the Eliot, ~~and~~ Irvington, and Lair Hill ~~historic design zones~~ Conservation Districts, the front facade of each primary structure must have ~~residential buildings must have~~ vertical proportions. New development must meet one of the following standards., ~~i.e., they must be~~

a. It must be higher than ~~they are~~ it is wide.

b. Where the size of the ~~a~~ building~~'s size~~ requires horizontal proportions the street-facing elevations must be divided into visually distinct areas ~~that have~~ with vertical proportions. This ~~may be done~~ is accomplished through setbacks, use of vertical elements such as columns or multi-story bay windows, changes in materials or other architectural devices.

~~k. In the Irvington and Piedmont historic design zones new primary structures must be set back 25 feet from the front property line.~~

8. Woodlawn street pattern. Buildings may not be in the vacated portions of the angled street pattern in the Woodlawn Conservation District.
***(moved from landscaping and site design)***

# Commentary

**33.295.120 Standards for Detached Accessory Structures in Single-Dwelling, R3, R2, and R1 Zones.** The proposed amendments clarify that this section applies only to detached accessory structures. This clarification was made because the zoning code defines accessory structures as either attached or detached from the primary structure. This section was developed to be used only for detached structures. Attached garages will use the standards that apply to primary structures.

The proposed amendments also require detached accessory structures in the R3, R2 and R1 zones to use this section. It is more appropriate for these projects to use standards specifically developed for detached accessory structures.

**There are no content changes to the standards on this page.**
**The standards have been re-formatted and are found on the following pages.**

**33.295.~~090~~120 Standards for Detached Accessory Structures in Single-Dwelling, R3, R2, and R1 Zones.**

The standards ~~for~~ of this section are applicable to development of new detached accessory structures in single ~~and multi~~-dwelling, R3, R2, and R1 zones. ~~are listed in this section. Applicants not wishing to comply with the standards of this chapter must seek approval of their project through a design review procedure.~~

~~**A. Site design standards.** All standards included in this Subsection must be met.~~

~~1. Building setback.~~

~~a. Large accessory structures must be at least 60 feet back from the front property line. A large accessory structure is:~~

~~(1) More than 10 feet in height and over 1 foot in width; or~~

~~(2) More than 6 feet across, on any elevation that faces a right-of-way adjacent to the site; or~~

~~(3) Larger than 100 square feet in total surface area on any elevation that faces a right-of-way adjacent to the site.~~

~~2. Building height and roof slope.~~

~~a. Large accessory structures may be up to 25 feet in height.~~

~~b. Roof slopes of accessory structures that are more than 15 feet in height must be the same as the predominant roof slope of the primary structure.~~

## Commentary

**Exterior Finish Materials.** Sheet pressboard can not be wider than 6 inches. This has been reduced from 8 inches to be consistent with changes to the horizontal siding requirement that occur in the other sections of the community design standards.

**Compatible Exterior Finish Materials.** This standard has been moved from the "additional standards for historic resources" to the general section. With this change all detached accessory structures must meet these minimum requirements for compatibility with the primary structure. The Landmarks and Design Commissions' recommendation requires that detached accessory structures must visually match the exterior finish materials on the primary structure only if the materials meet the community design standards. If the existing materials do not meet the standards then the detached accessory structure can use any material that does meet the standards. Currently, for historic resources the detached accessory structure must match the exterior finish materials on the primary structure regardless if they meet the standards.

~~**B. Building design standards.** Accessory structures outside historic design zones must meet the building design standard of Paragraph 1. Projects in historic design zones must meet all of the standards listed in Paragraphs 1 and 2.~~

~~1. Building design.~~

~~a. Exterior finish materials. Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard may not be used as exterior finish materials. Sheet pressboard is pressboard that is more than 8 inches wide. However, plain concrete and plain concrete block may be used as foundation materials when the foundation material does not extend more than 3 feet above the finished grade level adjacent to the foundation wall.~~

~~2. Additional building design standards applicable in historic design zones:~~

~~a. Exterior material type, size and placement, must be the same on accessory structures as on the primary structure. Stop siding at window and door trim edges in the manner that is used in the primary structure.~~

~~b. Include trim on edges of elements of the accessory structure that is the same in type, size and location as the trim that is used in the primary structure.~~

~~c. Windows in any elevation which faces the right-of-way the site fronts on must either match those in the primary structure in proportion (relationship of width to height) and orientation (horizontal or vertical) or be vertical in their proportions and orientation.~~

~~d. Pediments and dormers. Each accessory structure that is over 20 feet in height must have either a roof pediment or a dormer.~~

**A.** **Exterior finish materials.** Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard may not be used as exterior finish materials. Sheet pressboard is pressboard that is more than ~~8~~ 6 inches wide. ~~However,~~ Foundation material may be plain concrete ~~and~~ or plain concrete block ~~when the may be used as foundation materials~~ when the foundation material ~~does not extend~~ is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.

Horizontal siding must be shiplap or clapboard siding composed of boards with a reveal of 3 to 6 inches, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 6 inches or less in width.

**B. Compatible exterior finish materials**. Exterior material type, size and placement, on detached accessory structures must be the same or visually match that of the primary structure. However, if the exterior finishes and materials on the primary structure do not meet the standards above for exterior finish materials, any material that meets the above standards may be used. The siding material may not cover the window and door trim.

**C. Roof pitch.** Where the accessory structure is more than 15 feet high, the roof pitch must be the same as the predominant roof slope of the primary structure.

## Commentary

**Compatible Trim.** There are no content changes to this standard. However, there are proposed changes to how it is applied. This standard has been moved from the "additional standards for historic resources" to the general section. With this change all detached accessory structures must meet these minimum requirements for compatibility with the primary structure.

**Compatible Windows.** This standard has been moved from the "additional standards for historic resources" to the general section. With this change all detached accessory structures must meet these minimum requirements for compatibility with the primary structure. More options have been included to meet this standard. These options are consistent with the window standards in other sections.

**Compatible Roof Eaves.** This standard was added to be consistent with the standards in the residential sections for new construction. The Landmarks and Design Commissions recommend adding a requirement that all projects in single dwelling, R3, R2, and R1 zones have a minimum eave projection width of 12 inches. A detached structure with eave projections that match the primary structure will be more compatible.

**D. Compatible trim.** Trim on the accessory structure must be the same in type, size, and location as the trim that is used in the primary structure.

**E. Compatible windows.** Street-facing windows must meet the following. Windows in rooms with a finished floor height 4 feet or more below grade are exempt from this standard.

1. Match those in the primary structure in proportion (relationship of width to height) and orientation (horizontal or vertical).

2. Be square or vertical—at least as tall as they are wide; or

3. A horizontal window opening may be created when:

   a. Two or more vertical windows are grouped together to provide a horizontal opening, and they are either all the same size, or no more than two sizes are used. Where two sizes of windows are used in a group, the smaller window size must be on the outer edges of the grouping. The windows on the outer edges of the grouping must be vertical; the center window or windows may be vertical, square, or horizontal.

   b. There is a band of individual lites across the top of the horizontal window. These small lites must be vertical and cover at least 20 percent of the total height of the window.

**F. Compatible roof eaves.** Eaves must project from the building walls the same distance as the eaves on the primary structure.

**G. Additional standards for large accessory structures.**

1. A large accessory structure must meet at least one of the following:

   a. It is more than 10 feet in height and at least one foot wide; or

   b. It has a street-facing elevation more than 6 feet wide; or

   c. It has a street-facing elevation with more than 100 square feet in total surface area.

2. Setback. Large accessory structures must be set back at least 60 feet from the front lot line.

3. Height. Large accessory structures must be no more than 25 feet in height.

# Commentary

**Roof Dormers.** The option to provide a pediment has been dropped from this standard. Pediments are difficult to require in objective standards. The definition of "a triangular shape above an entrance" could be interpreted to mean something that is not compatible with the historic use of pediments. The amendment also adds a requirement that the dormer be placed a minimum of 3 feet from the sides of the buildings. This ensures that the roof form will have a cohesive composition.

The Portland Chapter of the American Institute of Architects based many of the standards of the SCS on the voluntary guidelines booklet, The 10 Essential for North/Northwest Portland Housing. One of the 10 Essentials calls for every house to have at least one roof dormer.

> "Dormers maximize attic space, allow more light upstairs, and add to the liveliness of roofscapes in Northeast neighborhoods."

*Building Blocks for Outer Southeast Neighborhoods,* by Portland Community Design, is the voluntary guidelines booklet for Outer Southeast. These guidelines also discuss roof dormers:

> "Character and interest are enhanced through the use of architectural details such as special siding treatments and eaves, wide trim boards, small paned windows, exposed-truss porches, and dormers on the roof."

**Columns and Supporting Pillars.** This standard has been added to the accessory structure standards applicable for historic resources to address detached carports and other detached structures with supporting pillars. The proposed amendments require such pillars to meet the standards for ornamental columns. This standard requires a minimum diameter of 8 inches. This larger pillar size will ensure compatibility with other similar structures in conservation districts and protect the historic integrity of the site.

**Woodlawn Street Pattern.** This standard has been added to address detached accessory structures in the vacated portions of the angled street pattern in the Woodlawn Conservation District. This standard is also located in the single-dwelling, multi-dwelling, and mixed use sections of the community design standards. The intent of the standard is to keep these unique diagonal vacated streets clear of all structures.

**H. Additional standards for historic resources.** The following standards are additional requirements for conservation districts and conservation landmarks**.**

1. Roof dormers. Where the structure is more than 20 feet in height, it must have a roof dormer. The dormer must be placed a minimum of 3 feet from the side building walls.

