SECTION 4.1100 DOWNTOWN PLAN DESIGN DISTRICT

GENERAL

4.1101 PURPOSE

The City envisions Downtown Gresham as one of the region's great urban settings - a lively, diverse and appealing place to live, work, shop and play as the basis for a truly sustainable City. The Downtown will be the most active, intense and urban area in the city, with consistent building edges at or near the sidewalk that help contribute to these qualities.

4.1102 APPLICABILITY

A. New developments, additions, and remodels in the Downtown Plan District are subject to design review as identified in **Section 7.0000** for the determination of consistency with the guidelines and/or standards contained in this Code. Permitted land uses in the Downtown Plan District are provided in **Table 4.1120**. Development standards are provided in **Sections 4.1130-4.1138**. Guidelines and Standards for developments subject to design review are provided in **Section 4.1152**.

B. **Section 4.1152** shall apply to:

- Commercial, Industrial, and Institutional uses
- Multi-Family/Shared Housing Facility uses
- Mixed-Use Developments
- Residential Facilities and Elderly Housing
- Townhouse Developments, except as provided below

C. **Exceptions. Section 4.1152** does not apply to:

- Single detached dwellings, duplexes, triplexes, and quadplexes (for these developments, see **Section 7.0420**)
- Townhouses in the DRL-1 and DRL-2 sub-districts (for these developments, see **Section 7.0431**)
- Cottage clusters (for these developments, see **Section 7.0440**)
- Park-and-ride facilities;
- Cemeteries and mausoleums
- Equipment storage facilities for transit
- Parks, open spaces, and trails
- Public facilities (as described in **Appendix 5**: Public Facilities)
- Conversion of a hotel or motel to an emergency shelter or affordable housing under **Section 10.0420**
- Basic utilities
- Helicopter landing facilities
- Wireless communications facilities
- Temporary uses
- Similar uses/structures as determined by the Manager or Design Commission

D. How to Use this Code. This document provides the sub-district development standards for new development and re-development within the Downtown Plan District and guides the Design Review of projects within the Downtown as described in **Article 7** Design Review.

1. **Downtown Sub-Districts and Development Standards.** This section describes the land use sub-districts in the Downtown and the applicable basic Development Standards. The Development Standards prescribe the basic building exterior and site requirements necessary to ensure compact forms of development appropriate for an urban environment. These standards include permitted uses, building heights, floor area ratios, densities, setbacks, bonus provisions and other basic regulations.

2. **Street Type Standards.** A set of Street Types is included in this document. The Street Types are indicated on the Downtown Street Types Map. When consulting the Code, project applicants shall look at the Street Type Map for their project site to determine the Street Type. The respective Street Type Standards provide important direction concerning building locations and relationships to adjacent streets, efficient multi-modal circulation, and the provision of public spaces and pedestrian amenities. The Street Type standards are not discretionary. The cross-sections shown are conceptual and specific details of street design and engineering are found in the City's Public Works Standards. Developments must comply with the Public Works Standards.

3. **Images.** Most images, including photographs, illustrations, and maps, included in the Downtown Plan District Design Manual (**4.1100**) are not part of the Development Code and do not act as guidelines or standards. These images are provided to assist readers in envisioning the intent and potential outcomes of the Guidelines and Standards. Images that are not part of the Development Code are labeled as figures. Images that are part of the Development Code are labeled with a Development Code section number.

4. **Code Compliance.** Compliance with other Code sections includes but is not limited to the sections below. For exemptions and conflicts, see **subsections (5)** and **(6)**.

   a. **Section 9.0800** - Parking.

   b. **Section 9.0100** – Buffering and Screening Requirements: New development in the Downtown Plan District is exempt from the provisions of **Section 9.0100**, except where the proposed development abuts a lot that is outside the Downtown Plan District.

   c. **Appendix 5, Section A5.510** - Utilities: Undergrounding of utilities in the Downtown Plan District shall be in accordance with **Appendix 5, Section A5.510** - Underground Utilities.

   d. **Appendix 6.000** - Signage:

      i. Applicability: The regulations of **Appendix 6.000** Sign Regulations shall apply in the Downtown Plan District. **Section 4.1152(B)(6)** Sign Design shall apply in the following situations and shall supersede **Appendix 6.000** where conflicts occur:

         a. New Commercial and Industrial development in DCC.

         b. New Commercial and Industrial development in DTM and DMU sub-districts not visible from the Urban Boulevard street type.

      ii. Signs in DRL-1 and DRL-2:

         a. For subdivisions in the DRL-1 and DRL-2 sub-districts, the regulations of **Appendix 6, Section A6.091** Subdivisions Signs apply.

         b. For non-residential uses in the DRL-1 and DRL-2 sub-districts, the regulations of **Appendix 6, Section A6.094** Signs for Permitted Commercial uses in the OFR District shall apply.

iii. Multi-Family/Shared Housing Facility, Elderly Housing and Mixed-Use (Residential component): See applicable signage standards in **Appendix 6, Section A6.092**.

iv. Commercial, Mixed-Use (Commercial component), and Industrial (for areas other than those listed in **subsections (i)(a)** and **(i)(b)** above), see applicable signage standards in **Appendix 6, Section A6.100**; and for multi-business complexes see applicable signage standards in **Appendix 6, Section A6.101**.

v. Institutional Uses and Uses Subject to Special Use Review, see applicable signage standards in **Appendix 6, Section A6.110**.

e. Community Development Plan Volume 4 - Transportation System Plan: Downtown Plan Street Types of **Section 4.1140** supersede the Transportation System Plan Functional Classification System.

f. **Section 7.0400** Residential Design Standards: For single detached dwellings and middle housing in the DRL-1 and DRL-2 sub-districts, the regulations of **7.0400** apply.

5. **Exemptions.** Downtown developments are exempt from the following standards, unless otherwise specified within **Section 4.1100**:

   a. **Section 7.0100** Corridor Design District Guidelines and Standards

   b. **Section 7.0210** Transit and Pedestrian Design Criteria and Standards

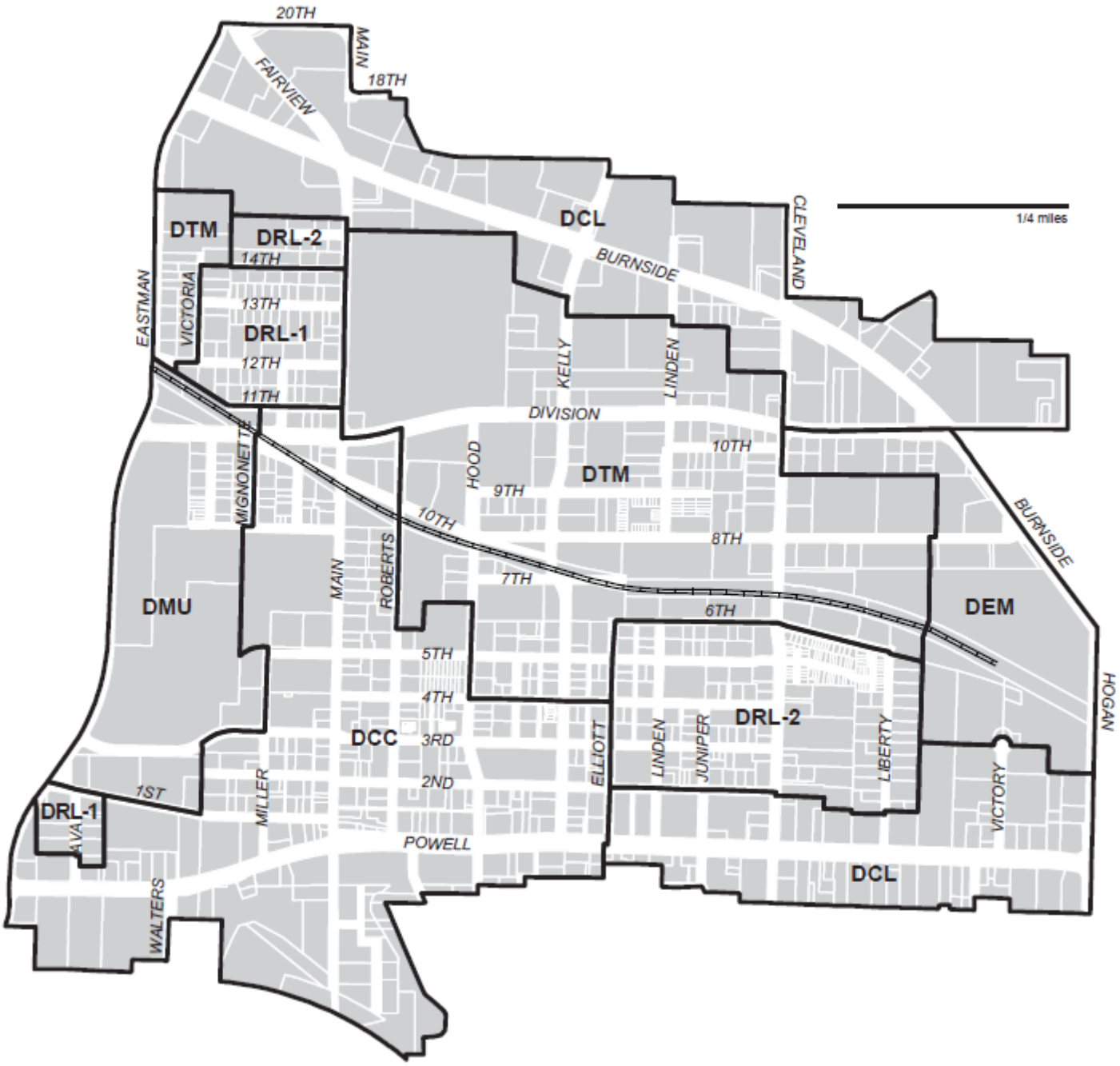
   c. **Section 7.0430** Townhouse Design Standards

   d. **Section 7.0310** Commercial (Except Those in a Design District), Institutional, and Mixed-Use Developments (Non-Residential Component)

   e. **Section 7.0320** Industrial Developments

6. **Conflicts.** In the case of a conflict between **Section 4.1100** and other applicable Code sections, the standards in **Section 4.1100** shall supersede.

MAP 4.1110: DOWNTOWN SUB-DISTRICTS



DOWNTOWN SUB-DISTRICTS CHARACTERISTICS

4.1110 DOWNTOWN COMMERCIAL CORE (DCC)

The DCC is the City's long-standing center and features unique local businesses, small- scale storefronts, and intimate sidewalks. Main Avenue has a small-scale, walkable quality appreciated by residents and visitors. This sub-district is intended to preserve this small- scale character on Main Avenue while encouraging an active, engaging mix of old and new uses.

The DCC sub-district allows a wide range of uses – retail, service, office and residential – that will help create a vibrant sub-district that is active all day and much of the night.

4.1111 DOWNTOWN MIXED-USE (DMU)

This sub-district is intended to evolve over time from a shopping center largely organized around automobile trips and parking into a mixed-use sub-district with jobs, housing and commercial opportunities. This full-service sub-district will contain new shopping streets, public spaces and better pedestrian and automobile connections to the DCC sub-district and to the Civic Neighborhood.

This DMU sub-district allows a mixture of employment, retail, office and residential uses in a very dense, compact urban form by permitting the most intense, tallest development in Downtown.

4.1112 DOWNTOWN TRANSIT MID-RISE (DTM)

This mixed-use sub-district provides a mid-rise, mixed-use character in the center of Downtown near the light-rail stations. Because of its proximity to transit, this sub-district provides access opportunities for those who live Downtown to use buses and MAX light rail to get to jobs and other destinations. It also supports the creation of employment uses Downtown so those who live outside the Downtown have opportunities and easy access to work Downtown.

This sub-district supports the continued presence of institutional uses, such as government offices. It also allows a mix of residential, commercial, and employment uses at a mid-rise intensity.

4.1113 DOWNTOWN EMPLOYMENT MID-RISE (DEM)

This mixed-use area is envisioned as one that could support significant employment, whether retail or office in nature. It has excellent access to light rail as well as several major streets – NE Hogan Drive, NE Burnside Road, and NE Division Street. Buildings are allowed to have multiple stories with larger footprints here to accommodate market demand.

This sub-district allows for a substantial amount of general office, financial, corporate and institutional uses that employ large numbers of people. It also allows a significant retail presence and residential uses.

4.1114 DOWNTOWN RESIDENTIAL LOW-RISE-1 (DRL-1)

This mixed-use sub-district will encourage some residential areas to gently transform into a broader mix of residential uses. This sub-district is intended to create distinctive, walkable neighborhoods within a short distance of transit and the Downtown core.

The sub-district encourages single detached dwellings to remain and allows duplexes, triplexes, quadplexes, townhouses, and cottage clusters, but not multi-family. This sub-district also will allow small-scale commercial uses only on certain streets where it is most appropriate.

4.1115 DOWNTOWN RESIDENTIAL LOW-RISE-2 (DRL-2)

This mixed-use sub-district will allow a gradual transformation into more varied and full- service residential neighborhoods that can take advantage of their proximity to transit and nearby shopping and job centers.

This predominantly residential sub-district will allow single detached dwellings to remain while also allowing duplexes, triplexes, quadplexes, townhouses, cottage clusters, small- scale multi-family, and small-scale commercial activities.

4.1116 DOWNTOWN COMMERCIAL LOW-RISE (DCL)

This sub-district contains major corridors with the types of businesses, services, stores, and offices that demand a higher level of automobile access to employees and customers. Structures may be single use and aimed at regional traffic. This sub-district will still serve this role, but the corridors will become more balanced over time to meet the needs of pedestrians as well as automobile traffic. The sub-district's character will evolve as buildings and more walkable streets become prominent and parking is located to the side or rear of properties. This sub-district allows commercial, residential, and employment uses, including auto-related uses such as service stations, auto repair, and car washes.

4.1117 SPLIT-ZONED DEVELOPMENT SITES

When a single development site in the Downtown Plan sub-district is affected by two or more of the following sub-districts, the entire site may be developed in conformance with permitted uses and development standards of any of those sub-districts applying to the site: DCC, DMU, DTM, DEM, DRL-1, DRL-2, and DCL.

