



**City of McMinnville
 Planning Department**
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311

www.mcminnvilleoregon.gov

**Historic Landmarks Committee
 ZOOM Online Meeting
 November 18, 2020 3:00 PM**

*Please note that this meeting will be conducted
 Via Zoom meeting software due to the COVID-19 event.*

ZOOM Meeting: You may join online via the following link:

<https://mcminnvilleoregon.zoom.us/j/91218571412?pwd=TWtsaG1Dai92QnZNNXp0akiYemlhUT09>

**Zoom Meeting ID: 912 1857 1412
 Zoom Meeting Password: 213409**

Or you can call in and listen via Zoom: 1-669-900-9128

Committee Members	Agenda Items
Mary Beth Branch, Chair	1. Call to Order
John Mead, Vice-Chair	2. Citizen Comments
Mark Cooley	3. Discussion Items
Joan Drabkin	A. Continued Review of Downtown Design Standards Chapter (Exhibit 1)
Christopher Knapp	4. Committee Member Comments
	5. Staff Comments
	6. Adjournment

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.



EXHIBIT 1 - STAFF REPORT

DATE: November 18, 2020
TO: Historic Landmark Committee Members
FROM: Chuck Darnell, Senior Planner
SUBJECT: Continued Review of Downtown Design Standards Chapter

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief:

The purpose of this discussion item is to continue the Historic Landmarks Committee's review of the Downtown Design Standards chapter of the McMinnville Municipal Code (MMC), which are contained in Chapter 17.59 of the MMC.

Background:

During the past few years, a number of applications for Downtown Design Review have identified that some language in the development standards sections in Chapter 17.59 is difficult to interpret and apply to development applications. This has resulted in difficulty in the review process and for applicants in understanding what the code requires. The Historic Landmarks Committee is designated as the review body for all major alterations and new construction in the Downtown Design Review Area, and requested that a review of Chapter 17.59 be added to the Historic Landmarks Committee's 2020 work plan to allow for discussion of these issues and potential code amendments to address them.

Discussion:

For the Committee's understanding, a description of the process for making amendments to the code is provided below. Chapter 17.59 is a chapter within Title 17 of the MMC, which is the Zoning title of the MMC (often referred to as the Zoning Ordinance). As part of the zoning title, any amendment to any section of code is processed as a Zoning Text Amendment. The Zoning Text Amendment review process is described in detail in Section 17.72.120 of the MMC, but in summary, the process is a legislative (not quasi-judicial) public review process that requires a public hearing before the Planning Commission. The Planning Commission holds a public hearing to consider the Zoning Text Amendment, and then makes a recommendation to the City Council. The City Council takes final action to approve or deny the Zoning

Attachment 1: Chapter 17.59 – Downtown Design Standards and Guidelines
Attachment 2: City of Albany Design Standards
Attachment 3: City of Ashland Downtown Design Standards
Attachment 4: City of Jacksonville Residential and Commercial Standards

Text Amendment. The City Council may also elect to hold additional public hearings on the matter at the Council level.

In the past at the City of McMinnville, committees that work with sections of the code, such as the Historic Landmarks Committee or Landscape Review Committee, have reviewed sections of the code and made recommendations for potential amendments. These committee recommendations are then presented to the Planning Commission by staff during a Planning Commission work session, where the Planning Commission provides direction to staff to potentially schedule the amendments for a future public hearing and formal consideration of a Zoning Text Amendment. This would be the process that would be followed now, should the Historic Landmarks Committee decide to recommend potential amendments to Chapter 17.59.

Based on prior discussion with the Historic Landmarks Committee, staff has identified the sections of Chapter 17.59 listed below as sections that contain language that has been difficult to interpret and apply to applications:

17.59.050 Building and Site Design.

B. Building Design.

1. Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.

C. Building Materials.

1. Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.
2. The following materials are prohibited for use on visible surfaces (not applicable to residential structure):
 - a. Wood, vinyl, or aluminum siding;
 - b. Wood, asphalt, or fiberglass shingles;
 - c. Structural ribbed metal panels;
 - d. Corrugated metal panels;
 - e. Plywood sheathing, to include wood paneling such as T-111;
 - f. Plastic sheathing; and
 - g. Reflective or moderate to high grade tinted glass.
3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim.

17.59.060 Surface Parking Lots.

- A. Surface parking lots shall be prohibited from locating on Third Street. In addition, vehicular access to parking lots from Third Street is prohibited.

17.59.070 Awnings.

- F. Awning colors shall be of a low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the awning are prohibited.

Some other general issues that have been discussed by the Historic Landmarks Committee include:

- Difficulty in applying design standards to residential building products

Attachment 1: Chapter 17.59 – Downtown Design Standards and Guidelines
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 Attachment 4: City of Jacksonville Residential and Commercial Standards

- Lack of process or description of how applicants can request amendments or changes to approved plans
- Specificity of level of detail required in construction plans submitted for review

Staff suggests that the Historic Landmarks Committee use the work session discussion time to go through the standards in Chapter 17.59, and discuss any potential issues together as a Committee. There may be additional sections that the Committee would like to discuss and analyze further, outside of the sections identified above. At the last work session discussion, the Committee worked through and discussed Sections 17.59.010 – 17.59.040. Staff would suggest that the Committee continue through the review and discussion, starting with Section 17.59.050 (Building and Site Design). The Committee did start on this section, with some conversation on the standards in Section 17.59.050(A) and 17.59.050(B)(1), but staff would suggest that the Committee begin the review again with this entire section for consistency in the discussions.

Other Community Examples: To provide the HLC with some examples of downtown or commercial design standards in other communities with similar sized historic downtown districts, staff has also attached copies of development codes from those communities. These example development code sections include the following:

- City of Albany – Design Standards.
 - Note: Zoning districts that are referenced in the Albany code that are similar to McMinnville’s downtown area include the HD (Historic Downtown), DMU (Downtown Mixed Use), CB (Central Business), and WF (Waterfront) zones.
- City of Ashland – Downtown Ashland and Downtown Design Standards
- City of Jacksonville – Residential and Commercial Standards
 - Note: The Jacksonville code describes standards that apply to new construction in the chapters titled “Contemporary” (Chapters 18.11 and 18.13)

Fiscal Impact:

None.

Recommendation/Suggested Motion:

As a discussion item, no specific action is required. Staff suggests that the Historic Landmarks Committee provide direction to staff on sections of the code to analyze further for potential amendments. The Committee may also provide direction on specific language to analyze further for potential amendments to particular sections of the code.

CD

Chapter 17.59

DOWNTOWN DESIGN STANDARDS AND GUIDELINES

(as adopted Ord. 4797, Oct. 23, 2003)

Sections:

17.59.010	Purpose
17.59.020	Applicability
17.59.030	Review Process
17.59.040	Review Criteria
17.59.050	Building and Site Design
17.59.060	Surface Parking Lots
17.59.070	Awnings
17.59.080	Signs

17.59.010 Purpose. To provide for the protection, enhancement and preservation of buildings, structures, and other elements in the downtown core which contribute to its special historic and cultural value. Further, it is not the purpose of this ordinance to create a “themed” or artificial downtown environment. Rather, its purpose is to build on the “main street” qualities that currently exist within the downtown and to foster an organized, coordinated, and cohesive historic district that reflects the “sense of place,” economic base, and history unique to McMinnville and the downtown core. (Ord. 4797 §1, 2003).

17.59.020 Applicability.

- A. The provisions of this Chapter shall apply to all lands located within the area bounded to the west by Adams Street, to the north by 4th Street, to the east by Kirby Street, and to the south by 1st Street. Lands immediately adjacent to the west of Adams Street, from 1st Street to 4th Street, are also subject to the provisions of this Chapter.
- B. The provisions of this ordinance shall apply to the following activities conducted within the above described area:
 1. All new building construction;
 2. Any exterior building or site alteration; and,
 3. All new signage.
- C. This ordinance shall not apply to the following activities or uses:
 1. Maintenance of the exterior of an existing structure, such as re-roofing, re-siding, or repainting where similar materials and colors are used that comply with this ordinance;
 2. Interior remodeling; and,
 3. Single-family detached housing.
- D. The Planning Director shall determine whether any proposed maintenance activity complies with this ordinance and whether the proposed activity is subject to the review procedures contained in this chapter.

- E. This ordinance shall apply only to those portions of a building or sign that are proposed for construction or modification and shall not extend to other elements of the building or sign that may be out of compliance with the requirements of this ordinance (i.e., a permit to replace a single window shall not require that all other windows on the building that may be out of compliance with this ordinance to be replaced, unless such action is initiated by the property owner). However, if a building should be destroyed due to fire, accident, or an act of God, the new or replacement structure shall be rebuilt to conform to the requirements of this ordinance. (Ord. 5034 §2, 2017; Ord. 4797 §1, 2003).

17.59.030 Review Process.

- A. An application for any activity subject to the provisions of this ordinance shall be submitted to the Planning Department and shall be subject to the procedures listed in (B) through (E) below.
- B. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040. The application shall include the following information:
 - 1. The applicant shall submit two (2) copies of the following information:
 - a. A site plan (for new construction or for structural modifications).
 - b. Building and construction drawings.
 - c. Building elevations of all visible sides.
 - 2. The site plan shall include the following information:
 - a. Existing conditions on the site including topography, streetscape, curbcuts, and building condition.
 - b. Details of proposed construction or modification to the existing structure.
 - c. Exterior building elevations for the proposed structure, and also for the adjacent structures.
 - 3. A narrative describing the architectural features that will be constructed and how they fit into the context of the Downtown Historic District.
 - 4. Photographs of the subject site and adjacent property.
 - 5. Other information deemed necessary by the Planning Director, or his/her designee, to allow review of the applicant's proposal. The Planning Director, or his/her designee, may also waive the submittal of certain information based upon the character and complexity (or simplicity) of the proposal.
- C. Review Process
 - 1. Applications shall be submitted to the Planning Department for initial review for completeness as stated in Section 17.72.040. The Planning Director shall review the application and determine whether the proposed activity is in compliance with the requirements of this ordinance.
 - 2. The Planning Director may review applications for minor alterations subject to the review criteria stated in Section 17.59.040. The Historic Landmarks Committee shall review applications for major alterations and new construction, subject to the review criteria stated in Section 17.59.040. It shall be the Planning Director's decision as to whether an alteration is minor or major.

3. Notification shall be provided for the review of applications for major alterations and new construction, subject to the provisions of Section 17.72.110.
 - a. The Historic Landmarks Committee shall meet within 30 (thirty) days of the date the application was deemed complete by the Planning Department. The applicant shall be notified of the time and place of the review and is encouraged to be present, although their presence shall not be necessary for action on the plans. A failure by the Planning Director or Historic Landmarks Committee, as applicable, to review within 30 (thirty) days shall be considered an approval of the application.
 - b. If the Planning Director or Historic Landmarks Committee, as applicable, finds the proposed activity to be in compliance with the provisions of this ordinance, they shall approve the application.
 - c. If the Planning Director or Historic Landmarks Committee, as applicable, finds the proposed activity in noncompliance with the provisions of this ordinance, they may deny the application, or approve it with conditions as may be necessary to bring the activity into compliance with this ordinance.

D. Waiver Process

A guideline or standard contained in this ordinance may be waived as part of the design review process when it can be demonstrated that the proposed design satisfies or exceeds the downtown design goals and objectives of this ordinance. If a waiver is requested, the applicant must explain in their application how the proposed design satisfies or exceeds these goals and objectives. A request for a waiver to the standards of this ordinance shall be reviewed by the McMinnville Historic Landmarks Committee, as described in Section 17.59.030(C)(2).

E. Appeal

An appeal of a decision by the Planning Director or Historic Landmarks Committee, including an appeal of conditions placed on the permit by the committee, may be made to the Planning Commission as outlined in Section 17.72.170. (Ord. 5034 §2, 2017; Ord. 4920, §4, 2010; Ord. 4797 §1, 2003).

17.59.040 Review Criteria

- A. In addition to the guidelines and standards contained in this ordinance, the review body shall base their decision to approve, approve with conditions, or deny the application, on the following criteria:
 1. The City's historic preservation policies set forth in the Comprehensive Plan;
 2. If a structure is designated as a historic landmark on the City's Historic Resources Inventory or is listed on the National Register for Historic Places, the City's historic preservation regulations in Chapter 17.65, and in particular, the standards and guidelines contained in Section 17.65.060(2); and
 3. If applicable (waiver request), that all of the following circumstances are found to exist:

- a. There is a demonstrable difficulty in meeting the specific requirements of this Chapter due to a unique or unusual aspect of the site, an existing structure, or proposed use of the site;
- b. There is demonstrable evidence that the alternative design accomplishes the purpose of this Chapter in a manner that is equal or superior to a project designed consistent with the standards contained herein; and
- c. The waiver requested is the minimum necessary to alleviate the difficulty of meeting the requirements of this Chapter. (Ord. 5034 §2, 2017; Ord. 4797 §1, 2003).

17.59.050 Building and Site Design.

A. Building Setback.

1. Except as allowed by this ordinance, buildings shall maintain a zero setback from the sidewalk or property line.
2. Exceptions to the setback requirements may be granted to allow plazas, courtyards, dining space, or rear access for public pedestrian walkways.

B. Building Design.

1. Buildings should have massing and configuration similar to adjacent or nearby historic buildings on the same block. Buildings situated at street corners or intersections should be, or appear to be, two-story in height.
2. Where buildings will exceed the historical sixty feet in width, the façade should be visually subdivided into proportional bays, similar in scale to other adjacent historic buildings, and as appropriate to reflect the underlying historic property lines. This can be done by varying roof heights, or applying vertical divisions, materials and detailing to the front façade.
3. Storefronts (that portion of the building that faces a public street) should include the basic features of a historic storefront, to include:
 - a. A belt course separating the upper stories from the first floor;
 - b. A bulkhead at the street level;
 - c. A minimum of seventy (70) percent glazing below the transom line of at least eight feet above the sidewalk, and forty (40) percent glazing below the horizontal trim band between the first and second stories. For the purposes of this section, glazing shall include both glass and openings for doorways, staircases and gates;
 - d. A recessed entry and transom with transparent door; and
 - e. Decorative cornice or cap at the roofline.
4. Orientation of rooflines of new construction shall be similar to those of adjacent buildings. Gable roof shapes, or other residential roof forms, are discouraged unless visually screened from the right-of-way by a false front or parapet.
5. The primary entrance to a building shall open on to the public right-of-way and should be recessed.
6. Windows shall be recessed and not flush or project from the surface of the outer wall. In addition, upper floor window orientation primarily shall be vertical.

7. The scale and proportion of altered or added building elements, such as new windows or doors, shall be visually compatible with the original architectural character of the building.
 8. Buildings shall provide a foundation or base, typically from ground floor to the lower windowsills.
- C. Building Materials.
1. Exterior building materials shall consist of building materials found on registered historic buildings in the downtown area including block, brick, painted wood, smooth stucco, or natural stone.
 2. The following materials are prohibited for use on visible surfaces (not applicable to residential structure):
 - a. Wood, vinyl, or aluminum siding;
 - b. Wood, asphalt, or fiberglass shingles;
 - c. Structural ribbed metal panels;
 - d. Corrugated metal panels;
 - e. Plywood sheathing, to include wood paneling such as T-111;
 - f. Plastic sheathing; and
 - g. Reflective or moderate to high grade tinted glass.
 3. Exterior building colors shall be of low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the façade of the building are prohibited except as may be approved for building trim. (Ord. 4797 §1, 2003).

17.59.060 Surface Parking Lots.

- A. Surface parking lots shall be prohibited from locating on Third Street. In addition, vehicular access to parking lots from Third Street is prohibited.
- B. All parking lots shall be designed consistent with the requirements of Section 17.60.080 of the McMinnville Zoning Ordinance.
- C. A hedge or wall, thirty (30) inches in height, or dense landscaping within a buffer strip a minimum of five feet in width shall be placed along the street-side edge of all surface parking lots. Landscaping within the buffer strip shall include street trees selected as appropriate to the situation and spaced according to its type, shrubs spaced a minimum of three feet on center, and groundcover. A landscaping plan for this buffer shall be subject to review and approval by the McMinnville Landscape Review Committee. (Ord. 4797 §1, 2003).

17.59.070 Awnings.

- A. Awnings or similar pedestrian shelters shall be proportionate to the building and shall not obscure the building's architectural details. If transom windows exist, awning placement shall be above or over the transom windows where feasible.
- B. Awnings shall be placed between pilasters.
- C. Where feasible, awnings shall be placed at the same height as those on adjacent buildings in order to maintain a consistent horizontal rhythm along the street front.
- D. Awnings should be constructed of soft canvas, fabric, or matte finished vinyl. The use of wood, metal or plastic awnings is prohibited.

- E. Awnings may be indirectly illuminated; internal illumination of awnings is prohibited.
- F. Awning colors shall be of a low reflective, subtle, neutral or earth tone color. The use of high intensity colors such as black, neon, metallic or florescent colors for the awning are prohibited. (Ord. 4797 §1, 2003).

17.59.080 Signs.

- A. The use of flush-mounted signs, flag-mounted signs, window signs, and icon signs are encouraged. Sign materials shall be compatible with materials used in the building.
- B. Where two or more businesses occupy the same building, identifying signs should be grouped together to form a single panel.
- C. Wall signs shall be placed in traditional locations in order to fit within architectural features, such as: above transoms; on cornice fascia boards; or, below cornices. Wall signs shall not exceed the height of the building cornice.
- D. For every lineal foot of building frontage, 1.5 square feet of signage may be allowed, to a maximum of 200 square feet.
- E. The use of the following are prohibited in the downtown area:
 - 1. Internally-lit signs;
 - 2. Flashing signs
 - 3. Pedestal signs and pole-mounted signs;
 - 4. Portable trailer signs;
 - 5. Cabinet-type plastic signs;
 - 6. Billboards of all types and sizes;
 - 7. Historically incompatible canopies, awnings, and signs;
 - 8. Signs that move by mechanical, electrical, kinetic or other means; and,
 - 9. Inflatable signs, including balloons and blimps. (Ord. 4797 §1, 2003).

ARTICLE 8 DESIGN STANDARDS

8.000 Overview. The purpose of this Article is to establish additional standards for certain uses. These standards are intended to reduce adverse effects on surrounding property owners and the general public, to create a business environment that is safe and comfortable, to further energy conservation efforts within the City, to enhance the environment for walking, cycling, and mass transit use, and to ensure that high-quality development is maintained throughout Albany.

The following list is a summary of the topics covered in this article.

- Single-Family Homes
- Multiple Family Development
- Commercial and Institutional Site Design
- Supplemental Standards in Village Centers
- Telecommunications Facilities
- Supplemental Design Standards for the Oak Creek Transition Area
[Ord. 5445, 4/12/00, Ord. 5801, 2/13/13; Ord. 5832, 4/9/14]

SINGLE-FAMILY HOMES

8.100 Purpose. The design standards for single-family homes are intended to create pedestrian-friendly, sociable, safe and attractive neighborhoods through human-scale design. These standards emphasize the functional relationship between the home and the street. Compatibility standards protect the architectural character of existing neighborhoods. These design standards are adaptable to many different architectural styles. [Ord. 5445, 4/12/00]

8.110 Applicability.

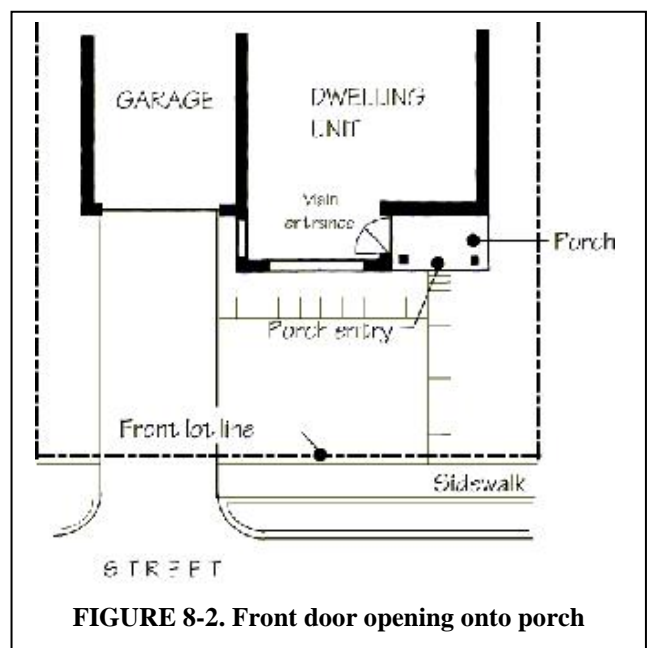
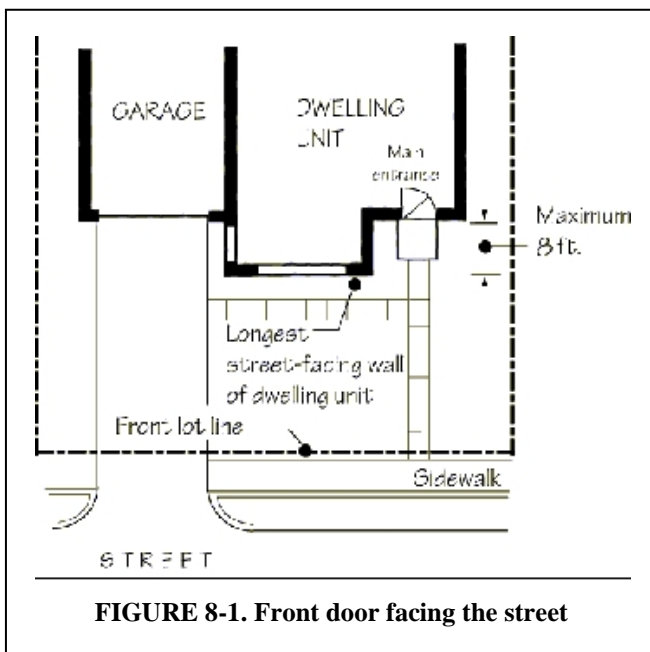
- (1) The standards of ADC Sections 8.110 through 8.160 apply to all new single-family detached units, manufactured homes, two-family units (duplexes), and single family attached units on individual lots in all zones that allow single-family housing, except as otherwise noted. [Ord. 5894, 10/14/17]
- (2) In addition, except as otherwise noted, the standards of ADC Sections 8.110 through 8.160 apply to multifamily units with individual driveways permitted pursuant to ADC 12.100(2) that are located in the WF, CB, or DMU zone, or in the HD zone in a building where ground-floor residential use is permitted pursuant to ADC 5.070(17). [Ord. 5894, 10/14/17]
- (3) These standards do not apply to existing structures, to new additions to existing structures, or to manufactured home parks. [Ord. 5894, 10/14/17]
- (4) Development on flag lots or on lots that slope up or down from the street with an average slope of 20 percent or more is exempt from these standards. [Ord. 5445, 4/12/00; Ord. 5894, 10/14/17]

8.120 Relationship to Historic Overlay Districts. For property inside the Historic Overlay Districts and properties designated as Historic Landmarks, the provisions in Article 7 also apply. For development subject to historic review under Article 7, the review body may grant flexibility in meeting any of the design standards where necessary to achieve historic compatibility. [Ord. 5445, 4/12/00; Ord. 5894, 10/14/17]

8.130 Home Orientation.

(1) At least one main entrance of each new home shall be within eight feet of the longest street-facing wall of the dwelling unit (excluding the garage); and either: [Ord. 5894, 10/14/17]

- (a) Face the street (see Figure 8-1);
- (b) Be at an angle of up to 45 degrees from the street; or
- (c) Open onto a porch (see Figure 8-2). The porch must:
 - i. Be at least 25 square feet in area;
 - ii. Have at least one entrance facing the street; and
 - iii. Have a roof that is:
 - No more than 12 feet above the floor of the porch; and
 - At least 30 percent solid. This standard may be met by covering 30 percent of the porch area with a solid roof, or by covering the entire area with a trellis or other open material if no more than 70 percent of the area of the material is open. [Ord. 5445, 4/12/00]



(2) In the DMU, CB, HD, and WF zoning districts, in order to provide a transition between public space (the sidewalk) and private space (the home) while maintaining a visual and physical connection to the street, entrances to individual dwelling units must be set back at least five feet from the front lot line. The entrance must be covered for a depth of at least three feet.