2. Columns and supporting pillars. Columns and supporting pillars on street-facing elevations must meet one of the following standards. Wrought iron style supports do not meet this standard:

   a. Large columns that are divided visually into clear areas of top, center, and bottom. Large rectilinear columns are at least 8" x 8", large rounded columns have a diameter of at least 8 inches.

   b. Groupings of 2, 3 or 4 small columns that are divided visually into clear areas of top, center, and bottom. Small rectilinear columns are at least 4" x 4", small rounded columns have diameters of at least 4 inches.

3. Woodlawn street pattern. No portion of a building may be located in the vacated portions of the angled street pattern in the Woodlawn Conservation District.

# Commentary

**33.295.130 Exterior Alterations of Residential Structures in Residential Zones.** This is a new section that addresses residential exterior alterations. It has been difficult to enforce the standards on remodeling projects without the danger of discretion and possible mismatches between the existing building and the standards. Adding this section will streamline the standards for residential exterior alterations for both applicants and planning staff.

The case studies show that most of the remodeling proposals have been located in conservation districts. These projects are critical to maintaining the overall historic character of the area. The proposed amendments create this section to address residential remodeling projects, particularly in conservation districts.

The amendments exempt from design review exterior alterations on non-historic properties, valued at less than $10,000, that are located outside conservation districts. This change will not affect many projects. It is not current practice to apply design review to single family areas that do not also have a historic designation. In the R3, R2, and R1 zones design review is often applied when the zoning in an area has gone from single dwelling to one of these higher density residential zones. A threshold of $10,000 ensures compatibility on larger remodels while relieving any disincentive homeowners and landlords may have in making smaller improvements to their properties.

**Foundation Material.** This standard is the same as the foundation material standard of the single-dwelling section, 33.295.100, and the multi-dwelling section, 33.295.110.

**Exterior Finish Materials.** This standard is the same as the exterior finish materials standard of the single-dwelling section, 33.295.100, and the multi-dwelling section, 33.295.110.

**Compatible Exterior Finish Materials.** The Landmarks and Design Commissions recommend requiring exterior alterations to match the existing materials of the rest of the building. Only if these materials do not meet the exterior finish materials standard can other materials that do meet the standard be used. Currently, exterior alterations may choice to use exterior materials that match the rest of the house if the materials meet the standards, but they are not required to and have the option to use any material that meets the standards.

**33.295.130 Standards for Exterior Alteration of Residential Structures in Single-Dwelling, R3, R2, and R1 Zones**

The standards of this section apply to exterior alterations of primary structures and both attached and detached accessory structures in residential zones. These standards apply to proposals where there will be only residential uses on the site.

**A. Foundation material.** Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than 3 feet above the finished grade level adjacent to the foundation wall.

**B. Exterior finish materials.** Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material. Composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product is less than 5 inches wide.

Horizontal siding must be shiplap or clapboard siding composed of boards with a reveal of 3 to 6 inches, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 6 inches or less in width.

**C. Compatible exterior finish materials.**

1. If the existing exterior finish materials meet the standards above for exterior finish materials, they must be retained or visually matched on the portion being altered or added;

2. If the existing exterior finish materials do not meet the standards above for exterior finish materials, they must be replaced on the portion being altered or added with horizontal boards, shingles, or brick that meet the above standards.

3. The siding material may not cover the window and door trim.

## Commentary

**Compatible Trim.** This standard is the same as the compatible trim standard of the detached accessory structures section, 33.295.120.

**Compatible Windows.** This standard gives the option of matching the proportions of the windows in the rest of the house or meeting the revised window standard found in the single-dwelling section, 33.295.100, and the multi-dwelling section, 33.295.110.

**Building Features to be Retained.** The proposed amendments drop this standard from the single dwelling and multi-dwelling sections and move it to the new section that applies to residential remodels. This standard is most appropriate for historic properties where buildings being remodeled have a great impact on the character of the area and the historic integrity of the building is very important. The current standard has been modified to exclude building features that are not original to the building.

**Porch Enclosures.** This standard was added in response to the case studies. Several of the residential remodels approved through the SCS included enclosing portions of large front porches. For many historic properties porches are an important character-defining element. Porch enclosures can be done in a manner that respects the historic integrity of the building. However, it is difficult to ensure this through objective standards. Therefore, these proposals should be required to go through design review.

**D. Compatible trim.** Trim on edges of elements in the remodeled area must be the same in type, size, and location as the trim used on the rest of the structure.

**E. Compatible windows.** Street-facing windows must meet one of the following standards. Windows in rooms with a finished floor height 4 feet or more below grade are exempt from these standards.

1. Match those in the primary structure in proportion (relationship of width to height) and orientation (horizontal or vertical); or

2. Be square or vertical—at least as tall as they are wide.

3. A horizontal window opening may be created when:

   a. Two or more vertical windows are grouped together to provide a horizontal opening, and they are either all the same size, or no more than two sizes are used. Where two sizes of windows are used in a group, the smaller window size must be on the outer edges of the grouping. The windows on the outer edges of the grouping must be vertical; the center window or windows may be vertical, square, or horizontal.

   b. There is a band of individual lites across the top of the horizontal window. These small lites must be vertical and cover no more than one-third of the total height of the window.

**F. Additional standards for historic resources.** The following standards are additional requirements for conservation districts and conservation landmarks.

1. Building features to be retained. The following building features on street-facing elevations must be retained. Building features that are not original to the building are exempt from this standard:

   a. Doors;

   b. Windows;

   c. Porches;

   d. Balconies;

   e. Bay windows; and

f. Dormers.

2. Porch enclosures. No portion of the front porch may be enclosed.

## Commentary

**Columns and Supporting Pillars.** This standard has been included to address new attached carports and other exterior alterations that have supporting pillars on historic resources. The proposed amendments require such pillars to meet the standards for ornamental columns. This standard requires a minimum dimension of 8 inches. This larger pillar size will ensure the site maintains historic integrity and is compatible with other similar structures in conservation districts.

**Historic Setback Pattern in Irvington and Piedmont.** This standard is the same as the historic setback pattern in Irvington and Piedmont standard of the single-dwelling section, 33.295.100. The standard has been added to this section to ensure that additions to primary structures will not encroach in these historic setbacks.

**Woodlawn Street Pattern.** This standard has been added to ensure that additions to primary structures will not encroach into the vacated portions of the angled street pattern in the Woodlawn Conservation District. This standard is also located in the single-dwelling, multi-dwelling, and mixed use sections of the Community Design Standards. The intent of the standard is to keep these areas open.

3. Columns and supporting pillars. Columns and supporting pillars on street-facing elevations must meet one of the following standards. Wrought iron style supports do not meet this standard:

   a. Large columns that are divided visually into clear areas of top, center, and bottom. Large rectilinear columns are at least 8" x 8", large rounded columns have a diameter of at least 8 inches.

   b. Groupings of 2, 3 or 4 small columns that are divided visually into clear areas of top, center, and bottom. Small rectilinear columns are at least 4" x 4", small rounded columns have diameters of at least 4 inches.

4. Historic setback pattern in Irvington and Piedmont. In the Irvington and Piedmont Conservation Districts, the front facades of primary structures in single-dwelling zones must be set back exactly 25 feet from the front property line.

5. Woodlawn street pattern. No portion of a building may be located in the vacated portions of the angled street pattern in the Woodlawn Conservation District.

# Commentary

**All Structures in RH, RX, C and E Zones.** This section will be used for proposals in the mixed use zones. The RH, RX, C, and E zones all allow projects with varying mixes of residential, commercial, and industrial uses.

The proposed amendment gives 100%-residential proposals located in these mixed use zones the option to use these standards or to use the standards of 33.295.110 for multi-dwelling structures. For some proposals the standards for multi-dwelling structures may be more appropriate than the standards for mixed use developments. Proposals that choose to use the multi-dwelling standards must still meet the development standards of their base zone.

**Underground Utility Lines.** The proposed amendments drop this standard. The Bureau of Planning has no ability to enforce this standard and case studies show it is not being met.

**Building Placement and the Street** Currently, there are two options that all developments must meet: a foundation landscaping standard or an arcade standard and other standards that address the building placement are scattered throughout the section. The proposed amendments re-format this standard, provide an additional option of a hard-surface sidewalk extension, and clarify that buildings with zero setbacks are exempt from these standards.

Summary of standard with proposed amendments:

Street-facing elevations of all types of development must meet one of the following four options for building placement and treatment between the building and the street.

1) Zero Setback;

2) Foundation landscaping that is at least 3 ft. wide;

3) Arcade; or

4) Hard-surface extension of the sidewalk.

Another change allows applicants to use more than one option in any development. For example the building may have a zero setback along one street lot line and foundation landscaping along another. These changes allow more flexibility in building design.

**33.295.11~~1~~40 Standards for All Structures in ~~the~~ RH, RX, C and E Zones**

The standards ~~applicable~~ of this section apply to development of all ~~primary~~ structures in RH, RX, C and E zones. ~~are listed in this section.~~ These standards also apply to exterior alterations in these zones. ~~The standards are applicable to either single use or mixed use structures. Applicants not wishing to comply with the standards of this chapter must seek approval of their project through a design review procedure.~~

For proposals where all uses on the site are residential, the standards for the R3, R2, and R1 zones may be met instead of the standards of this section. Where new structures are proposed, the standards of Section 33.295.110, Standards for R3, R2, and R1 Zones, may be met instead of the standards of this section. Where exterior alterations are proposed, the standards of Section 33.295.130, Standards for Exterior Alteration of Residential Structures in Residential Zones, may be met instead of the standards of this section.

~~**A. Site design standards.** All of the standards included in this Subsection must be met.~~

~~1. Landscape and site design.~~

~~a. For new developments utility lines that connect main utility lines to the development must be underground within the site.~~

~~b. All primary structure elevations that face a right-of-way must have landscaping along their foundation or be provided with an arcade. When landscaping is provided along the foundation it must be at least 3 feet deep and meet the L2 standard of Chapter 33.248, Landscaping and Screening. Masonry walls or berms may not be substituted for required low shrubs. However, flowers may be substituted for the required low shrubs. Landscaping along foundations need not include trees. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians to the building. The L2 landscaped area may be moved to the outer edge of a porch when a porch is provided.~~

**A. Building placement and the street.** Landscaping, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and the street. All street-facing elevations must meet one of the following options.

