

Dayton Historic Preservation Committee
Minutes of Meeting of July 31, 2019

Members present: Judy Gerrard, Kim Courtin, Kelly Haverkate,
Dave Hargett, Wayne Herring

Members absent:

Staff: Cyndi Park

The meeting was opened by Chair Judy Gerrard at 6:32 p.m.

Appearance of Interested Citizens

None in attendance.

Approval of Minutes of Meeting of March 20, 2019

Kelly Haverkate made a motion to approve the of the minutes from the meeting on July 17. Kim Courtin seconded. The motion passed unanimously, 5-0.

Application for Exterior Alteration – 402 Main St – Mr. Ruben Cruz

Chair Gerrard offered a recap of the previous meeting so that Mr. Cruz and all members of the Committee agreed about the current situation with the property. The Committee reviewed pictures and the paperwork submitted by the homeowner for their consideration.

Chair Gerrard explained the process for Exterior Alteration to the applicant, and the Committee discussed the criteria for approval. Discussion continued with the applicant, as he explained that he had replaced some windows in the property that were broken. The diamond-shaped window noted in the application for the National Register has not been replaced.

The Committee next discussed the siding that had been placed on the property, and what Mr. Cruz's plans were for the siding going forward. Mr. Cruz explained that he would be willing to mimic the historic style of the siding all the way around the house.

Chair Gerrard let the applicant know that at this point, they ask that he make no additional changes to the parts of the structure that can be seen from the street side of the house.

The applicant and Committee discussed paint colors that might work based on the age and style of his home.

The addition was discussed, and the Committee got more details about the work that had been done already, and what the applicant still had planned. The Committee again reminded the applicant that no additional changes could be made to the portion of the house that he had not worked on yet.

The Committee discussed windows with the applicant, but told him that for him to be able to replace any additional windows, he would need to come before the Committee again to learn more about the expectations for the surrounds, etc.

The Committee turned their attention to the approval criteria in order to make their recommendation to the City Manager. Chair Gerrard explained that since they believe that the areas that the applicant have altered will eventually be obscured, and since the applicant will mimic the historic style of his home on the addition, they recommend approval of his application under conditions two and three. In addition, the applicant is to use historically appropriate paint colors on his home and agrees to make no further changes to the exterior of the property. The applicant must also secure whatever permits are necessary to continue the construction and lift the "Stop Work" order.

Other Business

National Alliance of Preservation Commissions 2020 Forum in Tacoma, WA. Members of the Committee can attend. Rochelle is getting ready to book rooms, so please let us know if she should book a room for you, or if you would prefer to book something for yourself and be reimbursed.

The Committee also discussed the upcoming Main St Conference in Tillamook. The theme is place attachment.

A potential buyer of the property at 407 Church St asked the plans on the listing for the property. She was led to believe that all the posted plans were approved, and any could be used for the property. She also mentioned that the property had been removed from the National Register, the Committee clarified that the property was not removed from the Register and that none of the plans were approved.

Adjournment

Kelly Haverkate made a motion to adjourn, seconded by Kim Courtin. The motion passed unanimously at 7:37 p.m.

Respectfully submitted,

Cyndi Park
Librarian

HISTORIC PROPERTY - REQUEST FOR CHANGE APPLICATION 4



City of Dayton
 PO Box 339 - 416 Ferry Street
 Dayton OR 97114-0339
 PH: (503) 864-2221 - Fax: (503) 864-2956
 Website: www.ci.dayton.or.us
 Email: cityofdayton@ci.dayton.or.us

FOR OFFICE USE ONLY	
PERMIT #	
DATE ISSUED	
RECEIPT NO.	
ISSUED BY	

This permit is issued under Dayton Municipal Code Section 7.2.112 Historical Property Overlay Zone
 Some Historic Property Actions require approval from the State Historic Preservation Office

TYPE OF HISTORICAL LANDMARK OR DISTRICT ACTION

- | | |
|--|---|
| <input type="checkbox"/> ADDITION OF DESIGNATION | <input type="checkbox"/> REMOVAL OF DESIGNATION |
| <input type="checkbox"/> NEW CONSTRUCTION | <input checked="" type="checkbox"/> ALTERATION |
| <input type="checkbox"/> RELOCATION | <input type="checkbox"/> DEMOLITION |

HISTORICAL PROPERTY INFORMATION AND LOCATION

HISTORICAL PROPERTY SITE ADDRESS: 600 SE Ferry St (The Joel Palmer House)

MAP # S17T4SR3W	TAX LOT # 2704	ZONING: C
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APPLICANTS INFORMATION	PROPERTY OWNER INFORMATION (IF DIFFERENT)
NAME: Lydia Peters, Nathan Good Architects	NAME: Chris Czarnecki
MAILING ADDRESS: 205 Liberty St NE Suite B	MAILING ADDRESS: 600 SE Ferry St
CITY/STATE/ZIP: Salem, OR 97301	CITY/STATE/ZIP: Dayton, OR 97114
PHONE 503-560-4355 FAX:	PHONE 503-864-2995 FAX:
EMAIL: lydia@NGApc.com	EMAIL: chris@JoelPalmerHouse.com

APPLICANT MUST PROVIDE EVIDENCE OF LEGAL AND RECORDED OWNERSHIP OF THE SUBJECT PROPERTY BEFORE PERMIT CAN BE ISSUED

NAME OF PERSON OR PERSONS WHO WILL VERIFY THAT THE ALTERATION OR NEW CONSTRUCTION HAS BEEN COMPLETED ACCORDING TO THE CITY'S REQUIREMENTS:

NAME:	TITLE:	RELATIONSHIP TO PROJECT:
NAME:	TITLE:	RELATIONSHIP TO PROJECT:
NAME:	TITLE:	RELATIONSHIP TO PROJECT:

HISTORIC DISTRICT OR LANDMARK DESIGNATION

PLEASE GIVE A WRITTEN DESCRIPTION OF THE BOUNDARIES OF THE PROPOSED DISTRICT OR THE LOCATION OF THE PROPOSED LANDMARK:

ATTACH A MAP ILLUSTRATING THE BOUNDARIES OF THE PROPOSED DISTRICT OR THE LOCATION OF THE PROPOSED LANDMARK.

PLEASE EXPLAIN WHY THE PROPOSED DISTRICT OR LANDMARK SHOULD BE DESIGNATED UNDER THE DECISION CRITERIA LISTED BELOW:

Empty lined area for explaining why the proposed district or landmark should be designated.

EXPLAIN THE REASON(S) WHY THE BOUNDARIES OF THE PROPOSED DISTRICT ARE APPROPRIATE FOR DESIGNATION:

Empty lined area for explaining the reason(s) why the boundaries of the proposed district are appropriate for designation.

EXPLAIN THE POTENTIAL IMPACT, IF ANY, WHICH DESIGNATION OF THE PROPOSED DISTRICT OR LANDMARK WOULD HAVE ON THE RESIDENTS OR OTHER PROPERTY OWNERS IN THE AREA:

Empty lined area for explaining the potential impact of the designation on residents or other property owners.