[Ord. 5894, 10/14/17]

8.133 Street-Facing Windows. At least 15 percent of the area of each façade that faces a street lot line, excluding the area of any street-facing garage doors for motor vehicle ingress/egress, must be windows or main entrance doors. [Ord. 5894, 10/14/17]

- (1) Windows in garage doors for motor vehicle ingress/egress do not count toward meeting this standard, but windows in garage walls do count toward meeting this standard. [Ord. 5894, 10/14/17]
- (2) For a pedestrian door to count toward meeting this standard, it must be the main entrance and face the street. [Ord. 5894, 10/14/17]
- (3) For a corner lot, only one side of the unit must meet this standard.

8.140 Additional Standards for Infill and Redevelopment. These standards apply to every new house, manufactured home, duplex, and attached house sited as infill development, except in the HD, DMU, CB, and WF zones. For the purpose of this section, “infill development” means a dwelling that is proposed on land that is zoned for residential use where at least 75 percent of the abutting parcels have a dwelling, but not counting any parcel that is too small for a residence and any parcel that is large enough that it can be divided into four or more lots. These standards also apply where a home is removed to make way for a new house, manufactured home, duplex, and attached house. These standards do not apply to a dwelling that is proposed on land that is large enough that it can be divided into four or more lots.
 [Ord. 5894, 10/14/17]

- (1) At the time of application for a building permit, the applicant shall submit a vicinity plan showing development on lots that are located within 150 feet on either side of the subject property. The vicinity plan must show footprints of all existing buildings (including garages), the footprint of the proposed development, and the lot lines. The setback of existing homes and garages from the street shall be noted. Building heights of all homes must also be noted.
- (2) Based on the information shown on the vicinity plan, the applicant shall submit a site plan that demonstrates how the proposed home and/or garage or carport complies with all of the following design features:
 - (a) Home Setback. A home shall be set no more than five feet closer to the street than the closest home, and no more than five feet farther from the street than the farthest home when compared with other homes within 150 feet on either side of the lot. See Figure 8-3.

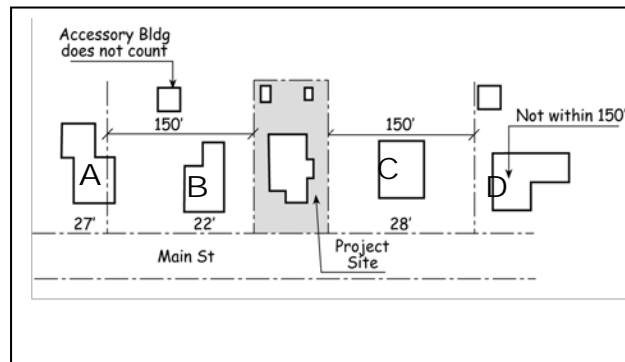


FIGURE 8-3. Existing House Setbacks: For this example, three houses (A, B, C) are located within 150 feet on either side of the lot. Of the three houses, B is closest to the street. The minimum setback is 22-5=17 feet. House C is the farthest from the street. The maximum setback is 28+5=33 feet.

- (b) Garage Setback.
 - i. A garage is required if more than 50 percent of the homes within 150 feet on either side of the lot has a garage. If more than 50 percent of the homes have a carport, then a carport or garage is required. If there is a mixture of garages or carports for more than 50 percent of the homes, then a carport or garage is required. The garage or carport shall be of like materials and color as the home.
 - ii. The garage or carport may be attached or detached from the dwelling.
 - iii. The garage or carport shall be set no more than five feet closer to the street than the closest garage or carport, and no more than five feet farther from the street than the farthest home, garage or carport when compared with other homes, garages and carports within 150 feet on either side of the lot.
- (c) Building Height. A home shall be no more than one story higher than the lowest home when compared with homes on either side of the subject property. See Figure 8-4.

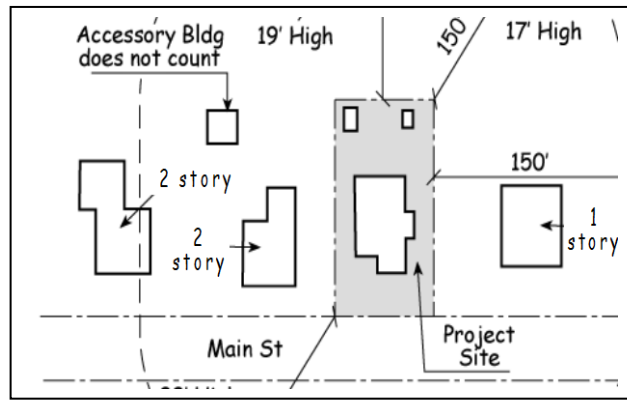


FIGURE 8-4. Existing House Heights: For this example, the maximum height is two stories.

- (d) Home Orientation. The main entrance of each home shall comply with home orientation standards in Section 8.130.
- (e) Street-Facing Windows. The street-facing façade of each home shall comply with the window standards in Section 8.133. [Ord. 5445, 4/12/00]

8.150 Parking and Access in the DMU, CB, HD, and WF Zoning Districts. These standards are intended to support a pedestrian-friendly street environment by minimizing the visual and safety impacts of driveways, parking, and garages; and to preserve on-street parking. See Article 12 for additional access standards. [Ord. 5894, 10/14/17]

(1) Driveway standards.

- (a) Development sites abutting an alley: Vehicle access shall be via the alley rather than the public street. [Ord. 5894, 10/14/17]
- (b) Development sites that do not abut an alley: Vehicle access shall meet i or ii, below.
 - iv. Provide vehicle access from not more than one driveway to each public street abutting the development site. [Ord. 5894, 10/14/17]
 - v. Provide vehicle access to properties within the development site from shared or paired driveways with a minimum spacing between driveways of 25 feet (see Figure 8-5). The distance between driveways is measured along the front property line. [Ord. 5894, 10/14/17]

- (2) Conditional review option. Developments that do not meet the standards of (1)(a) or (b), above, may be reviewed through a Conditional Use process, pursuant to ADC 2.230-2.265. [Ord. 5894, 10/14/17]

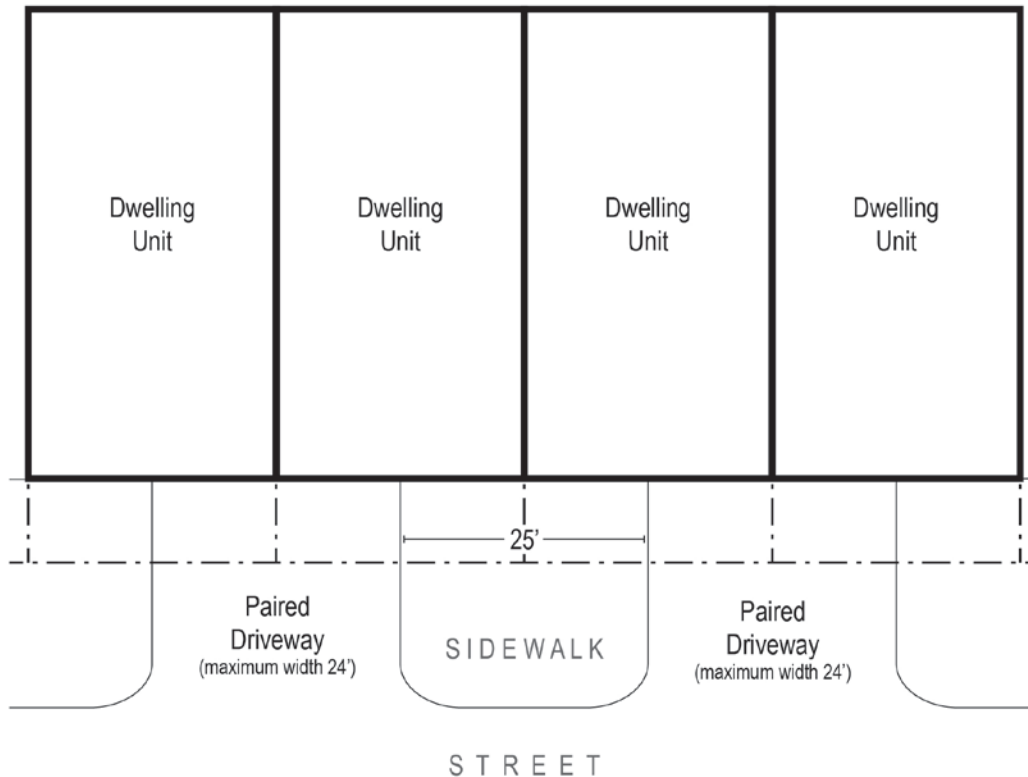


FIGURE 8-5. Paired driveway example.

- (3) Parking location. Parking between the building façade and the front lot line is not permitted, except in driveways serving individual units (including shared or paired driveways), where permitted under (1), above. [Ord. 5894, 10/14/17]
- (4) Garages. When parking is provided in a garage attached to the primary structure, and garage doors for motor vehicle ingress/egress face a street, the following standards must be met. A garage door is considered to be facing a street where the opening is parallel to, or within 45 degrees of, a front lot line. [Ord. 5894, 10/14/17]
 - (a) No more than one street-facing garage door for motor vehicle ingress/egress is permitted per dwelling unit. Each street-facing garage door for motor vehicle ingress/egress may not exceed 12 feet in width. [Ord. 5894, 10/14/17]
 - (b) See ADC Table 5-2 for garage setback standards. [Ord. 5894, 10/14/17]
- (5) The standards of ADC Section 12.230 regarding design requirements abutting arterials do not apply. However, the standards of ADC 12.100 regarding limiting the location, width, and number of accesses to arterials do apply. [Ord. 5894, 10/14/17]

8.160 Façade design and articulation in the DMU, CB, HD, and WF Zoning Districts. [Ord. 5894, 10/14/17]

- (1) In order to promote buildings that provide visual interest and façade details that give a sense of quality and permanence, the front façade shall include a minimum of two of the architectural features listed below for each dwelling unit. For a corner lot, only one front façade of the dwelling unit(s) must meet these standards. Lots with frontage on First or Second Avenue shall meet this standard on the First or Second Avenue frontage. [Ord. 5894, 10/14/17]
 - (a) Porch: must meet the standards in ADC 8.130(1)(c). [Ord. 5894, 10/14/17]
 - (b) Dormer: minimum width of four feet, inset at least three feet from all side walls. [Ord. 5894, 10/14/17]
 - (c) Balcony: facing the street and accessible from an interior room, with a minimum depth of three feet. [Ord. 5894, 10/14/17]

- (d) Eaves: overhang of not less than 12 inches. [Ord. 5894, 10/14/17]
 - (e) Offset: offset in facade or roof of at least two feet that extends for at least four feet. [Ord. 5894, 10/14/17]
 - (f) Bay window: projects from front elevation by 12 to 24 inches. [Ord. 5894, 10/14/17]
 - (g) Other: feature not listed but providing visual relief or contextually appropriate design similar to options a-f. [Ord. 5894, 10/14/17]
- (2) To provide privacy for ground floor residential uses, for residential buildings within 5 feet of the front lot line, street-facing ground floor windows shall be separated from the front lot line with a landscaped buffer at least three feet deep extending the for at least the width of the window(s). The landscaped buffer shall meet at least one of the following standards. [Ord. 5894, 10/14/17]
- (a) For every three linear feet of width, provide at least one three-gallon shrub, with the remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover. [Ord. 5894, 10/14/17]
 - (b) For every two linear feet of width, provide at least 1 one-gallon shrub or perennial that typically achieves a mature height of at least 3 feet, with the remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover. [Ord. 5894, 10/14/17]
 - (c) Other suitable landscaping that provides both privacy and visual interest and includes living plants, shrubs, and/or trees. [Ord. 5894, 10/14/17]

MULTIPLE-FAMILY DEVELOPMENT

- 8.200 Purpose. These sections are intended to set standards for quality designs in new multiple-family developments. Good design results when buildings are visually compatible with one another and adjacent neighborhoods and contribute to a residential district that is attractive, active and safe. [Ord. 5445, 4/12/00]
- 8.205 Applicability. [Ord. 5894, 10/14/17]
- (1) Except as specified in ADC Section 8.110(2), the standards of ADC Sections 8.220 through 8.300 apply to the development of new Multiple Family residential buildings (accessory buildings are exempt). [Ord. 5894, 10/14/17]
 - (2) The standards of ADC Sections 8.220 through 8.300 apply to new buildings with Units Above or Attached to a Business (see ADC Section 22.310) as follows: [Ord. 5894, 10/14/17]
 - (a) Dwelling units located on the first story facing a street line are subject to all standards in this section that apply within the relevant zoning district. [Ord. 5894, 10/14/17]
 - (b) In addition, certain standards are applicable to the development of units above or behind a business, where noted. [Ord. 5894, 10/14/17]
 - (3) Except as required to meet building code, fire code, or other regulations, expansions, and modifications to existing buildings and sites must not decrease conformance with these standards. [Ord. 5894, 10/14/17]
 - (4) Unless otherwise specified, these standards apply in all zoning districts. [Ord. 5894, 10/14/17]
- 8.210 Relationship to Historic Overlay Districts. For property inside the Historic Overlay Districts and properties designated as Historic Landmarks, the provisions of Article 7 also apply. For development subject to historic review under Article 7, the review body may grant flexibility in meeting any of the design standards where necessary to achieve historic compatibility. [Ord. 5445, 4/12/00; Ord. 5894, 10/14/17]
- 8.220 Recreation and Open Space Areas. In all new multiple family developments, a portion of the land not covered by buildings and parking shall be of adequate size and shape and in the proper location to be functional for outdoor recreation and relaxation. The standards are also intended to ensure that project open space is an integral part of the overall development design, not merely leftover space. In larger developments, there should be a variety of common space activities.
- (1) Common Space. For projects of 10 or more units, common open space shall be required at a ratio of 0.25 square feet for each 1.0 square feet of living space. In lieu of the common space standards below, new construction of ten or more units in the CB, HD, DMU, LE, WF and MUR zoning districts is subject to ADC Section 8.225. [Ord. 5832, 4/9/14; Ord. 5894, 10/14/17]
 - (a) Areas designated as common space shall be at least 500 square feet in size with no horizontal dimension less than 20 feet. The space shall be functional or protect natural features, and shall include one or more of the following types of uses:
 - swimming pools, spas, and adjacent patios and decks
 - developed and equipped adult recreation areas
 - sports courts (tennis, handball, volleyball, etc.)
 - community centers
 - food and ornamental gardens
 - lawn, deck or hard surface areas in which user amenities such as trees, shrubs, pathways, covered picnic tables, benches, and drinking fountains have been placed
 - natural areas

- (b) Developments shall provide a mix of passive and active recreational uses from the above list if the open space can accommodate more than one use.
- (c) Indoor or covered recreational space may count towards 50 percent of the common open space requirement.
- (d) No more than 20 percent of the common space requirement shall be on land with slopes greater than 20 percent.
- (e) Areas Excluded. Streets and parking areas, including areas required to satisfy parking lot landscape standards, shall not be applied toward the minimum usable open space requirement. Required setback areas may be applied toward the minimum usable open space requirement, except active, noise-generating amenities must meet required setbacks.
- (f) Designated on Site Plan. Areas provided to satisfy the minimum common space requirement shall be so designated on the development site plan and shall be reserved as common space. Adult recreation areas shall not be allowed in any required setback and shall be centrally located.
- (g) Open Space and Recreation Area Credit. A credit, not to exceed 25 percent of the common space requirements, may be granted if there is direct access by a pedestrian path, not exceeding 1/4 mile, from the proposed multiple-family developments to an improved public park and recreation area or public school playground.
- (h) Approved vegetated post-construction stormwater quality facilities are allowed in common open space areas. [Ord. 5832, 4/9/14; Ord. 5842, 1/01/15]

(2) Children’s Play Areas. Multiple family developments larger than ten units (excluding one-bedroom and studio units) shall designate one or more children’s play areas. Developments located in the CB, HD, DMU, LE, WF, and MUR zoning districts are exempt from this standard. [Ord. 5832, 4/9/14; Ord. 5894, 10/14/17]

- (a) Children’s play areas shall be placed within 300 feet of the units they are intended to serve. More than one play area may be needed in larger developments.
- (b) No horizontal dimension of a children’s play area shall be less than 20 feet.
- (c) Placement of children’s play areas shall not be allowed in any required setback and shall be centrally located.
- (d) Children’s play areas may be part of the common open space area but do not count toward the use requirement as outlined in Section 8.220(1)(a). [Ord. 5445, 4/12/00]

8.225 Common Area Amenities in the CB, HD, DMU, WF, LE, and MUR Zoning Districts. New construction of ten or more units as part of a multiple-family development or ten or more units above or attached to a business shall provide one indoor or outdoor common area amenity at least 250 square feet in size (useable floor area), with no dimension less than 15 feet. Common area amenities must include fixed or movable seating. [Ord. 5894, 10/14/17]

8.230 Private Open Space. In all newly constructed multiple family developments except in the CB, HD, DMU, WF, and LE zoning district and assisted-living and nursing home developments, private open space shall be provided as follows: [Ord. 5832, 4/9/14; Ord. 5886, 1/6/17; Ord. 5894, 10/14/17]

- (1) At-Grade Dwellings. Dwellings located at finished grade, or within five feet of finished grade, shall provide at least 96 square feet of private open space per unit, with no dimension less than eight feet. Private open space for at-grade dwellings may be provided within interior courtyards created within a single building or cluster of buildings. Private open space for at-grade dwellings shall be screened from view from public streets.
- (2) Above-Grade Dwellings. Dwellings located more than five feet from finished grade shall provide a minimum of 80 square feet of private open space per dwelling unit (such as a yard, deck or porch), with no dimension less than six feet. Private open space for units located more than six feet above

grade may be provided individually, as with a balcony or collectively by combining into a larger area that serves multiple units.

- (3) Access to Private Open Space. All private open space shall be directly accessible from the dwelling unit through a doorway.
- (4) Privacy Requirements. Private open space, excluding front porches, shall be physically and visually separated from common open space. [Ord. 5445, 4/12/00; Ord. 5832, 4/9/14]

8.240 Maximum Setbacks for Street Orientation. In all zoning districts except HD, CB, DMU, and WF, new multiple family developments shall meet the following maximum setback standards. New multiple-family development in the HD, CB, DMU and WF zoning districts is subject to maximum setback standards in ADC Section 5.120. [Ord. 5894, 10/14/17]

- (1) On sites with 100 feet or more of frontage on a collector or local public street, at least 50 percent of the site width shall be occupied by a building(s) placed no further than 25 feet from the front lot line. See Figure 8-6, Building A. [Ord. 5894, 10/14/17]
- (2) On sites with less than 100 feet of frontage on a collector or local public street, at least 40 percent of the site width shall be occupied by a building(s) placed no further than 25 feet from the front lot line. See Figure 8-6, Building B.
- (3) As used in these standards, “site width” does not include significant natural resources as mapped by the City, delineated wetlands, slopes greater than 20 percent, recorded easements, required fire lanes and other similar non-buildable areas as determined by the City.