Structures built to the street lot line are exempt from the requirements of this subsection. Where there is more than one street lot line, only those frontages where the structure is built to the street lot line are exempt from the requirements of this paragraph.

# Commentary

**Foundation Landscaping Option.** The current foundation landscaping standard calls for plantings along the foundation that meets the L2, low screen, requirement of the zoning code. The proposed amendments changes the L2 requirement of a continuous screen 3 feet high and 95 percent opaque year around to at least (1) three-gallon shrub for every 3 lineal feet of foundation. This will give the applicant more flexibility.

**Arcade Option.** The arcade option for development in mixed use and industrial zones has been modified. (The arcade standard has been dropped in the multi-dwelling section.) The proposed amendments drop the requirement that the openings of the arcade must be arched as well as the requirement that each dwelling that occupies space adjacent to the arcade must have its main entrance opening into the arcade. Both of these requirements were cumbersome to meet. There have not been any projects that have used the arcade option to meet the community design standards.

**Hard-Surface Sidewalk Extension.** This is a new option that allows applicants to provide a hard-surface area that is an extension to the sidewalk. If the area between the building wall and the street lot line is over 100 sq. ft. then the applicant is required to provide sidewalk amenities. If the building wall is less than 2 feet from the street lot line there is not enough room to provide these amenities without going into the public right-of-way. In these situations the development is exempt from the requirement. The list of amenities to choose from are the same as those required in the Gateway Plan District. A landscaped planter was added to this list to be consistent with the options of the Gateway Plan District.

1. Foundation landscaping. All street-facing elevations must have landscaping along their foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

   a. The landscaped area must be at least 3 feet wide;

   b. There must be at least (1) three-gallon shrub for every 3 lineal feet of foundation; and

   c. Ground cover plants must fully cover the remainder of the landscaped area.

2. Arcade option. All street-facing elevations must have ~~A~~an arcade ~~is a part of the primary structure~~ that meets the following requirements:

   ~~(1)~~a. The arcade must be at least 6 feet deep between the front elevation and the parallel building wall;

   ~~(2)~~b. The arcade must consist of ~~a series of arched~~ openings that are ~~each~~ at least 6 feet wide and which run the full length of the street facing elevation;

   ~~(3)~~c. The arcade elevation facing a street must be at least ~~16~~ 14 feet in height and at least 25 percent solid, but no more than ~~and may be up to~~ 50 percent solid; and

   ~~(4)~~d. The arcade must be open to the air on ~~3~~ three sides; none of the arcade's street facing or end openings may be blocked with walls, glass, lattice, glass block or any other material~~; and~~

   ~~(5) Each dwelling that occupies space adjacent to the arcade must have its main entrance opening into the arcade.~~

3. Hard-surface sidewalk extension option. The area between the building and the street lot line must be hard-surfaced for use by pedestrians as an extension of the sidewalk.

   a. The building walls may be set back no more than 10 feet from the street lot line.

   b. For each 100 square feet of hard-surface area between the building and the street lot line at least one of the following amenities must be provided. Structures built within 2 feet of the street lot line are exempt from the requirements of this paragraph.

(1) A bench or other seating;

(2) A tree;

(3) A landscape planter;

(4) A drinking fountain;

(5) A kiosk.

## Commentary

**Improvements Between Buildings and Pedestrian Oriented Streets.** The proposed amendments increase the distance an exterior wall must be located from the right-of-way from 5 feet to 10 feet and includes a requirement to provide pedestrian amenities when the area between the building and the street lot line is more than 100 square feet. The list of amenities to choose from are the same as those required in the Gateway Plan District.

To be consistent with the revisions of the Transportation Element, "pedestrian paths" have been changed to "city walkways".

Because this standard addresses the building placement and amenities between the building and the street, proposals that must meet this standard are exempt from complying with the building placement and the street standard.

~~2. Building setback~~.

## ~~a~~ B. Improvements between buildings and pedestrian oriented streets.

~~a~~1. Where the ground floor of a building is in ~~Primary structures housing ground floor~~ commercial or residential use~~s~~, and the building has frontage on a ~~that front onto one or more~~ transit street~~s~~ or ~~Pedestrian Paths~~ City Walkway, or ~~are within~~ is in a Pedestrian District, the following standards must be met. Proposals required to meet this standard are exempt from the requirements of Subsection 33.295.140.A, Building Placement and the Street.

a. A building wall that faces a transit street or City Walkway, or is in a Pedestrian District ~~must locate an exterior wall within 5 feet of the right-of-way. is~~ may be set back no more than 10 feet from the street lot line. Where the site ~~abuts 2 or more such streets the building must meet this requirement on at least 2 streets.~~ has two frontages that are on a transit street or Pedestrian Path, or is in a Pedestrian District, this standard must be met on both frontages. Where there are more than two such frontages, this standard must be met on any two frontages;

b. The area between the building and ~~the~~ an adjacent transit street, City Walkway, or street in a Pedestrian District must be hard-surfaced for use by pedestrians as an extension of the sidewalk. ~~except w~~Where the ground floor is in residential use, ~~dwellings are located on the ground level. T~~the area adjacent to the dwelling unit ~~between the building and the sidewalk~~ may be landscaped to an L1 standard of ~~(~~Chapter 33.248, Landscaping and Screening~~)~~ ~~adjacent to residential dwelling units.~~

c. For each 100 square feet of hard-surface area between the building and the street lot line at least one of the following amenities must be provided. Structures built within 2 feet of the street lot line are exempt from the requirements of this paragraph.

(1) A bench or other seating;

(2) A tree;

(3) A landscape planter;

(4) A drinking fountain;

(5) A kiosk.

~~Motor vehicle parking, loading and maneuvering areas are not allowed between a building and a transit or pedestrian street.~~

## Commentary

**Landscaped Setback for Industrial Uses.** This standard was included to address the needs of industrial uses allowed in the C and E zones. The current standards require a 10 ft. landscape buffer. This buffer may be reduced to 5 ft. if the development provides improvements to the adjacent street that are consistent with a street design plan approved by the Planning Commission. The current standards also require that industrial developments must meet the ground floor window standard of the base zone regardless of how far the building is set from the street.

The permit center has had difficulty implementing this standard that is based on the proposed USE of the building. The zoning code often separates requirements for "residential" and "non-residential" uses. However, the further separate of non-residential of "commercial" and "industrial" complicates implementation. In these zones building should pass certain design requirements regardless of what type of non-residential use is proposed for the building. Uses can change over time.

The proposed amendments give industrial developments the four options for building placement and treatment between the building and the street. The amendments also revise the ground floor window requirements to provide developments in an E zone the option of meeting the art option of the industrial section.

~~c. When a building does not have commercial or residential uses on its ground floor, or is outside a historic design zone, it must be separated from sidewalks by a landscape buffer. The landscape buffer must be at least ten feet wide and be landscaped to meet the L2 standards of Chapter 33.248, Landscaping and Screening. The trees provided within this landscape buffer may not be used as a substitute for required street trees. As an alternative to providing a ten foot wide landscape buffer, the development may provide a 5 foot landscape buffer meeting the L2 standard and provide improvements to the adjacent street that are consistent with a street design plan that has been developed for the street and approved by the Portland City Planning Commission.~~

## Commentary

**Reinforce the Corner.** The sense of enclosure standard has been renamed to make it easier to understand. Currently, there are seven development criteria that must be met in order to comply with this standard. To reduce the complexity of this standard the proposed amendments drop the following criteria for the following reasons.

- Landscaping between the property line and the building (this is covered under the building placement and the street standard- buildings may opt to have zero setback, an arcade, or provide pedestrian amenities);
- Locating the corner of the building at or within 10 feet of at least one corner of the lot (the structure must be within 10 feet of both street lot lines- this means the corner can be no more than 14.14 feet from the corner of the lot); and
- Building the exterior right-of-way facing walls at least 20 feet high at all locations within 40 feet of the corner (Landmarks and Design Commissions recommend that all buildings in the C and E zones be at least 16 feet high.)

Parking weakens the sense of enclosure at corners. A requirement that no parking be allowed within 40' of the corner has been added to this standard. This was also a recommendation found in *Building Blocks for Outer Southeast Neighborhoods* by Portland Community Design.

~~b~~**C. ~~Sense of Enclosure.~~ Reinforce the corner.** ~~sense of enclosure at intersections in two situations. Where two or more streets~~ On sites within a pedestrian district or with at least two frontages on the corner where two city walkways meet: ~~designated as pedestrian paths cross and at all intersections within designated pedestrian districts. Reinforce the intersection by:~~

~~(1)~~1. ~~Locating the street facing exterior walls of~~ The primary structures ~~on corner lots at the property lines or~~ must be within 10 feet of ~~the property lines~~ both street lot lines. ~~If~~ Where a site has more than ~~1~~ one corner, this requirement must be met on ~~at least 1 of the site's~~ only one corner~~s~~;

~~(2) Landscaping to the L1 standard of Chapter 33.248 if the building is setback from the property line in the space between the building and the sidewalk;~~

~~(3) Locating the corner of the building at or within 10 feet of at least 1 corner of the lot;~~

~~(4)~~2. ~~Building a~~At least ~~1~~ one of the street-facing ~~exterior facades~~ walls ~~to~~ must be at least 40 feet long;

~~(5)~~3. ~~Building t~~The highest point of the building's street-facing elevations ~~at a location~~ must be within 25 feet of the corner; and

~~(6) Building the exterior right-of-way facing walls at least 20 feet high at all locations within 40 feet of the corner; and~~

~~(7)~~4. ~~Locating the~~ A main ~~building~~ entrance must be on a street-facing wall and either at the corner, or within 25 feet of the corner. ~~The main building entrance is the entrance that most visitors and tenants are expected to use. It is the widest entrance of those provided. Where the building has a series of separate entrances only 1 such entrance need be within 25 feet of the corner.~~

5. There is no parking within 40 feet of the corner.

## Commentary

**Residential Buffer.** This standard was included to provide the buffering required by the Comprehensive Plan when non-residential or higher density zoning was expanded into residential areas. The proposed amendments drop the requirement that the setbacks of the lower density residential zones be those used for portions of the E, C, RX, or RH development. The development standards of these base zones have setbacks from residentially-zoned sites that increase as the size of the building increases. These setbacks are adequate for these situations also.