PERMITTED USES

4.1120 PERMITTED LAND USES

Table 4.1120 lists the types of land uses that are permitted in the Downtown Plan District.

Each of these uses must comply with the land-use district standards of this section and all other applicable requirements of the Community Development Code.

"NP" is only used if the use category is "P" or "L" in another sub-district within the Development Code. Other categories not listed also are not permitted. Existing uses that are not permitted in a Downtown sub-district may continue in existence, subject to provisions of **Section 8.0200** Existing and Non-Conforming Uses and Development. Special Uses ("SUR") requiring additional review due to their unique characteristics or potential impacts are permitted as indicated in **Table 4.1120** and as provided in **Section 8.0100** Special Use Review.

In addition to permitted commercial and employment land use types listed in **Table 4.1120**, the Manager may permit other commercial and employment uses found to be supportive of, and consistent with, the Downtown Plan District (**Section 4.1100**), with the findings and conclusions of the Gresham Downtown Plan, and with applicable land use policies and implementation strategies of the Community Development Code.

TABLE 4.1120: PERMITTED USES IN THE DOWNTOWN PLAN DISTRICT

Residential Uses	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Single Detached Dwelling	NP	NP	NP	NP	P	P	NP
Duplex	L[1]	L[1]	L[1]	NP	P	P	NP
Triplex	L[1]	NP	L[1]	NP	P	P	NP
Quadplex	L[1]	NP	L[1]	NP	P	P	NP
Townhouse	P	P	P	P	P	P	P
Cottage Cluster[24]	NP	NP	NP	NP	P	P	NP
Multi-Family/Shared Housing Facility[21]	P/L[2, 22]	P[2]	P[2]	P[2]	L[2]	P[2]	P[2]
Elderly Housing	SUR	SUR	SUR	SUR	NP	SUR	SUR
Manufactured Dwelling Park	NP	NP	NP	NP	NP	NP	NP
Residential Facility	P	P	P	P	NP	P	P
Residential Home	NP	NP	NP	NP	P	P	NP
Affordable Housing	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]	P[3]

Commercial Uses	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Auto-Dependent Use	NP	NP	NP	NP	NP	NP	L[4]
Business and Retail Service and Trade[23]	P	P	P	P	L[5]	L[6]	P
Clinics	P	P	P	P	L[5]	L[6]	P
Commercial Parking	L[7]	L[7]	L[7]	L[7]	NP	L[7]	L[7]
Daycare Facilities	P	P	P	P	SUR	SUR	P
Live/Work	P	P	P	P	NP	P	P
Major Event Entertainment	SUR	SUR	SUR	SUR	NP	NP	SUR
Mini-Storage Facilities	NP	NP	NP	NP	NP	NP	NP
Outdoor Commercial	NP	NP	NP	NP	NP	NP	L[8]

Industrial Uses	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Construction	NP	NP	NP	NP	NP	NP	NP
Exclusive Heavy Industrial Uses	NP	NP	NP	NP	NP	NP	NP
Industrial Office	NP	NP	NP	NP	NP	NP	NP
Information Services	P	P	P	P	NP	NP	P
Manufacturing	L[9]	L[9]	L[9]	L[9]	NP	NP	L[9]
Miscellaneous Industrial	NP	NP	NP	NP	NP	NP	NP
Trade Schools	NP	NP	NP	NP	NP	NP	NP
Transportation/Distribution	NP	NP	NP	NP	NP	NP	NP
Warehousing/Storage	NP[10]	NP[10]	NP[10]	NP[10]	NP[10]	NP[10]	NP[10]
Waste Management	NP	NP	NP	NP	NP	NP	NP
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP

Institutional Uses	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Civic Uses	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Community Services	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Medical	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Parks, Open Spaces and Trails	L/SUR[11]	L/SUR[11]	L/SUR[12]	L/SUR[11]	L/SUR[11]	L/SUR[11]	L/SUR[11]
Religious Institutions	P	P	P	P	SUR	SUR	P
Schools	P/SUR[12]	P/SUR[12]	P/SUR[12]	P/SUR[12]	SUR	SUR	P/SUR[12]

Renewable Energy Uses[15]	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Solar Energy Systems	L/SUR[16]	L/SUR[16]	L/SUR[16]	L/SUR[16]	L[16]	L[16]	L/SUR[16]
Wind Energy Systems	L/SUR[17]	L/SUR[17]	L/SUR[17]	L/SUR[17]	L[17]	L[17]	L/SUR[17]
Biomass Energy Systems	L[18]	L[18]	L[18]	L[18]	L/SUR[18]	L/SUR[18]	L[18]
Geothermal Energy Systems	L/SUR[19]	L/SUR[19]	L/SUR[19]	L/SUR[19]	L[19]	L[19]	L/SUR[19]
Micro-Hydro Energy Systems	L[20]	L[20]	L[20]	L[20]	L[20]	L[20]	L[20]

Other Uses	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Basic Utilities							
Minor basic utilities	P	P	P	P	P	P	P
Major basic utilities	SUR	SUR	SUR	SUR	L/SUR[13]	L/SUR[13]	SUR
Helicopter Landing Facilities	SUR[14]	SUR[14]	SUR[14]	SUR[14]	SUR[14]	SUR[14]	SUR[14]
Wireless Communications Facilities	SUR	SUR	SUR	SUR	SUR	SUR	SUR
Temporary, Intermittent & Interim Uses	P	P	P	P	P	P	P
Marijuana Businesses	NP	NP	NP	NP	NP	NP	NP

Table 4.1120 Notes:

The following describe limitations on use categories marked as limited or special use review in **Table 4.1120**.

1. Plexes are allowed in the following situations provided density standards are met:
   a. In DTM and DMU on a lot of record that is 6,500 square feet or smaller and has 70 feet of street frontage or less.
   b. In DCC north of NE 8th Street on a lot of record that is 7,600 square feet or smaller and has 70 feet of street frontage or less.
2. Conversion of a hotel or motel to an emergency shelter or to affordable housing is permitted. See **Section 10.0420**. In DRL-1, multi-family residential development is otherwise not permitted.
3. Affordable Housing development is permitted. See **Section 10.1700**.
4. See limits on auto sales and service in the Outdoor Commercial configuration in **Section 4.1120** Table Note 9.
5. Clinics and Business and Retail Service and Trade: The total floor area of all these uses combined is limited to 5,000 square feet per site in DRL-1, and these uses are limited to lots with frontage on N Main Avenue or NW Ava Avenue. In a mixed-use building, the total square footage of Clinics and Business and Retail Service and Trade cannot exceed 5,000 square feet in DRL-1.
6. Clinics and Business and Retail Service and Trade: The total floor area of all these uses combined is limited to 7,500 square feet per site in DRL-2. In a mixed-use building, the total square footage of Clinics and Business and Retail Service and Trade cannot exceed 7,500 square feet in DRL-2.
7. Structured parking only as per **Section 9.0852(B)(5)**.
8. Outdoor Commercial is limited to DCL and allowed only if:
   a. The site has frontage on NE Burnside Road or Hogan Road.
   b. The site has frontage on E Powell Boulevard east of Cleveland Avenue and west of Hogan Road and the use is not auto sales and service (auto sales and service is allowed if not in configuration that meets the definition of "Outdoor Commercial").
   c. The amount of total site area covered by buildings shall amount to no less than 25 percent of the amount of site area used for outdoor storage or display.
   d. Screening shall be provided along any portion of the site's frontage which is not occupied by a building or parking area, in a manner which satisfies standards for Landscape/Screening along a Public Right-of-Way, as contained in **Section 9.0823(C)(3) and (4)**.

