

**AGENDA
DAYTON PLANNING COMMISSION**

DATE: THURSDAY, JANUARY 13, 2020
PLACE: CITY HALL ANNEX, 408 FERRY STREET, DAYTON, OREGON
TIME: 6:30 PM

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE #</u>
A.	CALL TO ORDER	
B.	APPROVAL OF ORDER OF AGENDA	
C.	ELECTION OF OFFICERS	
D.	APPEARANCE OF INTERESTED CITIZENS	
This time is reserved for questions or comments from persons in the audience on any topic.		
E.	APPROVAL OF MINUTES	
	1. January 31, 2019	2-4
	2. October 17, 2019	5-7
E.	WORK SESSION	
	Staff Report – Draft LA2020-01	8-14
	Staff Report – Draft LA2020-02	15-18
	Attachment 1 – Independence Residential Design Standards	19-23
	Attachment 2 – Hillsboro Residential Design Standards	24-27
F.	OTHER BUSINESS	
H.	ADJORN	

Posted: 02/06/2020
By: Cyndi Park, Planning Coordinator

Persons with hearing, visual or manual impairments who wish to participate in the meeting should contact the City of Dayton at least 32 working hours (4 days) prior to the meeting date in order that appropriate communication assistance can be arranged. The Dayton City Hall Annex is accessible to the disabled. Please let us know if you need any special accommodations to attend this meeting.

Next Scheduled Meeting Date
Thursday, March 12, 2020

City of Dayton, PO Box 330, 416 Ferry Street, Dayton Oregon 97114
Phone: (503) 864-2221 Fax: (503) 864-2956
Email: cityofdayton@ci.dayton.or.us Website: www.ci.dayton.or.us

MINUTES
DAYTON PLANNING COMMISSION
DATE CERTAIN CONTINUATION OF JANUARY 10, 2019 MEETING
JANUARY 31, 2019

PRESENT: Ann-Marie Anderson
Jim Maguire
Tim Parsons
Larry Smurthwaite
Gary Wirfs

ABSENT:

STAFF:

Lisa Brosnan, City Planner
Denny Muchmore, City Engineer
Cyndi Park, Librarian/Planning Coordinator

A. CALL TO ORDER

Chairperson Ann-Marie Anderson opened the meeting at 6:35 pm.

B. APPROVAL OF ORDER OF AGENDA

There were no changes to the agenda.

C. APPEARANCE OF INTERESTED CITIZENS

None present for general comments.

D. APPROVAL OF MINUTES

Commissioner MacGuire moved to approve the minutes from November 8, 2018. Seconded by Commissioner Wirfs. Motion carried with all Commissioners voting aye.

E. PUBLIC HEARING

Chair Anderson asked if there were any conflicts of interest to report, none were noted. Several Commissioners have driven by the site, but none of them have gotten out of their cars and walked the lot. Chair Anderson turned the meeting over to City Planner, Lisa Brosnan, to read items from the Staff Report into the record.

City Planner Lisa Brosnan read those items into the record. Brosnan noted that this meeting was a continuation of the meeting that was begun on January 10th. The Staff Report dated 01/24/2019 was developed for this meeting to address the issues with Lot 14's rear lot line, and offered clarification on the park land dedication, and to address citizen concerns about traffic and parking.

The applicant has submitted a new plat of lot 14 that is now in compliance with the code. This meeting will only address the items that have been revised since the last meeting.

The first is traffic circulation. The findings have been amended to indicate that all lots will have access via cul-de-sac other than lots 16 and 17 which will have access from Sweeney St. A traffic control device

is recommended at the intersection of Sweeney and the new street. ODOT, Public Works, and the City Engineer have reviewed the plan and have determined that the layout provides safe, convenient, and direct access for cars, pedestrians, and bicycles as required by Dayton's code.

Brosnan continued. The next item that had been revised since the last meeting was the parkland dedication. It was discovered that during phases one and two of the development of this area, 2.24 acres of parkland was dedicated when only 1.88 acres was required under previous approval. No further dedication is required for approval.

No other changes to the recommended changes of approval have been made.

The Commission has four choices to make at the meeting: approve the application as recommended by staff, approve as modified by the Commission, deny the request, or continue the hearing.

Commissioner Maguire inquired about the sidewalk grant that the City did not get awarded, Ms. Brosnan said that this does not change the conditions of approval. Commissioner Maguire also asked if the parkland dedication had to be usable space under our code. Ms. Brosnan responded that the donation was acceptable under Dayton code. At the time of donation, this land was to be included in the Palmer Creek Trail and was desired as parkland. Denny Muchmore clarified that the land was usable for a natural park under the code.

Commissioner Smurthwaite inquired about the time limit on subdivisions. He wondered how a decision rendered by a different body so many years ago would still apply to the current application with respect to the parkland dedication. Ms. Brosnan explained that this application was originally part of a larger three-phase subdivision, and that the parkland dedication was made for the entire project. As a result, it could not be required twice. Commissioner Smurthwaite then asked about the parking and traffic issues that members of the community spoke of at the last meeting. He would like to see some kind of traffic calming devices included in the conditions of approval for this project.

City Engineer, Denny Muchmore, addressed the Public Works Design Standards. He said that although the stop sign at this subdivision was not specifically mentioned in the conditions of approval, the roads would be required to meet city standards which in this case would require a stop sign at the intersection with the new road and Sweeney St. Marion Ct. was built before the current standards were in place. Other traffic calming devices would require intervention by the City Council and might not be legal to require of this development.

Commissioner Smurthwaite wondered if the Commission could require some traffic calming device as part of the decision before them because there were statements about traffic safety included in the decision. The Planner and Engineer did not believe that this could be included in the decision, but that it could be proposed to the City Council, however, the Council would not be able to enforce more stringent restrictions on this application than those that were on the books before their application was accepted.

Chair Anderson invited the applicant to speak. Darrick Price of 521 Ferry St, Dayton, on behalf of Fishbone Construction and Tom and Pieper Sweeney thanked the Commission for allowing him to speak again. He assured the Commission that he and the members of his team had taken very seriously their concerns about the original plat and had reworked the areas needed and made sure that everything in the current submission was correct under the code. He thanked the Commission for their time.

Sandra Utt, who had signed in, declined to speak.

Chair Anderson called for any members of the public that would like to speak either for or against the

project to come forward, none did.

Commissioner Maguire asked about lots 15, 16, and 17 and whether all three would have vehicle access via Sweeney St. Darrick Price clarified that all three homes would have front doors facing Sweeney, lots 16 and 17 would have access off of Sweeney, lot 15 would have a side garage with access via “Street A.”

Chair Anderson closed the public hearing at 7:10 p.m. She asked for discussion amongst the Commission. Commissioner Maguire thanked the applicant for addressing the issues that had been identified in the last meeting. He let the applicant know that he appreciated the fact that it appears as though they are trying to build quality housing that is affordable and quality and that he feels that is important for the community.

Commissioner Wirfs asked about the “Safe Routes to School” grant, and clarified that the original language of the Conditions of Approval would stand. Planner Brosnan agree that yes, the original language would be in place.

Chair Anderson asked for a motion for a motion on the application. Commissioner Parsons moved that the Commission recommend approval of the application as amended. Commissioner Maguire seconded.

Chair Anderson asked for any discussion of the motion, hearing none she called for a vote.

The vote was unanimous, all Commissioners voted Yes.