DECISION CRITERIA FOR A HISTORIC DISTRICT OR LANDMARK DESIGNATION

- Decision criteria list with checkboxes:
- THE PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF LOCAL, STATE, OR NATIONAL HISTORY;
- THE PROPERTY IS ASSOCIATED WITH THE LIVES, PERSONS, OR GROUPS OF PEOPLE, SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- THE PROPERTY IS SIGNIFICANT BECAUSE IT EMBODIES THE DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL TYPE, STYLE, PERIOD, OR METHOD OF CONSTRUCTION...
- THE PROPERTY IS SIGNIFICANT BECAUSE IT YIELDED OR IS LIKELY TO YIELD INFORMATION WHICH IS IMPORTANT TO LOCAL, STATE OR NATIONAL HISTORY;
- THE PROPERTY IS OF SIGNIFICANCE BECAUSE THE RESOURCE CONTRIBUTES TO THE THE CONTINUITY OR HISTORIC CHARACTER OF THE STREET, NEIGHBORHOOD, AND/OR COMMUNITY;
- THE RESOURCE IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES; AND
- IF TESTIMONY OR COMMENTS ARE PROVIDED, THE COUNCIL CONSIDERS THE RECOMMENDATION FROM THE HISTORIC PRESERVATION COMMITTEE.

HISTORIC DISTRICT OR LANDMARK REMOVAL OF DESIGNATION, DEMOLITION OR RELOCATE
ALTERATION OF A DISTRICT OR LANDMARK - NEW CONSTRUCTION

6

PLEASE GIVE A WRITTEN DESCRIPTION OR EXPLANATION OF THE PROPOSED REMOVAL OF DESIGNATION, DEMOLITION, RELOCATION, ALTERATION OR NEW CONSTRUCTION:

ATTACH A SITE PLAN INDICATING THE LOCATION OR PROPOSED LOCATION OF STRUCTURES ON THE SUBJECT PROPERTY

PLEASE EXPLAIN THE INTENDED RE-USE OF THE SUBJECT PROPERTY:

CITY STAFF WILL REVIEW ALTERNATIVES TO DEMOLITION OR MOVING, INCLUDING LOCAL, STATE & FEDERAL PRESERVATION PROGRAMS, WITH THE OWNER OF THE RESOURCE/PROPERTY AT THE TIME A DEMOLITION OR MOVING APPLICATION IS FILED.

DECISION CRITERIA FOR THE RELOCATION OR DEMOLITION OF A DESIGNATED LANDMARK

- NO PRUDENT AND FEASIBLE ALTERNATIVE EXISTS, OR THE DESIGNATED PROPERTY IS DETERIORATED BEYOND REPAIR, OR
- THE VALUE TO THE COMMUNITY OF THE PROPOSED USE OF THE PROPERTY OUTWEIGHS THE VALUE OF RETAINING THE DESIGNATED LANDMARK

HISTORIC DISTRICT OR LANDMARK EXTERIOR ALTERATION OR NEW CONSTRUCTION

PLEASE GIVE A WRITTEN DESCRIPTION OR EXPLANATION OF THE PROPOSED EXTERIOR ALTERATION OR NEW CONSTRUCTION:

This proposed 261 sq ft addition is to the commercial kitchen that was built in the 1990's. The addition is situated on the east side of the building well set back from the front (north) facade of the building. New screens and planting will be utilized to hide new HVAC equipment at the SE corner of the addition.

ATTACH A SITE PLAN INDICATING THE LOCATION OR PROPOSED LOCATION OF STRUCTURES ON THE SUBJECT PROPERTY

ATTACH PHOTOGRAPHS, OTHER PICTORIAL/SCHEMATICS, SAMPLE MATERIALS/COLORS TO REPRESENT THE PROPOSED CHANGES OR ADDITIONS FOR A NEW OR TO A REMODELED STRUCTURE.

HISTORIC DISTRICT OR LANDMARK EXTERIOR ALTERATION OR NEW CONSTRUCTION - CONTINUED 7

PLEASE EXPLAIN THE INTENDED ALTERATION IN COMPARISON WITH THE CITY'S 1993 ADVISORY GUIDELINES AND US SECRETARY OF INTERIOR GUIDELINES: (AN ON-LINE COPY OF THE US SECRETARY OF INTERIOR GUIDELINES IS AVAILABLE FOR REVIEW AT THE FOLLOWING WEB-SITE: www.nps.gov/history/hps/tps/standguide/index.htm)

Using the Secretary of the Interior's Standards for Rehabilitating Historic Buildings, this addition will be differentiated from the old by using new materials, but it will also be compatible with the existing building in size, scale, proportion, and massing to protect the integrity of the property and the historic character of the original portions of the Joel Palmer House. The new exterior door, windows, siding and roofing, along with the trim details, will be resemble the existing component, but will not be an exact match. All new work will be painted to match the existing building. No new work will destroy historic materials, features, or spatial relationships that characterize the property.

DECISION CRITERIA FOR A HISTORIC PROPERTY ALTERATIONS OR NEW CONSTRUCTION

- USE OF THE PROPERTY IS HISTORICALLY SIMILAR OR NEW USE REQUIRES MINIMAL CHANGE TO ITS DISTINCTIVE MATERIALS, FEATURES, SPACES, AND SPATIAL RELATIONSHIPS,
- HISTORIC CHARACTER OF A PROPERTY IS RETAINED AND PRESERVED. THE RELOCATION OF DISTINCTIVE MATERIALS OR ALTERATIONS OF FEATURES, SPACES, AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE A PROPERTY SHALL BE AVOIDED.
- USE OF PROPERTY RECOGNIZES PHYSICAL RECORD OF ITS TIME, PLACE, AND USE. CHANGES THAT CREATE A FALSE SENSE OF HISTORIC DEVELOPMENT, SUCH AS ADDING CONJECTURAL FEATURES OR ELEMENTS FROM OTHER HISTORIC PROPERTIES, SHALL NOT BE UNDERTAKEN.
- CHANGES ACQUIRING HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT ARE RETAINED AND PRESERVED.
- ALTERATIONS PRESERVE DISTINCTIVE MATERIALS, FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE THE PROPERTY.
- HISTORIC FEATURES ARE REPAIRED VERSUS REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE SHALL MATCH THE OLD IN DESIGN, COLOR, TEXTURE, AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES SHALL BE SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCE.
- USE OF CHEMICAL AND PHYSICAL TREATMENTS, IF APPROPRIATE, ARE UNDERTAKEN BY THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS SHALL NOT BE USED.
- ALTERATION, INCLUDING NEW ADDITIONS, EXTERIOR ALTERATIONS, OR RELATED NEW CONSTRUCTION, DO NOT DESTROY HISTORIC MATERIALS, FEATURES, AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK SHALL BE DIFFERENTIATED FROM THE OLD AND SHALL BE COMPATIBLE WITH THE HISTORIC MATERIALS, FEATURES, SIZE, SCALE, AND PROPORTIONS, AND MASSING TO PROTECT THE INTEGRITY OF THE PROPERTY AND ENVIRONMENT.
- NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION IS UNDERTAKEN IN SUCH A MANNER THAT, IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT ARE UNIMPAIRED.
- THE PLANNING COMMISSION CONSIDERS DESIGN GUIDELINES RECOMMENDED BY THE PLANNING COMMISSION OF HISTORIC PRESERVATION COMMITTEE, SUCH AS APPLICABLE SECTIONS OF THE CITY'S 1993 ADVISORY GUIDELINES OR THE U.S. SECRETARY OF INTERIOR'S STANDARDS www.nps.gov/history/hps/tps/standguide/index.htm.
- THE PLANNING COMMISSION CONSIDERS COMMENTS SUBMITTED BY THE HISTORIC PRESERVATION COMMITTEE.