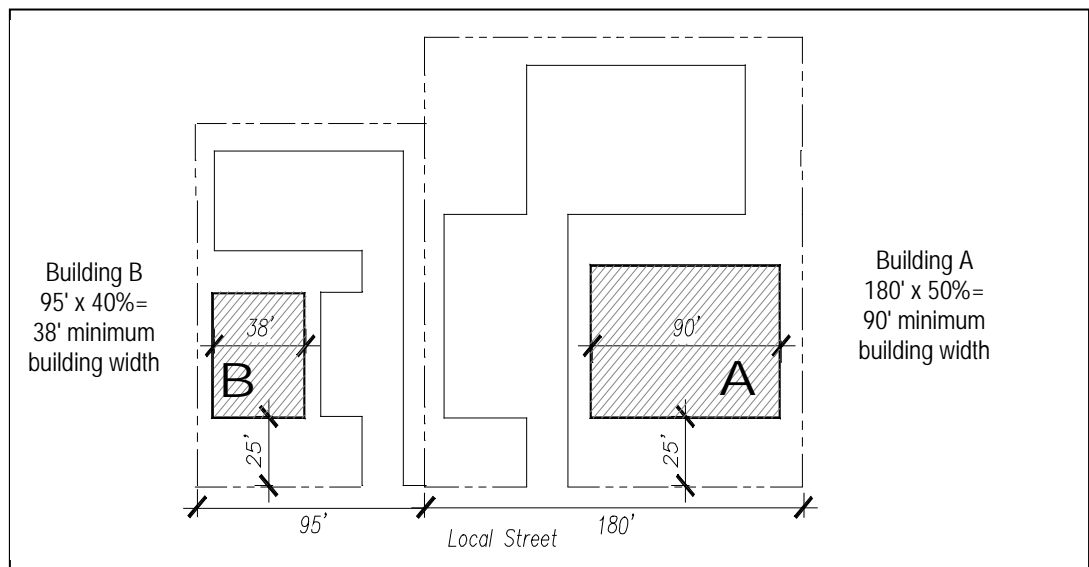


FIGURE 8-6. Maximum setback for multiple family homes.

8.250 Functional Design and Building Details. These standards are intended to promote functional design and building details in new construction that contribute to a high-quality living environment for residents and enhance compatibility with the neighborhood. These standards apply in all zoning districts except HD, DMU, CB, and WF, which are subject to ADC Section 8.255. [Ord. 5894, 10/14/17]

- (1) The design of new buildings shall avoid long, flat, uninterrupted walls or roof planes. Changes in wall plane and height, and the inclusion of elements such as balconies, porches, arbors, dormers, gables and other human-scale design elements such as landscaping should be used to achieve building articulation.

- (2) Buildings shall be massed so individual units or the common main entrance is clearly identifiable from the private or public street that provides access unless the units are located on upper floors above non-residential uses. [Ord. 5832, 4/914]
- (3) Stairways shall be incorporated into the building design. External stairways, when necessary, should be recessed into the building, sided using the same siding materials as the building, or otherwise incorporated into the building architecture.
- (4) Building facades shall be broken up to give the appearance of a collection of smaller buildings. [Ord. 5445, 4/12/00]

8.255 Façade design, articulation, and windows in the HD, DMU, CB, and WF Zoning Districts. [Ord. 5894, 10/14/17]

- (1) Regulated façades. These standards apply to any façade that faces toward or within 45 degrees of a front lot line, except as otherwise specified below. [Ord. 5894, 10/14/17]
 - (a) For a corner or multiple frontage lots, only one front façade must meet these standards. A Willamette River setback line established pursuant to ADC 5.200 through 5.207 may be considered a front lot line for purposes of these standards. For lots with frontage on First or Second Avenue, the front façade facing First or Second Avenue shall meet these standards. [Ord. 5894, 10/14/17]
 - (b) Where there is more than one building on the site, these standards do not apply to any portion of a building that is separated from the front lot line by another building, based on a line perpendicular to the front lot line (see Figure 8-7). [Ord. 5894, 10/14/17]
 - (c) Accessory buildings less than 750 square feet are exempt from these standards. [Ord. 5894, 10/14/17]

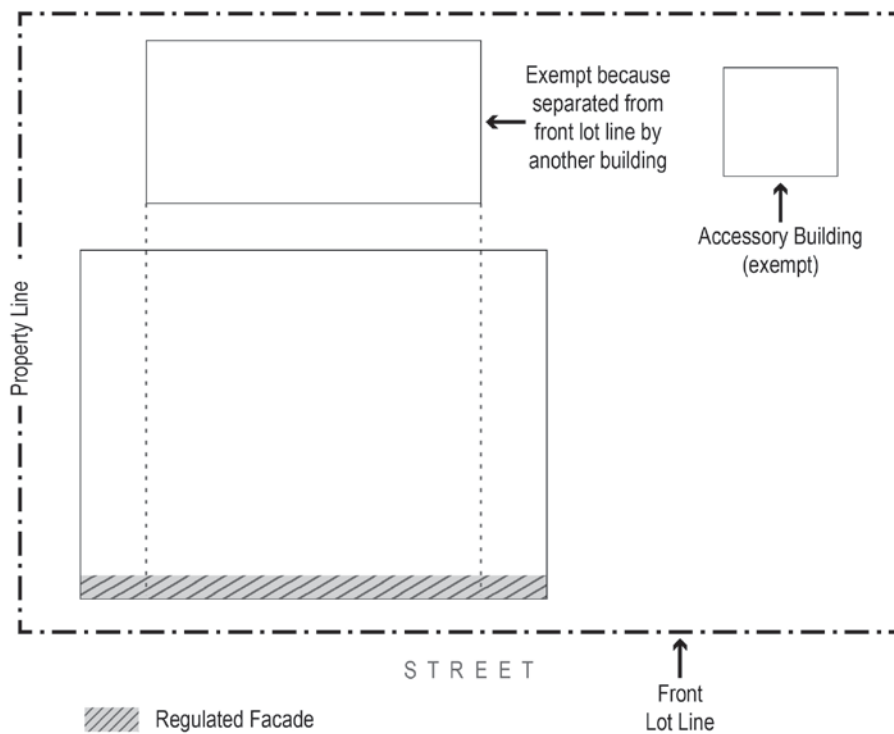
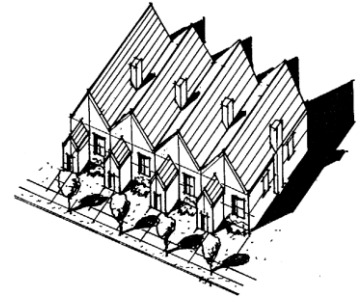


FIGURE 8-7. Regulated façades for Façade Design, Articulation and Window Standards. [Ord. 5894, 10/14/17]

- (2) Facade design and articulation. In order to promote buildings that provide visual interest and facade details that give a sense of quality and permanence, regulated facades shall include a minimum of two of the architectural features listed below. [Ord. 5894, 10/14/17]
- (a) Recessed entrance(s): three to six feet deep (relative to building facade). [Ord. 5894, 10/14/17]
 - (b) Eaves: overhang of not less than 12 inches. [Ord. 5894, 10/14/17]
 - (c) Offset: offset in facade or roof of at least two feet that extends for at least four feet. [Ord. 5894, 10/14/17]
 - (d) Bay window: projects from front elevation by 12 to 24 inches. [Ord. 5894, 10/14/17]
 - (e) Balcony: one per dwelling unit facing the street, with a minimum depth of three feet. [Ord. 5894, 10/14/17]
 - (f) Decorative top: e.g., cornice or pediment with flat roof or brackets with a pitched roof. [Ord. 5894, 10/14/17]
 - (g) Other: feature not listed but providing visual relief or contextually appropriate design similar to options a-g. [Ord. 5894, 10/14/17]
- (3) Street-Facing Windows. At least 25 percent of the portion of the regulated facade between two and eight feet above grade and at least 25 percent of the total area of each regulated facade must contain windows or doors that meet all of the criteria in (a) through (c), below. [Ord. 5894, 10/14/17]
- (a) Made of transparent material with a minimum visible transmittance of 0.4. (Only the transparent portion of doors may be counted towards required window areas.) Windows with a visible transmittance rating less than 0.4 and windows that are frosted, fritted, patterned, or obscure may be counted towards up to half of the required window area provided that the windows in total allow views from the building to the street. [Ord. 5894, 10/14/17]
 - (b) Located in any part of the building except garages and parking areas. [Ord. 5894, 10/14/17]
 - (c) Face towards or within 45 degrees of the front lot line. [Ord. 5894, 10/14/17]
- (4) In the DMU, CB, WF, and HD zoning districts, to provide privacy for ground floor residential uses, for residential buildings within five feet of the front lot line, street-facing ground floor windows shall be separated from the front lot line with a landscaped buffer at least three feet deep extending for at least the width of the window(s). The landscaped buffer shall meet at least one of the following standards. [Ord. 5894, 10/14/17]
- (a) For every three linear feet of width, provide at least one three-gallon shrub, with the remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover. [Ord. 5894, 10/14/17]
 - (b) For every two linear feet of width, provide at least one one-gallon shrub or perennial that typically achieves a mature height of at least three feet, with the remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover. [Ord. 5894, 10/14/17]
 - (c) Other suitable landscaping that provides both privacy and visual interest and includes living plants, shrubs, and/or trees. [Ord. 5894, 10/14/17]

8.260 Building Orientation and Entries. These standards are intended to promote building and site design that contributes positively to a sense of neighborhood and to the overall streetscape by carefully relating building mass, entries, and yards to public streets. These standards apply in all zoning districts except HD, DMU, CB, and WF, which are subject to ADC 8.265. [Ord. 5894, 10/14/17]

- (1) As many of the dwelling unit entries as possible shall face public local residential streets and along the internal street system of larger scale developments. Internal units may face a courtyard or plaza, but not a parking lot. The use of front porches or entry patios and terraces is encouraged.
- (2) Building entries and entries to individual units shall be clearly defined, visible for safety purposes, and easily accessible. Arches, gateways, entry courts, and awnings are encouraged to shelter entries.
- (3) Individual entries are encouraged; the use of long access balconies and/or corridors that are monotonous and impersonal are discouraged.
- (4) The primary entrance(s) of ground floor units of residential building(s) located within 25 feet of a local street may face the street. Primary entrances may provide access to individual units, clusters of units, courtyard dwellings, or common lobbies. No off-street parking or circulation shall be located between the front of the building and the street. The following exceptions to this standard are allowed:
 - On corner lots, the main building entrance(s) may face either of the streets or be oriented to the corner.
 - For buildings that have more than one entrance serving multiple units, only one entrance must meet this requirement.



8.265 Building Orientation and Entries in the HD, DMU, CB, and WF Zoning Districts. These standards are intended to promote building and site design that contributes positively to the overall streetscape by balancing connection to the street, transitions between public space and private space, and privacy. Providing appropriate transitions and privacy can make building occupants feel comfortable having windows uncovered and using outside space, which strengthens connections to the street and can help deter crime and vandalism. [Ord. 5894, 10/14/17]

- (1) The main entrance to individual dwelling units on the ground floor and to lobbies for buildings with internally-accessed units shall face a street, courtyard, or plaza (not a parking lot). For corner lots, the main entrance may face either street. [Ord. 5894, 10/14/17]
- (2) In order to provide a transition between public space (the sidewalk) and private space (the dwelling) while maintaining a visual and physical connection to the street, entrances to individual dwelling units on the first story must be set back at least five feet from the front lot line, and must be covered for a depth of at least three feet. [Ord. 5894, 10/14/17]

8.270 Transition to Lower Density Uses. The following design standards shall be incorporated into the design of multiple-family housing to create transitions between multiple-family developments and nearby, lower-density residential development, in order to reduce the impacts of building mass and scale. These standards apply in all zoning districts except HD, DMU, CB, and WF, which are subject to special interior setbacks in ADC Section 5.115. [Ord. 5894, 10/14/17]

- (1) When abutting single-family homes, buildings shall be set back at least one foot for each foot in building height from the property line. Building height is measured from the average grade to the top of the wall facing the property line or to the top of the highest window or door, whichever is higher.
- (2) Smaller-scale buildings should be sited in the area immediately adjacent to single-family zoning districts, and larger-scale buildings sited at the interior of the development or adjacent to other multiple-family developments.

- (3) Parking and maneuvering areas, driveways, active recreation areas, loading areas and dumpsters should not be located between multiple family buildings and abutting single-family homes. [Ord. 5445, 4/12/00]

8.280 Pedestrian Connections. Pedestrian circulation systems shall be designed to provide clear and identifiable connections within the multiple-family development and to adjacent uses and public streets/sidewalks.

- (1) Each multiple-family development shall contain an internal pedestrian circulation system that makes clear, easily identifiable and safe connections between individual units and parking and shared open space areas. All pedestrian ways shall comply with the requirements of the Americans with Disabilities Act.
- (2) The pedestrian circulation system shall be designed to provide safe crossings of streets and driveways. Reflective striping should be used at crossings to emphasize the crossing under low light and inclement weather conditions.
- (3) Safe, convenient, and attractive pedestrian connections shall be provided between the multiple-family development and adjacent uses such as parks, schools, retail areas, bus stops, and other pedestrian ways. Connections shall be made to all adjacent streets and sidewalks at 200 to 300-foot intervals. [Ord. 5445, 4/12/00]

8.290 Vehicle Circulation System. On-site circulation shall be clearly identifiable, safe, pedestrian-friendly and interconnected. Development in the HD, DMU, CB and WF zoning districts on sites under three acres is exempt from these standards. [Ord. 5894, 10/14/17]

- (1) Internal vehicle circulation system of a multiple-family development shall be a continuation of the adjacent public street pattern wherever possible and promote street connectivity. Elements of the public street system that shall be emphasized in the internal circulation system include the block pattern, sidewalks, street trees, on-street parking and planter strips.
- (2) The vehicle circulation system and building pattern shall mimic a traditional local street network and break the development into numerous smaller blocks with all of the public street system elements highlighted above. Private streets are acceptable unless a public street is needed to extend the public street grid. The connectivity and block length standards in Articles 11 and 12 apply to all public and private streets.
- (3) The streets that form the primary internal circulation system may include parallel parking and accessways to parking bays or courts but should not be lined with head-in parking spaces.
- (4) Interior roadways shall be designed to slow traffic speeds. This can be achieved by meandering the roadway, keeping road widths to a minimum, allowing parallel parking, and planting street trees to visually narrow the road. [Ord. 5445, 4/12/00]

8.300 Parking. Multiple-family development shall provide attractive street frontages and visual compatibility with neighborhoods by minimizing the placement of parking lots along public streets. See Article 9 for additional parking lot standards. These standards apply in all zoning districts except HD, DMU, CB, and WF, which are subject to ADC Section 8.305. [Ord. 5894, 10/14/17]

- (1) Parking lots, carports, and garages shall not be sited between multiple-family buildings and the public local street unless site size and configuration make this impossible. Where available, private access to parking is encouraged.
- (2) Parking areas shall be broken into numerous small parking bays and landscaped to minimize their visual impact. Large, uninterrupted rows of parking are prohibited. Required parking must be

located within 100 feet of the building entrance for each unit. The integration of garages into residential buildings is encouraged. [Ord. 5445, 4/12/00]

8.305 Parking and Access in the HD, DMU, CB, and WF Zoning Districts. These standards are intended to support a pedestrian-friendly street environment by minimizing the placement of parking lots along public streets and minimizing driveways that create the potential for pedestrian conflicts. They are also intended to preserve on-street public parking. See Article 9 for additional parking lot standards and Article 12 for additional access standards. [Ord. 5894, 10/14/17]

- (1) Parking between the building façade and the front lot line is not permitted. [Ord. 5894, 10/14/17]
- (2) Entrances to garages serving individual units shall not face a front lot line. [Ord. 5894, 10/14/17]
- (3) The minimum spacing between driveways shall be 25 feet, where reasonably feasible. The distance between driveways is measured along the front property line. [Ord. 5894, 10/14/17]
- (4) The standards of ADC Section 12.230 regarding design requirements abutting arterials do not apply. However, the standards of ADC 12.100 regarding limiting the location, width, and number of accesses to arterials do apply. [Ord. 5894, 10/14/17]
- (5) Parking areas within a building shall provide screening (such as landscaping or decorative metal panels) that provides at least 25 percent opacity for any street-facing openings other than entries or exhaust fan vents. [Ord. 5894, 10/14/17]

COMMERCIAL AND INSTITUTIONAL SITE DESIGN

8.310 **Purpose.** These sections are intended to set threshold standards for quality design in new commercial, mixed-use, and institutional development. Good design results in buildings that are visually compatible with one another and adjacent neighborhoods and contribute to a commercial district that is attractive, active and safe. These qualities, in turn, contribute to the creation of commercial districts that facilitate easy pedestrian movement and a rich mixture of land uses. [Ord. 5832, 4/9/14]

8.315 **Applicability.** These standards apply to the design of new development and to the expansion of existing developments where commercial and/or institutional uses, as defined in Article 22, are existing or proposed, including when such uses are part of a mixed-use development or live/work dwelling unit. Modifications to existing developments for which the Director has waived review under the provisions of ADC Section 1.070 are not subject to these standards. Certain standards provide additional exemptions for modifications to existing sites or buildings. Unless otherwise specified, these standards apply in any district.

[Ord. 5445, 4/12/00; Ord. 5832, 4/9/14; Ord. 5894, 10/14/17]

8.320 **Relationship to Historic Overlay Districts.** For property inside the Historic Overlay Districts and properties designated as Historic Landmarks, the provisions of Article 7 also apply. For development subject to historic review under Article 7, the review body may grant flexibility in meeting any of the design standards where necessary to achieve historic compatibility.

[Ord. 5445, 4/12/00; Ord. 5894, 10/14/17]

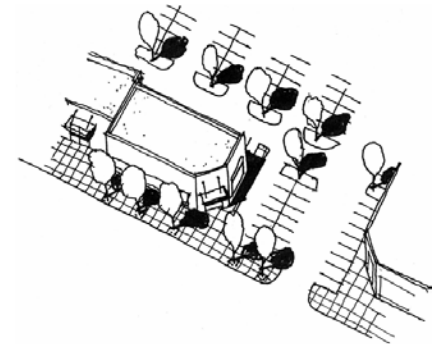
8.330 **Building Orientation.** Building orientation and maximum setback standards are established to help create an attractive streetscape and pleasant pedestrian environment. These standards apply in all zoning districts except HD, DMU, CB, and WF. Development in HD, CB, DMU, and WF shall demonstrate appropriate building orientation through compliance with maximum front setback standards in ADC Section 5.120.

[Ord. 5894, 10/14/17]

(1) New buildings shall be oriented to existing or new public streets. Building orientation is demonstrated by placing buildings and their public entrances close to streets so pedestrians have a direct and convenient route from the street sidewalk to building entrances.

(a) On sites smaller than three acres, new buildings shall be oriented to the public street/sidewalk and off-street parking shall be located to the side or rear of the building(s), except where it is not feasible due to limited or no street frontage, the site is an infill site less than one acre, conservation of natural resources, or where there are access restrictions. [Ord. 5832, 4/9/14]

(b) Buildings on sites larger than three acres may be setback from the public street and oriented to traffic aisles on private property if the on-site circulation system is developed like a public street with pedestrian access, landscape strips, and street trees.



(1) Customer entrances should be clearly defined, highly visible, using features such as canopies, porticos, arcades, arches, wing walls, and planters. [Ord. 5445, 4/12/00; Ord. 5832, 4/9/14]

8.340 **General Building Design.** The following standards apply in all zoning districts except HD, CB, DMU, and WF, which are subject to ADC Section 8.345. New commercial buildings shall provide architectural relief and interest, with emphasis at building entrances and along sidewalks, to promote and enhance a comfortable pedestrian scale and orientation. Blank walls shall be avoided except when not feasible.

[Ord. 5555, 2/7/03; Ord. 5894, 10/14/17]

- (1) Ground floor windows shall be provided along frontages adjacent to sidewalks. The main front elevation(s) of buildings shall provide windows or transparency at the pedestrian level in the following minimum proportions:



TABLE 8-1. Required window percentages by district.

District	% Ground Floor Windows
RC, CC, NC, OP, MUC	25%
MS, LE, PB, ES, MUR, WF	50%

[Ord. 5555, 2/7/03, Ord. 5556, 2/21/03; Ord. 5894, 10/14/17]

The minimum window and door requirements are measured between two and eight feet from the ground. Only the glass portion of doors may be used in the calculation. [Ord. 5555, 2/7/03]

If there are upper floor windows, they shall continue the vertical and horizontal character of the ground level windows.