G. OTHER BUSINESS

Renata Wakeley from the Willamette Council of Governments (COG) spoke to the group about the functions of COG. She highlighted the training opportunities that are available to the Commission.

H. ADJOURN

There being no further business, Commissioner Parsons moved to adjourn, seconded by Commissioner Maguire. The meeting adjourned at 7:20 pm.

Respectfully submitted:

APPROVED BY PLANNING COMMISSION
on

As Written **As Amended**

By: Cyndi Park
Librarian/Planning Coordinator

MINUTES
JOINT DAYTON PLANNING COMMISSION
AND HISTORIC PRESERVATION COMMITTEE
MEETING OCTOBER 17, 2019

PRESENT: Ann-Marie Anderson

Judy Gerrard

Tim Parsons
Jim Maguire

Kelly Haverkate
Kim Courtin

Larry Smurthwaite
Gary Wirfs

Dave Hargett
Wayne Herring

ABSENT:

STAFF:

Jim Jack, Senior Planner
Cyndi Park,
Coordinator

Librarian/Planning

A. CALL TO ORDER

Chairperson Ann-Marie Anderson opened the meeting at 6:33 pm.

B. APPROVAL OF ORDER OF AGENDA

There were no changes to the agenda.

C. APPEARANCE OF INTERESTED CITIZENS

None present for general comments.

D. PUBLIC HEARING

The Planning Commission, in consultation with the Historic Preservation Committee, will hold a public hearing to consider proposed legislative amendments to the Dayton Land Use and Development Code (LUDC).

Chair Anderson turned the meeting over to Jim Jacks, Senior Planner, to go over the Staff Report and Addendums to the Staff Report. Mr. Jacks mentioned that there is no Historic District in Dayton, rather there are Historic Property Overlay Zones wherever there is a historic property. He also clarified that if it was the intention of the City to not allow manufactured or mobile homes to be placed next to historic resources then no changes are needed to the code, however, all existing mobile and manufactured homes would be grandfathered in and not required to be rebuilt or replaced.

Mr. Hargett asked for clarification on the process of changing the code. Mr. Jacks explained that the Planning Commission makes recommendation to the City Council when asked, and at the HPC was being included because of the nature of this proposed change.

Discussion continued about the language that was proposed to be added to the code. This language was written to allow for the possibility that the City might decide to have designated historic districts in the future, but to explain that only Overlay Zones are currently in existence.

Discussion continued through section 7.1.112.03 Definitions. The appropriateness of using “an” before “historic” was discussed. Either “a” or “an” is appropriate, and Dayton can choose which it prefers to use. Most items in this section were simple housekeeping and did not require discussion.

There were no proposed changes to 7.2.112.04.

The proposed changes to 7.2.112.05 were for clarification purpose and did not require discussion.

The group discussed proposed section 7.3.101.04 E. City Council Action. The consensus was that the Commission considers the Committee to be the authority on historic homes and resources and would invite them to offer their opinion on matters before the Commission makes their recommendations to the City Council.

The group decided not to make the HPC the body that holds quasi-judicial hearings on matters under 7.2.112.06 – Demolition and Moving, but to leave the PC as the quasi-judicial body. Moving forward, the HPC will be required to provide a written recommendation to the PC based on the approval criteria in the code for the movement or demolition of a historic resource. Decision criteria will be called “Approval Criteria” to standardize the code language. Section E, Decision Criteria, the group agreed to change the language to: To approve the application to move or demolish a Designated Landmark, the Planning Commission must find that one of the following criteria are met. Previous wording read like perhaps more than one criterion needed to be met for approval.

Section K mentions advertising in in local and state newspapers of general circulation, and Commissioner Maguire questioned whether this was still relevant to today’s audience, Mr. Jacks clarified that most paper publications include notices on their websites as well.

7.2.112.07 Exterior alteration and new construction – Committee Member Courtin pointed out that section C needed to read...” the Historic Preservation Committee must review that application...to be consistent with the other language in the section. Commissioner Maguire pointed out that section E needed to have “disapprove” changed to “denied” keeping the language throughout consistent. Members of the HPC requested that Mr. Jacks check with Kuri Gill in the State Historic Preservation Office to get her thoughts on Section H, Building Code Leniency before any substantive changes are made to that section.

No comments were made on sections 7.2.112.08 or 7.2.112.09.

Section 7.2.112.10 Enforcement of state preservation laws – Mr. Jacks introduced this section, and discussion ensued on how the issue of disallowing a mobile or manufactured home came to the attention of City Council. Because Dayton doesn’t have a historic district, there was a concern that mobile or manufactured homes might be allowed to be built downtown.

Mr. Jacks explained a bit of the history of housing laws in Oregon and how mobile and manufactured homes came to be allowed to be built in any residential zoned areas. Commissioner Maguire mentioned that the City does have the option to adopt design standards which would address the exterior issues associated with placing a residence next to a designated property. Commissioner Smurthwaite is deeply concerned about the shortage of affordable housing and does not believe that manufactured homes deserve the stigma that they are sometimes associated with. The group discussed due diligence and buyer responsibility.

Committee Chair Gerard encouraged the group to begin looking at the adjoining vs adjacent issue of 7.2.404. Mr. Jacks explained each of the scenarios included in the Addendum to the Staff Report, which

included illustrations. Although not all members of the group agreed that the City should be able to impose restrictions banning mobile or manufactured homes from any privately-owned lots in town, they agreed to examine the scenarios and offer their opinions on each. Discussion began on each scenario, individually, and then to an overall discussion of what parts of “designated landmarks” should be of concern. The group agreed that only the front, or street side of a designated landmark, and depending on how it is oriented on its lot, perhaps the side of a designated landmark should be considered when imposing any kinds of restrictions. The consensus of the group was to approve scenarios 2, 3, & 4 in the Addendum as written, with an agreement that they would help to address city-wide residential design guidelines in the future. Scenario #1 would need to be updated to include language about the direction in which the homes were oriented in relation to the street.

Some additional housekeeping items were discussed, including the removal of references to “historic district” which should be “historic overlay zone” and whether residences should be referred to as “historic” or historical.” As long as the wording is consistent, the group was fine with either. Committee Chair Gerard commended Mr. Jacks on the history that he had included in the Staff Report for the meeting. The Historic Preservation Committee is hopeful that the Planning Commission will consider sign guidelines as part of the overall design standards of the City, where possible. Mr. Jacks provided some historical and legal references for residential and commercial design standards. The group briefly discussed the comments made by SHPO in Addendum 2.

Planning Commission Chair Anderson closed the public hearing at 9:34 p.m.

Commissioner Maguire moved that the Commission adopt the Staff Report and move that the City Council approve the proposed amendments with the changes prescribed by this meeting. Votes in favor: Anderson, Maguire. Parsons, Wirfs. Votes opposed: Smuthwaite.

H. ADJOURN

There being no further business, the meeting adjourned at 9:41 pm.

Respectfully submitted:

APPROVED BY PLANNING COMMISSION
on

As Written **As Amended**

By: Cyndi Park

Librarian/Planning Coordinator

CITY OF DAYTON

416 Ferry Street – P. O. Box 339
Dayton, OR 97114-0039
503-864-2221 fax 503-864-2956

STAFF REPORT

PLANNING COMMISSION – MARCH 18, 2020

***** DRAFT FOR PLANNING COMMISSION DISCUSSION AT 2/13/20 WORK SESSION *****

REPORT DATE: March 11, 2020

FILE NUMBER: LA 2020-01 (Legislative Amendment)

APPLICANT: City of Dayton

REQUEST: Amend the Dayton Development Code, Accessory Dwellings Units, to Delete the Off-street Parking Requirement.