FOR CITY OF DAYTON USE

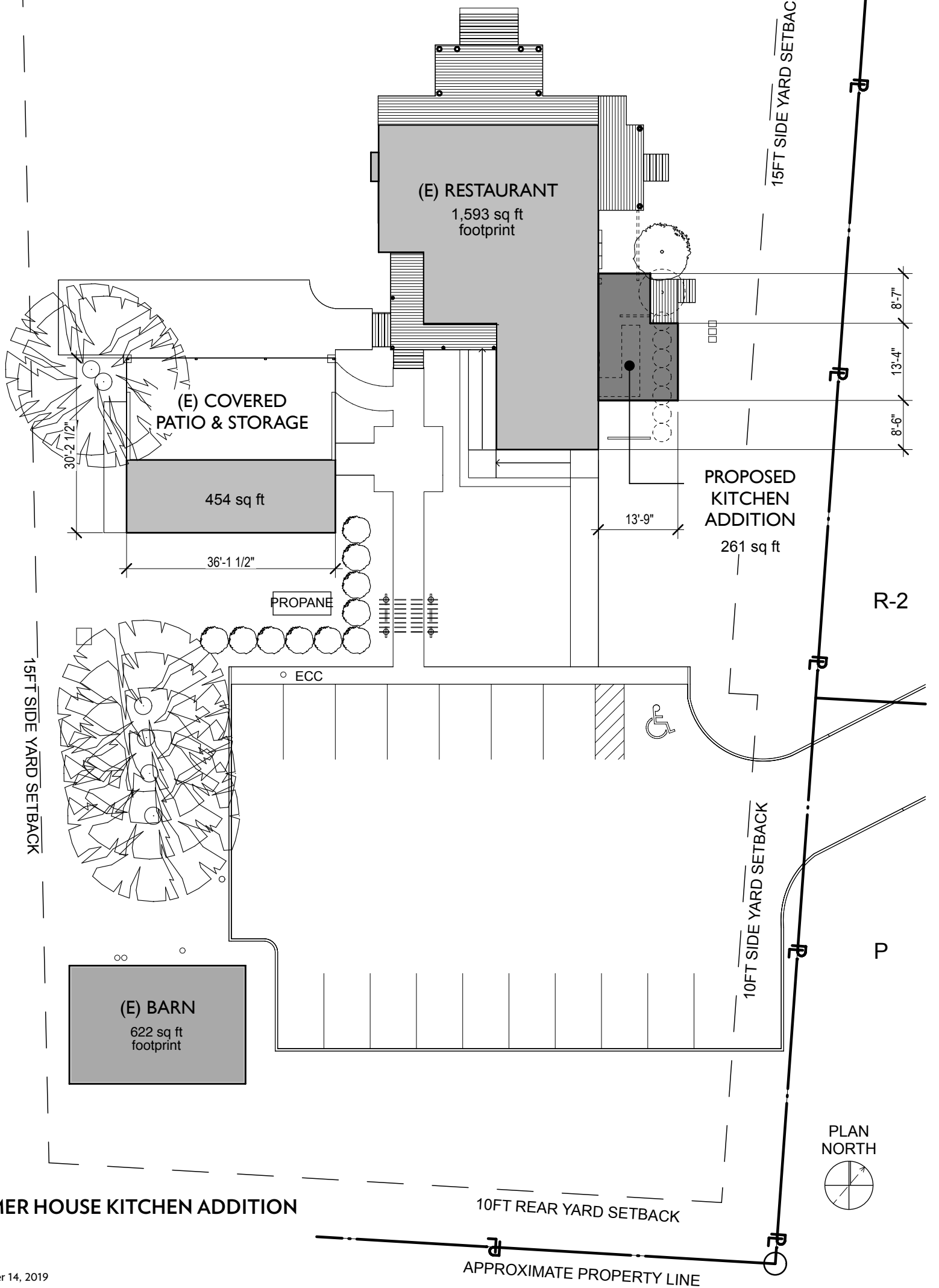
Date Application Submitted:	Submitted by:	Date Approved:
City Manager Approval:		<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Historic Preservation Committee Review Date:		
PC Review Required: <input type="checkbox"/> Yes <input type="checkbox"/> No	Planning Commission Review Date:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Planning Commission Recommendation:		
City Council Review Required: <input type="checkbox"/> Yes <input type="checkbox"/> No Review Date:		<input type="checkbox"/> Approved <input type="checkbox"/> Denied
City Council Recommendation:		