There are also situations where the lower density residential setback would actually be less than the higher density or non-residential setback. Example: R5 has a side setback of 5 feet. a commercial lot adjacent to the side lot line of a residential lot must be setback between 5 ft. and 14 ft. depending on the height of the commercial building.

The proposed amendments replace the setback standard with a landscape buffer similar to those required in the Buffer Overlay Zone. It must be at least 10 ft. wide and landscaped to the L3, High Screen, standard.

**Maximum Building Height.** The Landmarks and Design Commissions recommend adding a standard that requires primary buildings in the C and E zones to be at least 16 ft. high. Design review is applied on these zones primary along highly visible transit and pedestrian streets. This standard would result in buildings that enclosed the street and create a better pedestrian environment.

**Outdoor Storage.** Outdoor storage is allowed in the CG, EG1, and EG2 zones. The Landmarks and Design Commissions reviewed the outdoor storage screening requirements of these base zones and decided that they were adequate to mitigate the negative impacts of outdoor storage.

**Signs.** Currently, the standard prohibit signs visible from any c, p, or n overlay zone located within 1,000 feet of the development site or from any regional trafficway. From the permit center it is difficult to determine if this standard is being met. The proposed amendment prohibits signs with a sign face area of over 32 square feet *to face* an abutting regional trafficway or any c, p, or n overlay zone located within 1,000 feet of the development site. This change does not effect the intent of the standard and will ease implementation.

~~d~~**D. Residential Buffer.** Where a site zoned E, C, RX or RH ~~zones~~ abuts or ~~are~~ is across a street from an RF ~~R2 zoned sites or sites with a single dwelling~~ through R2 zone~~ing designation~~, the following ~~step-down of building bulk~~ is required.

~~(1)~~1. On ~~S~~sites that abut an RF through R2 zone the following must be met:

a. In the portion of the site within 25 feet of ~~an R2 or~~ the lower density residential zone, ~~are subject to~~ the building height limits are those ~~and minimum setbacks standards~~ of the adjacent ~~lower density~~ residential zone; and

b. A 10 foot deep area landscaped to at least the L3 standard must be provided along any lot line that abuts the lower density residential zone.

~~(2)~~2. On ~~S~~sites ~~that would be within 25 feet of an~~ across the street from an RF through R2 ~~or lower density~~ zone the following must be met:

a On the portion of the site ~~were it not for an intervening right-of-way are subject to the building height and minimum setback standards of the lower density residential zone. The lower density residential zone's height and setback standards must be met in areas that are~~ within 15 feet of the intervening ~~right-of-way~~ street, the height limits ~~and minimum setbacks~~ are those of the lower density residential zone across the street.

b. A 10 foot deep area landscaped to at least the L3 standard must be provided along the property line across the street from the lower density residential zone. Pedestrian and bicycle access is allowed, but may not be more than 6 feet wide.

~~e. Within the Woodlawn Neighborhood where sites are being redeveloped that include vacated portions of the area's angled street pattern structures must be placed to reproduce the open area that once was the right-of-way.~~
***(moved to additional historic standards)***

~~3~~**E. Building height**.

1. Maximum height in RH, RX, and E zones. Except as provided in Subsection D, above, ~~S~~structures may be up to 55 feet in height in RH, RX and E zones~~d areas~~.

2. Minimum height. In C and E zones, primary buildings must be at least 16 feet in height.

~~c. Outdoor storage is not allowed.~~

~~d~~**F. Signs.** ~~Development~~ Proposals in C and E zones must meet the sign regulations of the CM zone. Signs with a sign face area of over 32 square feet may not face an abutting regional trafficway or any Environmental Protection Overlay Zone, Environmental Conservation Overlay Zone, or River Natural Greenway Overlay Zone that is ~~may not be visible from any c, p, or n overlay zone located~~ within 1,000 feet of the ~~development site~~ proposed site. ~~or from any regional trafficway.~~

# Commentary

**Location of Main Entrance.** There are two additional exemptions to this requirement:

(1) For buildings that have more than one main entrance only one entrance must meet this requirement. It is difficult for multi-dwelling structures to meet this standard for all main entrances. This exemption will also allow triplexes and duplexes to have side entrances, with only one main entrance the buildings will look more like single dwellings and blend more into established neighborhoods.

(2). Entrances that face a shared landscaped are exempt from this requirement. This exemption allows traditional courtyard apartments as well as site layouts like the City Life Project.

**Note:** For reference the code definition of Main Entrance (33.910.030) has been included.
A main entrance is the entrance to a building that most pedestrians are expected to use. Generally, each building has one main entrance. Main entrances are the widest entrances of those provided for use by pedestrians. In multi-tenant buildings, main entrances open directly into the building's lobby or principal interior ground level circulation space. When a multi-tenant building does not have a lobby or common interior circulation space, each tenant's outside entrance is a main entrance. In single-tenant buildings, main entrances open directly into lobby, reception, or sales areas.

**Pedestrian Standards.** This standard has been replaced by the pedestrian standards of the Transportation Planning Rule code amendments, effective January 1997. The following standards apply to all development in the RH, RX, C and E zones, except houses, attached houses, and duplexes.

**1. Connections.**
- a. Connection to street. The system must connect all adjacent streets to the main entrance. One of the connections should be no longer than the straight line distance from the entrance to the closest sidewalk. It may not be more than 20 feet longer or 120 percent of that straight line distance, whichever is less. Buildings or sites where all of the floor area is in Household Living uses are only required to provide this connection to one main entrance.
- b. Internal connections. The system must connect all buildings on the site, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities.

**2. Materials.**
- a. The circulation system must be hard-surfaced, and be at least 6 feet wide.
- b. Where the system crosses driveways, parking areas, and loading areas, the system must be clearly identifiable, through the use of elevation changes, speed bumps, a different paving material, or other similar method. Striping does not meet this requirement.
- c. Where the system is parallel and adjacent to an auto travel lane, the system must be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised path is used the ends of the raised portions must be equipped with curb ramps.

**3. Lighting.**
The on-site pedestrian circulation system must be lighted to a level where the employees, residents, and customers can use the system at night.

**4G. Main entrance.**

~~a~~1. Location of main entrance. The main entrance of the ~~P~~primary structure~~s~~ must ~~oriented with their main entrance~~ face the street ~~the site fronts on.~~ lot line. ~~If the site is on a corner it may have its main entrance oriented to either street~~ Where there is more than one street lot line, the entrance may face either of them or ~~to~~ the corner. For residential developments there are the following exceptions:

a. For buildings that have more than one main entrance only one entrance must meet this requirement.

b. Entrances that face a shared landscaped courtyard, landscaped to at least the L1 General Landscaping standard, are exempt from this requirement.

~~b. Main entrances of non-residential developments along a transit street, transitway or pedestrian path or within a pedestrian district must meet requirements listed below. Access to residential uses are not subject to these requirements.~~

~~(1) The main building entry must be visible from the adjacent transit or pedestrian street; and~~

~~(2) A walkway connection is required between the building's main entry or entries and the street. This walkway must be at least 6 feet wide and be paved with a different material and texture than the material used to pave any parking or motor maneuvering areas on the site.~~

## Commentary

**Front Porch at Main Entrance to Residential.** This standard is intended to provide a front entrance to residential developments that is prominent and creates a transition from indoor to outdoor space. Porches are ideal entries because they add interest and detail to the front facade of buildings and provide an outdoor area for people to use. Porches also allow people to interact with their neighbors and watch the neighborhood for criminal activity.

There are many ways to meet this standard because the definition of a front porch is so broad. Webster's Dictionary defines porch as: a covered entrance to a building usually with a separate roof. Recessed porch entries are also allowed if they meet the minimum dimensions.

~~c~~2. Front porch at ~~The~~ main ~~building~~ entrances to residential. There must be a front porch at the main entrance to residential portions of ~~the~~ a development, if the main entrance faces a street. If the porch projects out from the building it must have a roof. If the roof of a required porch is developed as a deck or balcony it may be flat. ~~must be provided with a front porch. If the porch projects out from the building it must have a roof.~~ If the main entrance is to a single dwelling unit, the covered area provided by ~~T~~the porch must be at least 6 feet wide and 4 feet deep. ~~if it provides the entrance to a single dwelling unit~~. If the main entrance is to ~~porch provides the entrance to 2 or~~ more than one dwelling unit~~s~~, the covered area provided by the porch must be at least 9 feet wide and 7 feet deep.

**Vehicle Areas.** The Transportation Planning Rule (TPR) code amendments went into effect January 1, 1997. There were redundancies and conflicts with the new TPR standards in the base zones and vehicle area standards of the community design standards.