9. Manufacturing uses shall be compatible with other Downtown uses and are allowed only if all of the following conditions are met:
   a. The manufacturing component shall be allowed in conjunction with an allowed Business and Retail Service and Trade use.
   b. In DCC, DMU, and DTM, the manufacturing component shall occupy no more than 10,000 square feet of floor area per site. In DEM and DCL, the manufacturing component shall occupy no more than 20,000 square feet of floor area per site.
   c. The emission of air pollutants and odorous gasses and changes in temperature detectable by the human senses without the aid of instruments at any point beyond the property line is prohibited.
   d. Electrical disturbances that interfere with the normal operation of equipment or instruments on adjacent properties are prohibited.
   e. Operations that produce heat or glare shall be conducted entirely within an enclosed building.
   f. Loud, unnecessary or unusual noise that endangers health, peace or safety is prohibited.
10. The prohibition on warehousing and storage as a stand-alone use does not preclude the on-site storage of materials associated with another use Downtown, such as the storage of goods and supplies as an accessory use to another allowed use. The prohibition on distribution does not preclude the distribution of goods produced on-site to locations off-site as an accessory use to another allowed use or the delivery of goods to an allowed use.
11. Golf courses are not permitted.
12. Schools are permitted without a Special Use Review if they are occupying an existing commercial space. Schools must pursue a Special Use Review if they are proposing new construction.
13. Electrical generating facilities and sewage treatment plants are not permitted through the Special Use Review process.
14. Permitted as an accessory use to Medical and Civic Uses through the Special Use Review.
15. See **Section 10.0900** for additional standards that apply.
16. For limitations, see **Section 4.1134** Solar Energy System Standards for Downtown Districts.
17. For limitations, see **Section 4.1135** Wind Energy System Standards for Downtown Districts.
18. For limitations, see **Section 4.1136** Biomass Energy System Standards for Downtown Districts.
19. For limitations, see **Section 4.1137** Geothermal Energy System Standards for Downtown Districts.
20. For limitations, see **Section 4.1138** Micro-Hydro Energy System Standards for Downtown Districts.
21. Transitional housing for individuals transitioning from incarceration facilities are subject to a Special Use Review.
22. Certain locations in DCC require non-residential uses on the ground floor. See **Section 4.1121.**
23. For limitations on outdoor commercial activity, see **Section 4.1132**. For limitations on Drive-Through commercial uses, see **Section 4.1133.**
24. No more than one cottage cluster shall be permitted per parent parcel.

4.1121 REQUIRED FIRST-FLOOR USES

A. In the following locations, a minimum of 75 percent of a building's ground-floor floor area within 40 feet of the right-of-way shall have Commercial uses or Civic uses that generate a significant number of customer visits:

1. The north side of E Powell Boulevard, between NW Miller Avenue and NE Roberts Avenue.

2. Main Avenue: N Main Avenue between E Powell Boulevard and NE 4th Street.

3. NE 3rd Street between N Main Avenue and NE Hood Avenue and the north side of NE 3rd Street between NE Hood Avenue and NE Kelly Avenue.

STANDARDS

4.1130 DOWNTOWN PLAN SUB-DISTRICT STANDARDS

Table 4.1130 summarizes development standards that apply in the Downtown Plan District. The standards contained in this Table are supplemented by referenced sub-sections of **4.1100** which provide additional clarification and guidance. Existing developments that do not meet the standards specified for a particular sub-district may continue in existence and be altered, subject to provisions of **Section 8.0200** Existing and Non-Conforming Uses and Development. There are two key factors of development potentially allowable on parcels and development sites for each district with Downtown: building height and floor area ratio (FAR). To determine the development potential of a property, the FAR number is multiplied by the site area. For example: A site area of 20,000 square feet multiplied by a FAR of 3.0 yields 60,000 square feet of floor area that can be built on that site.

A. Development on a site must achieve at least the Minimum Floor Area Ratio and can build up to the Maximum Floor Area Ratio.

1. Additional FAR, shown in the Maximum Floor Area Ratio with Bonuses column, can be achieved by including bonus elements and attributes (described in **Section 4.1131**). Multiple bonus elements can be used in combination to achieve the maximum FARs listed in the Maximum Floor Area Ratio with Bonuses column in **Table 4.1130**. Each bonus element can be used only once, unless otherwise indicated in the bonus element descriptions. This method allows for many combinations of uses, intensities and different features within each development. With bonuses, residential-only buildings can achieve a maximum FAR up to what is shown in the Residential column under Maximum Floor Area Ratio with Bonuses. Maximum heights cannot be exceeded in the DRL-1 and DRL-2 districts. Affordable housing is also eligible for separate density and height bonuses, pursuant to **Section 10.1700**.

2. With bonuses, buildings that do not include a residential use can achieve a maximum FAR up to what is shown in the Non-residential column under Maximum Floor Area Ratio with Bonuses.

3. With bonuses, buildings that combine both residential and non-residential uses can achieve a maximum FAR up to what is shown in the combined column under Maximum Floor Area Ratio with Bonuses.

B. For purposes of minimum floor-area-ratio calculations in DCC, DMU and DTM, applicants may include the following in the ground-level floor area up to a total of 1,000 square feet or 10 percent of the site, whichever is larger:

1. Publicly accessible open space.

2. Required minimum setbacks.

3. Area removed from the first-floor building footprint to create corner features to comply with **Section 4.1152(B)(7)**. For example, a beveled corner will have a slightly smaller footprint than a 90-degree corner because of the bevel.

4. Areas between the minimum and maximum front setbacks for Commercial, Industrial and Institutional uses that are provided for usable, pedestrian- oriented uses such as walkways and outdoor dining areas.

C. For purposes of minimum floor-area ratio calculations in all sub-districts, the following may be counted as ground-level floor area.