SE FERRY ST

S17T4SR3W LOT 2704
600 SE FERRY ST
ZONE C

R-1

R-2



APPROXIMATE PROPERTY LINE



10FT REAR YARD SETBACK

APPROXIMATE PROPERTY LINE

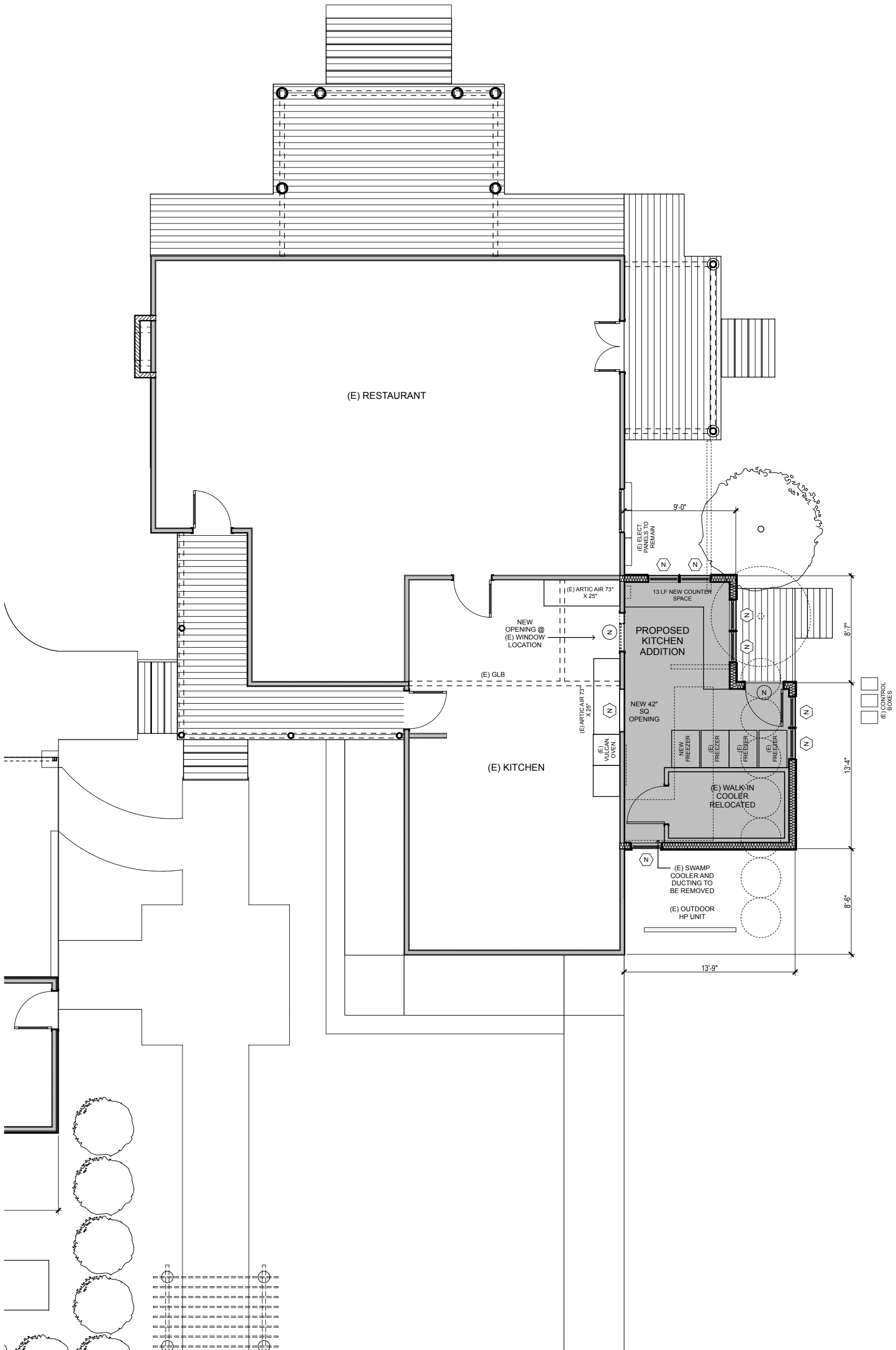


JOEL PALMER HOUSE KITCHEN ADDITION

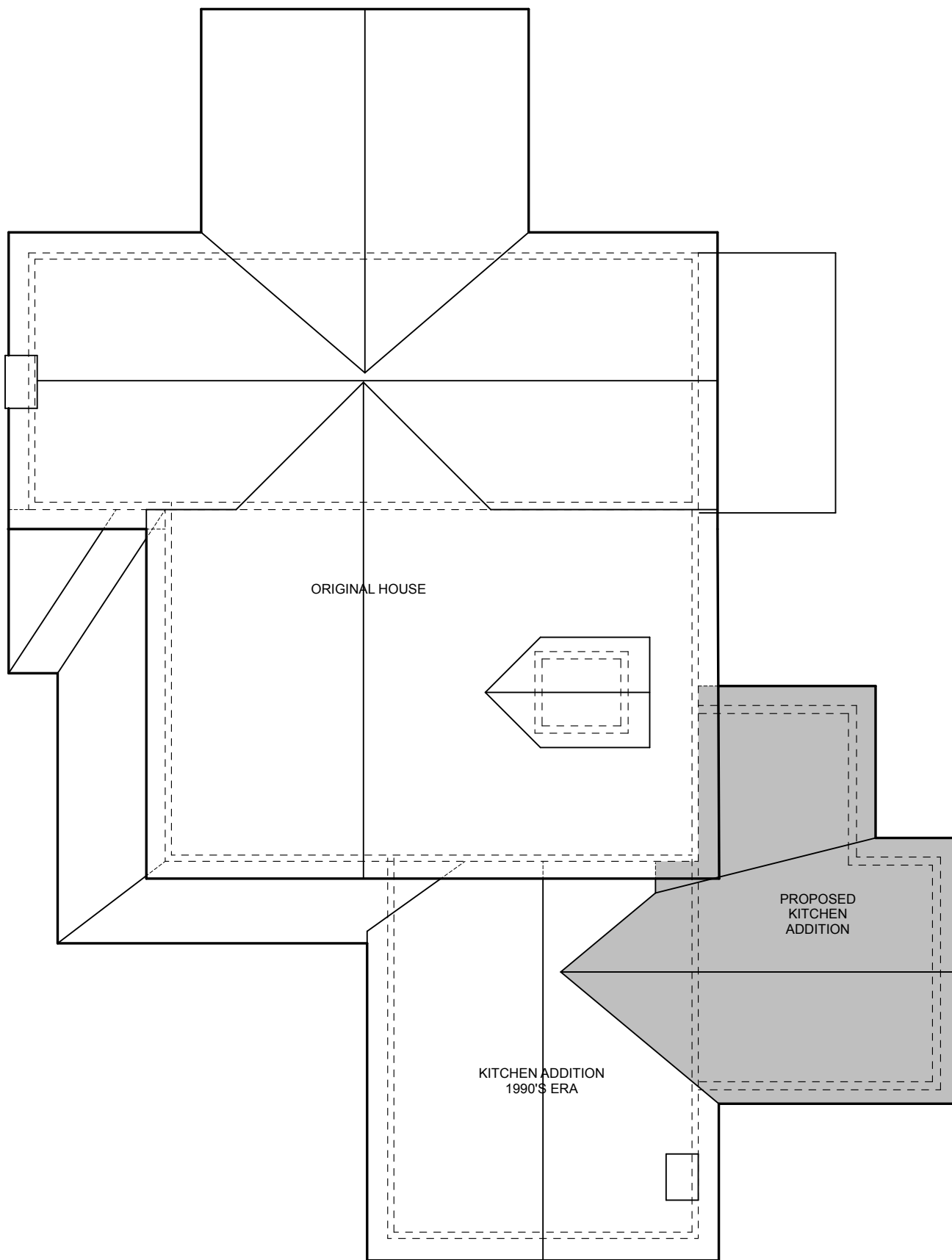
SITE PLAN

Scale: 1" = 20'

Thursday, November 14, 2019



JOEL PALMER HOUSE KITCHEN ADDITION
FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"
 Thursday, November 14, 2019