Generally, the TPR amendments will simplify the implementation of the community design vehicle area standards. The base zones with the TPR amendments will regulate how much parking is needed and where it can be located. The community design standards will focus on site design requirements, such as landscaping and screening that will make the vehicle areas more positive contributions to the area. TPR will amend the "location of vehicle areas" table as follows:

**Table 266-3**
**Locations of Vehicle Areas**

| Zone | Allowed Locations |
|---|---|
| OS, RF - R2 ~~RH~~, ~~CN2, CO2, CG~~, EG2, I | No restrictions. |
| R1, RH, IR, CN~~1~~, CO~~1~~, CG, EG1 | Not allowed between the ~~facade of~~ portion of the building that complies with the maximum transit street setback ~~with the main entrance~~ and the transit street. |
| CM, CS | Prohibited between a building and any stre |
| RX, CX, EX | Not allowed between a building and any street. |

The following three community design standards have been dropped in response to TPR:

1) Standard "a" prohibited vehicle areas between residential developments and the street.
2) Standard "c" prohibited vehicle areas between the main entrance of mixed use, commercial, or employment developments and transit or pedestrian streets.
3) Standard "d" prohibited more than one double-loaded aisle of parking between the building and the street when parking was allowed.

Standard "b" has been dropped because it is redundant. PDOT and/or ODOT will review curb cuts on regional trafficways or major city traffic streets as part of the regular permitting process.

**Access to Vehicle Areas and Adjacent Residential Zones.** The Landmarks and Design Commissions wanted to be sure this access requirement provided adequate buffering to minimize impacts to adjacent residential sites, while not resulting in inefficient parking lot layouts. The required setback and perimeter landscaping is 5 ft. and parking stall lengths are 19 ft. for a standard stall and 15 ft. for a compact stall for a total of 24 ft. or 21 ft. The commissions felt that if the distance was reduced to 20 ft. it would result in more

efficient parking lots and still provide the adjacent neighborhoods with adequate protection.

**~~5~~H. ~~Parking~~ Vehicle areas.**

~~a. For residential development projects, parking, loading and motor vehicle maneuvering areas may not be between the building and an adjacent street. When the development abuts more than 2 one streets this requirement must be met only on 2 street frontages.~~

~~b. Access to motor vehicle parking, and maneuvering areas not allowed on streets designated as regional trafficways or major city traffic streets. Access to sites abutting these streets must be from Local Service Streets or Collector Streets. If a site has frontage on major city traffic streets only, up to 24 feet of driveway width is allowed for the first 200 feet of street frontage. An additional 24 feet of driveway is allowed for each additional 400 feet of frontage or fraction thereof.~~

~~c. For mixed use, commercial or employment development projects, motor vehicle parking, loading and maneuvering areas may not be located between the building's main entrance and an adjacent transit street or pedestrian path or any street within a pedestrian district. All entrances meeting either of the following criteria will be considered main entrances:~~

~~(1) The entrance or entrances with the widest door or doors. If several entrances are the same size all are subject to this standard; or~~

~~(2) The principal entrance leads directly to an elevator lobby, a reception area or a retail store.~~

~~d. Where parking is allowed between the building and the street, no more than one double-loaded aisle of parking is allowed between the building and the street.~~

~~f~~1. Access to vehicle areas and adjacent residential zones . Access to ~~motor~~ vehicle ~~parking, and maneuvering~~ areas must be ~~located~~ at least ~~50~~ 20 feet from any adjacent residential zone.

~~e~~2. Parking lot coverage. No more than 50 percent of the ~~project's~~ site may be used for ~~motor~~ vehicle areas. ~~parking, and maneuvering.~~

# Commentary

**Building Design Standards.** The proposed amendments don't separate the standards into site design and building design. They also require that all standards must be met. Currently, only about 80% of the building standards have to be met. This is difficult to administer and can result in applicants choosing to not meet an important standard.

The Landmarks and Design Commissions referred this issue to their testing committee who sought to balance; 1) the need for some flexibility in the process, 2) affordable housing issues, and 3) the integrity of building and site design. The committee concluded:

- The standards had been streamlined to the essentials and allowing an applicant to not meet one of them could sacrifice the integrity of the project design.
- The issue of affordability was considered when the SCS were developed as part of the Albina Community Plan. A balance was struck between non-profit/for-profit developers and neighborhoods and the design community. Case studies show that non-profit housing has been built in Albina using the standards. As amendments are made to the standards this balance must continue to be met. Members of the testing committee flagged standards that, from their experience, added considerable cost to projects. Most of the standards identified were also considered important and worth the additional cost. (Identified as one of the most costly items were the extra drawings required for the standards plan check. The proposed amendments already dropped these requirements.)
- The proposed amendments add more options for meeting specific standards. This provides more flexibility for meeting these standards.

**Exterior Finish Materials.** Sheet pressboard can not be wider than 6 inches. This has been reduced from 8 inches to be consistent with changes to the horizontal siding requirement. A paragraph was added that addresses exterior finish materials on exterior alterations. This will clarify implementation for applicants and planning staff and be consistent with residential exterior alterations. The adopted standards require exterior alterations to match the existing materials of the rest of the building. Only if these materials do not meet the exterior finish materials standard can other materials that do meet the standard be used. Currently, exterior alterations may choice to use exterior materials that match the rest of the house if the materials meet the standards, but they are not required to and have the option to use any material that meets the standards.

**Roof-Mounted Equipment.** Currently, this standard does not offer objective criteria to determine that the roof-mounted equipment is not visible from the recreational trails or sidewalks of right-of-ways adjacent to the site. The proposed amendment gives three options using screening or setbacks to ensure the standard is met.

g3. Vehicle area screening. Where parking, loading and motor vehicle maneuvering areas are across a local service street from an R1, RH, or RX zone, must be separated from adjacent residentially zoned, there must be lots by a 6 foot wide landscaped area along the street lot line that planted to meets a the L3 high screen standard of Chapter 33.248, Landscaping and Screening. Vehicle areas across a local service street from an RF through R2 zone are subject to the standards of Subsection D. Residential Buffer, above. The 6 foot wide L3 standard must also be provided along street edges of parking, loading and motor vehicle maneuvering areas that are across a local service street from R-zoned land.

**B. Building design standards.** Development outside of historic design zones must meet 4 of the 5 standards in Paragraph 1. Development in nonresidential historic design zones may choose to not meet up to 3 of the applicable standards listed in Paragraphs 1 and 2. Development in residential historic design zones must meet all of the applicable standards listed in Paragraphs 1 and 2. Standards specific to a particular historic design zone or zones are not applicable to development outside those historic design zones.

1. Building design standards.

a**I. Exterior finish materials.**

1. Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard may not be used as exterior finish materials except as secondary finishes if they cover no more than 10 percent of the surface area. Sheet pressboard is pressboard that is more than 5 6 inches wide. Foundation material may be plain concrete or plain concrete block may be used as foundation materials when the foundation material does not extend is not revealed for more than 3 feet. above the finished grade level adjacent to the foundation wall

2. Where there is an exterior alteration to an existing building, the exterior finish materials on the portion of the building being altered or added must visually match the appearance of those on the existing building. However, if the exterior finishes and materials on the existing building do not meet the standards of Paragraph I.1, above, any material that meets the standards of Paragraph I.1 may be used.

b**J. Roof-mounted equipment.** All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from view in one of the following ways. by a parapet or other similar architectural feature. The equipment may not be

~~visible from the recreational trails or from the sidewalks of right-of-ways adjacent to the site.~~ Solar heating panels are exempt from this ~~screening requirement~~ standard.

1. A parapet as tall as the tallest part of the equipment;

2. A screen around the equipment that is as tall as the tallest part of the equipment; or

3. The equipment is set back from the street-facing perimeters of the building 3 feet for each foot of height of the equipment.

## Commentary

**Ground Floor Windows.** The proposed amendments require all proposals to meet the ground floor window requirements for the CX zone rather than the ground floor requirements of the base zones regardless of the distance to the adjacent street. Some of the base zones in this section do not have ground floor window requirements, including the RH zone. In the Albina Community Plan District RH zones may have commercial uses on the first floor. It was never the intention of this standard that these types of development escape the ground floor window requirement.

The CX zone requires all exterior walls on the ground level which face a street lot line, sidewalk, plaza or other public open space to meet the ground floor window requirement. The general standard for all zones require that windows must be at least 50 percent of the length and 25 percent of the ground level wall area.

The proposed amendments also allow developments in the E zones to provide public art as an option to meeting the ground floor window requirements. The public art requirement is from the Industrial Section of the Community Design Standards.

**Finished Exterior Building Materials.** The proposed amendments drop this standard that requires exterior building materials to be finished and two or more colors or materials to be used in finishing the exterior of the building. This standard is difficult to enforce.

**Large Building Elevations Divided into Smaller Areas.** These amendments drop this standard. The Planning Commission felt that the 750 sq. ft. threshold to break the facade into smaller planes was too small and would result in designs where the facade had a number of contrived "bumps" and recessions. When discussing this standard the testing committee talked about the importance of trim, headers and sills on the upper story windows to add interest to the top portion of the building, but nothing was recommended.

**Distinct Ground Floor.** The Landmarks and Design Commissions recommend requiring this standard, that is currently only applied to historic resources, to all buildings greater than 30 ft. high. Design review is applied on these zones primary along highly visible transit and pedestrian streets. This standard would result in buildings that create a better pedestrian environment.

There was testimony during the Landmarks and Design Commissions review that advocated buildings have a top, middle, and bottom as part of their designs. This resulted in adding a standard for the base of buildings and a cornice standard for the top of buildings. The distinction of the middle of the building is achieved by requiring the distinct ground floor standard for all buildings, not just historic buildings.

~~c~~**K. Ground floor windows.** ~~All s~~Street-facing elevations ~~of development~~ must meet the Ground Floor Windows Standards of the ~~base~~ CX zone.~~, regardless of the distance to the adjacent street. Base zone exceptions to this requirement which allow buildings set back more than 15 feet to not provide ground floor windows are superseded by this standard. This standard does not apply to development where the ground floor use is residential.~~ As an alternative to providing ground floor windows, proposals in E zones may provide public art if the following conditions are met:

1. The area of the ground level wall that is covered by the art must be equal to the area of window that would have been required;

2. The artist and the specific work or works of art must be approved by the Portland Regional Arts and Cultural Council; and

3. The art must be composed of permanent materials permanently affixed to the building. Acceptable permanent materials include metal, glass, stone, and fired ceramics.