1. Utility easements.

2. Structured parking at grade or above.

TABLE 4.1130

		DCC	DCC Main Ave [1]	DMU	DTM	DEM	DRL-1	DRL-2	DCL
Maximum Height[1,2,3,4] (feet)		85	45[1]	125	85	70	35	50	65
Minimum Floor Area Ratio (FAR) for non-residential and mixed-use projects (based)[1, 5, 6]		See **Map 4.1130:** Minimum Floor Area Ratio							
Maximum Floor Area Ratio[6,9]		3.0	1.5[1]	3.5	3.0	2.5	1.0	1.0	1.0
Maximum Floor Area Ratio with bonuses (see **4.1131**)[6]	Residential	3.5	2.0[1]	5.0	3.5	3.0	2.0	2.0	2.0
	Non-Residential	4.5	3.0[1]	6.0	4.5	3.0	3.0	3.0	2.5
	Combined	5.0	4.0[1]	7.0	5.0	5.0	4.0	4.0	3.0
Minimum Residential Net Density for all residential projects (not mixed-use) (units per acre)[7] (See definition of Net Density in Article 3)		17		20	20	17	8.71	8.71	17
Maximum Residential Net Density (units per acre) (See definition of Net Density in **Article 3**)		No maximum		No maximum	No maximum	No maximum	Townhouse 25; All other uses: 12.45[8]	No maximum	60[8]

TABLE 4.1130 CONTINUED

Street types	**Urban Boulevard** (in feet)	**Downtown Local** (in feet)	**Beech** (in feet)	**Main** (in feet)	**Stanley** (in feet)	**Cleveland** (in feet)
Commercial, Industrial, Institutional (excluding Parks, Open Spaces and Trails) (including mixed-use building with Commercial or Institutional uses on the first floor)						
Minimum Building Setbacks[10]	Front: 0 Side: 0[11] Rear: 0[11] Alley: 3	Front: 0 Side: 0[11] Rear: 0[11] Alley: 3	Front: 0 Side: 0[14] Rear: 0[11] Alley: 3	Front: 0 Side: 0[14] Rear: 0 Alley: 3	Front: 0 Side: 0[14] Rear: 0 Alley: 3	Front: 5 Side: 0[11, 14] Rear: 0[11] Alley: 3
Maximum Building Setbacks[5, 9]	Front: 5[16]	Front: 5[16]	Front: 5[16]	Front: 5[16]	Front: 5[16]	Front: 10[16]
Multi-Family						
Minimum Building Setbacks[10]	Front: 10 Side: 0[12] Rear: 5[12] Alley: 3	Front: 0 Side: 0[11] Rear: 5[11] Alley: 3	Front: 5 Side: 0[14] Rear: 5 Alley: 3	Front: 0 Side: 0[14] Rear: 0 Alley: 3	Front: 0 Side: 0[14] Rear: 0 Alley: 3	Front: 5 Side: 0[11, 14] Rear: 5[11] Alley: 3
Maximum Building Setbacks	Front: 20[12, 16]	Front: 10[12, 16]	Front: 10[12, 16]	Front: 5[12, 16]	Front: 10[12, 16]	Front: 20[16]

TABLE 4.1130 CONTINUED

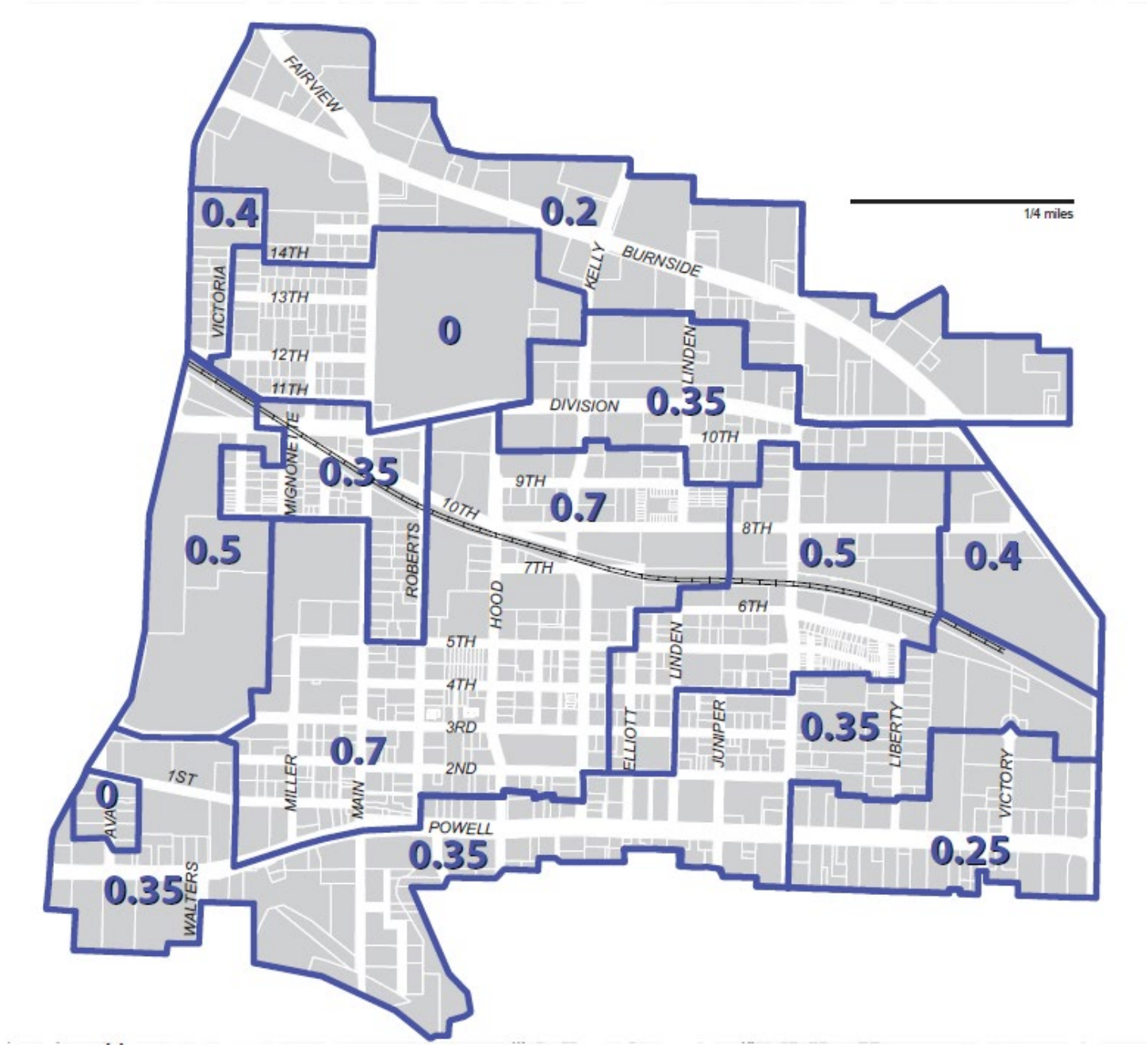
Street types	**Urban Boulevard** (in feet)	**Downtown Local** (in feet)	**Beech** (in feet)	**Main** (in feet)	**Stanley** (in feet)	**Cleveland** (in feet)
Townhouse in DCC, DMU, DTM, DEM, and DCL						
Minimum Building Setbacks[10]	**FRONT** Façade: 10 Porch: 6 Garage: 15[15] **SIDE[13]** Interior: 5 Streetside: 10 Common: 0 Street Porch: 5 **REAR** No Alley: 10 Alley: 3	**FRONT** Façade: 5 Porch: 3 Garage: 10[15] **SIDE[13]** Interior: 5 Streetside: 5 Common: 0 Street Porch: 5 **REAR** No Alley: 10 Alley: 3	**FRONT** Façade: 5 Porch: 3 Garage: 10[15] **SIDE[13]** Interior: 5 Streetside: 5 Common: 0 Street Porch: 5 **REAR** No Alley: 10 Alley: 3	Not allowed on this street type.	**FRONT** Façade: 5 Porch: 3 Garage: 10[15] **SIDE[13]** Interior: 5 Streetside: 5 Common: 0 Street Porch: 5 **REAR** No Alley: 10 Alley: 3	**FRONT** Façade: 5 Porch: 3 Garage: 10[15] **SIDE[13]** Interior: 5 Streetside: 5 Common: 0 Street Porch: 5 **REAR** No Alley: 10 Alley: 3
Maximum Building Setbacks	Front: 10[12, 16]	Front: 10[12, 16]	Front: 15[12, 16]		Front: 15[12, 16]	Front: 20[12, 16]
Single-detached, duplex, triplex, and quadplex dwellings in any district; and Townhouse and Cottage Cluster in DRL-1 and DRL-2						
Minimum Building Setbacks[10]	**FRONT** Façade: 10 Porch: 6 Garage: 20 **SIDE** Interior: 5 Streetside: 10 Street Porch: 6 Garage: 5 Common (Townhouse): 0 **REAR** No Alley: 10 Alley: 6	**FRONT** Façade: 10 Porch: 6 Garage: 20 **SIDE** Interior: 5 Streetside: 10 Street Porch: 6 Garage: 5 Common (Townhouse): 0 **REAR** No Alley: 10 Alley: 6	**FRONT** Façade: 10 Porch: 6 Garage: 20 **SIDE** Interior: 5 Streetside: 10 Street Porch: 6 Garage: 5 Common (Townhouse): 0 **REAR** No Alley: 10 Alley: 6	N/A	N/A	**FRONT** Façade: 10 Porch: 6 Garage: 20 **SIDE** Interior: 5 Streetside: 10 Street Porch: 6 Garage: 5 Common (Townhouse): 0 **REAR** No Alley: 10 Alley: 6
Maximum Building Setbacks	Front: 20[12]	Front: 20[12]	Front: 15[12]	N/A	N/A	Front: 20[12]