- (2) Walls that are visible from a public street shall include a combination of architectural elements and features such as offsets, windows, entry treatments, wood siding, brick, stucco, synthetic stucco, textured concrete block, textured concrete), and landscaping. [Ord. 5445, 4/12/00]

8.345 Facade design, articulation, and windows in the HD, DMU, CB, and WF Zoning Districts. The following standards are intended to provide architectural relief and interest and to promote pedestrian-oriented design. These standards apply to new buildings (excluding accessory buildings). Except as required to meet building code, fire code, or other regulations, expansions and modifications to existing buildings and sites shall not decrease conformance with these standards. [Ord. 5894; 10/14/17]

- (1) Regulated façades. The following standards apply to any façade that faces toward or within 45 degrees of a front lot line, with the exceptions below. See definition of front lot line in Article 22 for application on lots with multiple frontages; however, a lot line abutting First or Second Avenue shall always be considered a front lot line for purposes of these standards. A Willamette River setback line established pursuant to ADC 5.200 through 5.207 may be considered a front lot line for purposes of these standards. [Ord. 5894; 10/14/17]
- (a) Where there is more than one building on the site, these standards do not apply to any portion of a building that is separated from the front lot line by another building, based on a line perpendicular to the front lot line (see Figure 8-7). [Ord. 5894; 10/14/17]
- (b) Accessory buildings less than 750 square feet are exempt from these standards. [Ord. 5894; 10/14/17]

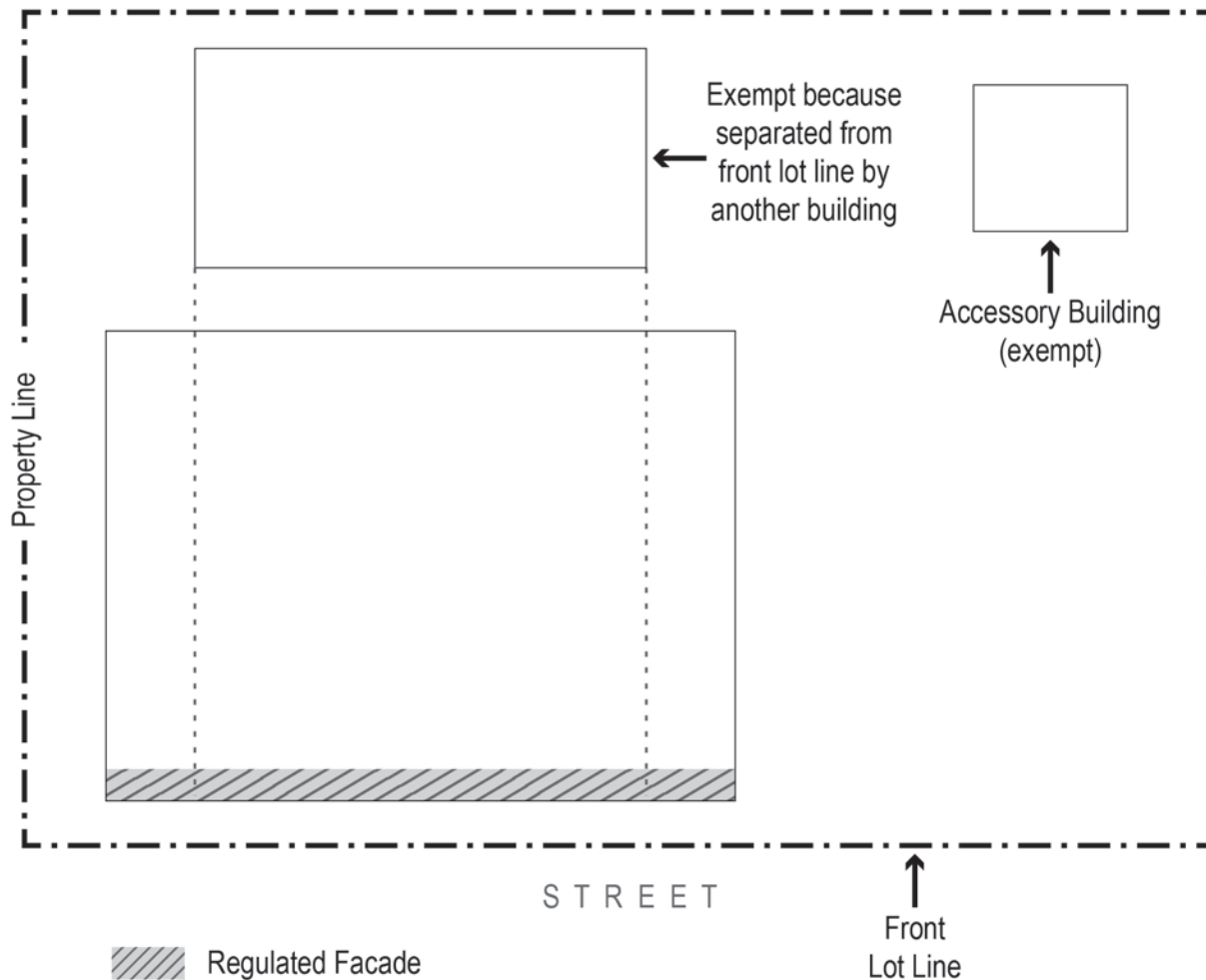


FIGURE 8-7. Regulated façades for Façade Design, Articulation and Window Standards.
 [Ord. 5894; 10/14/17]

- (2) Façade design and articulation. In order to promote buildings that provide visual interest and façade details that give a sense of quality and permanence, regulated façades shall include a minimum of two types of architectural features from the list below. Buildings that include units above or attached to a business may use features listed in ADC 8.255(2) to meet this standard as well as those listed below; however, features included in both lists may only be counted once.
- [Ord. 5894; 10/14/17]
- (a) Recessed entrance(s): three to six feet deep. [Ord. 5894; 10/14/17]
 - (b) Inset windows: windows inset 4 inches to 18 inches from the adjacent building façade. [Ord. 5894; 10/14/17]
 - (c) Weather protection: awnings or other weather protection constructed of durable materials that extend at least four feet in horizontal distance from the building wall overall public entrances. [Ord. 5894; 10/14/17]
 - (d) Decorative top: e.g., cornice, pediment, or parapet with a flat roof. [Ord. 5894; 10/14/17]
 - (e) Other: feature not listed but providing visual relief or contextually appropriate design similar to options a-d. [Ord. 5894; 10/14/17]
- (3) Ground Floor Windows. Ground floor windows or entrance doors shall be provided along regulated façades at the pedestrian level in accordance with the standards below.
- [Ord. 5894; 10/14/17]

- (a) The minimum required percentage of the ground floor façade, measured between 2 and 8 feet above grade, that must contain windows is specified in Table 8-2 by zoning district.
[Ord. 5894; 10/14/17]

TABLE 8-2. Required ground-floor window percentages by district: HD, CB, DMU and WF zoning districts.

District	% Windows
WF	50%
CB*, DMU*	60%
HD*	75%

* In the CB, DMU, and HD zoning districts, building elevations that are separated from the street by a rail line require at least 50 percent windows.
[Ord. 5894; 10/14/17]

- (b) In order to count towards the required window area, windows must meet all of the criteria in (i) through (iii), below.
[Ord. 5894; 10/14/17]
- i. Made of transparent material with a minimum visible transmittance of 0.5. (The transparent portion of doors may count towards required window areas.) Windows with a visible transmittance rating less than 0.5 and windows that are frosted, fritted, patterned, or obscure may be counted towards up to half of the required window area provided that the ground-floor windows in total allow views from the building to the street.
[Ord. 5894; 10/14/17]
 - ii. Located in any part of the building except garages and parking areas.
[Ord. 5894; 10/14/17]
 - iii. Face towards or within 45 degrees of the front lot line.
[Ord. 5894; 10/14/17]
- (4) Windows on upper stories. Buildings with two or more stories shall provide windows occupying at least 25 percent of the regulated façade on the upper stories. Windows on upper stories must meet all of the criteria in (a) through (c), below.
[Ord. 5894; 10/14/17]
- (a) Made of transparent material with a minimum visible transmittance of 0.4. (The transparent portion of doors may count towards required window areas.) Windows with a visible transmittance rating less than 0.4 and windows that are frosted, fritted, patterned, or obscure may be counted towards up to half of the required window area provided that the windows in total allow views from the building to the street.
[Ord. 5894; 10/14/17]
 - (b) Located in any part of the building except garages and parking areas.
[Ord. 5894; 10/14/17]
 - (c) Face towards or within 45 degrees of the front lot line.
[Ord. 5894; 10/14/17]

8.350 Street Connectivity and Internal Circulation. The following standards emphasize the importance of connections and circulation between uses and properties. The standards apply to both public and private streets. Development in the HD, DMU, CB and WF zoning districts on sites under three acres is exempt from these standards.
[Ord. 5894; 10/14/17]

- (1) New commercial buildings may be required to provide street or driveway stubs and reciprocal access easements to promote efficient circulation between uses and properties, and to promote connectivity and dispersal of traffic.
- (2) The internal vehicle circulation system of a commercial development shall continue the adjacent public street pattern wherever possible and promote street connectivity. The vehicle circulation system shall mimic a traditional local street network and break the development into numerous smaller blocks.

- (3) Traffic aisles shall not be located between the building(s) and the sidewalk(s), except as provided in (4) below, or where drive-through windows are permitted, sites are constrained by natural resources, or are infill sites less than one acre. [Ord. 5832, 4/9/14]
- (4) Where drop-off facilities are provided, they shall be designed to meet the requirements of the American with Disabilities Act but still provide for direct pedestrian circulation.
- (5) Internal roadways shall be designed to slow traffic speeds. This can be achieved by keeping road widths to a minimum, allowing parallel parking, and planting street trees to visually narrow the road. [Ord. 5445, 4/12/00]

8.360 Pedestrian Amenities. The following standards apply in all zoning districts except HD, CB, DMU, and WF, which are subject to ADC Section 8.365. Amenities such as awnings, seating, special paving, and planters can have a dramatic effect on the pedestrian environment. Commercial developers should give as much thought to the pedestrian environment as they give to vehicle access, circulation, and parking. The standards for pedestrian amenities are related to the scale of the development and also provide the flexibility for the developer to select the most appropriate amenities for the particular site and use. [Ord. 5894, 10/14/17]

- (1) All new commercial structures and improvements to existing sites shall provide pedestrian amenities. The number of pedestrian amenities shall comply with the following sliding scale.

<u>Size of Structure or Improvement</u>	<u>Number of Amenities</u>
Less than 5,000 sf	1
5,000 – 10,000 sf	2
10,001 – 50,000 sf	3
More than 50,000 sf	4

- (2) Acceptable pedestrian amenities include the following improvements. No more than two of any item may be used to fulfill the requirement:
 - (a) Sidewalks at least 10 feet wide with ornamental treatments (e.g., brick pavers), or sidewalks that are 50 percent wider than required by the Code.
 - (b) Benches or outdoor public seating for at least four people.
 - (c) Sidewalk planter(s) enclosing a total of 8 square feet.
 - (d) Pocket parks or decorative gardens (minimum usable area of 300 square feet).
 - (e) Plazas (minimum usable area of 300 square feet).
 - (f) Street trees 50 percent larger than required by the Code.
 - (g) Weather protection (awnings, etc.).
 - (h) Other pedestrian amenities that are not listed but are similar in scale and benefit.
- (3) Pervious pedestrian amenities can include approved vegetated post-construction stormwater quality improvements. [Ord. 5842, 1/01/15]
- (4) Pedestrian amenities shall meet the following standards:
 - (a) Amenities shall be located outside the building main entrance, along pedestrian corridors, or near transit stops. Amenities shall be visible and accessible to the general public from an improved public or private street. Access to pocket parks, plazas, and sidewalks must be provided by a public right-of-way or a public access easement.
 - (b) Amenities are not subject to setback requirements.
 - (c) Amenities are consistent with the character and scale of surrounding developments. For example, the similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials should be

suitable for outdoor use, easily maintained, and have a reasonably long life cycle (e.g., ten years before replacement). [Ord. 5445, 4/12/00]

8.365 Pedestrian Amenities in the HD, CB, DMU, and WF zoning districts. Pedestrian amenities are required in the HD, CB, DMU and WF zoning districts. The purpose of the pedestrian amenity requirements is to enhance the pedestrian environment. Because the sidewalk area is the most important element of the pedestrian environment in an urban setting, these standards focus primarily on sidewalk enhancements. The standards in (1)-(3), below, apply to the following development within the HD, CB, DMU, and WF zoning districts: new buildings (excluding accessory buildings); expansions or modifications to existing buildings that are not covered under ADC Section 1.070(7); and any development that requires sidewalk improvements. The City Engineer may waive the requirement to provide pedestrian amenities where public streetscape improvement projects that include pedestrian amenities have been completed or are planned. [Ord. 5894, 10/14/17]

- (1) Each development shall provide a minimum of one of the following improvements. [Ord. 5894, 10/14/17]
 - (a) Street trees in tree wells along the public street frontage, excluding any driveways. Development on lots with multiple frontages must meet this standard on all frontages. Street trees shall be selected from the list of approved street trees established by the City and meet all applicable spacing standards. [Ord. 5894, 10/14/17]
 - (b) Benches or outdoor public seating for at least four people. Benches or seating must be located in a public right of way or be accessible to the general public (including providing a public access easement) and visible from the sidewalk. [Ord. 5894, 10/14/17]
 - (c) Pocket parks or plazas with a minimum usable area of 100 square feet. Public access must be provided by a public right-of-way or a public access easement, and the pocket park or plaza must be visible from the sidewalk. [Ord. 5894, 10/14/17]
 - (d) Continuous weather protection (awnings, etc.) along all building façades adjacent to (within one foot of) the sidewalk. Awnings or other weather protection must be constructed of durable materials and extend at least 4 feet in horizontal distance from the building wall. [Ord. 5894, 10/14/17]
 - (e) Pedestrian-scale street lights along the full site frontage, excluding any driveways. Development on lots with multiple frontages must meet this standard on all frontages. Suitable light fixtures and spacing shall be determined by the City Engineer for consistency with publicly-installed light fixtures and lighting specifications. [Ord. 5894, 10/14/17]
 - (f) Other pedestrian amenities that are not listed but are similar in scale and benefit. [Ord. 5894, 10/14/17]
- (2) Improvements within the public right of way require the approval of the City Engineer. [Ord. 5894, 10/14/17]
- (3) Materials should be suitable for outdoor use, easily maintained, and have a reasonably long life cycle (e.g., ten years before replacement). [Ord. 5894, 10/14/17]

8.370 Pedestrian Connections. The following standards apply in all zoning districts except HD, CB, DMU, and WF, where pedestrian connections are provided by existing sidewalks and small block sizes. [Ord. 5894, 10/14/17]

- (1) New retail, office and institutional buildings at or near existing or planned transit stops shall provide convenient pedestrian access to transit.
- (2) Walkways shall be provided that connect building entrances and streets adjoining the site.

- (3) Pedestrian connections to adjoining properties shall be provided except where impractical. Pedestrian connections shall connect the onsite circulation system to existing or proposed streets, walkways, and driveways that abut the property. When adjacent properties are undeveloped or have the potential to be redeveloped, streets, accessways, and walkways on site shall be laid out or stubbed to allow for an extension to the adjoining property.

For the purposes of this section, “impractical” means where one or more of the following conditions exist:

- (a) Physical or topographic conditions make a connection impracticable. Such conditions include but are not limited to freeways, railroads, steep slopes, wetlands or other bodies of water where a connection could not reasonably be provided;
- (b) Buildings or other existing development on adjacent land physically preclude a connection now or in the future considering the potential for redevelopment; or
- (c) Where streets or accessways would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of May 1, 1995, which preclude a required street or accessway connection.

On sites at major transit stops provide the following:

- (a) Either locate buildings within 20 feet of the transit stop, a transit street or an intersecting street or provide a pedestrian plaza at the transit stop or a street intersection;
- (b) A reasonably direct pedestrian connection between the transit stop and building entrances on the site;
- (c) A transit passenger landing pad accessible to disabled persons;
- (d) An easement or dedication for a passenger shelter, if requested by the transit provider; and
- (e) Lighting at the transit stop. [Ord. 5281, 3/26/97; Ord. 5445, 4/12/00]

8.380 Large Parking Areas. The amount of parking needed for larger commercial development can result in a large expanse of pavement. Landscaping in a parking area shall be incorporated in a manner that is both attractive and easy to maintain, minimizes the visual impact of surface parking, and improves environmental and climatic impacts (Figure 8-6). In addition to the provisions of Article 9, the following standards apply to commercial development when more than 75 parking spaces are proposed and/or modified. [Ord. 5886, 1/6/17]

- (1) Walkways are necessary for persons who will access the site by walking, biking or transit. A continuous pedestrian walkway at least 7 feet wide shall be provided from the primary frontage sidewalk to the customer entrance for each building. This internal walkway shall incorporate a mix of landscaping, benches, drop-off bays and bicycle facilities for at least 50 percent of the length of the walkway. The walkways must be designed for access by disabled persons. If the walkway crosses a parking area or vehicle aisle, the standards in Subsection (2) below apply.
- (2) For the safety of pedestrians, parking lots shall be designed to separate pedestrians from vehicles and include protected pedestrian walkways from parking areas to building entrances. Walkways shall be protected by landscaping, curbs, or parking bumpers. Walkways may cross a vehicle aisle if distinguished by a color, texture or elevation different from the parking and driving areas. Walkways shall not share a vehicle aisle. [Ord. 5886, 1/6/17]

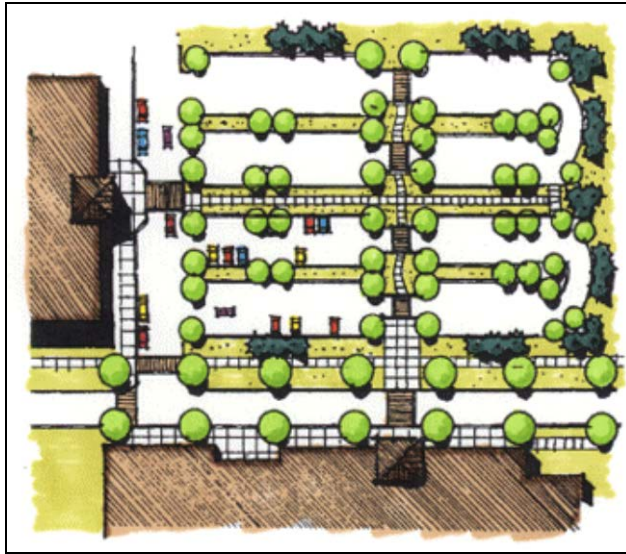


FIGURE 8-6. Sample parking area landscape design.

- (3) The parking area shall be divided into pods of no more than 75 spaces each with landscape strips, peninsulas, or grade separations to reduce the visual impact of large expanses of paving, to direct vehicular traffic through the parking lot, and to provide a location for pedestrian walkways. [Ord. 5886, 1/6/17]
- (4) Pods may have access at one or both ends. A pod may be U-shaped with double access at one end.
- (5) Pods shall be separated with physical breaks by providing one or more of the following: building pads, pedestrian walkways, landscape strips, landscaped pedestrian walkways, interior streets or accessways.
 - (a) Pedestrian walkways used for pod separation shall have a minimum unobstructed width of five feet with no car overhang; 7' 6" wide for car overhang on one side; or ten feet wide with a car overhang on both sides.
 - (b) Landscape strips used for pod separation shall have a minimum landscape strip width of five feet with no car overhang; 7' 6" wide for car overhang on one side; or ten feet wide with a car overhang on both sides.
 - (c) Landscaped pedestrian walkways used for pod separation shall have a minimum unobstructed walkway width of five feet. Landscaping may be on one or both sides of a pedestrian walkway, with a minimum landscape strip width of five feet when provided. [Ord. 5886, 1/6/17]
- (6) Landscaping for large parking areas shall consist of at least seven (7) percent of the total parking area plus one tree per eight parking spaces to create a canopy effect. The total parking area includes parking spaces, travel aisles, sidewalks and abutting landscaped areas. [Ord. 5445, 4/12/00]

8.390 Compatibility Details. Attention to detail can significantly increase the compatibility of commercial development with adjacent uses. Commercial development shall be designed to comply with the following applicable details and any other details warranted by the local conditions:

- (1) On-site lighting is arranged so that light is reflected away from adjoining properties and/or streets.
- (2) Any undesirable impacts produced on the site, such as noise, glare, odors, dust, or vibrations have been adequately screened from adjacent properties.

- (3) The site is protected from any undesirable impacts that are generated on abutting properties.
- (4) Unsightly exterior improvements and items such as trash receptacles, exterior vents, and mechanical devices have been adequately screened.
- (5) Storage areas, trash collection facilities and noise generating equipment are located away from public streets, abutting residential districts or development, or sight obscuring fencing has been provided.
- (6) Where needed, loading facilities are provided on-site and are of sufficient size and number to adequately handle the delivery or shipping of goods or people. Where possible, loading areas should be designed so that vehicles enter and exit the site in a forward motion.

[Ord. 5445, 4/12/00]

SUPPLEMENTAL COMMERCIAL AND INSTITUTIONAL DESIGN STANDARDS IN VILLAGE CENTERS

8.405 Village Center Character. The purpose of these standards is to contribute to the desired character of Albany's village centers. They are intended to promote the design of an urban environment that is built to human scale with attractive street fronts and interconnected walkways that promote pedestrian usage and accommodate vehicles. Development in the village center must contribute to a cohesive, visually compatible and functionally linked pattern through street and sidewalk layout, building siting and character, and site design. Details count. [Ord. 5556, 2/21/03]

8.410 Applicability. These standards apply to development where commercial and/or institutional uses, as defined in Article 22, are existing or proposed, including when such uses are part of a mixed-use development or live/work dwelling unit. Modifications to existing developments for which the Director has waived review under the provisions of ADC Section 1.070 are not subject to these standards. Certain standards provide additional exemptions for modifications to existing sites or buildings. These standards apply in all zoning districts within the Village Center Comprehensive Plan designation, except as otherwise specified. They are in addition to the Commercial and Institutional Design Standards in this article. Taken together, these design standards are intended to foster a mixed-use character for village centers. [Ord. 5556, 2/21/03; Ord. 5832, 4/9/14; Ord. 5894, 10/14/17]

8.415 Buildings Along Public Streets.

Purpose. Buildings along the public street define the street edge and frame the streetscape. In larger development, the locations of pad site buildings also provide opportunities to frame entries into the shopping centers and contribute to the visual interest of the site. These provisions are intended to avoid deep building setbacks behind large expanses of parking areas or vacant land. [Ord. 5894, 10/14/17]

Standards. The following standards apply in all zoning districts within designated Village Centers except HD, CB, DMU, and WF, which are subject to ADC Section 5.120.