~~d. All exterior building materials must be finished. Two or more colors or materials must be used in finishing the exterior of the building. All metal trim such as gutters used on the exterior of the building must be anodized or painted. Galvanized or coated sheet metal may not be left unfinished. Wood may be painted, stained or covered with a clear water repellent coating.~~

~~e Structures with walls with more than 1,500 square feet must incorporate fascias, canopies, arcades, building setbacks of 3 feet or more or other multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces must visually be divided by such features into areas of 750 square feet or less.~~

**L. Distinct ground floor**. This standard applies to buildings that have any floor area in non-residential uses. The ground level of the primary structure must be visually distinct from upper stories. This separation may be provided by:

1. A cornice above the ground level;

2. An arcade;

3. Changes in material or texture; or

4. A row of clerestory windows on the building's street facing elevation.

***(moved from the Additional Standards for Historic Resources subsection)***

## Commentary

**Roofs.** The Landmarks and Design Commissions added a requirement that roofs with a slope of less than 6/12 must have a two-part cornice that projects at least 6 inches. The height of the cornice varies with the height of the building. This standard will ensure that all buildings have a clear top.

**Base of Buildings.** The Landmarks and Design Commissions added a requirement that all buildings must have a base distinguished from the rest of the building by a different color or material. This standard will ensure that all buildings have a clear bottom.

**Top, Middle, and Bottom.** There was testimony during the Landmarks and Design Commissions review that advocated buildings have a top, middle, and bottom as part of their designs. This resulted in adding a standard for the base of buildings and a cornice standard for the top of buildings. The distinction of the middle of the building is achieved by requiring the distinct ground floor standard for all buildings.

**M. Roofs.** Buildings must have either:

1. A sloped roof with a pitch no flatter than 6/12; or

2. A roof with a pitch of less than 6/12 and a cornice that meets the following:

   a. There must be two parts to the cornice. The top part of the cornice must project at least 6 inches from the face of the building and be at least 2 inches further from the face of the building than the bottom part of the cornice. See Figure 295-2.

   b. The height of the cornice is based on the height of the building as follows:

      (1) Buildings 10 feet or less in height must have a cornice at least 12 inches high.

      (2) Buildings greater than 10 feet and less than 30 feet in height must have a cornice at least 18 inches high.

      (3) Buildings 30 feet or greater in height must have a cornice at least 24 inches high.

**N. Base of buildings.** Buildings must have a base on all street-facing elevations. The base must be at least 2 feet above grade and be distinguished from the rest of the building by a different color or material.

## Commentary

**Zero Setback.** The proposed amendment exempts historic residential projects from a required street lot line setback of zero. The zoning code also gives residential developments the option of not meeting the zero setback requirement in order to provide a buffer to residential units located on the ground floor.

**Exterior Siding.** The proposed amendments to this standard reflect proposed changes to the allowable width of horizontal siding in other sections. All standards that address horizontal siding prohibit horizontal siding to be composed of boards wider than 6 inches. To keep this dimension consistent throughout the community design standards the maximum width of 4 inches in this standard has been increased to 6 inches. This new width will not sacrifice the quality or compatibility of new development in conservation districts.

The revised standard drops the requirement that horizontal siding must be painted. This allows for other treatments such as staining.

"Use of cast stone and brick on building exteriors is encouraged" is not an objective standard and has been deleted.

**Distinct Ground Floor.** The Landmarks and Design Commissions recommend requiring this standard, that is currently only applied to historic resources, to all buildings. There was testimony during the Landmarks and Design Commissions review that advocated buildings have a top, middle, and bottom as part of their designs. This resulted in adding a standard for the base of buildings and a cornice standard for the top of buildings. The distinction of the middle of the building is achieved by requiring the distinct ground floor standard for all buildings, not just historic buildings.

**Building Features to be Retained.** The current standard has been modified to exclude building features that are not original to the building and drops some of the features which were particularly hard to enforce because their replacement did not require a building permit; doors, windows and exterior siding.

~~2~~**O. Additional ~~building design~~ standards ~~applicable in historic design zones~~ for historic resources.** The following standards are additional requirements for conservation districts and conservation landmarks**.**

~~a~~1. Zero setbacks. For structures where none of the floor area is in residential use, ~~N~~no setback is permitted from the street lot line~~s~~. ~~When a s~~Site~~s~~ that have more than one street lot line ~~abuts 2 or more streets development is required only to~~ must meet this standard ~~on~~ along two ~~frontages~~ street lot lines.

~~b~~2. Exterior siding.

~~When using wood products for siding use shingles, or painted horizontal siding, not shakes. Horizontal siding used must be shiplap or clapboard siding composed of 3 to 4 inch wide boards, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 4 inches or less in width. Plywood and pressboard panels are not allowed exterior finish material but composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product used is less than 4 inches wide. Stop the siding material used at window and door trim edges. Use of cast stone and brick on building exteriors is encouraged.~~

a. Where wood products are used for siding, the siding must be shingles, or horizontal siding, not shakes.

b. Where horizontal siding is used, it must be shiplap or clapboard siding composed of wooden boards with a reveal of 3 to 6 inches, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 6 inches or less in width.

c. The siding material may not cover the window and door trim.

~~c. The ground level of primary structures must be distinctly separated visually from upper stories. This may be done through introduction of a cornice above the ground level, establishment of an arcade, changes in material or texture, or development of a band of clerestory windows on the building's street facing elevation.~~ ***(moved to the general standards for this section)***

~~d~~3. Building features to be retained. In RH zones ~~certain building features of an existing structure which are on a street facing elevation must be retained as part of any project which is altering the structure.~~ the following building features on street-facing elevations ~~Building features which~~ must be retained. ~~are~~ Building features that are not original to the building are exempt from this standards:

a. ~~e~~Entrances; ~~doors, windows; exterior siding~~

b. ~~and the following projecting features:~~ Front porches;

c. ~~b~~Balconies;

d. ~~b~~Bay windows; and

e. ~~d~~Dormers ~~and dormer windows.~~

## Commentary

**Arched Windows in the Russell Street Conservation District.** The proposed amendments clarify that the arch form of the window must be at the top. This is a characteristic that is common in many buildings in the Russell Street Conservation District.

~~e~~4. Ground level glass. All glass in ground level street-facing windows and doors must be clear or ornamental stained glass. Restrooms may have ~~R~~reflective or opaque glass. ~~glazed surfaces are allowed for restrooms only~~.

~~f~~5. Clerestory windows. ~~Provide~~ There must be clerestory windows above all windows and doors on the ground floor of ~~a~~ street-facing ~~building~~ elevations of buildings or parts of buildings ~~housing~~ with commercial uses.

~~g~~6. Parapets. Flat roofs must be surrounded by a parapet ~~that is~~ at least 18 inches in height.

~~h~~7. Arched windows in Russell Street. In the Russell Street ~~Historic Design Zone~~ Conservation District, all top floor windows on ~~the~~ street-facing elevations ~~of the building's top floor~~ must ~~incorporate~~ have an ~~round~~ arch ~~form in~~ at the top of their window framing.

~~i~~8. Red brick in Russell Street and Mississippi Avenue. In the Mississippi Avenue and Russell Street ~~Historic Design Zones~~ Conservation Districts, street-facing ~~building facades~~ elevations ~~are to~~ must be red brick or a combination of block (basalt or cast stone) and red brick. Up to 20 percent of the facade may be stone or precast concrete.

~~j~~9. Cast stone in Kenton. In the Kenton ~~Historic Design Zone~~ Conservation District ~~all~~ new buildings in commercial zones must ~~use~~ have cast stone on their street facing elevations. At least 50 percent of the total exterior wall surface of these elevations must be cast stone.

~~k~~10. Wood facades in Woodlawn. In the Woodlawn Conservation District, ~~C~~commercial buildings and commercial portions of mixed use buildings must ~~use~~ have wood as their exterior finish material on their street facing elevations.

~~l~~11. Facade height in Russell Street, Woodlawn, and Piedmont. In the Russell Street, Woodlawn and Piedmont ~~Historic Design Zones~~ Conservation Districts, the street-facing elevations of commercial and mixed use buildings ~~street facing elevations~~ must be at least 20 feet in height.

12. Woodlawn street pattern. Buildings may not be in the vacated portions of the angled street pattern in the Woodlawn Conservation District.
***(moved here from site design)***

## Commentary

**Primary Structures in I Zones.** This section will be used for proposals in the industrial zones. There are no changes that affect what projects will use these standards.

**Underground Utility Lines.** The proposed amendments drop this standard. The Bureau of Planning has no ability to enforce this standard. Case studies show this standard is not being met.

**Foundation Landscaping / Arcade Options.** The proposed amendments replace this standard with the building placement and the street standard. (See next page)

**33.295.1~~20~~50 Standards for ~~Structures in~~ I Zones**

The standards ~~applicable~~ of this section apply to development of all structures in the I zones. ~~are listed in this section.~~ These standards also apply to exterior alterations in these zones. ~~Applicants not wishing to comply with the standards of this chapter must seek approval of their project through a design review procedure.~~

~~**A. Site design standards.** Development must meet all of the standards in this subsection.~~

~~1. Landscape and site design.~~

~~a. For new developments utility lines that connect main utility lines to the development must be underground within the site.~~

~~b. All primary structure elevations that face a right-of-way must have landscaping along their foundation or be provided with an arcade. When landscaping is provided along the foundation it must be at least 3 feet deep and meet the L2 standard of Chapter 33.248, Landscaping and Screening. Masonry walls or berms may not be substituted for required low shrubs. However, flowers may be substituted for the required low shrubs. Landscaping along foundations need not include trees. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians to the building. The L2 landscaped area may be moved to the outer edge of a porch when a porch is provided. An arcade is a part of the primary structure that meets the following requirements:~~

~~(1) The arcade must be at least 6 feet deep between the front elevation and the parallel building wall;~~

~~(2) The arcade must consist of a series of arched openings that are each at least 6 feet wide and which run the full length of the street facing elevation;~~

~~(3) The arcade elevation facing a street must be at least 16 feet in height and at least 25 percent solid, and may be up to 50 percent solid;~~

~~(4) The arcade must be open to the air on 3 sides, none of the arcade's street facing or end openings may be blocked with glass, lattice, glass block or any other material; and~~

~~(5) Each dwelling that occupies space adjacent to the arcade must have its main entrance opening into the arcade.~~

# Commentary

**Building Placement and the Street**. Currently, there are two options that all developments must meet: a foundation landscaping standard or an arcade standard and other standards that address the building placement are scattered throughout the section. The proposed amendments re-format this standard, provide an additional option of a hard-surface sidewalk extension, and clarify that buildings with zero setbacks are exempt from these standards.