Minimum Lot Size	Single detached and middle housing in DRL-1 and DRL-2: 4,000 square feet Duplex, triplex, and quadplex in DCC, DTM, DMU, DEM: 5,000 Townhouse: None
Minimum Lot Dimensions	Width at building line, interior lot: 35 feet single detached, duplex, triplex, and quadplex: Width at building line, corner lot: 40 feet single detached, duplex, triplex, and quadplex: Depth, interior lot: 70 feet Townhouse - Width at building line: 16 feet interior, 20 feet corner
Minimum Street Frontage	35 feet, except corner lots shall be 40 feet as measured from the corner radius end point to the property corner. A reduction in the minimum street frontage may be approved when the applicant can document compliance with **Section 10.1520** of the Community Development Code Townhouse (in all districts): 16 feet interior, 20 feet corner

Table 4.1130 Notes:

1. The maximum height and floor area ratio (FAR) for the portion of development sites within 110 feet of the center line of N Main Avenue between E Powell Boulevard and NE 5th Street are limited to those shown in **Table 4.1130** for DCC – N Main Avenue. A minimum 10-foot building step-back on N Main Avenue is required on all stories above 35 feet. Affordable housing development under **Section 10.0420** may add the applicable height bonus to the maximum height for DCC -Main and the building setback on N Main Avenue.
2. Building heights in all Downtown sub-districts except DRL-1 and DRL-2 shall be allowed to exceed the maximum up to 8 feet to allow for architectural elements not suitable for occupancy, such as parapet walls and pitched roofs.
3. For developments abutting a land-use district where the maximum building height is 40 feet or less, the maximum building height within 50 feet of that low-height- limit district or sub-district shall be 45 feet. Maximum building height shall be 50 feet in DCC along the north side of Division Street. Affordable housing development under **Section 10.0420** may add the applicable height bonus to these maximum building heights.
4. A height bonus applies to affordable housing development. See **Section 10.1700**.
5. The following uses are exempt from minimum floor-area ratio and maximum setback requirements:
   a. Transit facilities such as bus shelters and storage/utility sheds
   b. Parks, Open Space, and Trails
   c. Basic Utilities
   d. Wireless Communication Facilities
   e. Helicopter Landing Facilities
   f. Portable Classrooms
   g. Cemeteries and Mausoleums
   h. Sewer and water utility structures such as storage reservoirs and pump stations
   i. Museums
6. Flag pole portions of lots, which allow access to the portions of the lot away from streets, are not counted as part of the site size in FAR calculations. The remainder of the lot not needed for access would be required to meet FAR requirements.
7. Minimum residential net density does not apply to affordable housing development. See **Section 10.1700**.
8. A density bonus applies to affordable housing development. See **Section 10.1700**.
9. Civic Uses and schools that comply with **Section 4.1152(A)(2)(S3)** are exempt from maximum setback requirements.
10. For purposes of **Table 4.1130** side setbacks:
    a. Interior means interior side (not common wall)
    b. Common means interior side with common wall
    c. Façade means street facing façade with the primary entry.
    d. Street porch means streetside porch
    e. Garage means streetside garage face
11. Minimum side setback is 10 feet when side yard abuts DRL-1, DRL-2, LDR-5, LDR-7, TR or TLDR. Minimum rear setback is 10 feet when rear yard abuts DRL-1, DRL-2, LDR-5, LDR-7, TR or TLDR.
12. Courtyard-type developments are exempted from maximum setbacks for that portion of the building or buildings having a courtyard area between it and the street.
13. For townhouses, the street façade and garage side setbacks shall be equal to the front façade setback on the street type that applies to the side street.
14. For Commercial, Industrial, Institutional and Multi-Family, the streetside setbacks shall be equal to the front façade setback on the street type that applies to the side street.
15. Townhouses are encouraged to be accessed from a rear alleyway on all street types where townhouses are allowed.
16. Maximum front setbacks do not apply on a site once all minimum building frontage requirements of the street type have been satisfied. For example, if a street type requires that 75 percent of the frontage must be occupied by a building and that requirement has been satisfied, other buildings can be constructed behind that building beyond the maximum setback.

MAP 4.1130: MINIMUM FLOOR AREA RATIO



4.1131 BONUS ELEMENTS

The future vision for Downtown Gresham calls for a series of amenities that will lead to a more livable and complete community. As a means of encouraging new development to incorporate these amenities, a series of development bonuses are included in the Code that offer additional development potential in the form of floor area. Most projects will require a mixture of various elements.