PROPERTY:

<u>Tax Lot</u>	<u>Size</u>	<u>Zoning</u>
Citywide	NA	Residential Zones, R-1, R-2, R-3, CR.

ZONING: Residential Zones, R-1, R-2, R-3, CR.

SURROUNDING ZONING: North: NA
South: NA
East: NA
West: NA

CURRENT USE: NA

CRITERIA: Dayton Land Use and Development Code (LUDC)
Section 7.3.112.03: Criteria to Amend Development Code Text

I. PURPOSE

The purpose of this staff report is to provide the Planning Commission with information related to the 2019 Legislature’s HB 2001 which prohibits local governments from requiring off-street parking and owner occupancy for Accessory Dwelling Units (ADU).

The staff report includes background on HB 2001, the proposed change to the LUDC, a “mark-up” copy of the language to be changed and findings to support the proposed amendment.

II. PROCESS

The proposed amendments constitute a legislative change to the LUDC and are processed as a legislative Type IV land use action. The highly prescriptive requirements of a quasi-judicial process do not apply to the legislative process, e.g., ex-parte contact is allowed.

The LUDC Type IV process set forth in Section 7.3.203.01, Type IV Initiation, requires a Type IV process to be initiated by a majority of the City Council, a majority of the Planning Commission or by a recommendation by the City Manager subject to majority approval by Planning Commission or the City Council. At the Planning Commission's work session on February 13, 2020 the Commission passed a motion confirming the City Manager's initiation of the amendment process.

The staff recommendation on page 7 recommends the Commission pass a motion stating the recommendation of the Planning Commission regarding the amendments.

The LUDC, Section 7.3.203, Type IV Actions, does not require a notice of the Planning Commission and City Council public hearings for a Type IV land use action to be published in a newspaper of general circulation in the City, nor does it require a mailed notice to each property owner.

III. BACKGROUND

The 2019 Legislature passed House Bill 2001 wherein Section 7, among other things, prohibits cities of 2,500 or greater population to require off-street parking or owner occupancy for ADU's in all residential zoned property with a detached single family dwelling. In Oregon 105 cities are over 2,500 population. Dayton's population was estimated by the Oregon Population Research Center to be 2,740 as of 7/1/19.

The Bill requires the amended provisions to be effective by January 1, 2020. Where a city's amendments are not effective on January 1, 2020, a city cannot require the off-street parking and ownership requirements. Thus, if an ADU were proposed in Dayton, it would not be required to provide off-street parking nor would the owner be required to live in one of the units.

Section 7 of HB 2001 amended ORS 197.312(5) and (6) to read:

(5)(a) A city with a population greater than 2,500 or a county with a population greater than 15,000 shall allow in areas within the urban growth boundary that are zoned for detached single family dwellings the development of at least one accessory dwelling unit for each detached single family dwelling, subject to reasonable local regulations relating to siting and design.

(b) As used in this subsection:

(A) "Accessory dwelling unit" means an interior, attached or detached residential structure that is used in connection with or that is accessory to a single-family dwelling.

(B) "Reasonable local regulations relating to siting and design" does not include owner occupancy requirements of either the primary or accessory structure or requirements to construct additional off-street parking. (emphasis added)

(6) Subsection (5) of this section does not prohibit local governments from regulating vacation occupancies, as defined in ORS 90.100, to require owner-occupancy or off-street parking.

In 2018 the City amended the LUDC to amend the then existing ADU provisions (Ord. 642, effective July 2, 2018) to, among other requirements, provide 1 off-street parking space for an ADU. The City did not include a requirement that either the primary dwelling or the ADU be owner occupied. Due to HB 2001 the existing off-street parking requirement must be deleted from the LUDC.

IV. PROPOSED AMENDMENTS – AMENDMENT LISTED

The LUDC is organized such that ADU's are shown as a permitted use in each residential zone and the ADU standards are in Section 7.2.4, Supplemental Standards For Special Uses, and the individual standards are in Subsections 7.2.402, A – I.

The following lists the proposed amendment to the LUDC. The only proposed amendment is to Subsection I.

1. 7.2.402, I, ADU Standards, Parking. Propose adding language stating that parking for an ADU is not required. Propose deleting the 1-space off-street parking requirement at 7.2.402, I. Propose clarifying that where a developer chooses to provide off-street parking, the existing parking standards in LUDC 17.2.203, Off-Street Parking and Loading, and in Subsection I, regarding access, be retained.

V. PROPOSED AMENDMENTS – MARK-UP VERSION

The following shows the current language in Section 7.2.402, A – I, Accessory Dwelling Unit in Times New Roman font. The proposed amendments are shown in ~~strikeout~~ for language proposed to be deleted and in ***bold italics*** for language proposed to be added.

7.2.4 SUPPLEMENTAL STANDARDS FOR SPECIAL USES

7.2.402 ACCESSORY DWELLING UNIT

Where permitted as a special use, an accessory dwelling unit shall meet the following use and development standards: (Amended Effective 06/06/16, Ordinance 633)

- A. Only one accessory dwelling unit is permitted per detached single-family dwelling, in association with a primary residence. (Added ORD 642-Effective 07/02/18)
- B. Location. The accessory dwelling unit shall be located within the side or rear yard, but not in a side yard adjacent to a street. A detached ADU shall be physically separated from the primary residence by a minimum distance of 6 feet. A covered walkway, which contains no habitable space, may connect the two buildings without violation of the setback requirements. (Amended ORD 642-Effective 07/02/18)
- C. Entrance. The entrance to an attached ADU shall not face the street on the same side as the entrance for the primary residence. (Added ORD 642-Effective 07/02/18)
- D. Design. All detached ADU's shall meet the design requirements of Section 7.2.310: Single Family Dwelling Design Standards. Detached ADUs that are more than 15 feet in height shall meet the following standards for the exterior of the ADU: Exterior finish materials, roof pitch, trim, eaves, window orientation and dimension must be the same or visually match those of the primary dwelling ***OR*** must be made from wood, composite boards, vinyl or aluminum products composed in a shingle pattern, or in a horizontal clapboard or shiplap pattern with boards 6 inches or less in width. ADUs in design or historic overlays may be subject to additional design requirements. ADUs in the Historic Property Overlay Zone (Section 7.2.112) that can be seen from the street must be approved through Historic Resource review. (Amended ORD 642- Effective 07/02/18)
- E. Area. The accessory dwelling unit shall contain the lesser of 50% of the floor area of the primary residence or 750 square feet, unless the ADU is a conversion of an existing space, in which case the ADU can exceed this maximum requirement. (Amended ORD 642-Effective 07/02/18) Dayton Land Use and Development Code – Revised (07/02/18) 7.2.4-2

F. Setbacks. The ADU shall conform to the setback requirements of the primary residence in the zone in which it is located. A detached ADU located in a side yard shall be set back five (5) feet from the front building line of the primary residence. (Amended ORD 642-Effective 07/02/18)

G. Any legal nonconforming structure that doesn't meet current setback requirements is permitted to contain or be converted to an ADU, as long as the development does not increase the nonconformity of the structure. (Added ORD 642-Effective 07/02/18)

H. Height. The maximum height shall be 25 feet but in no case shall the height exceed the height of the primary residence.