VIEW LOOKING BACK AT THE BUILDING FROM THE SOUTH AND EAST



VIEW LOOKING SOUTH AND NORTH FROM WITHIN THE AREA OF THE ADDITION

7.2.112.07 - Exterior Alteration and New Construction

- A. **Scope.** No person shall alter a landmark or any significant resource in an historic district nor shall any new building or structure be constructed in an historic district or on a landmark site unless approval is first obtained under this section. In addition, no major improvements shall be made on a landmark site or in an historic district unless approved by the Planning Commission.
- B. **Application Process.** Application for alteration of a landmark or new construction in an historic district or on a landmark site shall be filed on a form provided by the City. The following shall be required in an application:
1. The applicant's name and address;
 2. The owner's name and address, if different from the applicant;
 3. Name of the person(s), title, or relationship to the project who will verify that the alteration or new construction (if approved) has been completed according to the City's requirements;
 4. A written description/explanation of the proposed exterior alteration or new construction;
 5. A site plan indicating the location or proposed location of structures on the subject property;
 6. Photographs, other pictorial/schematics, sample materials/colors (if available) to represent the proposed changes or additions for a new or to a remodeled structure;
 7. Written explanation of the intended alteration in comparison with the City's 1993 Advisory Guidelines and the US Secretary of Interior Guidelines. (An on-line copy of the latter document is available for review at the following site: www.nps.gov/history/hps/tps/standguide/index.htm);
 8. Any other information deemed necessary by the City Manager to address approval criteria.
- C. **Historic Preservation Committee (HPC).** After the application is deemed complete the City Manager request a review by the Historic Preservation Committee. The review is conducted at their regularly scheduled meetings or by arranging a special meeting. The HPC may provide to the City a written response in regards to their review of the application using the approval criteria as a guideline for their recommendation(s). The Committee serves in an advisory capacity.
- D. **Approval Requirements.** The City Manager may approve the alteration request if determined a minor alteration based upon:
1. No change in the appearance or material of the resource as it exists and/or includes building maintenance; or
 2. The proposed alteration duplicates or restores the affected exterior features and materials as determined from historic photographs, original building plans, or other evidence of original features or materials with the provision that the City Manager may refer the interpretation to the Planning Commission; or
 3. The alteration work is on a side or sides of a building not visible from public rights-of-ways.
- E. **Planning Commission Action.** If a request for alteration does not meet the provisions of subsection (D) of this section, the City Manager shall forward the application and the comments from the Historic Preservation Committee to the Planning Commission. The Commission, after notice and public hearing held in accordance with provision in Section 7.3.2 (Procedures) of this Code, shall approve or disapprove issuance of the requested permit. The Commission may attach conditions to the approval which must be adhered to for the approval to remain valid.
- F. **Decision Criteria.** The Commission shall consider the following standards, comments, and criteria in determining whether to approve an alteration request:
1. Use of the property is historically similar or new use requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
 2. Historic character of a property is retained and preserved. The relocation of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property shall be avoided.
 3. Use of property recognizes physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
 4. Changes acquiring historic significance in their own right are retained and preserved.
 5. Alterations preserve distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property.
 6. Historic features are repaired versus replaced. Where the severity of determined requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
 7. Use of chemical and physical treatments, if appropriate, are undertaken by the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
 8. Alterations, including new additions, exterior alterations, or related new construction, do not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale, and proportions, and massing to protect the integrity of the property and environment.
 9. New additions and adjacent or related new construction is undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment are unimpaired.
 10. The Planning Commission considers design guidelines recommended by the Planning Commission or Historic Preservation Committee, such as applicable sections of the City's 1993 Advisory Guidelines or the U.S. Secretary of Interior's Standards: (www.nps.gov/history/hps/tps/standguide/index.htm).
 11. The Planning Commission considers comments submitted by the Historic Preservation Committee.
- G. **Repair and Maintenance Provisions.** No provision of this Code shall be construed to prevent the ordinary maintenance or repair of a Designated Landmark such as any exterior architectural feature which does not involve a change in design, material or appearance of such feature. The City Manager determines if the proposed activity is required for the public safety due to an unsafe or dangerous condition.
- H. **Building Code Leniency.** Property owners may request that the City Building Official or his/her designee grant leniency for non-conforming alterations, repairs, additions, and changes of occupancy for existing designated landmark structures in accordance with Section 3403.5 (or its most current replacement/update) of the Uniform Building Code/Oregon Structural Specialty Code. The City Manager and/or his/her designee shall have the final authority to grant such variances. In accordance with the statute, the Building Official or his/her designee may seek guidance from the Oregon State Historic Preservation Office in the application of this provision.

CITY OF DAYTON

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

STAFF REPORT

HISTORIC PRESERVATION COMMITTEE – NOVEMBER 20, 2019

REPORT DATE: November 13, 2019

FILE NUMBER: No File Number Has Been Assigned At This Time

APPLICANT: There is no Applicant at This Time

REQUEST: Consider Single-Family Residential Design Standards For Dwellings Next to Designated Landmark Properties

I. PURPOSE

The purpose of this staff report is to provide the Historic Preservation Committee (HPC) with information to support a 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 to be used. 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 Planning Commission/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.

The intent of enhancing the residential design standards would be to ensure the design of new residential construction on properties next to a Designated Landmark is good, thereby ensuring property values in the neighborhood will be maintained and enhanced. The good design of dwelling 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.

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 support a compelling government interest. For example, why subject some new single family dwellings to specified design standards and not require other single family dwellings to meet those standards.

The 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. 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 appear the purpose for the regulations would be to achieve merely good overall residential design.

Where the goal of the additional regulations is basic, good overall residential design, it would appear the City would be severely challenged to show a compelling government interest in requiring good design only for those properties that were singled-out.

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 and 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 Planning 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.

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.

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 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 comparing it with the glazing square footage to ensure the required percentage of glazing is shown.

IV. STAFF CONCLUSION AND RECOMMENDATION

The issue of design standards for all housing (except for Designated Landmark housing which has its own regulations in 7.2.112) would be a PC function, not a HPC function, because the HPO Zone would not be amended.

Given the above, the PC would be the lead group to review the existing residential design standards in 7.2.310 and propose additional standards. Where the HPC desires to review the proposed amendments the PC could ensure the HPC has the opportunity to review them, before the PC conducts a hearing by providing copies of the proposed amendments to the HPC and/or conducting another joint work session with the HPC.

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

Where the PC desires additional information about single-family design standards, the City of Independence standards are provided in Attachment 1, below.

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

All new single family dwellings, including manufactured homes located on individual lots, shall contain at least three (3) of the following design elements on the side of the house which fronts the street, to provide architectural relief:

- A. Dormer(s) or gable(s).
- B. Cupola(s).
- C. Bay or bow window(s).
- D. Exterior shutters.
- E. Recessed entry or entries.
- F. Front porch at least 100 square feet in area.
- G. Covered porch entry or entries.
- H. Pillars or posts in the front entry or entries.
- I. Eave(s) (minimum 6").
- J. Off-set(s) on building face or roof (minimum 16")

7.2.404 MANUFACTURED HOMES ON INDIVIDUAL LOTS

Where permitted as a special use, manufactured homes located on individual lots outside of a mobile home park shall meet the following requirements:

- A. **Construction Date.** The manufactured home shall have been manufactured after June 15, 1976, and exhibit the Oregon Department of Commerce "Insignia of Compliance" that indicates conformance with Housing and Urban Development (HUD) standards.
- B. **Minimum Area.** The manufactured home shall be multi-sectional with a minimum area of 1,000 square feet.
- C. **Foundation.** The manufactured home shall be placed on an excavated and back-filled foundation, enclosed at the perimeter with either concrete, concrete block, brick, stone, pressure treated wood, or combination thereof. No more than 24 inches of the enclosing material may be exposed above grade. Where the building site has a sloped grade, no more than 24 inches of the enclosing material shall be exposed on the uphill side of the home. If the manufactured home is placed on a basement, or within an identified flood hazard zone, the 24-inch limitation shall not apply.
- D. **Roof.** The manufactured home roof shall have a nominal pitch of 3 feet for each 12 feet in width.
- E. **Exterior Material.** The manufactured home shall have an exterior that is residential in appearance.
- F. **Garage.** The manufactured home shall have a garage with exterior material that is residential in appearance, or, a carport with a concrete parking surface. The garage or carport shall be placed on the property prior to occupancy of the manufactured home.
- G. **Energy Efficiency.** The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting the performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code.
- H. **Lot Development Standards.** The manufactured home shall meet all applicable development standards, such as setbacks and height limitations, in the Development Code.
- I. **Transportation Equipment.** The tongue, axles, wheels and traveling lights shall be removed from the manufactured home.
- J. **A Conditional Use permit shall be required to place a manufactured home on an individual lot or parcel adjacent to a significant historical resource as identified in the Dayton Comprehensive Plan. The application shall be subject to the decision criteria contained in Section 7.3.107 as well as the following factors:**
(Revised ORD 510 – Effective 12/07/98)
 - 1. **Location -** The dwelling shall be situated to maintain the greatest possible distance from the adjacent historical site or structure while maintaining compliance with the setback requirements.
 - 2. **Orientation -** If the primary entrance of the adjacent historical building faces a public street, the primary entrance to the manufactured home shall also face the same public street. This provision does not apply if either lot or parcel is a “corner lot” as defined by this Code.

3. Screening - Screening and buffering shall be required. Screening may include fencing, berms, vegetation or any combination thereof. The screening shall be designed to maintain the visual integrity of the adjacent historic site or building. For example, a wooden fence may be required instead of a chain-link fence.
4. Intent - It is not the intent of this section to grant a conditional use permit in all circumstances, even if factors 1 to 3 above are successfully met. The Conditional Use shall be granted only under those circumstances which are unique to the subject property and will not impair or adversely impact the integrity of the adjacent historical site. The burden of proof shall be placed by the applicant to ensure these concerns are adequately addressed.

Chapter 16.21

RESIDENTIAL DESIGN STANDARDS

Sections:

- 16.21.010 Purpose.**
- 16.21.020 Applicability and review procedure for single and two-family dwellings.**
- 16.21.030 Single and two-family dwelling design menus.**
- 16.21.040 Main entrances**
- 16.21.050 Infill dwellings and lots.**
- 16.21.060 Applicability and review procedure for multi-family dwellings.**
- 16.21.070 Multi-family design standards.**

16.21.010 Purpose.

The purpose of the residential design objectives are to promote:

- A.** Community livability through the creation of attractive design housing and streetscapes.

- B.** Compatibility (in height, bulk, setback and overall design) between infill housing and adjacent established housing, to the extent practicable. Additionally, the standards are intended to promote compatibility and transitions between multi-family housing and adjacent uses.

- C.** Community safety for neighborhood streets and front yards by providing “eyes on the street.”

- D.** Community interaction by designing neighborhood streets, front yards and open spaces so that they are attractive and inviting places for neighbors to interact.

- E.** Good design at reasonable cost through design standards that improve residential design within reasonable cost parameters, process, and with options for how to meet the standards. (Ord. 1107, 2002)

- F.** Low impact developments that manage stormwater through the use of on-site features, preserve natural conditions and open space, minimize impervious surfaces, and use land efficiently. (Ord. 1107, 2002; Ord. 1338, 2010)

16.21.020 Applicability and review procedure for single family and two family dwellings.

The standards in sections 16.21.030 through 16.21.050 apply to single family dwellings, manufactured homes, and two family dwellings (duplexes). Where a proposal is for an alteration or addition to a existing development, the standards of this section apply only to the portion being altered or added. If the applicant can demonstrate that implementation of

the standards would be impractical due to lot size, shape, slope, or other natural feature of the property that does not generally apply to other properties in the city, the Planning Director may waive any of the standards which are demonstrated to be impractical. (Ord. 1107, 2002)

16.21.030 Single family and two-family dwelling design menu.

A. Purpose: These standards are intended to ensure design of housing that will reinforce and enhance Canby's overall livability and provide options to promote design variety and ease of administration of the standards.

B. All new single family dwellings, manufactured homes, and two-family dwellings (duplexes) shall comply with the design features in this section along street facing facades. Additions and alterations that add less than 50% to the existing floor area of the house (not including garage floor area) are exempt from this subsection, unless a new garage is being added. Additions or alterations that are not visible from the street side of the home are exempt. There are two options for complying with these standards. Option 1 is to meet the Garage standards in 16.21.030(C) and four of the design standards in 16.21.030 (D). For homes that do not comply with the Garage standards in 16.21.030(C), Option 2 is to meet six of the design standards in 16.21.030 (D). Homes on corner lots and through lots shall comply with either option 1 or 2 above for the front of the lot (as defined by 16.04.320). The non-front side of the lot shall comply with 3 of the design menu standards in 16.21.030 (D).

C. Garage Standards: These standards are intended to: provide a visual connection between the living area of the residence and the street; prevent garages from obscuring or dominating the main entrance of the house; and, provide for a pleasant pedestrian environment in residential areas. The standards are:

1. The garage may be up to 50% of the length of the street-facing facade (see figure 16.21-1), or,
2. The garage may be up to 60% of the length of the facade, if the garage is recessed a minimum of 2 feet from the longest street facing facade, and,
3. On corner lots, only one street-facing wall must meet the standards in (1) or (2) above (see figure 16.21-2), and,
4. A garage wall that faces the street may be no closer to the street than the longest street-facing wall of the house, except as provided in subsections (5) and (6) below.
5. A garage may extend up to 6 feet in front of the longest front facade if:
 - a. There is a covered front porch and the garage does not extend beyond the front line of the porch (see figure 16.21-3); or,

b. The garage is part of a two level facade that has a window (minimum 6 square feet, with 4" trim or shutters) on the second level that faces the street (see figure 16.21-4).

6. Garages may be side-oriented to the front lot line if windows occupy a minimum of 15% of the street-facing wall of the garage (see figure 16.21-5).

D. Design Menu Standards

1. Dormers

2. Gables, hip roof, or gambrel roof form.

3. Recessed entries (minimum 2 foot recess)

4. Covered porch entries (minimum 48 square feet, minimum 4 feet deep)

5. Bay windows

6. Any eaves of 12 inches or greater

7. Off-set of 16 inches or greater on building face or roof

8. Windows and main entrance doors occupy a minimum of 15% of the facade, not including the roof.

9. Window trim (minimum 4-inch) or shutters (minimum 8-inch)

10. Balconies or porch rail

11. Shakes, shingles, brick or other similar decorative materials occupy at least 60 square feet of the street facade. (Ord. 1107, 2002; Ord 1237, 2007)

16.21.040 Main entrances for single family and two family dwellings.

A. Purpose. These standards are intended to ensure there is a visual connection between the entry of the home and the street, and, provide for a pleasant pedestrian environment in residential areas.