- (1) Buildings and plazas shall be located within the maximum setback area for at least 40 percent of one public street frontage.
- (2) For sites with frontage on more than one public street (i.e., corner lots), this standard applies to one frontage only.
- (3) The public street frontage is the length of the property as measured along the street right-of-way excluding the width of entrance driveways and/or streets.
- (4) Building facades that face public streets shall be divided into human-scale proportions using at least two features such as windows, entrances, arcades, arbors, awnings, trellises with vines, or an equivalent element. A blank, uninterrupted wall shall not be longer than 30 feet.
- (5) No parking, loading or travel aisles shall be located between the public street and buildings within 50 feet of the street, except that a designated park-and-ride lot or one drive-through lane may be permitted. See Section 8.420(b).
- (6) To count toward this standard, a plaza shall:
 - (a) Be well defined at the street edge by a low decorative architectural wall (no higher than three feet), or a line of shrubs or trees of the same species, or similar landscaped or built feature;
 - (b) Use materials that are similar in quality to the principal materials of the primary building(s) and landscape. Landscaping with drought-resistant native species is strongly encouraged;
 - (c) Have direct access to the public street sidewalk and be located the shortest distance to the nearest building main entrance; and
 - (d) Extend at least the full depth of the maximum setback. [Ord. 5556, 2/21/03]

8.420 Maximum Setback.

Purpose. Customer entrances should be readily accessible from the public street sidewalk as well as from the parking lot. Build-to lines form visually continuous, pedestrian-oriented street fronts with no vehicle use area between building fronts and the street.

Standards. The following standards apply in all zoning districts within designated Village Centers that have maximum setback standards except HD, CB, DMU, and WF, which are subject to ADC Section 5.120. [Ord. 5894, 10/14/17]

- (1) Buildings within 50 feet of a public street shall have 40 percent of the building located within the maximum setback except that: [Ord. 5894, 10/14/17]
 - (a) If a previously recorded easement precludes meeting the maximum setback, the applicant shall demonstrate that an alternative layout best addresses the intent of this standard and the character of the village center.
 - (b) A building with drive-through service may have one drive-through lane between the building and the street provided that the building is set back no more than 25 feet and the drive-through lane is screened according to standards for perimeter parking area landscaping in ADC 8.470.
- (2) Any building more than 50 feet from a public street is exempt from this standard. [Ord. 5556, 2/21/03; Ord. 5768, 12/7/11]

8.425 Drive-up and Drive-through Uses and Facilities in the HD, CB, DMU, and WF zoning districts. The following standards apply to any development that includes new drive-up or drive-through facilities. Modifications to existing drive up or drive through facilities must not decrease conformance with these standards except as required to meet building code, fire code, or other regulations. [Ord. 5894, 10/14/17]

- (1) Purpose. The following standards are intended to calm traffic, provide for adequate vehicle queuing space and safe vehicle access, and provide for pedestrian comfort and safety. [Ord. 5894, 10/14/17]
- (2) Standards. Drive-up or drive-through uses and facilities (i.e., driveway queuing areas, customer service windows, teller machines, kiosks, drop-boxes, or similar facilities) within the HD, CB, DMU, and WF zoning districts shall meet all of the following standards: [Ord. 5894, 10/14/17]
 - (a) The drive-up or drive-through facility shall orient to and receive access from a driveway that is internal to the development and not a street. [Ord. 5894, 10/14/17]
 - (b) A drive-through lane shall not be located between the building and the street. [Ord. 5894, 10/14/17]
 - (c) The drive-up or drive-through facility shall not be oriented to the street corner. [Ord. 5894, 10/14/17]
 - (d) The drive-up or drive-through facility shall not be located within 20 feet of a street right-of-way. [Ord. 5894, 10/14/17]
 - (e) Drive-up and drive-through queuing areas shall be designed so that vehicles will not obstruct any street, fire lane, walkway, bike lane, or sidewalk. [Ord. 5894, 10/14/17]

8.430 Size Limitations. See building size limitations in Articles 4 and 5, Table 1, Development Standards. [Ord. 5556, 2/21/03]

8.440 Building Design.

Purpose. These provisions are intended to reduce the visual appearance of larger scale buildings to a smaller, pedestrian-level scale that is appropriate for a village center. They are not intended to limit the size of the building.

Standards.

- (1) Façade and roofline articulation. The following standards apply to new buildings with walls, façades, and/or rooflines longer than 100 feet. Expansions and modifications of existing buildings and sites with walls, façades, and/or rooflines longer than 100 feet must not decrease conformance with these standards except as required to meet building code, fire code, or other regulations. As an alternative to meeting the standards below, development in the HD, CB, DMU, and WF zoning districts may demonstrate compliance with the façade design and articulation standards in ADC Section 8.345. [Ord. 5894, 10/14/17]
 - (a) Building facades longer than 100 feet shall have relief such as recessed entries, offsets, jogs, bays, columns, ribs, pilasters, piers, cornices, bases, or other distinctive constructed changes. Changes in relief in the building façade shall occur at least every 100 feet for at least 20 percent of the exterior wall area. At least two colors or textures shall be used (not including stripes or bands).
 - (b) Rooflines longer than 100 feet shall be relieved by elements such as parapets, gables, dormers, towers, steeples, etc.
 - (c) No building wall shall be longer than 300 feet unless the building façade has one or more major offsets in wall plane. A major offset in wall plane shall have a depth of at least ten percent of the length of the longest abutting wall and shall continue for at least 20 percent of the building facade. Minor changes in wall plane such as entries, jogs, bays, columns, ribs, pilasters, piers, or cornices do not count toward meeting this standard.
- (2) Cohesive development. In developments with multiple buildings, each individual building shall include predominant characteristics shared by all buildings in the development, so that the development forms a cohesive place within the district. A standardized prototype design shall be modified if necessary to meet the provisions of this Code and character of this district. [Ord. 5894, 10/14/17]
- (3) Building materials. Corrugated metal siding is prohibited on any building. Corrugated metal roofing is allowed. [Ord. 5556, 2/21/03; Ord. 5894, 10/14/17]
- (4) Ground floor height. In the HD, CB, and DMU zoning districts, when the first story of the building will be occupied by commercial or institutional uses, as identified in Article 22, the height of the first story shall be a minimum of 14 feet. This standard applies to new buildings (excluding accessory buildings). Modifications and expansions of existing buildings must not decrease conformance with these standards except as required to meet building code, fire code, or other regulations. The purpose of this requirement is to ensure that the ground floor space is designed to be suitable and attractive for a variety of retail and commercial uses, regardless of its proposed use. [Ord. 5894, 10/14/17]

8.445 Pedestrian Network.

Purpose. By creating a safe, continuous network of sidewalks within and between developments, pedestrians will feel more inclined to walk (rather than drive). A pedestrian network that offers clear circulation corridors from the parking areas to building entries creates a friendlier, more inviting image. A detailed pedestrian circulation plan must demonstrate that the layout of sidewalks contributes to the overall pedestrian connectivity of the village center.

Standards.

- (1) Sidewalks must be located to provide the shortest direct connection from the public street sidewalk(s) to all customer entrances.
- (2) Sidewalks must be located to provide the shortest direct connection between all on-site customer entrances.
- (3) Sidewalks must be located along every public street frontage and both sides of on-site private streets. These sidewalks must be separated from the street by a tree-lined landscape strip, except where specified elsewhere in the development code or where an alternative street design is approved by the City Engineer. Approved vegetated post-construction stormwater quality facilities are allowed in the landscape strip. [Ord. 5842, 1/01/15; Ord. 5894, 10/14/17]
- (4) Extra-wide sidewalks are encouraged to provide space for tables and chairs and other pedestrian amenities, creating a concentration of activity to serve as the neighborhood center.
- (5) Sites larger than eight acres shall create an open space or plaza with amenities such as benches, monuments, kiosks or public art. Amenities shall be in prominent locations, interconnected with the uses and walkways on the site, and be landscaped. Approved vegetated post-construction stormwater quality facilities are allowed in these areas. [Ord. 5556, 2/21/03; Ord. 5842, 1/01/15]

8.450 Privacy Considerations.

Purpose. Village centers are mixed-use areas where special attention is given to resolving potentially incompatible situations. General standards provide the flexibility to adjust the design and operating characteristics to given circumstances.

Standard.

- (1) Non-residential uses and parking areas shall be arranged to minimize infringement on the privacy of adjoining residents. [Ord. 5556, 2/21/03]

8.460 Parking Areas.

Purpose. While recognizing the paramount role of cars in everyday life and the need to provide adequate and convenient space for them, these standards move away from the typical suburban pattern of predominant and highly-visible parking areas in commercial developments. They are intended to reduce the scale of parking areas by siting a portion of the parking lot out of view and using increased landscaping to screen spaces and reduce the overall visual impact of large parking areas.

Standards.

- (1) On-street parking spaces within 100 feet of a commercial or office development may count towards meeting the parking requirement.
- (2) Shared parking is encouraged for all uses.
- (3) Trees intended for parking area landscaping shall provide a canopy cover of at least 20% of the parking area at maturity. Existing trees may be included to meet the canopy requirement, provided the site plan identifies such trees and the trees meet the standards of size, health, and placement. The extent of the canopy at maturity shall be based on published reference texts generally accepted by landscape architects, nurserymen, and arborists.

- (4) Vegetated post-construction stormwater quality facilities shall be considered as the initial stormwater collection system. [Ord. 5556, 2/21/03; Ord. 5842, 1/01/15]

8.470 Perimeter Parking Area Landscaping.

Purpose. These provisions are intended to give parking a low profile in order to improve the pedestrian experience and the overall aesthetic quality of the street. They will minimize the expansive appearance of parking lots, increase the sense of neighborhood scale, and improve the character of a village center. They will also create an attractive, shaded environment along streets that gives visual relief from continuous hard street edges; buffer automobile traffic, and focus views for both pedestrians and motorists.

Standards.

- (1) All parking areas (excluding entranceways) adjacent to a public street shall be screened with:
- (a) A low continuous hedge of evergreen shrubs, trees, and plantings that are at least three feet tall within two years and grow to provide an evergreen screen of at least 70 percent; OR
 - (b) A berm three-foot-tall with a maximum slope of 3:1, in combination with coniferous and deciduous trees and shrubs; OR
 - (c) A low decorative masonry wall at least three feet tall in combination with landscaping; OR
 - (d) A combination of any of these methods.
- (2) The landscape plan shall be prepared by a licensed landscape architect. [Ord. 5556, 2/21/03]

8.475 Signs.

Purpose. Signs must be scaled appropriately to appeal to both pedestrians walking on the adjacent sidewalks and to nearby motorists. The following standards are intended to create aesthetically pleasing and cohesive sign standards while reinforcing the context of the village center.

Standards.

- (1) For integrated centers, an overall sign and graphics program shall be provided as part of the development application to ensure that stand-alone signs are consolidated and that signs complement the character of the neighborhood.
- (2) Monument signs are preferred rather than freestanding signs. [Ord. 5556, 2/21/03]

SUPPLEMENTAL RESIDENTIAL DESIGN STANDARDS IN VILLAGE CENTERS

8.480 Applicability. These standards apply to residential development in mixed-use and residential zones within the Village Center Comprehensive Plan designation. They are in addition to the residential design standards for Single-Family Homes and Multiple Family Homes in this article.

[Ord. 5556, 2/21/03]

8.485 Purpose. These provisions are intended to promote the design of an urban environment that is built to human scale and to foster a mixed-use character for village centers with an emphasis on a high-quality pedestrian environment.

Standards.

- (1) Building exteriors shall be surfaced with wood, brick, stucco, stone, masonry, or lap siding on all sides.
- (2) Rooflines should be designed to reduce the exterior mass of multiple attached units and shall incorporate elements such as parapets, gables, dormers, etc.
- (3) All exterior HVAC equipment shall be screened from street-level view.
- (4) Alleys are encouraged to provide a friendly street frontage and to set driveways and garages in the rear. [Ord. 5556, 2/21/03]
- (4) *Covered bike parking repealed by Ord. 5832, 4/9/14.*

TELECOMMUNICATION FACILITIES

8.500 Telecommunication Facilities. Every telecommunication facility shall comply with the following standards and applicable standards of the zone.

- (1) No new tower shall be permitted unless the applicant demonstrates that co-location is not feasible on existing towers.
- (2) New towers or facilities 50 feet or more in height must provide for future co-location of other telecommunications providers.
- (3) Monopole construction is preferred over the lattice style.
- (4) The applicant shall consider the following locations as the preferred order of location of for a proposed communication facility: a) existing broadcasting or communication facilities; b) public structures such as water reservoirs, utility structures, fire stations, bridges, and other public buildings within all zoning districts not used primarily for residential uses; c) property zoned Light Industrial, Heavy Industrial, Industrial Park and Heavy Commercial.
- (5) Towers and antennas shall be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment, except when the color is dictated by federal or state authorities such as the Federal Aviation Administration.
- (6) Towers should be located in an area where they are unobtrusive and do not substantially detract from aesthetics or neighborhood character, due to either location, nature of surrounding uses, or to lack of visibility caused by natural growth or other factors.
- (7) Towers shall not be located between the principal structure and a public street.

- (8) Tower setbacks shall be at least the height of the tower from public streets.
- (9) Tower guys and accessory structures shall satisfy the minimum setback requirements of the underlying zoning district. Vegetative screening shall be provided around any accessory building as prescribed by Section 9.250.
- (10) All towers and associated facilities shall be removed within six months of the cessation of operations at the site unless the Community Development Director approves a time extension. If a tower is not removed within six months, the City may remove the telecommunications facilities and assess the costs of removal against the owner and property. [Ord. 5445, 4/12/00]

SUPPLEMENTAL DESIGN STANDARDS FOR THE OAK CREEK TRANSITION AREA

8.600 Purpose and Intent. The purpose of the Oak Creek Transition Area (OCTA) is to guide development review and more detailed planning for the transitional areas between Oak Creek and adjacent developed and developable areas. The OCTA works in combination with the Open Space zone, natural resource overlay zones and the development review process to ensure that the larger Oak Creek corridor is protected for the long term and provides benefits to all of Albany. The OCTA is specifically intended to:

- (1) Integrate open space areas, both public and private, near Oak Creek;
- (2) Be the centerpiece of the South Albany open space system and provide multiple benefits including wetland protection and mitigation, habitat, flood storage, pathways, recreation, history, environmental education and visual identity for the area;
- (3) Be South Albany's "front yard" - physically and visually accessible to adjacent development;
- (4) Create a multitude of public spaces and connections (parks, trails, trailheads, visual, etc.) between "Oak Creek Parkway" (an east-west street) and the public edge of undeveloped areas;
- (5) Include a continuous east-west pathway and other pathways that connect north and south to community destinations; and
- (6) Preserve archeological and historical resources as heritage sites if feasible.

8.610 Applicability. The OCTA supplemental standards apply as follows:

- (1) South of Oak Creek, the standards apply between the Riparian Corridor overlay boundary around Oak Creek and the north edge of the right-of-way for Oak Creek Parkway. Oak Creek Parkway's location is generally identified in the South Albany Area Plan chapter of the Comprehensive Plan, on Figure 2, Street Framework. NOTE: The southern boundary of the OCTA may need to deviate from the Oak Creek Parkway within the Area of Interest shown on the Street Framework if the Parkway is forced south due to development constraints.
- (2) North of Oak Creek, the standards apply within 100 feet from the upland edge of the Riparian Corridor Overlay District (/RC).

8.620 OCTA Development Standards. Development within the Transition Area must satisfy all of the following standards.

- (1) The design and construction of the development, utilities, and trails shall limit disturbance to natural features as much as reasonably feasible.
- (2) Fences are limited to within developed areas. All fences, posts and supporting structures shall be stained, painted, or powder-coated black or a neutral earth tone color to harmonize with the surrounding landscape. Sight-obscuring fences shall be no more than 3 feet tall.
- (3) Once a wetland delineation is approved by the Oregon Department of State Lands for any area proposed for development, the City may seek to acquire, by negotiated purchase or exercise of the power of eminent domain, all or part of the developable area on the north side of the Parkway or take such other action as may be appropriate or required to compensate the landowner for any loss of use that exceeds that which the City may require by lawful regulation.
- (4) Development between Oak Creek and the Oak Creek Parkway, and between 99E and Columbus Street must meet the following standards:
 - (a) The "development area" cannot exceed 50 percent of the subject site's frontage on the north side of Oak Creek Parkway. The "development area" shall include all residential lots and

development, all areas taken up by buildings, private yards, paving, streets, grading and non-native landscaping, but does not include parks, low-impact outdoor recreation, trails, paths, wetland mitigation or restoration, City construction of public infrastructure such as transportation, stormwater, sewer, and water utilities, or the private construction of public transportation and utility facilities and structures as identified in a City-adopted master plan. The resulting undeveloped frontage along the north side of Oak Creek Parkway shall have a continuous view of the Oak Creek Corridor and associated open space that is not obstructed by the development area. See Figure 8-7, 1–Permitted and 2 –Prohibited.

- (b) Native vegetation, excluding any that are farmed for agricultural purposes, that is impacted in the developed area is mitigated through the enhancement or restoration of native vegetation in undeveloped areas per the relevant standards in ADC 6.400-6.420.

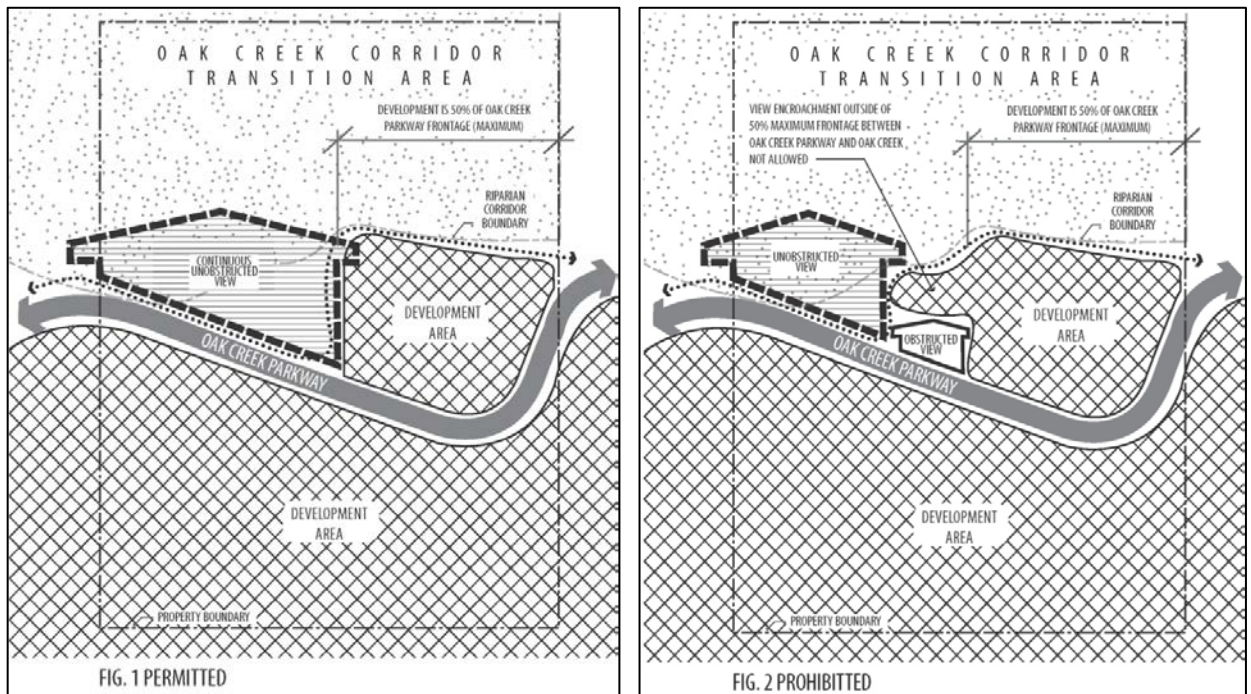


FIGURE 8-7. Oak Creek Corridor Transition Area.

- (5) In addition to the abovementioned standards, development shall meet the standards in either (a) or (b):

- (a) Clear and Objective Standards (Type I-L Process).
- i. Development shall avoid the Significant Wetland and Waterway Overlay District (/SW), the Riparian Corridor Overlay District (/RC), significant tree groves identified on the South Albany Area Plan Organizational Framework map in the Comprehensive Plan (Figure 1), and oak trees over 25-inches in diameter measured at 4.5 feet from the ground; and
 - ii. Trails or paths shall be provided that connect the development to any existing or proposed trails or paths shown on the Trails Framework in the South Albany Area Plan and to adjacent neighborhood parks, or other public and semi-public amenities in the vicinity.
 - iii. Neighborhood parks or trailheads shall be incorporated into proposed developments in the locations as generally shown on the Land Use Concept Map in the South Albany Area Plan.
- (b) Subjective Standards (Type III Process). Development is consistent with the purpose and intent of the Oak Creek Transition Area in Section 8.600 and with the applicable policies in the South Albany Area Plan section of the Albany Comprehensive Plan.