I. Parking. ~~One (1) parking space, *Off-street parking is not required for an ADU. Where the developer of an ADU chooses to provide off-street parking for an ADU in addition to the parking required for the primary residence, it shall be provided* in conformance with the parking standards outlined in Section 7.2.303, *Off-Street Parking and Loading* is required per ADU, in addition to the parking required for the primary residence.~~ No new access is permitted for an additional driveway for the ADU, unless the lot is located on a corner. An ADU on a corner lot may have one driveway per street frontage. Alley access for an ADU is permitted for lots located on an alley. (Added ORD 642-Effective 07/02/18)

END OF PROPOSED AMENDMENTS TO 7.2.402, ACCESSORY DWELLING UNIT.

Vi. APPLICABLE APPROVAL CRITERIA

Dayton Land Use and Development Code, Section 7.3.112.03, Criteria For Approval of Development Code text amendments.

7.3.112.03 CRITERIA FOR APPROVAL, DEVELOPMENT CODE TEXT AMENDMENTS

7.3.112.03, A:

A. *Impact of the proposed amendment on land use and development patterns within the city, as measured by:*

1. *Traffic generation and circulation patterns;*

FINDINGS: Not applicable because the proposed amendment deletes the requirement to provide one off-street parking space for an ADU. Whether a parking space is off-street or on-street will not affect traffic generation or circulation patterns. The current overall parking requirements allow residents to park on the street unless it is posted "No Parking." Once the amendment is adopted, "No Parking" can still be posted on a given public street.

2. *Demand for public facilities and services;*

FINDINGS: Not applicable because the proposed amendment does not affect public facilities and services.

3. *Level of park and recreation facilities;*

FINDINGS: Not applicable because the proposed amendment does not affect park and recreation facilities.

4. Economic activities;

FINDINGS: Not applicable because the proposed amendment does not affect economic activities.

5. Protection and use of natural resources;

FINDINGS: Not applicable because the proposed amendment does not affect natural resources.

6. Compliance of the proposal with existing adopted special purpose plans or programs, such as public facilities improvements.

FINDINGS: Not applicable because the proposed amendment does not affect adopted special purpose plans or programs such as public facilities improvements.

B. A demonstrated need exists for the product of the proposed amendment.

FINDINGS: The product of the proposed amendment is needed to ensure the Dayton Land Use and Development Code is clear and is consistent with HB 2001's (ORS 197.312) prohibition of off-street parking for an ADU.

C. The proposed amendment complies with all applicable Statewide Planning Goals and administrative rule requirements.

FINDINGS: The Statewide Planning Goals follow.

Goal 1, Citizen Involvement: The Planning Commission is scheduled to hold a duly noticed public hearing on March 18, 2020 and the City Council in April (date to be determined) to receive comments from the public. The hearings are consistent with the Development Code's procedures for legislative amendments to the Development Code. Goal 1 is met.

Goal 2, Land Use Planning: Goal 2 supports clear and thorough local procedures. The proposal does not involve exceptions to the Statewide Goals. Adoption actions are consistent with the acknowledged Development Code for processing legislative amendments to the Development Code. The proposed amendment is discussed in the staff report and is set forth showing language to be added and deleted. Goal 2 is met.

Goal 3, Agricultural Lands and Goal 4, Forest lands: Goals 3 and 4 are not applicable. The proposal does not involve or affect farm or forest lands.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. Goal 5 is not applicable. The proposal amends the City's historic resources regulations in accordance with Goal 5 requirements.

Goal 6, Air, Water and Land Resource Quality: Goal 6 is not applicable. The proposal does not address Goal 6 resources.

Goal 7, Natural Hazards: Goal 7 is not applicable. The proposal does not address Goal 7 resources.

Goal 8, Recreation: Goal 8 is not applicable. The proposal does not address recreational needs.

Goal 9, Economic Development: Goal 9 is not applicable. The proposal does not address Goal 9 issues.

Goal 10, Housing: Goal 10 is applicable because the proposed amendment would not require any off-street parking for an ADU which could lower the cost of creating an ADU and make it more affordable at price and rent levels available to all Oregonians. Goal 10 is met.

Goal 11, Public Facilities and Services: Goal 11 is not applicable. The proposal does not address Goal 11 issues.

Goal 12, Transportation: Goal 12 is not applicable. The proposal does not address Goal 12 issues.

Goal 13, Energy Conservation: Goal 13 is not applicable. The proposal does not address Goal 13 resources.

Goal 14, Urbanization: Goal 14 is not applicable. The proposal does not address Goal 14 issues.

The proposed amendments to the Development Code are consistent with the Statewide Goals 1, 2 and 10, and the remaining Goals are not applicable because the amendments do not affect issues addressed by Goals 3 – 9 and 11 - 14.

D. The amendment is appropriate as measured by at least one of the following criteria:

1. It corrects identified error(s) in the provisions of the plan.

FINDINGS: As indicated in the explanation for the proposed amendment, the amendment corrects a current inconsistency between the LUDC and HB 2001 (ORS 197.312). Deleting the one space off-street parking requirement for an ADU will bring the LUDC into conformance with HB 2001 (ORS 197.312).

2. It represents a logical implementation of the plan.

FINDINGS: Not applicable because the proposed amendments are measured by Subsection D, 1, above.

3. It is mandated by changes in federal, state, or local law.

FINDINGS: The proposed amendment is mandated by HB 2001, Section 7, as set forth in Section III, above (p.2) (ORS 197.312).

4. It is otherwise deemed by the council to be desirable, appropriate, and proper.

FINDINGS: Not applicable because the proposed amendment is mandated by HB 2001, Section 7, as set forth in Section III, above (p.2) (ORS 197.312). above.

VII. STAFF RECOMMENDATION

Based upon the staff report and the above findings, FIRST, based on LUDC, 7.3.203.01, which requires a Type IV amendment to be initiated by the City Manager with the Planning Commission's approval, or initiated by a majority vote of the Planning Commission or initiated by a majority vote of the City Council, staff recommends the Planning Commission pass an oral motion confirming the City Manager's initiation of the amendment.

SECOND, staff recommends the Planning Commission pass a second motion adopting the staff report and the findings as shown above and recommending the City Council approve the proposed amendment.

VIII. PLANNING COMMISSION OPTIONS – Sample Motions

A. Option 1: Adopt as presented.

Motion: I move the Planning Commission adopt the staff report and the findings as shown above and recommend the City Council approve the proposed amendment.

B. Option 2: Adopt with changes.

Motion: I move the Planning Commission adopt the staff report and the findings as shown above and recommend the City Council approve the proposed amendment with the following changes...and state the changes.

C. Option 3: Do not adopt.

Motion: I move the Planning Commission recommend the City Council deny the proposed amendment because...and state the reasons.

D. Option 4: Continue the Hearing.

Motion: I move the Planning Commission continue the public hearing to a date/time/location certain for staff to provide more information on the following issues...and state the issues.