Summary of standard with proposed amendments:

Street-facing elevations of all types of development must meet one of the following four options for building placement and treatment between the building and the street.

1) Zero Setback;

2) Foundation landscaping that is at least 3 ft. wide;

3) Arcade; or

4) Hard-surface extension of the sidewalk.

Another change allows applicants to use more than one option in any development. For example the building may have a zero setback along one street lot line and foundation landscaping along another. These changes allow more flexibility in the building design.

**Foundation Landscaping Option.** The current foundation landscaping standard calls for planting along the foundation that meet the L2, low screen, requirement of the zoning code. The proposed amendments replaces the L2 requirement of a continuous screen 3 feet high and 95 percent opaque year around to at least (1) three-gallon shrub for every 3 lineal feet of foundation. This will give the applicant more flexibility.

**Arcade Option.** The arcade option for development in mixed use and industrial zones has been modified. (The arcade standard has been dropped in the multi-dwelling section.) The proposed amendments drop the requirement that the openings of the arcade must be arched as well as the requirement that each dwelling that occupies space adjacent to the arcade must have its main entrance opening into the arcade. Both of these requirements were cumbersome to meet. There have not been any projects that have used the arcade option to meet the community design standards.

**A. Building placement and the street.** Landscaping, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and the street. All street-facing elevations must meet one of the following options.

Structures built to the street lot line are exempt from the requirements of this subsection. Where there is more than one street lot line, only those frontages where the structure is built to the street lot line are exempt from the requirements of this paragraph.

1. Foundation landscaping. All street-facing elevations must have landscaping along their foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

   a. The landscaped area must be at least 3 feet wide;

   b. There must be at least (1) three-gallon shrub for every 3 lineal feet of foundation; and

   c. Ground cover plants must fully cover the remainder of the landscaped area.

2. Arcade option. All street-facing elevations must have ~~A~~an arcade ~~is a part of the primary structure~~ that meets the following requirements:

   ~~(1)~~ a. The arcade must be at least 6 feet deep between the front elevation and the parallel building wall;

   ~~(2)~~ b. The arcade must consist of ~~a series of arched~~ openings that are ~~each~~ at least 6 feet wide and which run the full length of the street facing elevation;

   ~~(3)~~ c. The arcade elevation facing a street must be at least ~~16~~ 14 feet in height and at least 25 percent solid, but no more than ~~and may be up to~~ 50 percent solid; and

   ~~(4)~~ d. The arcade must be open to the air on ~~3~~ three sides; none of the arcade's street facing or end openings may be blocked with walls, glass, lattice, glass block or any other material~~; and~~

   ~~(5) Each dwelling that occupies space adjacent to the arcade must have its main entrance opening into the arcade.~~

## Commentary

**Hard-Surface Sidewalk Extension.** This is a new option that allows applicants to provide a hard-surface area that is an extension to the sidewalk. If the area between the building wall and the street lot line is over 100 sq. ft. then the applicant is required to provide sidewalk amenities. If the building wall is less than 2 feet from the street lot line there is not enough room to provide these amenities without going into the public right-of-way. In these situations the development is exempt from the requirement. The list of amenities to choose from are the same as those required in the Gateway Plan District. A landscaped planter was added to this list in order to be consistent with the Gateway Plan District.

**Outdoor Storage.** Outdoor storage is allowed in all industrial zones. The Landmarks and Design Commissions reviewed the outdoor storage screening requirements of these base zones and decided that they were adequate to mitigate the negative impacts of outdoor storage.

**Signs.** Currently, the standard prohibits signs visible from any c, p, or n overlay zone located within 1,000 feet of the development site or from any regional trafficway. From the permit center it is difficult to determine if this standard is being met. The proposed amendment prohibits signs with a sign face area of over 32 square feet *to face* an abutting regional trafficway or any c, p, or n overlay zone located within 1,000 feet of the development site. This change does not affect the intent of the standard and will ease implementation.

3. Hard-surface sidewalk extension option. The area between the building and the street lot line must be hard-surfaced for use by pedestrians as an extension of the sidewalk.

a. The building walls may be set back no more than 10 feet from the street lot line.

b. For each 100 square feet of hard-surface area between the building and the street lot line at least one of the following amenities must be provided. Structures built within 2 feet of the street lot line are exempt from the requirements of this paragraph.

(1) A bench or other seating;

(2) A tree;

(3) A landscape planter;

(4) A drinking fountain;

(5) A kiosk.

~~c~~**B. Landscape coverage.** On sites outside ~~historic design zones~~ conservation districts, at least 15 percent of the total site area must be landscaped. Other required landscaping ~~requirements for a development~~ may ~~be~~ count~~ed~~ toward ~~the 15 percent~~ this requirement. ~~However, the total amount of landscaped area required from this provision in combination with other requirements may be greater than the 15 percent minimum.~~

~~c. Outdoor storage is not allowed.~~

~~c~~**C. Signs.** ~~Development~~ Proposals in ~~C and E~~ I zones must meet the sign regulations of the CM zone. Signs with a sign face area of over 32 square feet may not face an abutting regional trafficway or any Environmental Protection Overlay Zone, Environmental Conservation Overlay Zone, or River Natural Greenway Overlay Zone that is ~~may not be visible from any c, p, or n overlay zone located~~ within 1,000 feet of the ~~development site~~ proposed site. ~~or from any regional trafficway.~~

## Commentary

**Reinforce the Corner.** The sense of enclosure standard has been renamed to make it easier to understand. Currently, there are seven development criteria that must be met in order to comply with this standard. To reduce the complexity of this standard the proposed amendments drop the following criteria for the following reasons.

- Landscaping between the property line and the building (this is covered under the building placement and the street standard- buildings may opt to have zero setback, an arcade, or provide pedestrian amenities);
- Locating the corner of the building at or within 10 feet of at least one corner of the lot (the structure must be within 10 feet of both street lot lines- this means the corner can be no more than 14.14 feet from the corner of the lot); and
- Building the exterior right-of-way facing walls at least 20 feet high at all locations within 40 feet of the corner (Landmarks and Design Commissions recommend that all buildings in the C and E zones be at least 16 feet high.)

Parking weakens the sense of enclosure at corners. A requirement that no parking be allowed within 40' of the corner has been added to this standard. This was also a recommendation found in *Building Blocks for Outer Southeast Neighborhoods* by Portland Community Design.

**Pedestrian Standards.** The proposed amendments require development proposals to meet the requirements of the new pedestrian base standard that were adopted as part of the Transportation Planning Rule (TPR) code amendments. Because the TPR amendments do not require the pedestrian standards in industrial zones the community design standards will require industrial proposals to meet the pedestrian standards for the E zones. Industrial zones that require design review should be required to meet pedestrian standards.

b**D. Sense of Enclosure. Reinforce the corner.** sense of enclosure at intersections in two situations. Where two or more streets On sites within a pedestrian district or with at least two frontages on the corner where two city walkways meet: designated as pedestrian paths cross and at all intersections within designated pedestrian districts. Reinforce the intersection by:

(1)1. Locating the street facing exterior walls of The primary structures on corner lots at the property lines or must be within 10 feet of the property lines both street lot lines. If Where a site has more than 1 one corner, this requirement must be met on at least 1 of the site's only one corners;

(2) Landscaping to the L1 standard of Chapter 33.248 if the building is setback from the property line in the space between the building and the sidewalk;

(3) Locating the corner of the building at or within 10 feet of at least 1 corner of the lot;

(4)2. Building aAt least 1 one of the street-facing exterior facades walls to must be at least 40 feet long;

(5)3. Building tThe highest point of the building's street-facing elevations at a location must be within 25 feet of the corner; and

(6) Building the exterior right-of-way facing walls at least 20 feet high at all locations within 40 feet of the corner; and

(7)4. Locating the A main building entrance must be on a street-facing wall and either at the corner, or within 25 feet of the corner. The main building entrance is the entrance that most visitors and tenants are expected to use. It is the widest entrance of those provided. Where the building has a series of separate entrances only 1 such entrance need be within 25 feet of the corner.

5. There is no parking within 40 feet of the corner.

2. Main entrance.

a**E. Pedestrian standards. access to Main entrance**s of Buildings that include any–non-residential developments along and are on a transit street, transitway or pedestrian path, or within a pedestrian district must meet requirements listed below.the pedestrian standards of the Employment Zones. Access to residential uses are not subject to these requirements.

~~(1) The main building entry must be visible from the adjacent transit or pedestrian street; and~~

~~(2) A walkway connection is required between the building's main entry or entries and the street. This walkway must be at least 6 feet wide and be paved with a different material and texture than the material used to pave any parking or motor vehicle maneuvering areas on the site.~~

# Commentary

**Vehicle Areas.** There will be no changes to the vehicle area standards for industrial projects as a result of the Transportation Planning Rule (TPR) code amendments because they do not affect the industrial base zones.