B. At least one main entrance for each structure must:

1. Additions or alterations that are not visible from the street side of the home are exempt. or

2. Be at an angle up to 45 degrees from the street, or

3. Open onto a covered porch on the front or side of the residence that is at least 48 square feet in area and at least 4 feet in depth. (Ord. 1107, 2002)

16.21.050 Infill Homes

A. Purpose. The purposes of these standards are to promote compatibility between new development and existing homes, and, to provide for the efficient use of residential land.

B. Applicability. These standards apply to all new infill homes as defined by 16.04.255. The standards also apply to remodels of existing infill homes where the remodel increases the homes floor area by more than 50%, not including garage area.

C. Standards for Infill Homes (see figure 16.21-6)

1. Lot Coverage - Infill homes exceeding one story shall not exceed a lot coverage of 35%. In this standard, lot coverage applies to portion of the lot covered by structures, not including garage area.

2. Garage Standards - Infill homes must meet the Option 1 garage standards in 16.21.030. The infill home is exempt from garage standards if located on a flag lot, or, if an adjacent home fronting the same street does not comply with the garage standards in 16.21.030(C).

3. Similar Front Setback - Infill homes shall establish a front yard setback that is within 5 feet of the front yard setback for the closest adjacent home on the same side of the street. This standard does not apply if the closest adjacent home has a front yard setback greater than 30 feet.

4. Maximum Height. Infill homes shall have a maximum height of 28 feet.

5. Step-up Standard. At the interior and rear setback line, the infill home shall not exceed a single story exterior wall height (not to exceed 10 feet from finished floor to top plate). The area within a gable is not included in the wall height. Finished vaulted ceilings or unfinished attic spaces without exterior windows are allowed in the gable area. The building may increase in height by one foot vertically for every foot horizontally away from the setback line, up to the maximum height allowed. Building height is measured as defined by the Oregon Structural Specialty Code. The Planning Director or Planning Commission may exempt infill homes from this standard for any yard that abuts a property on which the existing home is greater than one story.

16.21.060 Applicability and review procedure for multi-family dwellings.

The standards in section 16.21.070 apply to multi-family dwellings. Where a proposal is for an alteration or addition to an existing development, the standards of this section apply only to the portion being altered or added. If the applicant can demonstrate that implementation of the standards would be impractical due to lot size, shape, slope, or other natural feature of the property that does not generally apply to other properties in the city, the Planning Director may waive any of the standards which are demonstrated to be impractical. (Ord. 1107, 2002)

16.21.070 Multi-family design standards.

A. For design review applications for multi-family dwellings (three or more units) or for development that contain 3 or more units on a single lot located in any zone, the menu in Table 16.21.070 shall apply. This menu replaces the general menu contained in Chapter 16.49 for such applications.

B. A design review application for multi-family dwellings shall be considered to be compatible if

1. At least five of the Design Elements for Street Facing Facades are achieved.
2. a minimum of 60 percent of the total possible points from the Design Menu are accumulated for the whole development;
3. 10 percent of the points used to meet (2) above are from the LID category; and,
4. the applicant has received a minimum of one point in each applicable category.

C. Those elements that are not applicable to a project shall not be counted toward the total possible points. (Ord. 1338; 2010)

Table 16.21.070 Multi-Family Design Menu

As part of review of multi-family developments, the following menu shall be used as part of the review. In order to “pass” this table 60% of total possible points shall be earned, (10% of the total possible points must be from LID elements)

Design Criteria	Possible Points				
	0	1	2	3	4
Parking					
Screening of parking and/or loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-
Tree Retention					
Percentage of trees retained	<10%	10-50%	51-75%	>75%	-
Replacement of trees removed	<50%	≥50%	-	-	-
Building Orientation to the Street					
Primary entrances face the street	Not street-facing	Entrance breezeway faces street	All entrances face the street	-	-

Design Criteria	Possible Points				
Building Orientation to the Street, cont.	0	1	2	3	4
Site's frontage has buildings within 25 feet of front lot line. (Full points may be given when courtyards are adjacent to the frontage.)	0-25% of street frontage	26-50% of street frontage	≥51% of street frontage	-	-
Screening of Storage Areas and Utility Boxes	0	1	2	3	4
Trash storage is screened from view by solid wood fence, masonry wall or landscaping.	No	Yes	-	-	-
Trash storage is located away from adjacent property lines.	0 - 10 feet from adjacent property	11 - 25 feet from adjacent property	>25 feet from adjacent property	-	-
Utility equipment is screened from view.	Not screened	Partially screened	Fully screened	-	-
Prevention of Monotonous and Incompatible Design	0	1	2	3	4
Horizontal length of all buildings is a maximum of 120 feet.	101 - 120 feet	81 - 100 feet	≤80 feet	-	-
Roofs have a gable, hip or gambel form, minimum pitch of 3 to 12 with at least 6-inch overhang.	No	Yes	-	-	-
A minimum of 15% of street façade areas contains windows or doors. All windows provide trim, recess, or other method of providing shadowing.	No	Yes	-	-	-
Garages are located to minimize their visual impact.	Front of building	Side of building	Back of building	-	-
Exterior design features include offsets, balconies, projections, window reveals, or similar elements to break up large building expanses.	Less than one design feature within every 30 feet of longest façade.	One design feature within every 30 feet of longest façade.	Two or more design features within every 30 feet of longest façade.	-	-
Private Open Space and Landscaping	0	1	2	3	4
Private open space provided in addition to what is required for the base zone.	No additional open space.	Patios or balconies (at least 48 square feet) provided for 50% of units.	Patios or balconies (at least 48 square feet) provided for 51-100% of units.	Sport court, tot lot, pool or community room is provided.	-
Number of non-required trees provided.	-	At least one tree per 500 square feet of landscaping.	-	-	-

Design Criteria	Possible Points				
Private Open Space and Landscaping, cont.	0	1	2	3	4
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-
Street and Block Framework	0	1	2	3	4
Multi-family developments 8 acres or larger are developed as a series of complete blocks bounded by a network of public or private streets with sidewalks and street trees.	No blocks or network.	10-50% of units are along a street with sidewalks, street trees, and on-street parking.	51-100% of units are along a street with sidewalks, street trees, and on-street parking.	-	-
Low Impact Development (LID)	0	1	2	3	4
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%
Provision of park or open space area for public use	None	-	Open Space (Generally not for public use)	-	Park (public or privately owned for public use)
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%
Disconnecting downspouts from city stormwater facilities	None	Some downspouts disconnected	All downspouts disconnected	-	-
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	-	-
Provision of rain gardens/bioretention areas for stormwater runoff (% of total landscaped area)	None	-	10-50%	51-75%	>75%
Total Possible Points= 67 60%=40 points (rounding down), 10%=7 points (rounding up)					

(Ord. 1338, 2010)