[Ord. 5801, 2/13/13]

18.4.2.060 Downtown Ashland

A. Purpose, Intent, and Background.

1. Purpose and Intent. The purpose of the Downtown Design Standards is to respect the unique heritage and to enhance the appearance and livability of the area as it develops and changes. Section [18.4.2.060](#) implements the Ashland Downtown Plan. The design standards contained in this section are based on the Downtown Plan; where the intent of this section is unclear, the approval authority shall refer to the Downtown Plan in interpreting this section.

Based upon common features found in the downtown, the standards provide a foundation for prospective applicants, citizens, and community decision makers to direct change in a positive and tangible way. It is not the intent of the Downtown Design Standards to freeze time and halt progress or restrict an individual property owner's creativity, but rather to guide new and remodeled proposals to be in context with their historic surroundings. Personal choice should be and can be expressed within the framework of the standards.

While many communities across America are attempting to create or re-create an urban downtown of their own, the Downtown Design Standards are attempt to preserve what Ashland already has; a main street historical district with diverse individual buildings that collectively create an organized, coordinated, and ageless rhythm of buildings. As a collective group, the downtown can retain its sense of place, its economic base, its history, and its citizen's vision.

2. History. Ashland's downtown is without doubt the most important 55 acres in the city. For over 100 years, it has been the community's economic center. The downtown boasts one of the most beautiful parks in the country, and the Oregon Shakespeare Festival annually draws thousands of theater goers. Ashland's charm, cultural offerings, and lovely location have not been lost on those who visit, and during the last two decades the City's population has risen from 11,000 to 16,000. However, downtown economic growth has significantly exceeded population growth. The downtown retail spaces have increased, office spaces have doubled and tourist traffic has grown over 600 percent. Downtown automobile traffic has nearly doubled and pedestrian traffic counts have risen over 200 percent to 900 percent.

Such growth demands changes in planning and development, but Ashland's citizens insist that these changes allow the downtown to maintain its integrity and its unique character. Community participation has always been integral to Ashland's development. Citizens' affection for the city and desire to increase the culture, physical grace, and the economy have encouraged residents to support Southern Oregon University, Lithia Park, the Oregon Shakespeare Festival, and numerous other community enterprises and improvements.

Historically the city center, the downtown began at the Plaza area and extended southeast along East Main Street. Only about one-half mile long, the area now extends from the intersection of Helman and North Main Streets on the northwest to the Ashland Library on the southeast. It is approximately one-quarter mile wide and extends from Hargadine Street to "B" Street. Main areas are the Plaza, including the entrance to Lithia Park and Guanajuato Way, the Oregon Shakespeare Festival theaters, the East Main Street business district,

the business area around the Ashland Library, Lithia Way/"C" Street, the property surrounding the old armory, and the Newbry property – the large vacant parcel of land bounded by the viaduct and by Helman Commercial, and Water Streets, known as the Water Street Annex.

Three large historic buildings will probably see more intense uses in the next twenty years – the Masonic Lodge, the Elks Lodge, and the Mark Anthony Hotel. Other buildings will undoubtedly redevelop, and conformance with both the city's historic guidelines and the downtown development criteria should insure that the developments are positive.

This downtown area is the employment center of the community, and in 1988 employed 25 percent of all city employees. Sixty-three percent of these were employed by restaurants, the Oregon Shakespeare Festival, and retail businesses which cater primarily to tourists in the summer months.

With 197 businesses, the downtown is also a thriving business center. The businesses are diverse ranging from light manufacturing and auto repair to tourist gift shops and law offices. Retail businesses comprise most of the square footage and are concentrated along Main Street. Many of these retail businesses are specialty stores which attract consumers throughout southern Oregon and northern California. Catering to the local tourist and regional markets has preserved the downtown's economic vitality and health.

In addition to being the employment and business center, the downtown is also the community's social and arts and entertainment center. Increased pedestrian amenities and bike paths have encouraged residents and tourists alike to enjoy the downtown by foot or bicycle or simply by sitting on the many benches and planters which have been furnished. The Oregon Shakespeare Festival, several smaller theatres, nightclubs, and restaurants provide tourist and residents with numerous opportunities for a pleasurable night out.

The combination of these factors – economic health, cultural artistic offerings, attractiveness, location, and a pleasant pedestrian and bicycling environment – have endowed Ashland with the attractive qualities of a tourist town and the advantages of being a real center for a rural town.

There are, of course, some problems which exist as a result of growth and change. The major problems which have been identified are:

Economic: The need to be less dependent on the tourist industry, particularly a single facet of that sector – the Oregon Shakespeare Festival – and to promote growth in the retail and services sectors, especially those that service the local, tourist, and regional markets.

Automobile and Traffic: Parking is a problem throughout the year, but particularly during the peak tourist summer months. Although facts indicate that parking demand is not entirely met by existing facilities, it may not be financially or environmentally wise to accommodate the highest peak days. As traffic congestion continues to increase, the city and residents will have to adapt to different traffic patterns and use alternative forms of transport in order to alleviate the problem.

Pedestrian Traffic: The substantial increase in pedestrian traffic has spurred improvements in pedestrian amenities such as benches, planter, and fountains to encourage pedestrian flow through the length of the downtown. Ongoing renovation will be needed to help accommodate the ever-growing number of people.

3. Background. The Downtown Design Standards were adopted by the City Council on August 7, 1998 (Ordinance No. 2825).

B. Applicability. Chapter [18.4.2.060](#) applies to all development within the Downtown Design Standards overlay as shown in Figure [18.4.2.060.B](#).

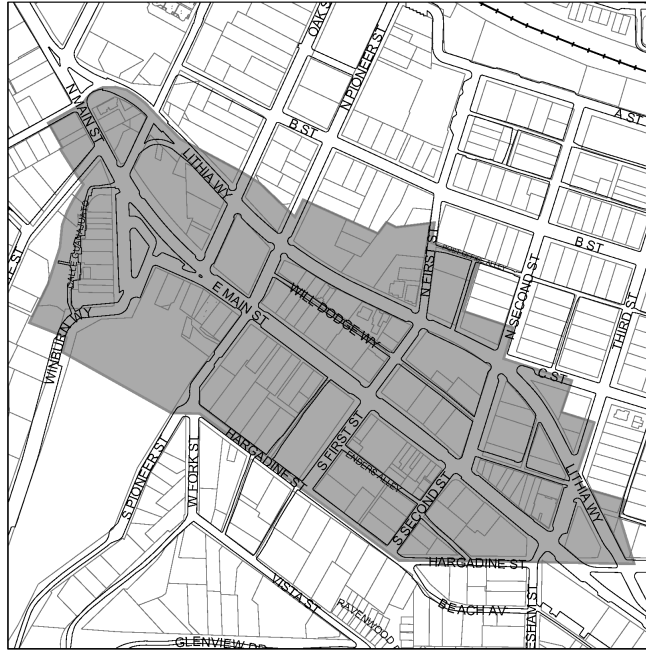


Figure 18.4.2.060.B. Downtown Design Standards Overlay

C. Downtown Design Standards.

1. Height. Building height shall vary from adjacent buildings, using either stepped parapets or slightly dissimilar overall height to maintain the traditional staggered streetscape appearance as illustrated in Figures [18.4.2.060.C.1](#), 5, and 10. Avoid treatment shown in Figure [18.4.2.060.C.3](#). An exception to this standard would be buildings that have a distinctive vertical division/façade treatment that visually separates it from adjacent buildings. Multi-story development is encouraged in the downtown as illustrated in Figures [18.4.2.060.C](#) 1, 5, 6, and 10.

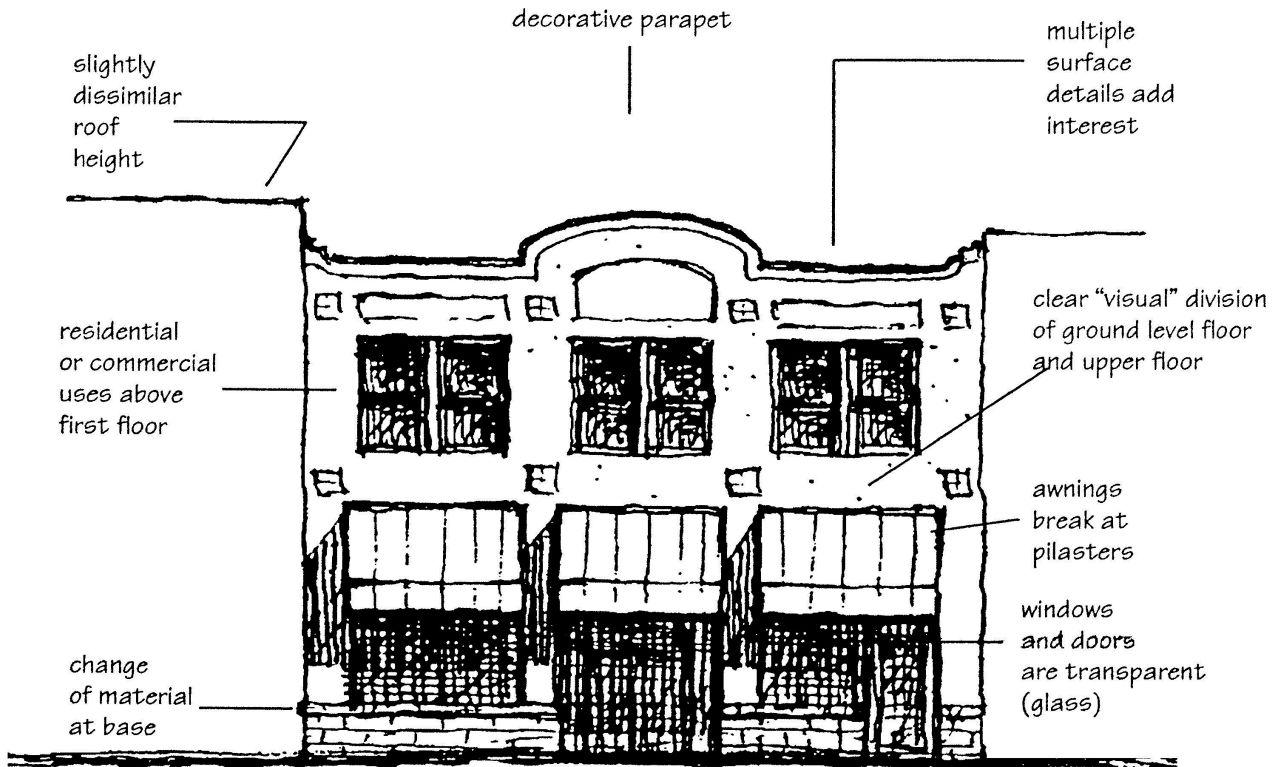


ILLUSTRATION 1

RECOMMENDED

Figure 18.4.2.060.C.1.

2. Setback.

- a. Except for arcades, alcoves, and other recessed features, building shall maintain a zero setback from the sidewalk or property line as illustrated in Figures [18.4.2.060.C.2](#), 5, 6 and 10. Areas having public utility easements or similar restricting conditions shall be exempt from this standard.
- b. Ground level entries should be recessed from the public right-of-way and have detailing and materials that create a sense of entry as illustrated in Figures [18.4.2.060.C.2](#), 5, 6, and 10. Avoid treatment shown in Figure [18.4.2.060.C.3](#).
- c. Recessed or projecting balconies, verandas, or other useable space above the ground level on existing and new buildings shall not be incorporated in a street facing elevation. Avoid treatments shown in Figure [18.4.2.060.C.4](#) and 7.

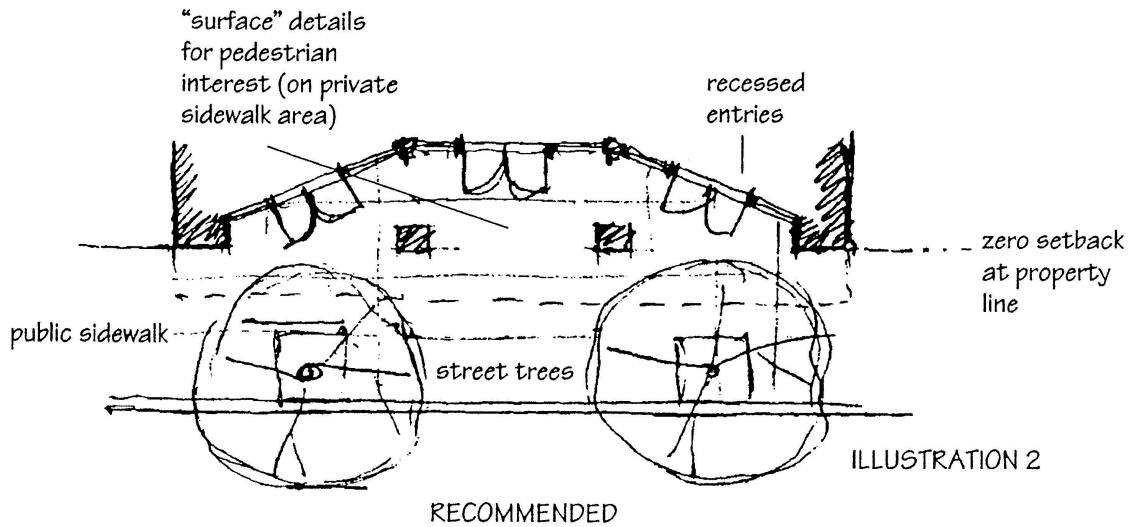


Figure 18.4.2.060.C.2.

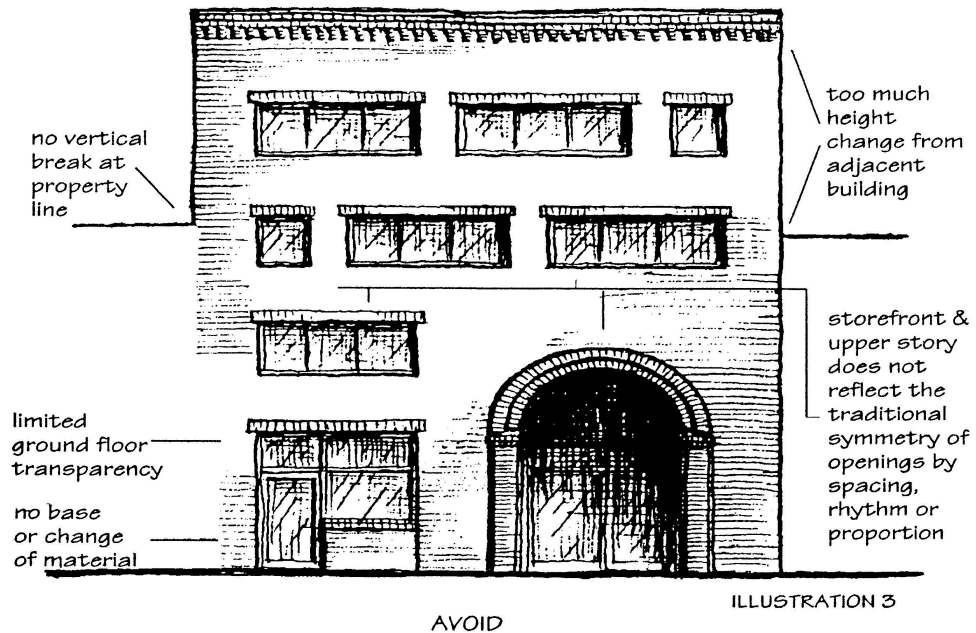


Figure 18.4.2.060.C.3.

3. Width.

- a. The width of a building shall be extended from side lot line to side lot line as illustrated in Figures [18.4.2.060.C.5](#). An exception to this standard would be an area specifically designed as plaza space, courtyard space, dining space, or rear access for pedestrian walkways.
- b. Lots greater than 80 feet in width shall respect the traditional width of buildings in the downtown area by incorporating a rhythmic division of the façade in the building’s design as illustrated in Figures [18.4.2.060.C.5](#), and 10. Avoid treatment shown in Figure [18.4.2.060.C.3](#).

4. Openings.

- a. Ground level elevations facing a street shall maintain a consistent proportion of transparency (i.e., windows) compatible with the pattern found in the downtown area as illustrated in Figures [18.4.2.060.C.1](#), 5, 6, and 10.
- b. Scale and proportion of altered or added building elements, such as the size and relationship of new windows, doors, entrances, column, and other building features shall be visually compatible with the original architectural character of the building as illustrated in Figures [18.4.2.060.C.5](#) and 6. Avoid treatments shown in Figure [18.4.2.060.C.4](#) and 9.
- c. Upper floor windows orientation shall primarily be vertical (height greater than width) as illustrated in Figures [18.4.2.060.C.1](#), 5, and 6. Avoid treatment shown in Figure [18.4.2.060.C.8](#).
- d. Except for transom windows, windows shall not break the front plane of the building as illustrated in Figure [18.4.2.060.C.5](#).
- e. Ground level entry doors shall be primarily transparent as illustrated in Figures [18.4.2.060.C.10](#). Avoid treatment shown in Figure [18.4.2.060.C.4](#).
- f. Windows and other features of interest to pedestrians such as decorative columns or decorative corbelling shall be provided adjacent to the sidewalk as illustrated in Figures [18.4.2.060.C.1](#) and 5. Avoid treatments shown in Figure [18.4.2.060.C.4](#) and 7. Blank walls adjacent to a public sidewalk are prohibited.

** horizontal proportion and lack of rhythm do not reflect the historic structural system of the existing building*

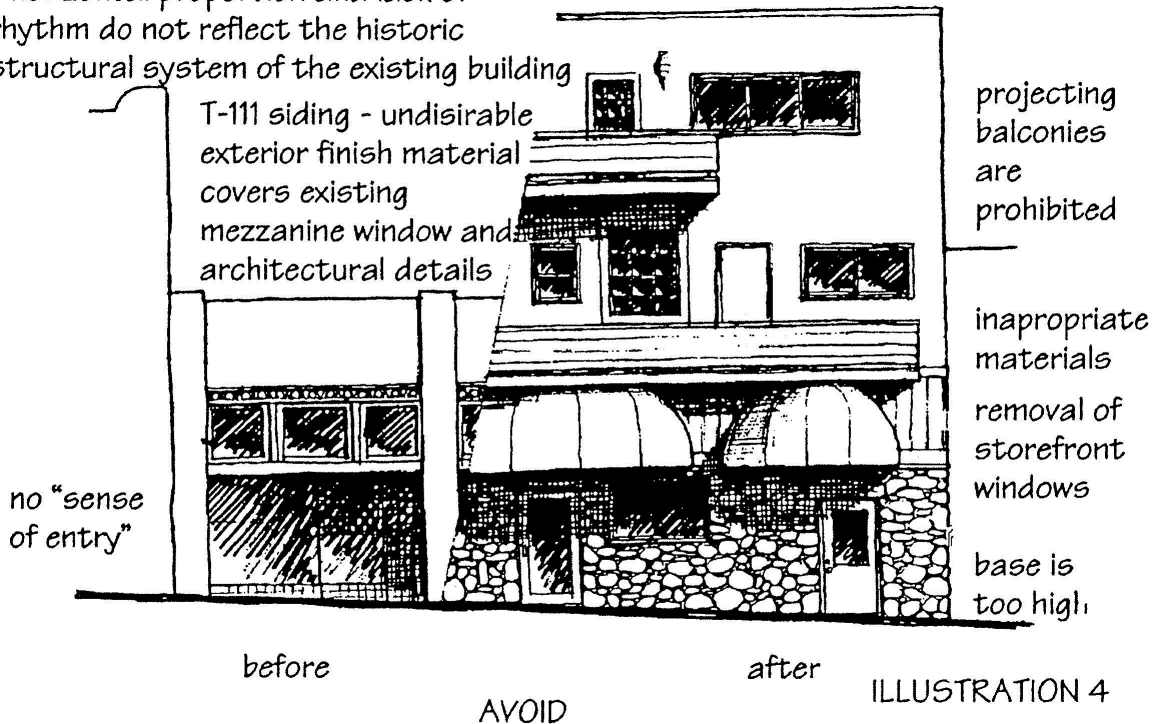


Figure 18.4.2.060.C.4.

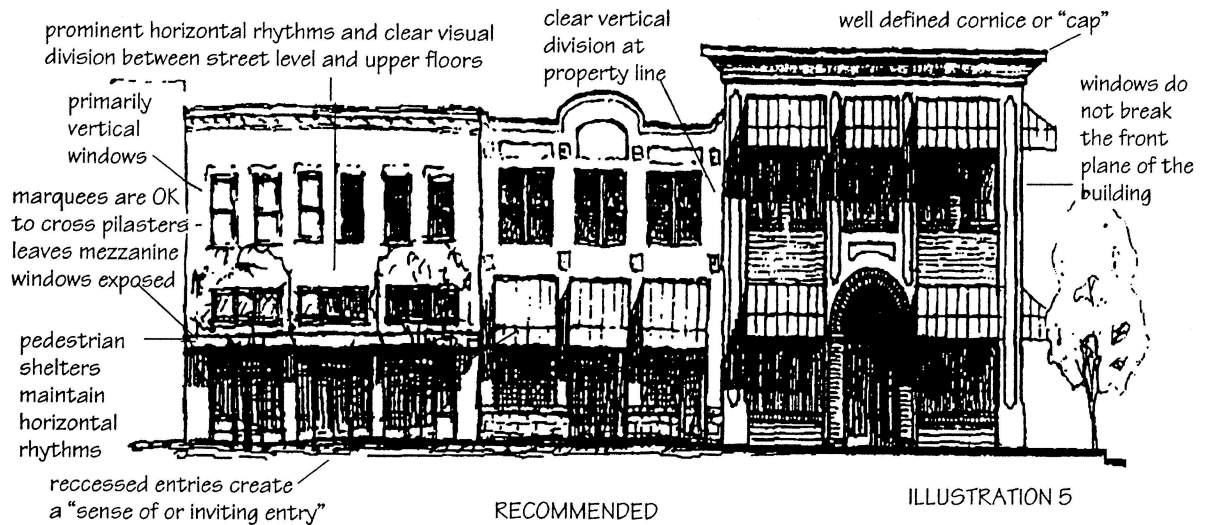


Figure 18.4.2.060.C.5.