**Building Design Standards.** The proposed amendments don't separate the standards into site design and building design. They also require that all standards must be met. Currently, only about 80% of the building standards have to be met. This is difficult to administer and can result in applicants choosing to not meet an important standard.

The Landmarks and Design Commissions referred this issue to the testing committee who sought to balance 1) the need for some flexibility in the process, 2) affordable housing issues, and 3) the integrity of building and site design. The testing committee came to the following conclusions:

- The standards had been streamlined to the essentials and allowing an applicant to not meet one of them could sacrifice the integrity of the project design.
- The issue of affordability was considered when the SCS were developed as part of the Albina Community Plan. A balance was struck between non-profit/for-profit developers and neighborhoods and the design community. Case studies show that non-profit housing has been built in Albina using the standards. As amendments are made to the standards this balance must continue to be met. Members of the testing committee flagged standards that, from their experience, added considerable cost to projects. Several standards identified were also considered important and worth the additional cost. (Identified as one of the most costly items were the extra drawings required for the standards plan check.)
- The proposed amendments add more options for meeting specific standards. This provides more flexibility for meeting these standards.

**Exterior Finish Materials.** Sheet pressboard can not be wider than 6 inches. This has been reduced from 8 inches to be consistent with changes to the horizontal siding requirement. A paragraph was added that addresses exterior finish materials on exterior alterations. This will clarify implementation for applicants and planning staff and be consistent with residential exterior alterations. The amendments require exterior alterations to match the existing materials of the rest of the building. Only if these materials do not meet the exterior finish materials standard can other materials that do meet the standard be used. Currently, exterior alterations may choice to use exterior materials that match the rest of the house if the materials meet the standards, but they are not required to and have the option to use any material that meets the standards.

The Landmarks and Design Commissions recommend allowing buildings to use the restricted materials as secondary finishes. There was public testimony to relax this standard and allow the restricted materials to be used on up to 10% of the surface area for the sake of creativity.

~~3~~**F.** ~~Parking~~**. Vehicle areas.**

1. Parking between building and street. There may be only one ~~No more than 1~~ double-loaded aisle of parking ~~is allowed~~ between the building and ~~the perimeter landscaping that buffers the parking area from the sidewalk and adjacent~~ any street.

2. Parking lot coverage. No more than 50 percent of the ~~project's~~ site may be used for ~~motor~~ vehicle areas. ~~parking, and maneuvering.~~

~~**B. Building design standards.** Development outside of historic design zones must meet 4 of the 5 standards in Paragraph 1. Development in historic design zones may choose to not meet up to 3 of the applicable standards listed in Paragraphs 1 and 2. Standards specific to a particular historic design zone or zones are not applicable to development outside those historic design zones.~~

~~1. Building design standards.~~

~~a~~**G. Exterior finish materials.**

1. Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard may not be used as exterior finish materials except as secondary finishes if they cover no more than 10 percent of the surface area. Sheet pressboard is pressboard that is more than ~~5~~ 6 inches wide. Foundation material may be plain concrete or plain concrete block ~~may be used as foundation materials~~ when the foundation material ~~does not extend~~ is not revealed for more than 3 feet. ~~above the finished grade level adjacent to the foundation wall~~

2. Where there is an exterior alteration to an existing building, the exterior finish materials on the portion of the building being altered or added must visually match the appearance of those on the existing building. However, if the exterior finishes and materials on the existing building do not meet the standards of Paragraph G.1, above, any material that meets the standards of Paragraph G.1 may be used.

## Commentary

**Roof-Mounted Equipment.** Currently, this standard does not offer objective criteria to determine that the roof-mounted equipment is not visible from the recreational trails or sidewalks of right-of-ways adjacent to the site. The proposed amendment gives three options using screening or setbacks to ensure the standard is met.

**Ground Floor Windows.** The proposed amendments called for projects in industrial zones to meet the ground floor requirements of the CX zone- to be consistent with the mixed-use section. In the CX zone, exterior walls on the ground level which face a street lot line, sidewalk, plaza, or other public open space or right-of-way must have windows. In EX zones, exterior walls on the ground level which are 20 feet or closer to a street lot line, sidewalk, plaza, or other public open space or right-of-way must have windows. The windows must be at least 50 percent of the length and 25 percent of the ground level wall area.

**Finished Exterior Building Materials.** The proposed amendments drop this standard that requires exterior building materials to be finished and two or more colors or materials to be used in finishing the exterior of the building. This standard is difficult to enforce.

~~b~~**H. Roof-mounted equipment.** All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened ~~from view~~ in one of the following ways.~~by a parapet or other similar architectural feature. The equipment may not be visible from the recreational trails or from the sidewalks of right-of-ways adjacent to the site.~~ Solar heating panels are exempt from this ~~screening requirement~~ standard:

1. A parapet as tall as the tallest part of the equipment;

2. A screen around the equipment that is as tall as the tallest part of the equipment; or

3. The equipment is set back from the street-facing perimeters of the building 3 feet for each foot of height of the equipment.

~~c~~**I. Ground ~~F~~floor ~~W~~windows.** All street-facing elevations of development must meet the Ground Floor Windows Standards ~~requirements~~ of the EX zone. As an alternative to providing ground floor windows, a project may provide public art if the following conditions are met:

~~(1)~~ 1. The area of the ground level wall that is covered by the art must be equal to the area of window that would ~~otherwise~~ have been required;

~~(2)~~ 2. The artist and the specific work or works of art must be ~~is~~ approved by the ~~Portland Metropolitan Arts Commission~~ Portland Regional Arts and Cultural Council; and

~~(3)~~ 3. The art must be ~~is~~ composed of permanent materials permanently affixed to the building. Acceptable permanent materials include metal, glass, stone and fired ceramics.~~materials.~~

~~d. All exterior building materials must be finished. Two or more colors or materials must be used in finishing the exterior of the building. All metal trim such as gutters used on the exterior of the building must be anodized or painted. Galvanized or coated sheet metal may not be left unfinished. Wood may be painted, stained or covered with a clear water repellent coating.~~

~~e~~**J. Large building elevations divided into smaller areas.** ~~Structures with walls with more than 1,500 square feet must incorporate fascias, canopies, arcades, building setbacks of 3 feet or more or other multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces must visually be divided by such features into areas of 750 square feet or less.~~ When the front elevation of a structure is more than 1,500 square feet in area, the elevation must be divided into distinct planes of 750 square feet or less. For the purpose of this standard, areas of wall

that are entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, are also individual building wall planes. This division can be done by:

1. Incorporating fascias, canopies, arcades, or other multidimensional design features to break up large wall surfaces on their street facing elevations, or

2. Setting part of the facade back at least three feet from the rest of the facade.

## Commentary

**Arched Windows in the Russell Street Conservation District.** The proposed amendments clarify that the arch form of the window must be at the top. This is a building feature common in many buildings in the Russell Street Conservation District.

~~2~~**K. Additional ~~building design~~ standards ~~applicable in historic design zones~~ for historic resources.** The following standards are additional requirements for conservation districts and conservation landmarks**.**

~~a~~1. Zero setbacks. No setback is permitted from the street lot line~~s~~. ~~When a s~~Site~~s~~ that have more than one street lot line ~~abuts 2 or more streets development is required only to~~ must meet this standard ~~on~~ along two ~~frontages~~ street lot lines.

~~b~~2. Distinct ground floor. The ground level of the primary structure~~s~~ must be ~~distinctly separated~~ visually distinct from upper stories. This ~~may be done through introduction of~~ separation is provided by:

a. ~~a~~A cornice above the ground level;

b. ~~establishment of a~~An arcade;

c. ~~c~~Changes in material or texture; or

d. ~~development of a band~~ A row of clerestory windows on the building's street facing elevation.

~~c~~3. Ground level glass. All glass in ground level street-facing windows and doors must be clear or ornamental stained glass. Restrooms may have ~~R~~reflective or opaque glass. ~~glazed surfaces are allowed for restrooms only~~.

~~e~~4. Clerestory windows. ~~Provide~~ There must be clerestory windows above all windows and doors on the ground floor of ~~a~~ street-facing ~~building~~ elevations of buildings or parts of buildings ~~housing~~ with commercial uses.

~~d~~5. Parapets. Flat roofs must be surrounded by a parapet ~~that is~~ at least 18 inches in height.

~~f~~6. Arched windows in Russell Street. In the Russell Street ~~Historic Design Zone~~ Conservation District, all top floor windows on ~~the~~ street-facing elevations ~~of the building's top floor~~ must ~~incorporate~~ have an ~~round~~ arch ~~form in~~ at the top of their window framing.

~~g~~7. Red brick in Russell Street and Mississippi Avenue. In the Mississippi Avenue and Russell Street ~~Historic Design Zones~~ Conservation Districts, street-facing ~~building facades~~ elevations ~~are to~~ must be red brick or a combination of block (basalt or cast stone) and red brick. Up to 20 percent of the facade may be stone or precast concrete.

~~h~~8. Facade height in Russell Street. In the Russell Street ~~Historic Design Zone~~ Conservation District, the street-facing elevations of commercial and mixed use ~~structures~~ buildings ~~street facing elevations~~ must be at least 20 feet in height.

# Appendices

# Appendix A:
# Memorandums from the Bureau of Planning to the City Council—
## August 29, 1997 & September 3, 1997

# Appendix B: Supplemental Compatibility Standards Case Studies

Between October 1993 and March 1995 approximately 25 projects went through a supplemental compatibility standards plan check. In order to determine how well these projects have met the intent of the standards, an analysis of 20 finished projects was done. Each case study includes a photograph of the finished project, a description and value of the project, a summary of the supplemental compatibility standards that had to be met for each project, and a conclusion that evaluates if the project met the intent of the standards.

# Appendix C:
# Implementing Ordinance
# No. 171589