CITY OF DAYTON

416 Ferry Street – P. O. Box 339
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503-864-2221 fax 503-864-2956

STAFF REPORT

PLANNING COMMISSION – FEBRUARY 13, 2020

***** DRAFT FOR PLANNING COMMISSION DISCUSSION AT 2/13/20 WORK SESSION *****

REPORT DATE: February 6, 2020
FILE NUMBER: LA 2020-02 (Legislative Amendment)
APPLICANT: City of Dayton
REQUEST: Single-Family Residential Design Standards

I. PURPOSE

The purpose of this staff report is to provide the Planning Commission (PC) with information to support a work session discussion regarding enhancing the current single family dwelling design standards in the Dayton Development Code, Section 7.2.310. The current standards require that 3 of the 10 listed elements be included in the design of single family residences. The 10 standards relate to dormers/gables, cupolas, bay/bow windows, shutters, recessed entry, front porch, covered porch/entry, pillars/posts at entries, eaves, and offset in building front or roof.

II. BACKGROUND

Based on the joint PC/HPC hearing (October 17, 2019) and the City Council (CC) hearing (November 4, 2019) regarding the proposed amendments to the Historical Properties Overlay Zone (HPO)(LA 2019-01), staff's understanding of the residential design standards issue is, there has been a desire by the HPC for many years to regulate the design of residences that would be constructed on properties abutting a Designated Landmark in the HPO Zone. During the PC/HPC hearing process the PC expressed an interest in augmented single family design standards that would apply citywide.

The intent of enhancing the residential design standards would be to ensure the design of new residential construction on properties citywide is good, thereby ensuring property values in the neighborhoods and citywide will be maintained and enhanced. The good design standards would encourage owners of Designated Landmarks to maintain their buildings and not allow them to deteriorate which could lead to a demolition.

III. ISSUES

The challenge to meet when adopting single family residential design standards, generally, is that they support an identified compelling government interest and they be clear and objective.

Compelling Government Interest

Single family residential design standards that would apply only to properties next to a Designated Landmark would have a high bar to show that they would further a compelling government interest. For example, why subject some new single family dwellings to specific design standards and not require other single family dwellings to meet those standards.

The 2019 discussions by the HPC, PC and CC were not in terms of the additional design standards requiring a particular style such as Victorian, Queen Anne, Craftsman, etc., to match the style of the Designated Landmark next door. Instead they were in terms of ensuring overall good design that would, as stated above, maintain and enhance property values in the neighborhood. The good design and maintenance of property values would encourage the owners of Designated Landmarks to maintain their buildings and not allow them to deteriorate which could lead to a demolition.

Where only the properties next to a Designated Landmark are singled-out to meet additional regulations, and where those regulations do not require a design similar to the design of the Designated Landmark (Victorian, Queen Anne, Craftsman, etc.), it would be very challenging to justify such regulations.

Where good overall residential design is a Citywide concern, any additional residential design regulations should apply Citywide.

Clear and Objective Standards

“Needed housing” is a term in Oregon Revised Statutes (ORS) 197.303. All housing is “needed housing.” Regulating housing is complicated and is governed by Federal and State laws. The basic Oregon land use planning statement on housing is in Statewide Planning Goal 10, Housing, which, in part, calls for:

“...the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”

The following definition of “needed housing” in ORS 197.303(1) is provided to show the complexity of regulating housing. It is not intended that the reader take away any more than, all housing is “needed housing:”

197.303(1) As used in ORS 197.307, “needed housing” means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes, as those terms are defined by the United States Department of Housing and Urban Development under 42 U.S.C. 1437a. “Needed housing” includes the following housing types:

- (a) Attached and detached single-family housing and multiple family housing for both owner and renter occupancy;
- (b) Government assisted housing;
- (c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490;
- (d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions; and
- (e) Housing for farmworkers.

The issue with needed housing is, “...a local government may adopt and apply only clear and objective standards, conditions and procedures...” for all housing (ORS 197.307(4)) and the standards cannot “...have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.” (ORS 197.307(4)(b))

ORS 197.307 includes other provisions, including allowing local governments to adopt 7 standards for manufactured housing on individual lots such as requiring the units be multi-sectional and have pitched roofs (ORS 197.307(8)). And,

other ORS provisions allow local governments to prohibit manufactured homes on properties immediately adjacent to a historic resource (197.314(3)).

Citywide Standards

Coincident with the above, at the October 17, 2019 PC meeting Commissioner Maguire indicated he would support, in addition to the existing standards at 7.2.3.110, additional design standards for all single family dwellings in the City, including variable front yard setbacks within a block.

Where residential design standards apply to all dwellings, it would be easier for the City to show a "compelling government interest" in adopting design standards for all needed housing provided they are clear and objective and would not "...have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay."

Where the City determines that additional standards are needed, the City should be aware of the issues related to reviewing and determining compliance with the additional standards at the time of Building Permit submittal.

The standards would necessitate a City staff person reviewing the building permit plans for compliance with each standard.

A significant issue would be educating homebuilders as to the standards so their plans would show compliance with each standard.

Another significant issue would be the City deciding if it would require the homebuilder to include information in the building permit materials showing how each of the standards is met, or leave it to the City staff person to find the information in the plans that is necessary to determine that each standard is met. For example, ensuring the required percentage of glazing is shown would necessitate the reviewer measuring the front elevation square footage and the glazing square footage with an architect's scale to ensure the required percentage of glazing is shown.

Any additional single family design standards would not apply to the renovation of, or additions to, existing Designated Landmarks. The Historical Properties Overlay Zone regulates Designated Landmarks.

Even though the Historic Preservation Committee will not be involved as a Committee and in crafting citywide residential design standards, they would be interested to know what standards the PC is proposing because they would apply to properties abutting Designated Landmarks. In the event the PC moves forward and develops residential design standards, the PC should consider inviting the HPC to the PC hearing or a PC work session that precedes the hearing.

IV. EXAMPLES FROM INDEPENDENCE AND HILLSBORO

Attached to this report are examples of single family dwelling design standards from the City of Independence and the City of Hillsboro. They can be very detailed and complicated. Such complication can necessitate a significant amount of City staff time associated with the review of building permits to ensure compliance.

In this age of overall housing shortages and affordable housing shortages the added expense to include the required architectural elements and the cost for the developer to provide a set of plans that show compliance with the standards is an issue for the Commission to weigh.

V. STAFF CONCLUSION AND RECOMMENDATION

Staff recommends the PC review and discuss the staff report and provide direction to staff as to any additional desired work.

ATTACHMENT 1, CITY OF INDEPENDENCE SINGLE-FAMILY DESIGN STANDARDS

The following are the Independence RS Zone Residential Design Standards. They are numerous and detailed.

A brief description of the Independence Single-Family Residential Zone (RS) is, it permits detached single-family dwellings, duplexes, manufactured homes, accessory dwelling units (ADU), other less significant uses, other uses required by Statute, e.g., residential care home, and conditional uses.

The minimum lot size for single-family dwellings, manufactured homes and duplexes is 5,000 square feet, and 2,500 square feet for townhouses/rowhouses.

The residential design standards begin at Section 20.040, Subsection D, regarding garages and the actual standards are at 20.060 in the middle of page 6.

The following RS Zone standards are in Times New Roman.

20.040 Yards

A. No main building shall be constructed, erected, or placed within a required yard. No main building shall be constructed, enlarged, altered or repaired in such a way that it extends into any required yard except as may be authorized under the provisions of Subchapter 75, "Yards." When this or any other ordinance required a setback of yard of greater depth than is required in this section, the greater setback or yard requirement shall apply.