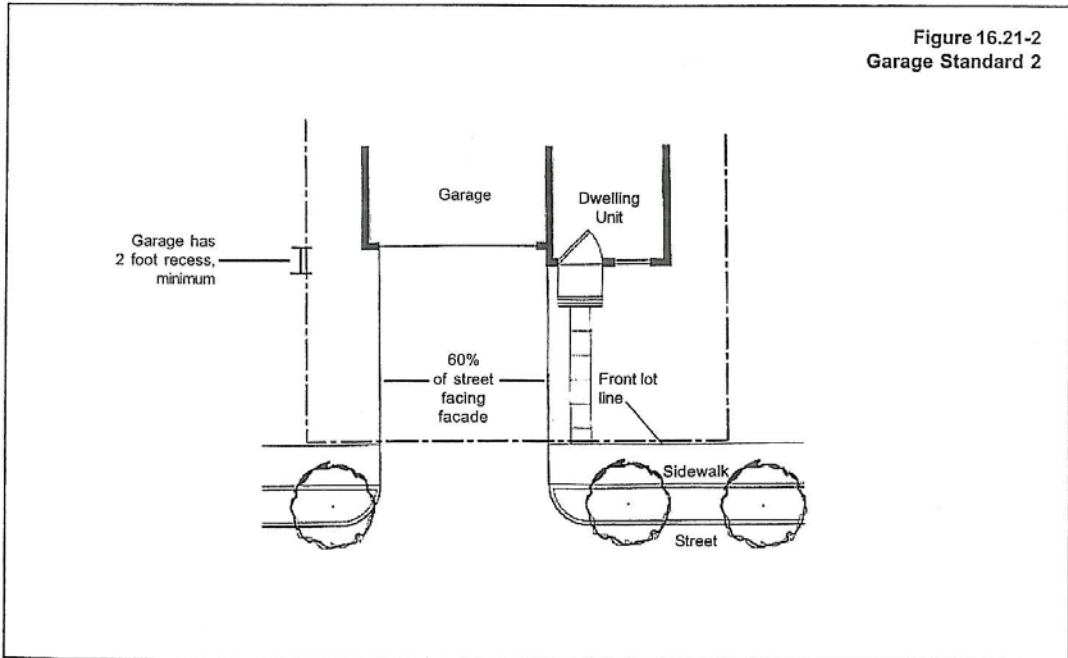
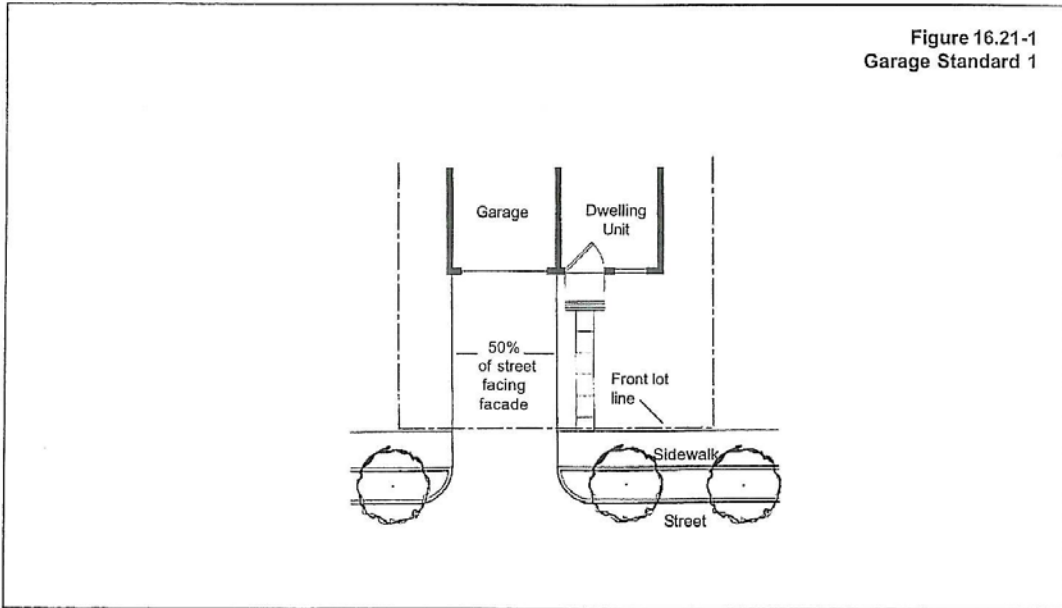


Figure 16.21-3
Garage Standard 5a

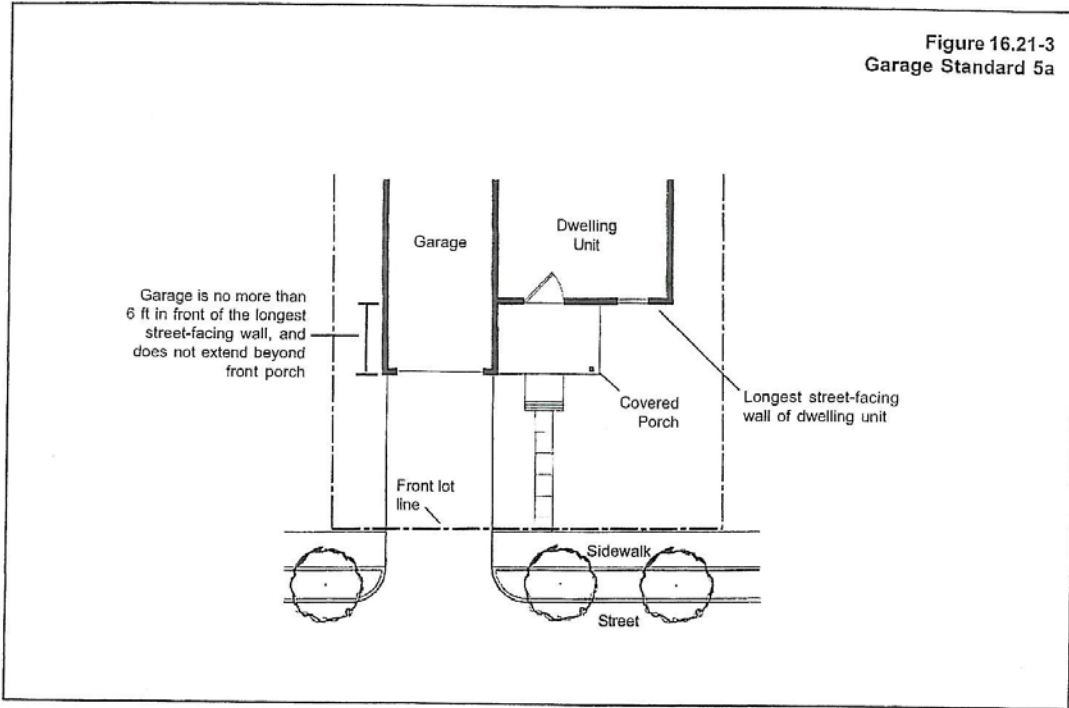


Figure 16.21-4
Garage Standard 5b