5. Horizontal Rhythms.

- a. Prominent horizontal lines at similar levels along the street's street front shall be maintained as illustrated in Figures [18.4.2.060.C.1](#), 5, 8, and 10. Avoid treatments shown in Figure [18.4.2.060.C.4](#) and 8.
- b. A clear visual division shall be maintained between ground level floor and upper floors as illustrated in Figures [18.4.2.060.C.1](#), 5, 6, and 10.
- c. Buildings shall provide a foundation or base, typically from ground to the bottom of the lower window sills, with changes in volume or material, in order to give the building a sense of strength as illustrated in Figures [18.4.2.060.C.1](#), 5, and 10. Avoid treatments shown in Figure [18.4.2.060.C.4](#) and 8.

6. Vertical Rhythms.

- a. New construction or storefront remodels shall reflect a vertical orientation, either through actual volumes or the use of surface details to divide large walls, so as to reflect the underlying historic property lines as illustrated in Figures [18.4.2.060.C.5](#) and 6. Avoid treatment shown in Figure [18.4.2.060.C.3](#).

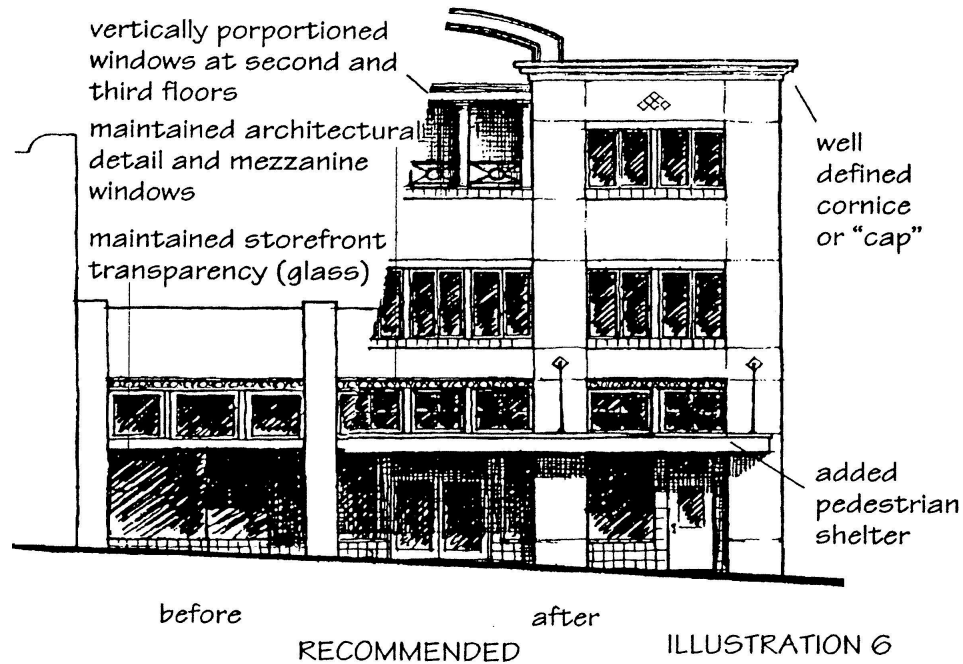


Figure 18.4.2.060.C.6.

b. Storefront remodeling or upper story additions shall reflect the traditional structural system of the volume by matching the spacing and rhythm of historic openings and surface detailing as illustrated in Figure 18.4.2.060.C.6. Avoid treatments shown in Figure 18.4.2.060.C.4 and 9.

7. Roof Forms. Sloped or residential style roof forms are discouraged in the downtown area unless visually screened from the right-of-way by either a parapet or a false front. The false front shall incorporate and well defined cornice line or cap along all primary elevations as illustrated in Figures 18.4.2.060.C.1, 5, and 10. Avoid treatment shown in Figure 18.4.2.060.C.7.

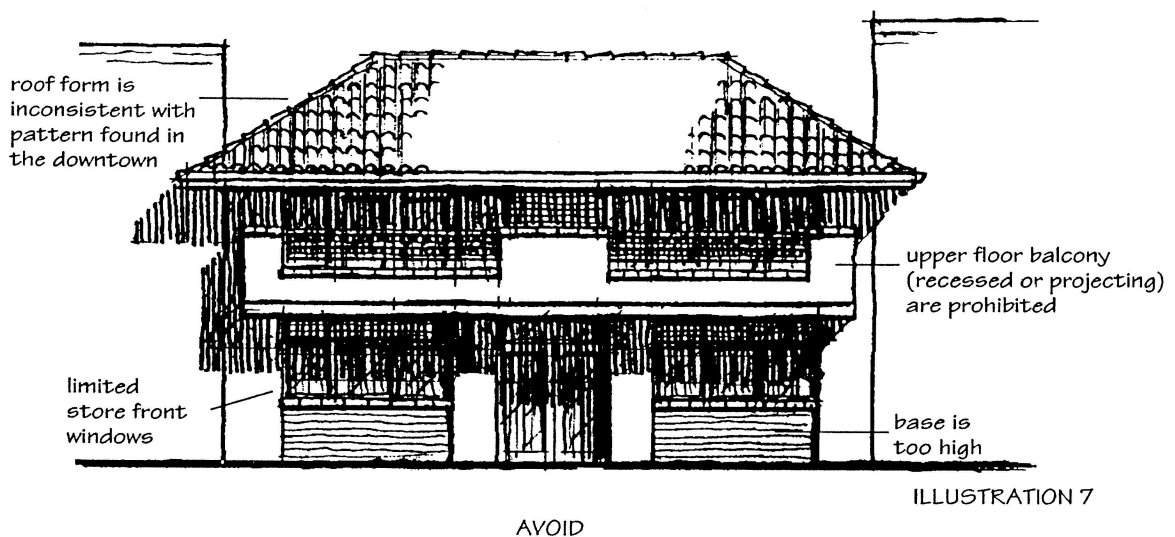


Figure 18.4.2.060.C.7.

8. Materials.

- a. Exterior building materials shall consist of traditional building materials found in the downtown area including block, brick, painted wood, smooth stucco, or natural stone. Avoid treatments shown in Figure [18.4.2.060.C.4](#) and 9.
- b. In order to add visual interest, buildings are encouraged to incorporate complex paneled exteriors with columns, framed bays, transoms, and windows to create multiple surface levels as illustrated in Figures [18.4.2.060.C.1](#), 5, and 10. Avoid treatments shown in Figure [18.4.2.060.C.7](#), 8, and 9.

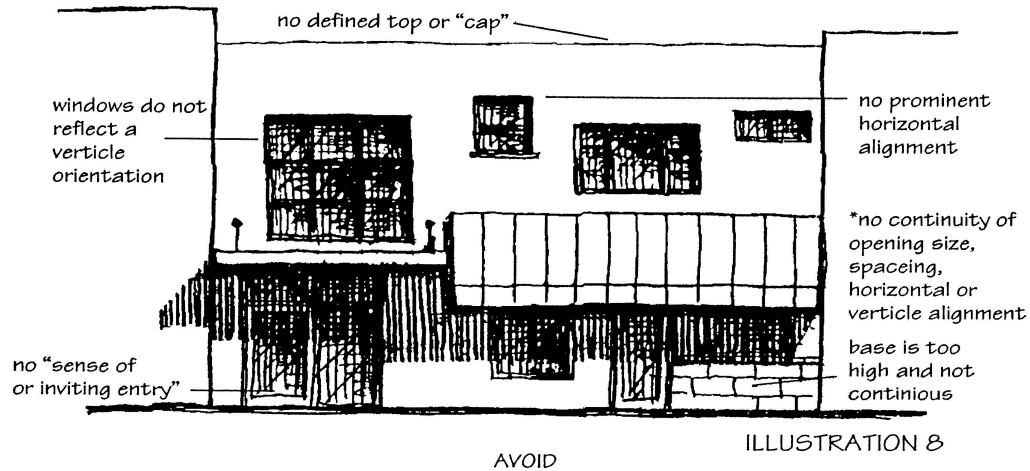


Figure 18.4.2.060.C.8.

9. Awnings, Marquees, or Similar Pedestrian Shelters.

- a. Awnings, marquees, or similar pedestrian shelters shall be proportionate to the building and shall not obscure the building's architectural details. If mezzanine or transom windows exist, awning placement shall be placed below the mezzanine or transom windows where feasible as illustrated in Figures [18.4.2.060.C.1](#), 5, 6, and 10. Avoid treatments shown in Figures [18.4.2.060.C.4](#) and 9.
- b. Except for marquees, similar pedestrian shelters such as awnings shall be placed between pilasters as illustrated in Figures [18.4.2.060.C.1](#) and 5. Avoid treatment shown in Figure [18.4.2.060.C.9](#).
- c. Sidewalk coverings along storefronts shall have prominent horizontal lines at similar levels as illustrated in Figure [18.4.2.060.C.5](#). Avoid treatment shown in Figure [18.4.2.060.C.8](#).

10. Other.

- a. Non-street or alley facing elevations are less significant than street facing elevations. Rear and sidewalls of buildings should therefore be fairly simple (e.g., wood, block, brick, stucco, cast stone, masonry clad, with or without windows).
- b. Visual integrity of the original building shall be maintained when altering or adding building elements. This shall include such features as the vertical lines of columns, piers, the horizontal definition of

spandrels and cornices, and other primary structural and decorative elements as illustrated in Figure [18.4.2.060.C.6](#). Avoid treatments shown in Figure [18.4.2.060.C.4](#) and 9.

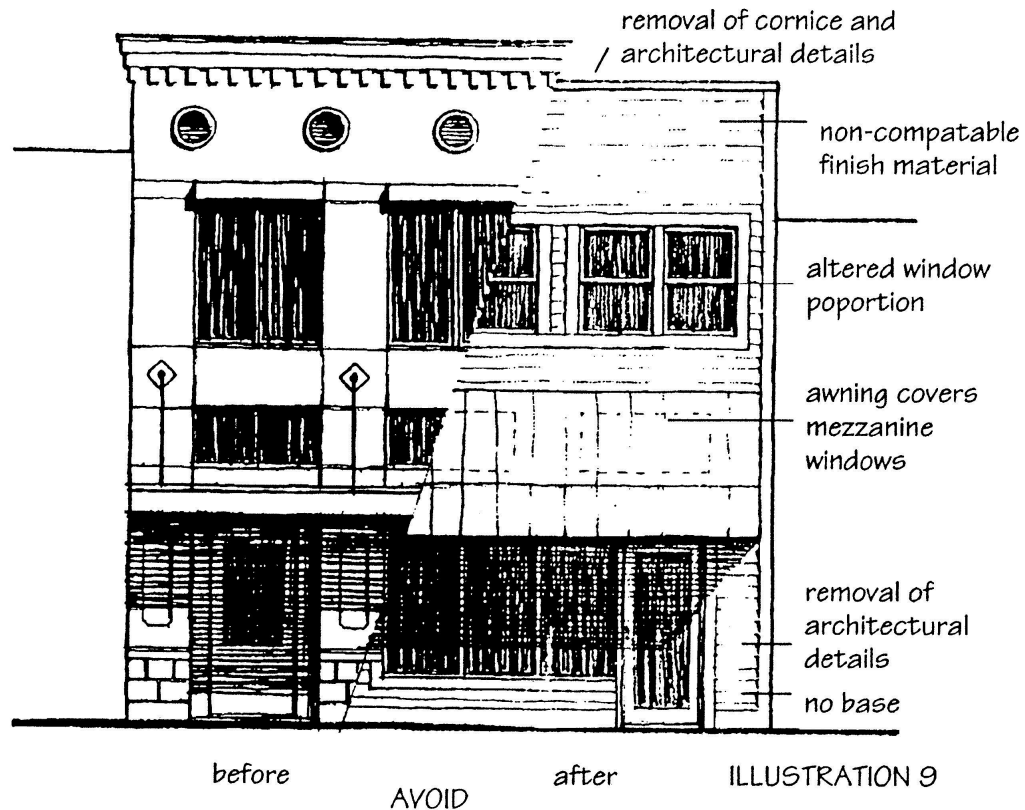
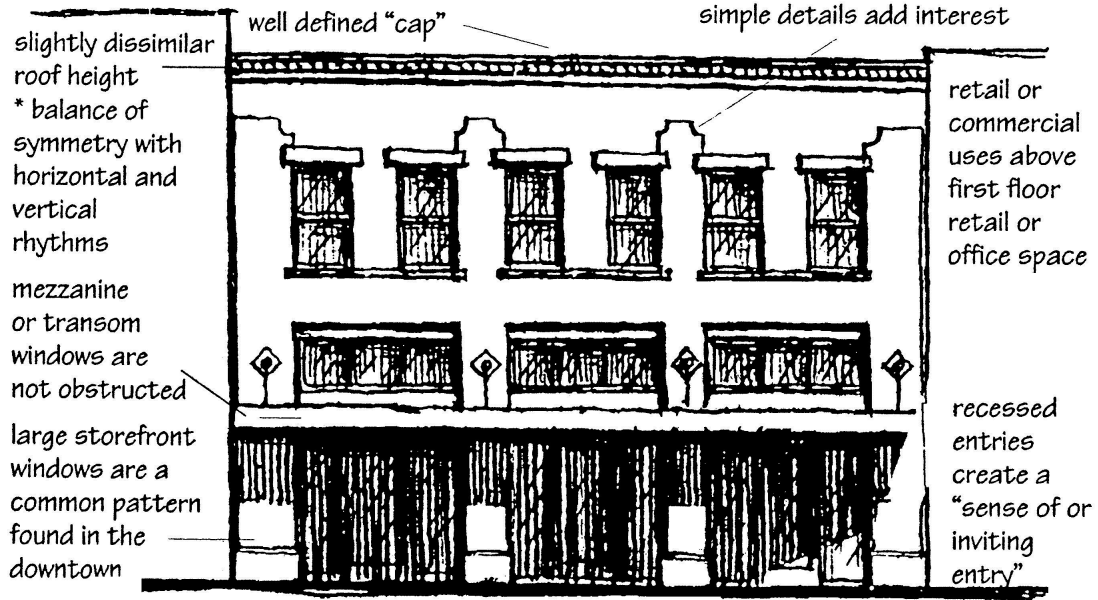


Figure 18.4.2.060.C.9.

- c. Restoration, rehabilitation, or remodeling projects shall incorporate, whenever possible, original design elements that were previously removed, remodeled, or covered over as illustrated in Figure [18.4.2.060.C.6](#). Avoid treatments shown in Figure [18.4.2.060.C.4](#) and 9.
- d. Parking lots adjacent to the pedestrian path are prohibited. An exception to this standard would be paths required for handicapped accessibility.
- e. Pedestrian amenities such as broad sidewalks, surface details on sidewalks, arcades, alcoves, colonnades, porticoes, awnings, and sidewalk seating shall be provided where possible and feasible.
- f. Uses that are exclusively automotive such as service stations, drive-up windows, auto sales, and tire stores are discouraged in the downtown. The City shall use its discretionary powers, such as Conditional Use Permits, to deny new uses, although improvements to existing facilities may be permitted.



RECOMMENDED

ILLUSTRATION 10

Figure 18.4.2.060.C.10.

11. Exception to Standards. An exception to the Downtown Design Standards may be granted pursuant to [18.5.2.050.E](#) Exception to the Site Development and Design Standards.

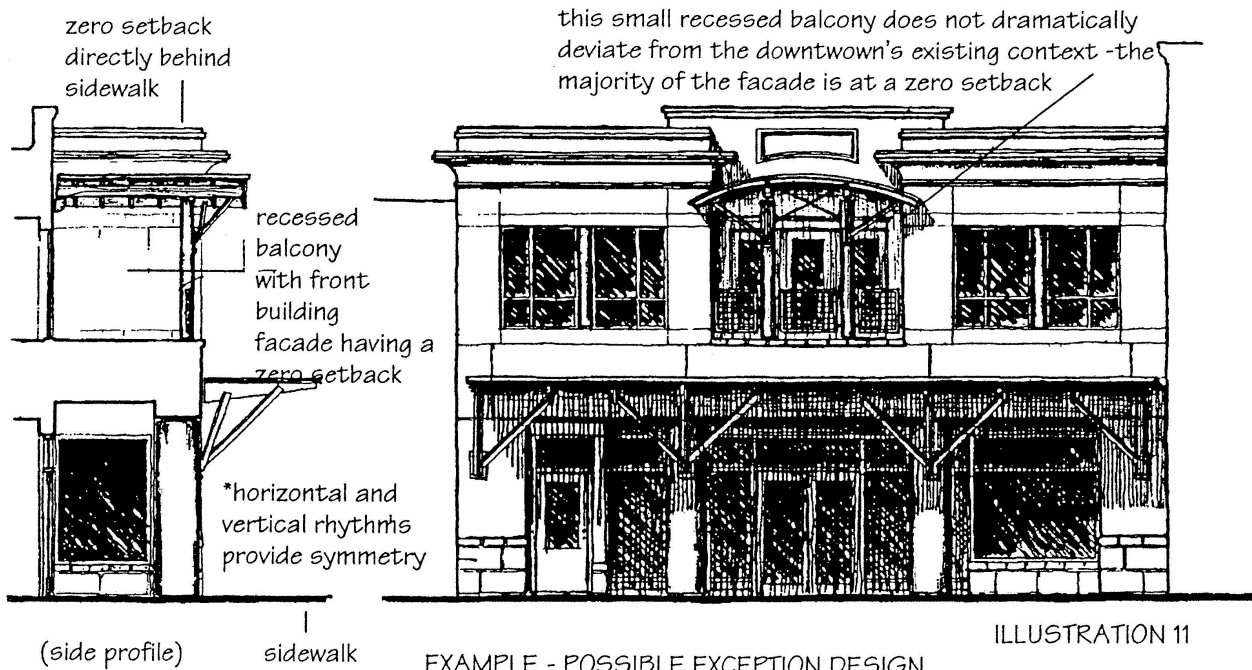


ILLUSTRATION 11

EXAMPLE - POSSIBLE EXCEPTION DESIGN

Figure 18.4.2.060.C.11.

The Ashland Land Use Ordinance is current through Ordinance 3184, passed June 2, 2020.

Disclaimer: The City Recorder's office has the official version of the Ashland Land Use Ordinance. Users should contact the City Recorder's office for ordinances passed subsequent to the ordinance cited above.

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CHAPTER 18.10: HISTORIC RESIDENTIAL STANDARDS

Section

18.10.010	Landmark protection
18.10.020	Application to historical dwellings
18.10.030	Materials standards
18.10.040	Utilities and mechanical equipment standards
18.10.050	Maintenance standards

§ 18.10.010 LANDMARK PROTECTION.

(A) For the purpose of design review, reference should be made to the Jacksonville Landmark List, the 1980 Historical Survey and the 1999 Inventory Update prepared by Gail Evans and the 1993 Historic Resource Inventory Update prepared by George Kramer. The historic resources identified in those inventories must be preserved if Jacksonville is to retain its National Historic Landmark designation.

(B) The purpose of this section is to preserve the historic character of the Historic District as a whole, including its similarity of design, materials, pedestrian scale and harmonious pattern. The following guidelines are intended to comply with the Secretary of the Interior's Standards for Historic Preservation.

§ 18.10.020 APPLICATION TO HISTORICAL DWELLINGS.

All maintenance, remodeling and replacement construction of historic contributing dwellings must comply with the following principles and standards, as complemented by the guidelines contained in Section VII (A) & (B) of the Design Guidelines for Jacksonville, Oregon, prepared by The Architectural Resources Group (also see National Park Service Preservation Brief #14 for additional guidance):

Preservation Principles:

1. If remodeling is required for a new use, the remodeling must not damage or destroy the historic quality and character of the structure or site.
2. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
3. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure or site must not be damaged or destroyed.
4. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

5. Changes that have taken place over the years are evidence of the history and development of a structure, or site and its environment. Changes that have been constructed during the historic period and acquired significance in their own right must not be damaged or destroyed.
6. A contemporary addition or alteration may be made to a historic structure if it does not damage or conceal significant historical, architectural or cultural material. The design must be compatible with the size, scale, color, material, massing and character of the property, neighborhood and environment.
7. An addition or alteration must be so constructed that if it is removed in the future, the original form and integrity of the structure can be easily recovered.

§ 18.10.030 MATERIALS STANDARDS.

(A) No mirrored or tinted glass is to be used.

(B) No vinyl or mill finish aluminum windows, doors, or screens are to be installed on a historic dwelling.

(C) Shutters are not to be installed on a structure unless they were previously associated with the structure during the historical period of significance or there is a specific historic reference to their use on the structure.

(D) Materials used for finishes on structures must be authentic and not modern attempts to replicate historic and traditional materials. Prohibited materials include scored plywood similar to T1-11, simulated wood pressboard, aluminum, steel, fiberglass, vinyl, and similar.

(E) If existing siding is wood, replacement siding must be wood siding of a pattern and size consistent with material used for homes constructed within the late 1800's (usually horizontal boards with an exposure face patterns of no greater than six (6") inches. Wood may be left to weather naturally or be painted or stained.

(F) Roofs generally have shingles, although a few examples have corrugated galvanized iron roofing.

(G) Diagonal wood siding, stucco, glazed tile, mirror or tinted glass, shiny metal finishes and imitation used brick or stone are not allowed, unless proven to have been used as an original construction material.