B. The minimum front setback for a dwelling is 15 feet.

C. The minimum setback for attached garages on the front of detached single-family dwellings shall be 19 feet. There shall be no minimum setback for attached garages on the front of attached single-family housing. Attached garages are not allowed to be in front of the primary street facing façade except as described in section D below. If the single-family dwelling has a setback greater than the minimum setback, the garage shall maintain a four (4) foot setback from the front facade of the dwelling (the front wall of the building not including a porch face).

D. Garages may extend in front of the front façade if they are side-oriented to the front lot line and:

1. Windows occupy a minimum of 25% of the street-facing wall of the garage. Horizontal slider windows and windows that use mirrored or reflective glass are prohibited.
2. Street facing windows shall incorporate all the following elements:
 - a. A decorative header cap as shown in Section 20.060.F;
 - b. Continuous trim. Trim shall be a minimum of 3 ½ inches wide and project no less than ½ inch from the wall;
 - c. A projected or articulated windowsill as shown in Section 20.060.G.
3. All non-street facing windows shall incorporate continuous trim.
4. The roof shall incorporate a primary gable or hip roof with a minimum 4/12 pitch.
5. The street-facing elevation of the garage shall incorporate two of the following: a. Knee braces; b. Wainscoting; or c. Multiple siding types/materials that are complementary to the primary siding types permitted in Section 20.060.F.

6. All roof eaves (overhangs) shall project a minimum of 12 inches from the exterior façade of the building and incorporate a gutter.

E. The minimum front yard setbacks for detached garages shall be 40 feet. Detached garages setback 40 feet may be placed on the side property lines. If the dwelling is on a corner and the garage faces a secondary street, the garage shall be set back a maximum of 25 feet or a minimum of 5 feet from the side street property line.

F. The minimum side yard setback side yard setback is five (5) feet and ten (10) feet for corner lots.

G. The minimum rear yard setback is 15 feet.

H. See also: Chapter 74, Accessory Structures.

20.060 Residential Design Standards

A. Purpose The purpose of the residential design standards is to:

- Establish a base for the quality of the design of new homes;
- Foster pedestrian activity and community interaction;
- Promote the historic residential development patterns found in the Independence Historic District;
- Promote community safety for neighborhood streets and front yards by providing “eyes on the street”; and
- Enhance community livability through the creation of attractive and well- designed housing and streetscapes.

For more information, see Appendix 3: Residential Development Standards, City of Independence (2009). Note: Information contained in Appendix 3 is for information purposes only. When a conflict exists between Appendix 3 and the Independence Development Code, standards contained in the Independence Development Code shall apply.

B. Applicability All new construction residential dwellings except manufactured homes located in manufactured home parks are required to meet the Residential Design Standards. Remodels, alterations, and additions to dwellings that existed prior to the adoption of this section are exempt from the Residential Design Standards.

C. Street Facing Façade

1. Any street-facing attached garage on duplex, townhouse and rowhouse units shall not exceed 50% of the overall building length as viewed from the street.
2. For detached housing, a minimum of 25% of the ground floor living area that faces the street (defined as the first habitable floor level of a building directly accessible from the exterior finished grade) shall consist of windows. This can include windows in the front door.
3. Detached car ports are allowed provided that:
 - a. They do not exceed the overall lot coverage requirement
 - b. They are not visible from the primary street.

D. Main Entrance

1. All buildings shall have a front door that faces the street and connects to the sidewalk via a straight path that is a minimum of five (5) feet wide. Where there is a continuous paved connection between the sidewalk and the front entrance, and if the driveway is within 20-feet of the front door, the driveway may be used to meet this standard.

2. Porches and stoops shall not be constructed more than three (3) feet above the finished exterior grade (except if the dwelling is in a designated floodplain). They shall be a minimum of 25 square feet in area and five (5) feet deep, clear from column face to the face of the primary facade to allow for handicap access.

E. Roof Forms For pitched or hipped roof residential buildings:

1. Except for manufactured dwellings, the primary roof shall incorporate a minimum 4/12 roof pitch. Lower roof pitches are allowed on porches.

2. In order to reinforce the pedestrian realm, roof forms shall consist of a primary gable or hip roof with one of the following additional roof forms oriented to the street:

a. A secondary gable of equal or smaller size that is oriented to the street and extends from the primary roof form.

b. Two or more smaller dormers, or a single large dormer that is oriented to the street and extends from the primary roof form.

c. A covered front porch that encompasses a minimum of 50% of the street-facing living space.

3. All roof eaves (overhangs) shall be a minimum of 12 inches wide.

4. Window(s), trimmed vent, or some other type of decorative element shall be incorporated into gables.

F. Exterior Siding and Cladding

1. The following siding and cladding materials shall be allowed outright and must be used on all sides of the dwelling and accessory structure:

a. Horizontal wood or cementitious siding that has a maximum of 7 inches in width revealed. Horizontal siding or banding with a reveal exceeding 7 inches may be used for secondary purposes

b. Wood or cementitious shingles that have a maximum of 12 inches in width revealed

c. Board and batten vertical siding

d. Brick or stone veneer

2. In order to promote high-quality buildings that will be maintained for generations, the following materials shall be prohibited:

a. T-111 or similar sheet materials

b. Plastic or Vinyl. This requirement does not apply to trim materials

G. Windows

1. All detached single-family dwellings, townhouses, rowhouses and duplexes shall have vertically-oriented windows. Square or horizontal windows shall be formed by combining multiple window sashes into groupings. Transom windows and other windows placed above a door or window for ornamental or decorative purposes are exempt from this requirement.
2. For detached housing, a minimum of 25% of the ground floor living area façade that faces the street (defined as the first habitable floor level of a building directly accessible from the exterior finished grade) shall consist of windows. This can include windows in the front door.
3. Multi-story detached single family dwellings must meet section 20.060.G.2, and Windows shall occupy a minimum of 15% of the overall street-facing facade (see figure 2).
4. The following types of windows shall be prohibited along street facing facades: a. Horizontal slider windows, b. Windows that use “mirror” or reflective glass.
5. All windows on the street-facing façade shall incorporate all of the following elements:
 - a. A decorative header/cap,
 - b. Continuous trim,
 - c. Projected or articulated windowsill.
6. All non-street facing windows shall incorporate continuous trim.

H. Doors

Doors shall be made of wood, metal-clad wood, metal, or cast fiberglass, provided that the material reflects a **traditional** wood door and can be painted. [emphasis added to highlight that “traditional” is not a clear and objective standard and, therefore, cannot be applied.]

I. Trim

1. All street facing windows and doors shall have side trim and head casings. Windows shall also have a projected or articulated windowsill.
2. All non-street facing windows shall have continuous trim.
3. Trim shall be a minimum of 3 ½ inches wide and project no less than a ½ an inch from the wall.

J. Foundations

1. Concrete block, poured in place concrete, or brick shall be allowed as foundation material on all residential types, provided that the foundation material is no more than three (3) feet above the street facing finished grade (except if the dwelling is in a designated floodplain).

2. All street facing concrete block and poured in place concrete foundations shall be landscaped with a continuous line of a range of planting materials that are a minimum of 50% site obscuring and three (3) feet high at maturity.
3. Exposed foundations or front porches can be sheathed with wood siding (clapboard) as an extension of the primary façade.