A. For each of the following, an FAR increase of 0.5 shall be granted:

1. **LEED Silver Certification:** A development shall be LEED Silver Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Silver Pre-Certification documentation and an annotated checklist to the City to receive this bonus. The applicant also must provide documentation of LEED compliance 9 months after building occupancy and, if certification was not attained within 9 months, at the time of LEED certification or denial.
2. **Exterior Art Elements:** Exterior art element(s) shall be equivalent to at least 1percent of the total value of the project's construction cost. Such elements include but are not limited to free-standing sculptures, bas-reliefs on walls, metalwork on walls and murals. Documentation shall be provided of the construction value and the value of the art as appraised by an art appraiser. Art elements shall be visible to the public at all times and will be reviewed and approved for artistic merit by a review body designated by the City.
3. **Water Feature(s):** Any decorative water feature(s) shall be equivalent to at least 1 percent of the total value of the project's construction costs. Documentation shall be provided of the construction value and the cost of the water feature. Water features shall be directly accessible by the public or shall be visible to the public by being adjacent to a sidewalk or through-block connection.
4. **Alley Enhancements:** Enhancements to an alley shall include elements that create a pedestrian-friendly setting such as stone, brick, unit pavers or textured paving; pedestrian-scaled lighting that could be wall-mounted; and landscape plantings such as vines splayed on walls, trees, and irrigated planters that do not obstruct the movement of vehicles. The result shall be a place that appears safe, inviting and allow for public enjoyment. Features such as entrances with canopies or stoops shall also qualify so long as vehicular movement is maintained. Entrances to uses are permitted and encouraged.
5. **Canopy Over Sidewalks Where Not Otherwise Required:** A canopy shall be a permanent structure of steel and glass that projects over a public sidewalk from a building face at least 5 feet in horizontal distance. The height of a canopy above the sidewalk shall be between 8 feet and 12 feet. Canopies may be intermittent or continuous provided the total length is at least 75 percent of the frontage along the public sidewalk.
6. **Through-Block Connection:** A through-block connection is a pedestrian walkway and accompanying landscaping that shall be at least 15 feet wide and extend along a property line or through a site to allow the public to pass from one street to either another street or an alley that is either parallel or perpendicular. The surface shall be accessible and consist of stone, unit pavers or textured concrete. The connection shall include pedestrian scaled lighting along the length at intervals no less than 50 feet, that can either be wall-mounted or freestanding.
7. **Public Meeting Room:** This is a room that shall be available to the community for meetings and events. The size shall allow for at least 30 people to occupy it (300 square feet) and it shall be accessible either directly from the outside or from a controlled lobby that allows public access. There shall be no fees imposed on user groups, other than for basic maintenance. The room shall have windows on at least one side.
8. **Public Path:** A multi-modal pathway shall be a pathway for the movement of pedestrians and bicyclists that is approved by the Manager.

9. **MAX Pathway Landscaping:** MAX pathway landscaping shall include landscape elements such as trees, shrubs, groundcovers and perennials that are consistent with the City's Parks and Recreation Master Plan and approved by City staff. The entire development frontage on the Pathway shall be landscaped.

B. For each of the following, an FAR increase of 1.0 shall be granted:

1. **LEED Gold Certification:** A development shall be LEED Gold Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Gold Pre-Certification documentation and an annotated checklist to the City to receive this bonus. The applicant also must provide documentation of LEED compliance 9 months after building occupancy and, if certification was not attained within 9 months, at the time of LEED certification or denial.

2. **Structured Parking, On-Grade or Above-Grade:** At least 80 percent of the parking shall be contained within a structure. The structure may be part of the building or a separate structure. The structure shall be designed so that no parked cars are visible from the street and active commercial, employment, mixed-use, live/work or residential uses occupy the street level if the structure is on a street frontage. Any wall openings necessary for ventilation shall be screened with decorative metalwork or irrigated planters. Interior lighting shall be shielded to obscure visibility from outside.

3. **Public Plaza:** This is an outdoor space available to the public at all times. It shall be equivalent to at least 2 percent of the interior floor area but shall not be less than 400 square feet. No dimension shall be less than 20 feet. At least 70 percent of the area shall be paved with stone, brick, unit pavers or textured paving. One tree (with a minimum caliper of 2 ½ inches) shall be provided for every 600 square feet of area. A quantity of one bench or seating unit at least 24 inches wide shall be provided for each 100 square feet of area. Seating placement shall be artfully designed. If a project includes more than one public plaza that meets these standards, each can generate bonus FAR.

4. **Public Greenspace:** This is an outdoor space available to the public at all times. It shall be visible and accessible from a public sidewalk. It shall be equivalent to at least 2 percent of the interior floor area but shall not be less than 400 square feet. No dimension shall be less than 20 feet. At least 70 percent of the space shall be planted with grass or walkable ground cover. One tree (with a minimum caliper of 2 ½") shall be provided for every 600 square feet of area. One seating unit, which may be in the form of benches or ledges at least 24 inches wide, shall be provided for each 100 square feet of area. If a project includes more than one Public Greenspace that meets these design standards, each can generate bonus FAR.

C. For each of the following, an FAR increase of 1.5 shall be granted:

1. **LEED Platinum Certification:** A development shall be LEED Platinum Certified, according to criteria established by the U.S. Green Building Council (USGBC). The applicant is responsible for providing LEED Platinum Pre-Certification submittal documentation and an annotated checklist to the City to receive this bonus. The applicant also must provide documentation of LEED compliance 9 months after building occupancy and, if certification was not attained within 9 months, at the time of LEED certification or denial.

2. **Roof Garden:** Roof gardens shall provide usable outdoor space and gardening opportunities to the building residents, tenants and/or visitors. The roof garden shall occupy a minimum of 50 percent of the roof surface and result in an accessible rooftop terrace with defined growing areas, seating and additional landscaping.

3. **Eco (Green) Roof:** A roof garden shall be a combination of landscape plantings and a growing medium installed on a roof deck that performs functions of collecting, absorbing and filtering rain water and shall occupy a minimum of 50 percent of the roof surface. The result shall be visually interesting and it shall accomplish environmental objectives such as reducing the amount of run-off that reaches the ground, reducing heat gains and losses from the building, and recycling gray water.

4. **Underground Parking:** At least 80 percent of the parking shall be contained within a structure that is below grade with an energy efficient system developed to maintain the parking underground. Any parking stalls not located in the below-grade structure shall be within a structure that is on-grade or above-grade that shall meet the design standards for the bonus feature of Structured Parking, On-Grade or Above-Grade.

4.1132 LIMITATIONS ON OUTDOOR COMMERCIAL ACTIVITY

In all Downtown sub-districts except the DCL sub-district, the amount of site area for outdoor display of materials for retail sales shall not exceed 15 percent of the ground-floor area of buildings on the site with which the display is associated or 1,000 square feet, whichever is less. Areas devoted to on-site outdoor business activities, product display, or storage shall be located so that they do not interfere with pedestrian circulation.

4.1133 LIMITATIONS ON DRIVE-THROUGHS

A. New drive-through facilities are limited in DCC, DMU and DEM and allowed only under the following conditions:

1. In DCC, no new drive-through facility can be constructed unless there was a legal drive-through on the site on July 16, 2009.
2. In all sub-districts where drive-throughs are limited:
   - **a.** Direct drive-through lane access onto an Urban Boulevard street type is prohibited.
   - **b.** The drive-through shall be part of a development that meets the minimum FAR requirements of the sub-district.
   - **c.** Drive-through stacking lanes and service areas shall not be located between the street and the building and shall be located to the rear of the property.
   - **d.** Goods and services provided to drive-through customers also must be available to pedestrian customers inside a building on the same site.