(H) Colors must be selected from HARC approved color charts.

§ 18.10.040 UTILITIES AND MECHANICAL EQUIPMENT STANDARDS.

(A) Utility lines: All utility lines and entry service should be located away from high use areas and main entrances or screened in an approved manner. Wherever possible, placing utilities underground shall be encouraged.

(B) Exterior lighting: All lighting should be appropriate to the surroundings in terms of style, scale and intensity of illumination. Site lighting shall be shielded and directed downward so that the light source will not be seen off the property.

(C) Solar energy devices: Where solar energy is to be used as a primary or complementary source of energy, solar collection devices should be located on the rear or other nonpublic side of a building which is not visible from adjacent streets or other public areas in the city.

(D) Mechanical equipment: To minimize the impact of mechanical equipment on the appearance of the building and the community, window air conditioning units or condenser elements should not be located on visible facades. Antennas should be located where they are not visible on the facade or public areas. Mechanical equipment on the ground should be screened with a fence or plant materials, or housed in a structure which is in harmony with the surroundings. Plumbing or heating vents attached to the side or roof of a building should be kept as low as possible and covered or painted to blend with the background. No roof mounted heating or cooling units or ductwork are allowed.

§ 18.10.050 MAINTENANCE STANDARDS.

All maintenance of historic dwellings must comply with the following:

1. Deteriorated architectural features should be repaired rather than replaced, if possible. If replacement is necessary, new material must match the original material. Repair or replacement of missing architectural features must be based on accurate duplications of features substantiated by physical or pictorial evidence rather than on conjectural designs or substitute architectural features from another structure.
2. Exterior surface cleaning must be undertaken with the gentlest means possible, such as low pressure water. Sandblasting and other methods that damage materials are prohibited.
3. The historically distinguishing qualities of a structure or site must not be damaged through the removal or alteration of any historic material or distinctive architectural features.
4. Mature landscaping must be maintained. If old landscaping dies out, it must be replaced with historically correct or compatible species.

CHAPTER 18.11: CONTEMPORARY RESIDENTIAL STANDARDS

Section

- 18.11.010 Community aesthetics
- 18.11.020 Required compliance

§ 18.11.010 COMMUNITY AESTHETICS.

(A) The purpose of this section is to preserve the historic character of the City as a whole, including its harmony of design, materials, pattern, and pedestrian scale.

(B) For the purpose of design review, Jacksonville dwellings other than those described as Historic Resources in the Jacksonville Landmark List, the 1980 Historical Survey and the 1999 Survey Update prepared by Gail Evans and the 1993 Historic Resource Inventory Update prepared by George Kramer are classified as contemporary dwellings. These recent structures, even though of contemporary design, must be compatible with the city's National Historic Landmark designation and must comply with community standards.

(C) To preserve the integrity of the National Historic Landmark District, contemporary dwellings must be clearly differentiated from, but compatible with, historic dwellings in their design details. There should be a distinction between new and old architecture.

§ 18.11.020 REQUIRED COMPLIANCE.

(A) The ratio of height to width of the building should be compatible with nearby buildings. The shape, size, open and enclosed areas and building elements should, as a combined unit, produce a directional emphasis which is similar to nearby buildings. Where a grid pattern exists, building should be aligned parallel to existing structures or the street to maintain the traditional pattern. All maintenance, remodeling and new construction of contemporary dwellings, including manufactured housing, must comply with the following standards, as complemented by the guidelines contained in Section V11 (A) & (C) of the Design Guidelines for Jacksonville, Oregon, prepared by The Architectural Resources Group: (See diagram - pg. 29, Section VII)

1. **Allowable Floor Area** (applies to conforming and nonconforming lots of record):

Lot Size Detached Residential Dwellings (Square Feet)	Allowable Square Feet
0--3,000	80' square feet of floor area for each 100' in lot area, up to a maximum of 2,400' square feet of floor area.
3,000--6,000	2,400' square feet of floor area, plus 28' square feet of floor area for each additional 100' square feet in lot area, up to a maximum of 3,240' square feet of floor area.
6,000--9,000	3,240 square feet of floor area, plus 14 square feet of floor area for each additional 100 square feet in lot area, up to a maximum of 3,660 square feet of floor area.
9,000--15,000	3,660' square feet of floor area, plus 6' square feet floor area for each additional 100' square feet in lot area, up to a maximum of 4,020' square feet of floor area.
15,000--50,000	4,020' square feet of floor area, plus 5' square feet of floor area for each additional 100' square feet in lot area, up to a maximum of 5,770' square feet of floor area.
50,000+	5,770' square feet of floor area, plus 2' square feet of floor area for each additional 100' square feet in lot area.

2. **Siting:** In all cases the total lot coverage allowed in Title 17 shall not be exceeded. All new buildings should face the street where feasible. Primary ground floor entrances must orient to streets and the pedestrian entrance shall be the visually predominant entrance. The original topography and grade of building sites should be maintained to the greatest extent feasible.
3. **Roof Form:** Size, shape and type (generally a simple gable or hip roof) that will blend with nearby structures. To the extent possible, roof area should be reduced to limit heat losses. Large roof or upper story overhangs over south and west walls to reduce solar gain on hot summer days are encouraged, if found to be visually compatible.
4. **Roof Materials:** Class A or B fire rating. Materials should be compatible with adjacent structures.
5. **Cornice:** If a cornice is used, it must be a well proportioned, simple, flat cornice extending out approximately six (6") to twelve (12") inches with frieze below of between twelve (12") to eighteen (18") inches. Narrow cornice is not allowed.

6. **Facade:** The facade must be in proportion, materials and volume similar to the facades on nearby structures. Wherever possible and compatible, the front facades should be varied, articulated, and vertical, i.e., higher than they are wide. Many older homes were two story structures because they were easier to heat; there are still energy savings to be gained from shared floors and reduced surface area. In no case shall the facade of a building consist of an unarticulated blank wall or an unbroken series of garage doors.
7. **Windows:** Double hung, fixed, sliding or casement windows with simple trim. Wood or vinyl clad wood is preferred over metal. Metal- framed windows must be clad or painted. Natural ventilation is historically appropriate; openings should be designed to promote cross ventilation and to allow hot air to escape.
8. **Doors:** Panel doors with one (1) to six (6) panels for exterior doors.
9. **Ornamentation:** No additional ornamentation beyond that found in the window and door trim, and the cornice and roof trim, unless of an identified historic style appearing in the above-referenced Guidelines.
10. **Colors:** Any of the city's approved colors is appropriate. As a recommendation, use of white or light cream for painted facades, dark green or gray for sash and a medium color for trim and accents.
11. **Landscaping:** Use foliage to soften house lines near the structure and tall trees to shade the entire property during the summer. Native/naturalized and drought tolerant plants are preferred.
12. **Porches:** Simple porches are encouraged. They should be covered with a hip, shed, gable or flat roof with simple posts and handrails which are void of ornamentation and compatible in size and shape and integrated into overall design of the structure, unless of an identified historic style appearing in the above-referenced Guidelines.
13. **Siding:** In areas subject to Level I Design Review, siding materials are to be the same on all sides of the house. Vinyl siding, scored plywood or sheet siding which exceeds (36") inches in total vertical width are not allowed. Brick, true stone, log construction, or wood siding are appropriate and are allowed. In all other areas, brick, true stone, log construction, wood siding or materials that look like horizontal wood siding are appropriate and are allowed. Medium width corner boards must be used if drop, rustic or channel siding is used; narrow corner boards if clapboard siding is used.
14. **Foundations:** Exposed foundation walls should be as inconspicuous as possible (a maximum of four (4') feet in height) and be compatible with the style of the building. Brick, wood skirting, poured concrete with a stucco wash, and true stone are examples of appropriate materials and are allowed.
15. **Utility Lines:** All utility lines and entry service should be located away from high use areas and main entrances or screened in an approved manner.
16. **Exterior Lighting:** All lighting should be appropriate to the surroundings in terms of style, scale and intensity of illumination. Exterior lighting shall be shielded and directed downward so that the light source will not be seen off the property.
17. **Solar Energy Devices:** Where solar energy is to be used as a primary or complementary source of energy, solar collection devices should be located on the rear or other nonpublic side of a building which is not visible from adjacent streets or other public areas in the city.

18. **Mechanical Equipment:** To minimize the impact of mechanical equipment on the appearance of the building and the community, window air conditioning units or condenser elements should not be located on visible facades. Antennas should be located where they are not visible on the facade or public areas. Mechanical equipment on the ground should be screened with a fence or plant materials, or housed in a structure which is in harmony with the surroundings. Plumbing or heating vents attached to the side or roof of a building should be kept as low as possible and covered or painted to blend with the background. No roof mounted heating or cooling units or ductwork are allowed.
19. **Other:** New structures must be compatible with surrounding structures in terms of setbacks, massing, scale, and street rhythm and not overwhelm or compete for attention. Where a new structure is located on the same property as a historic structure or on a parcel that is adjacent to a historic structure, the new structure must be of like or compatible material as determined by HARC.
20. To promote the use of energy-efficient, sustainable, developments shall exceed the minimum required standards for both building and site design.

(ORD. 547, passed 5-17-2005; Am. ORD 579, passed 3-4-2008)

(B) Building materials should convey durability and permanence, and should be suitable to the Rogue Valley climate.

CHAPTER 18.12: HISTORIC COMMERCIAL STANDARDS

Section

18.12.010	Landmark protection
18.12.020	Addition and remodeling
18.12.030	Material standards
18.12.040	Utilities and mechanical equipment standards
18.12.050	Maintenance

§ 18.12.010 LANDMARK PROTECTION.

(A) Jacksonville is a National Historic Landmark. It is also a very scenic community. To protect both the landmark designation and community aesthetics, all structures must meet community standards of appearance. The community has an obligation to protect the qualities that led to this designation as a National Historic Landmark.

(B) Jacksonville is unique in the United States for having one of the most intact and complete 19th century commercial and residential groupings of buildings still remaining. Much of the charm and character of Jacksonville is embodied in its well preserved and little altered architecture, in the harmony and subtle differences between buildings and in the intact commercial core area with its surrounding residential buildings.

(C) The purpose of this section is to preserve the historic character of the Historic District as a whole, including its similarity of design, materials, pedestrian scale and harmonious pattern. The guidelines are intended to comply with the Secretary of the Interior's Standards for Historic Preservation.

§ 18.12.020 ADDITION AND REMODELING.

All historic commercial resource maintenance, remodeling and replacement construction must comply with the following standards, as complemented by the guidelines contained in Section V1 (A) & (B) of the Design Guidelines for Jacksonville, Oregon, prepared by The Architectural Resources Group

1. The original topography and grade of building sites should be maintained.
2. If remodeling is required for a new use, it must not damage or destroy the historic quality and character of the structure or site.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
4. Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure or site must not be damaged or destroyed.
5. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural

6. designs or the availability of different architectural elements from other buildings or structures.
7. Changes that have taken place over the years are evidence of the history and development of a structure, or site and its environment. Changes constructed during the historic period and that have acquired significance in their own right must not be damaged or destroyed.
8. A contemporary addition or alteration may be made to a historic structure if it does not damage or conceal significant historical, architectural or cultural material. The design must be compatible with the size, scale, color, material, massing and character of the property, neighborhood and environment.
9. An addition or alteration must be so constructed that if it is removed in the future, the original form and integrity of the structure can be easily recovered.

§ 18.12.030 MATERIAL STANDARDS.

(A) No mirrored or tinted glass is to be used.

(B) No vinyl or aluminum windows, doors or screens are to be installed on a historic commercial structure.

(C) Shutters are not to be installed on a structure unless they were previously associated with the structure during the historical period of significance or there is a specific historic reference to their use on the structure.

(D) When exterior treatments are proposed which are not specifically referenced in this chapter, the appropriate standards in Chapter 18.13 shall be utilized.

(E) Exterior siding must be authentic and not modern attempts to replicate historic and traditional materials. Prohibited materials include scored plywood, simulated wood pressboard, textured aluminum steel, fiberglass, glazed tile, imitation brick or stone, studio, shiny metal and similar.

(F) Colors must be selected from HARC approved color charts.

§ 18.12.040 UTILITIES AND MECHANICAL EQUIPMENT STANDARDS.

(A) Utility lines: All utility lines and entry service should be located away from high use areas and main entrances or screened in an approved manner. Wherever possible, utilities shall be undergrounded.

(B) Exterior lighting: All lighting should be appropriate to the surroundings in terms of style, scale and intensity of illumination. Site lighting should be shielded.

(C) Mechanical equipment: To minimize the impact of mechanical equipment on the appearance of the building and the community, window air conditioning units or condenser elements should not be located on visible facades. Antennas should be located where they are not visible on the facade or public areas. Mechanical equipment should be screened with a fence or plant materials, or housed in a structure which is in harmony with the surroundings. Plumbing or heating vents attached to the roof of a building should be kept as low as possible and covered or painted to blend with the background.

§ 18.12.050 MAINTENANCE.

All maintenance of historic commercial resources must comply with the following:

1. Deteriorated architectural features must be repaired rather than replaced, if possible. If replacement is necessary, new material must match the original material. Repair or replacement of missing architectural features must be based on accurate duplications of features substantiated by physical or pictorial evidence rather than on conjectural designs or substitute architectural features from another structure.
2. Exterior surface cleaning must be undertaken with the gentlest means possible, such as low pressure water (see National Park Service Preservation Brief #6, "Dangers of Abrasive Cleaning to Historic Buildings"). Sandblasting and other methods that damage materials are prohibited.
3. The historically distinguishing qualities of a structure or site must not be damaged through the removal or alteration of any historic material or distinctive architectural features.
4. Mature landscaping must be maintained. If old landscaping dies out, it must be replaced with historically correct or compatible species.

CHAPTER 18.13: CONTEMPORARY COMMERCIAL STANDARDS

Section

- 18.13.010 Community aesthetics
- 18.13.020 Required compliance

§ 18.13.010 COMMUNITY AESTHETICS.

For the purpose of design review, Jacksonville buildings other than those described as Historic Resources in the Jacksonville Landmark List, the 1980 and 1999 Historical Surveys prepared by Gail Evans and the 1993 Historic Resource Inventory Update prepared by George Kramer are classified as contemporary buildings. Even though new commercial structures are of contemporary design, they must be compatible with the city's historic character.

§ 18.13.020 REQUIRED COMPLIANCE.

(A) The ratio of height to width of the building should be compatible with nearby commercial buildings. The shape, size, open and enclosed areas and building elements should, as a combined unit, produce a directional emphasis which is similar to nearby commercial buildings. Where a grid pattern exists, building should be aligned parallel to existing structures or the street to maintain the traditional pattern.

(B) All maintenance, remodeling and new construction must comply with the following standards, as complemented by the guidelines contained in Section V1 (A) & (C) of the Design Guidelines for Jacksonville, Oregon, prepared by The Architectural Resources Group:

1. **Siting:** All new buildings should face the street. Primary ground floor building entrances must orient to plazas, parks, or pedestrian oriented facilities, not to interior blocks or parking lots. Commercial buildings have zero front yard setbacks, unless lot size, shape, or topography prohibits such a relationship. The original topography and grade of building sites should be maintained.
2. **Roof:** Flat or gently pitched roofing of Class A or B fire resistant material. Steeply pitched roofs of similar material that are hidden behind a facade may be permitted if deemed appropriate.

Not allowed: steeply pitched gable or hip roofs that can be seen from the street.

3. **Parapet:** Stepped or flat front. Side and rear parapet walls are allowed as well.

Not allowed: front parapet wall or a parapet with a sloped or gable end rather than one stepping up to the center of the front facade.

4. **Cornice:** Horizontal cornice of broad fascia boards, with or without uniformly spaced brackets below extending from a plain brick facade or simply detailed fascia boards.

Not allowed: a small, thin cornice with no brackets, irregularly spaced brackets or very small brackets.

5. **Siding:** May be of unpainted brick, stucco, or wood siding (channel, "v" rustic or drop).

Not allowed: diagonal wood siding, siding which exceeds thirty-six (36") inches in total width, scored plywood or "false" materials such as "Permastone," glue on brick, or vinyl.

6. **Display Windows:** Required. Must be of large sheets of glass or divided by mullions and muntins into lights no smaller than twelve (12") inches in any dimension. Material must be wood (clad, painted or clear finish), steel or anodized aluminum with a dark finish such as bronze or dark gray.

Not allowed: window divisions smaller than twelve (12") inches, bare aluminum, and unpainted steel or unfinished wood.

7. **Side and Rear Windows:** Must be double hung with one (1) over one (1) or two (2) over two (2) sashes or sliding or casement windows. Material must be wood (clad, painted or clear finish), steel or anodized aluminum with a dark finish such as bronze or gray.

Not allowed: non-anodized aluminum, unpainted steel or unfinished wood.

8. **Doors:** Panel doors shall have two (2) to six (6) panels. Doors may have glazing in the door if stiles are no less than four (4") inches and rails no less than eleven (11") inches. Material must be wood (clad, painted or clear finish), steel or anodized aluminum with a dark finish such as bronze or gray.

Not allowed: bare aluminum doors; sliding doors on the front facade; doors that mimic an earlier period such as "X-Cross" panel doors, "Colonial" five-panel doors; flush (flat) doors.

9. **Glazing:** Clear glass.

Not allowed: mirror or tinted glass or films applied to glass, glass block.

10. **Shutters:** None allowed

11. **Canopies:** Galvanized metal or wood simple pitch canopies must respect the integrity of the building facade and be compatible with the same. Canopies are suspended from the facade by rods or chains.

Not allowed: translucent or opaque plastic panels in canopies.

12. **Awnings:** Canvas, cloth or other natural materials such as muslin are allowed. Awnings must be of traditional form such as extension awning, rigid or collapsible, with plain valance and side panels. Awnings shall be of a uniform solid color. Pitch of awning must be not steeper than forty-five (45) degrees from the horizontal. Awnings must respect the integrity of the individual architectural bays and not span an entire series of bays. (See Secretary of Interior's Standards)

Not allowed: enameled metal awnings or plastic awnings such as vinyl; barrel or square extension awnings, internally illuminated awnings, awnings with stripes, letters, numbers, or graphics; tarpaulin coverings in place for more than one (1) week.

13. **Balconies and Exterior Stairs:** Front facade wood balconies above the sidewalk with wood top and bottom railings and turned balusters. The profile of the balusters is important to the character of the balcony as a whole. Modern turned balusters are commonly much too thin for their height. Balusters with less than six (6") inch boxed minimum diameter are prohibited.

14. **Side and rear balconies and exterior stairs:** Constructed of wood or painted metal with simple top and bottom railings and simple rectangular balusters uniformly spaced along the railing. Exterior stairs have simple open risers and wood treads. Stair railings must be similar to balcony railings.

Not allowed: railings which use thin modern balusters or ornate side and rear railings; steel or concrete stairs or railings.

15. **Finials and Flagpoles:** Wood or metal finials and wood flagpoles mounted on the front parapet in the center of the front parapet. Finials and flagpoles must be painted.

Not allowed: bare aluminum or other metal flagpoles unpainted, flagpoles extending more than fifteen (15') feet above the top of the parapet, or more than three (3) flagpoles per structure.

16. **Mechanical Equipment Including Roof Mounted:** Must be mounted so it is not visible from the ground thirty (30') feet from the foot of the building) at the front, sides or rear of the structure, or is screened from view by solid or louvered panels that match the architecture.

Not allowed: equipment exposed to view from the ground.

17. **Foundations:** Exposed foundation walls should be as inconspicuous as possible (a maximum of four (4') feet in height) and be compatible with the style of the building. Brick, wood skirting, poured concrete with a stucco wash, natural color split-faced block, and true stone are examples of appropriate materials

18. **Utility Lines and Boxes:** All utility lines and entry service should be located away from high use areas and main entrances or screened in an approved manner. Wherever possible, utilities should be undergrounded. Location and size of utility components shall be indicated on the plans and shall be located in such a manner as to not be visible from the right of way.

19. **Exterior Lighting:** All lighting should be appropriate to the surroundings in terms of style, scale and intensity of illumination. Site lighting should be shielded.

20. **Lighting:** As Jacksonville remained non-electrified until 1900, all exterior fixtures must avoid any antique appearance. Fixtures shall be of simple appearance which do not draw attention to their modernity and be of pedestrian scale.

Not allowed: "antique" fixtures that try to recreate the appearance of an era other than 1855-1910, including "Colonial" or "Federal" modern fixtures that draw attention to their design such as "amber crackle finish" globe fixtures; lights that sparkle, twinkle, rotate or flash, neon or similar lighting, row lights that outline the features or the perimeter of the building (except on a temporary basis during the November through December Christmas season).

21. **Window Air Conditioners:** For remodel, must be mounted on window so it is inside the structure and the air intake does not extend beyond the exterior face of the structure. Mounted above ground floor door in the transom area if it is screened from the street by an awning, louvered panel or canopy.

Not allowed: on new construction.

22. **Downspouts:** Natural copper or galvanized metal. Not allowed: plastic exposed pipe.

23. **Paint Colors:** Generally, any color of the city's list of approved colors is appropriate. As a recommendation, use white or light cream for painted facades, dark green or gray for sash and a medium color for trim and accents.

24. **Facade:** Brick must be red, varying from yellow-red to plum-red. Wood siding may be left to weather naturally, be painted, or stained a flat, light color such as white, cream, beige or gray.

25. **Trim:** Wood may be left to weather naturally or be painted or stained true green, dark green, green-black, gray, brown or gray-blue.

Not allowed: bright, fluorescent or intense colors, dark, heavily pigmented or metallic colors; colors not on city's list of approved colors.