END OF INDEPENDENCE SINGLE FAMILY DESIGN STANDARDS

Hillsboro Municipal Code

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CHAPTER 12 COMMUNITY DEVELOPMENT CODE
SUBCHAPTER 12.50 DEVELOPMENT AND DESIGN STANDARDS

12.50.710 Detached Single Family, Duplex and Two-Unit Townhouse Design Standards.

A. Purpose. These standards are generally intended to work together with the standards in Sections 12.50.100 through 12.50.600 to create desirable residential areas by promoting aesthetically pleasing environments, safety, privacy, energy conservation and recreational opportunities. The architectural variation requirements of this section are intended to require a wider range of structural design and housing choices within new development, and provide developers with flexibility in response to varying site conditions. The design standards generally assure that new development will be compatible with the City's character, while allowing for some flexibility for new development. The design standards are also intended to insure integration of the separate design elements to create more attractive developments with higher quality overall design. In addition, the regulations provide certainty to property owners, developers and neighbors regarding allowable design.

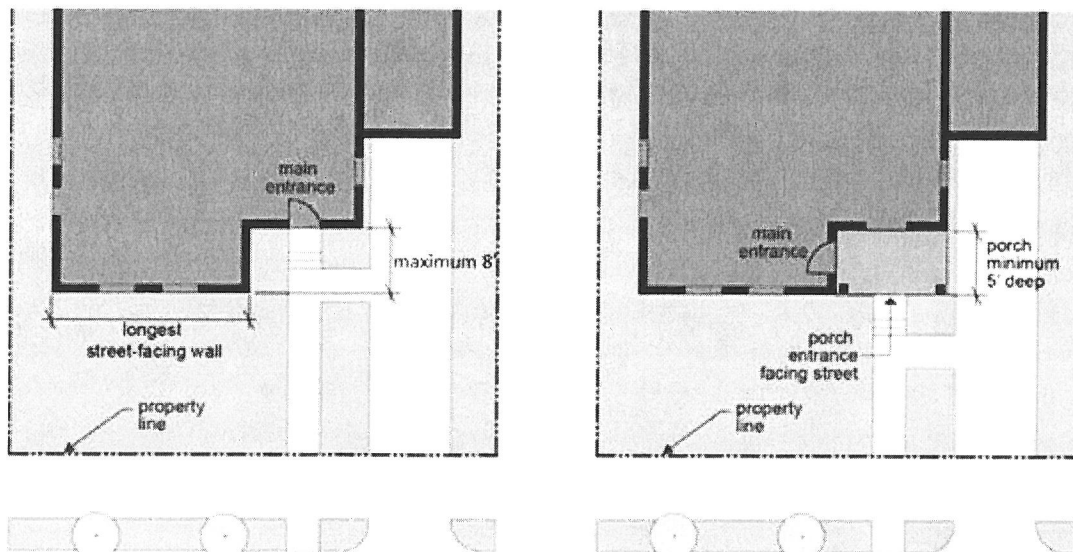
B. Applicability. These standards shall apply to all new detached single family subdivisions or PUDs with 8 or more lots, and to all new duplexes and two-unit townhouse structures, unless alternative standards have been approved through a discretionary process. The standards do not apply to accessory structures, detached garages or carports.

C. Standards.

1. Main Entries. At least 1 main entrance to the dwelling shall meet both of the following standards:

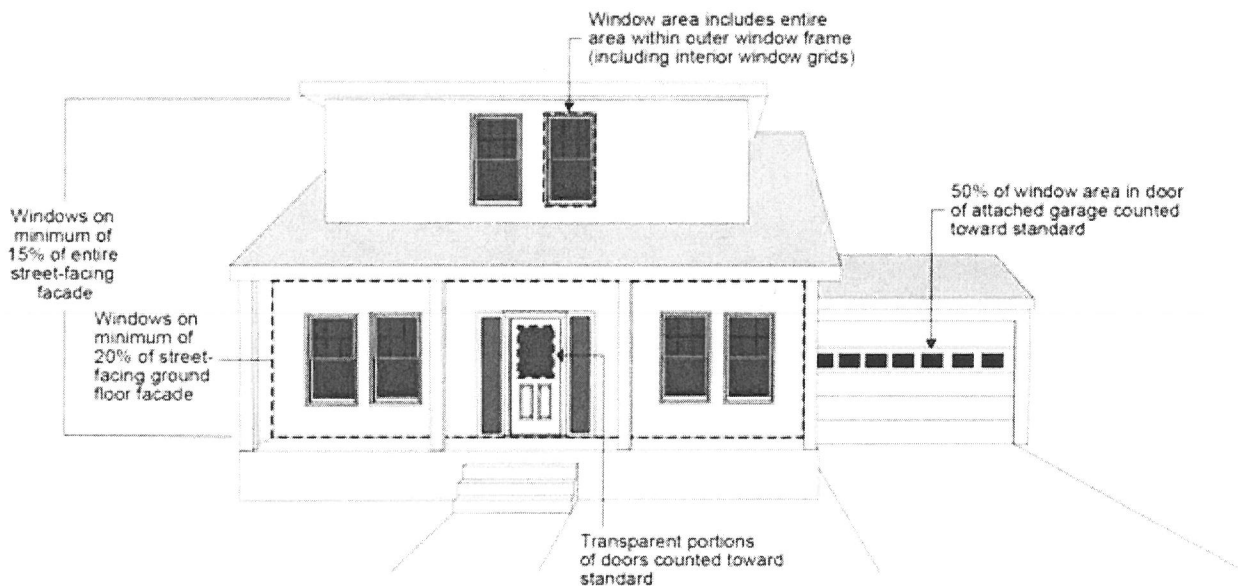
- a. The entry shall be no further than 8 feet behind the longest street-facing-wall of the building, as illustrated in Figure 12.50.710-A; and
- b. The entry shall either, face the street, be at an angle of no more than 45 degrees from the street, or open to a porch. If the entry opens to a porch, the porch shall meet all of the following standards:
 - i. Have a minimum area of 25 square feet, with a minimum depth of 5 feet;
 - ii. Have at least 1 porch entry facing the street;
 - iii. Have a roof that is a maximum of 12 feet above the floor of the porch; and that covers at least 30% of the porch area.

**Figure 12.50.710-A:
Main Entrances**



2. **Windows.** At least 15% of the area of each façade facing a street or commonly-accessible open space, and 20% of the ground floor facing those 2 features, shall be glazing or entry doors with glazing insets, as illustrated in Figure 12.50.710-B.
- Transparent windows allowing views from the dwelling to the street or public open space meet this standard. Up to 25% of the required area may also be met by privacy (translucent) windows, glass blocks, or entry doors with translucent glass.
 - Window area is considered the entire area within the outer window frame, including any interior window grid.
 - All of the window area of the street-facing wall(s) of an attached garage, and half of the total window area in the door(s) of an attached garage may be counted toward this standard.
 - Doors used to meet this standard contain glass and shall face the street or be at an angle of not more than 45 degrees from the street. Security viewing devices (“peepholes”) do not by themselves meet this standard.
 - Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

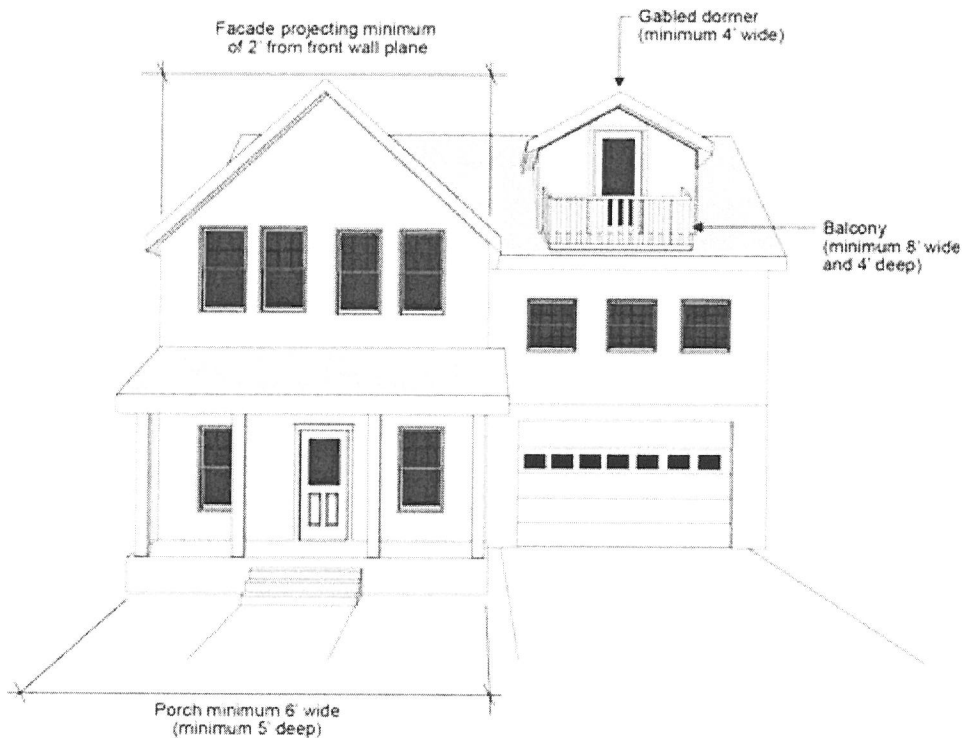
**Figure 12.50.710-B:
Windows and Entry Doors**



3. **Foundation Materials.** Concrete or concrete block may be used as foundation material only if the concrete or concrete block is not exposed above finished grade by more than 3 feet, except that the Review Authority may approve exposure of additional concrete or concrete block for foundations on slopes greater than 20%.
4. **Articulation.** Detached single family, duplex, and two-unit townhouse residential structures shall incorporate elements that break up all façades facing streets or commonly-accessible open spaces into smaller planes using 4 or more of the elements listed below, as illustrated in Figure 12.50.710-C. On corner or multi-frontage lots, 4 or more elements shall be provided on each street- or open space-facing façade. Examples of architectural features that meet the standards in this Section include the following or substantially similar features:
- A covered porch at least 5 feet deep (measured horizontally from the face of the main façade) and at least 6 feet wide;
 - A balcony at least 4 feet deep and 8 feet wide, that is accessible from 1 interior room;

- c. A bay window at least 6 feet wide, bumped out by at least 2 feet; and extending from the top of the foundation to the top of the main façade wall;
- d. A recessed building entry at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide;
- e. A section of the façade, at least 6 feet in width, that is either recessed or bumped out by at least 2 feet deep from the front wall plane;
- f. An offset on the building face of at least 16 inches from 1 exterior wall to the other;
- g. A gabled dormer at least 4 feet wide and integrated into the roof form;
- h. Roof line offset of at least 2 feet from the top surface of 1 roof to the top surface of the other;
- or
- i. Other architectural features approved by the Review Authority.

**Figure 12.50.710-C:
Single Family Dwelling Articulation Examples**

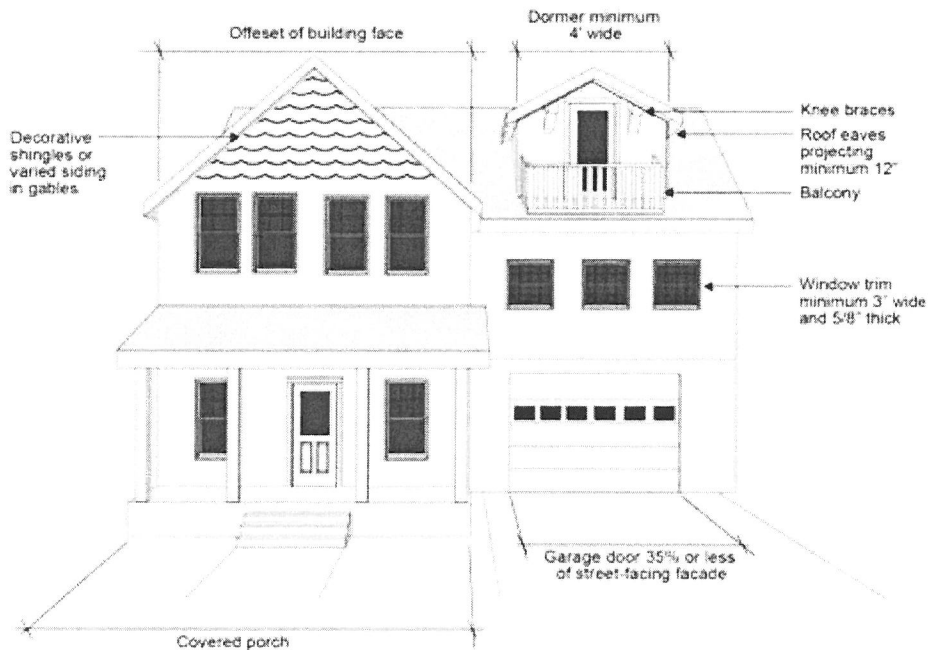


5. **Detailed Design Elements.** Detached single family, duplex, and two-dwelling townhouse residential structures shall provide at least 9 of the following elements, as illustrated in Figure 12.50.710-D, on any façade facing a street or commonly-accessible open space. On all other façades, at least 4 of the following elements shall be provided:

- a. A recessed building entry at least 2 feet deep, as measured horizontally from the face of the main building façade, and at least 5 feet wide;
- b. Roof eaves on all elevations that project at least 12 inches from the intersection of the roof and the exterior walls;
- c. Knee- or eave-braces (if appropriate with the architectural style);
- d. Roof line offset of at least 2 feet from the top surface of 1 roof to the top surface of the other;
- e. Hip or gambrel roof design;
- f. Decorative shingles or varied siding in gables;

- g. Tile or wood shingle roofs;
- h. Wood or fiber-cement horizontal lap siding between 3 and 7 inches wide (the visible portion once installed);
- i. Brick, cedar or fiber-cement shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade;
- j. Window trim around all windows at least 3 inches wide and 5/8 inches thick;
- k. On any façade not facing a street or open space, minimum 15% of the area in glazing or entry doors, consistent with subparagraphs C.2.a through e;
- l. Window recesses in all street frontage windows, of at least 3 inches as measured horizontally from the face of the façade;
- m. Attached garage width, as measured on the inside of the garage door frame, of 35% or less of the length of the street-facing façade; and/or
- n. Decorative railing systems for balconies and decks (if appropriate with the architectural style);
- o. Decorative eave or barge boards (if appropriate with architectural style);
- p. Color palette including 4 colors; and/or
- q. Other architectural features approved by the Review Authority.

**Figure 12.50.710-D:
Detailed Design Elements Examples**



(Ord. 6322 § 1, 2019; Ord. 6294 § 1, 2019; Ord. 6178 § 1, 2016)

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