B. Drive-through uses are not permitted in the DRL-1, DRL-2, and DTM districts.

C. Drive-through uses are permitted in the DCL district.

4.1134 SOLAR ENERGY STANDARDS FOR DOWNTOWN DISTRICTS

Solar energy systems are limited in Downtown districts as follows:

A. Scale.

1. DRL-1 and DRL-2: Small scale solar energy systems are permitted in these districts.
2. DCC, DMU, DTM, DEM, and DCL: Small and medium scale solar energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.

B. Type.

1. DRL-1 and DRL-2: Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted in these districts.
2. DCC, DMU, DTM, DEM, and DCL: Roof-top, flat-roof, integrated and ground-mounted solar energy systems are permitted in these districts.

C. Height.

1. DRL-1 and DRL-2: The following limitations on maximum height apply to all solar energy systems in these districts:
   a. Roof-top, Flat-roof and Integrated. Solar energy systems shall not exceed the district height limit in which they are located and shall not exceed the roof height on which the system is installed.
   b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 6 feet in height.
2. DCC, DMU, DTM, DEM, and DCL: The following limitations on maximum height apply to all solar energy systems in these districts:
   a. Roof-top, Flat-roof and Integrated.
      1. For roofs that are flat or the horizontal portion of mansard roofs, the solar energy systems on frames shall not exceed 10 feet above the roof height on which the system is installed.
      2. For pitched, hipped or gambrel roofs, the solar energy system panels shall not exceed 18 inches in height from the surface of the roof on which the system is installed.
   b. Ground-mounted. Ground-mounted solar energy systems shall not exceed 20 feet in height.

D. Setbacks and Yards.

1. DRL-1 and DRL-2: Solar energy systems are not allowed in the required front, street-side or side setbacks and are not allowed in the front yard between the building and the street in these districts.
2. DCC, DMU, DTM, DEM, and DCL: Solar energy systems are not allowed in the required front or street-side setback.

4.1135 WIND ENERGY STANDARDS FOR DOWNTOWN DISTRICTS

Wind energy systems are limited in Downtown districts as follows:

A. Scale.

1. DRL-1 and DRL-2: Small scale wind energy systems are permitted in these districts.
2. DCC, DMU, DTM, DEM, and DCL: Small and medium scale wind energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.

B. Type.

1. DRL-1 and DRL-2: Roof-top wind energy systems are permitted in these districts.
2. DCC, DMU, DTM, DEM, and DCL: Roof-top and ground-mounted wind energy systems are permitted in these districts.

C. Height.

1. DRL-1 and DRL-2: The following limitations on maximum height apply to all wind energy systems in these districts:
   a. Roof-top. Wind energy systems shall not exceed the district height limit in which they are located and shall not exceed 10 feet above the height of the roof on which the system is installed.
2. DCC, DMU, DTM, DEM, and DCL: The following limitations on maximum height apply to all wind energy systems in these districts:

a. Roof-top. The height of roof-top wind energy systems shall not exceed a value equal to the building height when the building height is 45 feet or less. For buildings which exceed 45 feet in height, the wind energy system shall not exceed 45 feet maximum.

b. Ground-mounted. The height of ground-mounted wind energy systems shall not exceed 45 feet as measured from the grade at the base of the equipment to the top of the system. The height limit of 45 feet can be exceeded up to 110 feet with a Special Use Review.

D. Setbacks and Yards.

1. DRL-1 and DRL-2: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks or in any yards in these districts.

2. DCC, DMU, DTM, DEM, and DCL: Wind energy systems are not allowed in the required front, street-side, side or rear setbacks and are not allowed in the front yard or street-side yard between the building and the street in these districts.

4.1136 BIOMASS ENERGY STANDARDS FOR DOWNTOWN DISTRICTS

Biomass energy systems are limited in Downtown districts as follows:

A. Scale.

1. DRL-1 and DRL-2: Small scale biomass energy systems are permitted in these districts with a Special Use Review.

2. DCC, DMU, DTM, DEM, and DCL: Small scale biomass energy systems are permitted in these districts.

B. Type.

1. DRL-1 and DRL-2: Non-hazardous biomass systems are permitted in these districts.

2. DCC, DMU, DTM, DEM, and DCL: Non-hazardous biomass systems are permitted in these districts

C. Height.

1. DRL-1 and DRL-2: Biomass energy systems shall not exceed the maximum district height limits in these districts.

2. DCC, DMU, DTM, DEM, and DCL: Biomass energy systems shall not exceed the maximum district height limits in these districts.

D. Setbacks and Yards.

1. DRL-1 and DRL-2: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks, and are not allowed in the front or street-side yards between the building and the street, or in the side yards in these districts.

2. DCC, DMU, DTM, DEM, and DCL: Biomass energy systems are not allowed in the required front, street-side, side or rear setbacks and are not allowed in the front yard or street-side yard between the building and the street in these districts.

4.1137 GEOTHERMAL ENERGY STANDARDS FOR DOWNTOWN DISTRICTS

Geothermal energy systems are limited in Downtown districts as follows:

A. Scale.

1. DRL-1 and DRL-2: Small scale geothermal energy systems are permitted in these districts.

2. DCC, DMU, DTM, DEM, and DCL: Small scale geothermal energy systems are permitted in these districts. Large scale systems are permitted with a Special Use Review.

B. Type.

1. DRL-1 and DRL-2: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.
2. DCC, DMU, DTM, DEM, and DCL: Closed-loop geothermal energy systems that are not in any well field protection areas are permitted in these districts.

C. Height

1. DRL-1 and DRL-2: Geothermal systems shall not exceed the maximum district height limits in these districts.
2. DCC, DMU, DTM, DEM, and DCL: Geothermal systems shall not exceed the maximum district height limits in these districts.

D. Setbacks and Yards.

1. DRL-1 and DRL-2: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units such as heat pumps, can project into the setbacks per **Section 9.0900** Projections.
2. DCC, DMU, DTM, DEM, and DCL: Geothermal systems are not allowed in the required front, street-side, side or rear setbacks in these districts, except that small geothermal heating and cooling units like heat pumps can project into the setbacks per **Section 9.0900** Projections.

4.1138 MICRO-HYDRO ENERGY STANDARDS FOR DOWNTOWN DISTRICTS

Micro-hydro energy systems are limited in Downtown districts as follows:

A. Scale.

1. DRL-1 and DRL-2: Small scale micro-hydro energy systems are permitted in these districts.
2. DCC, DMU, DTM, DEM, and DCL: Small scale micro-hydro energy systems are permitted in these districts.

B. Type.

1. DRL-1 and DRL-2: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts.
2. DCC, DMU, DTM, DEM, and DCL: In-pipe micro-hydro energy systems such as systems within water, stormwater or wastewater pipe are permitted in these districts.

C. Height.

1. DRL-1 and DRL-2: Generally the district height limits apply. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment in these districts. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.
2. DCC, DMU, DTM, DEM, and DCL: Generally the district height limits apply in these districts. However, in-pipe systems may exceed the district height limit as allowed for mechanical equipment. If supplemental equipment structures accompany the in-pipe systems, then the district height limit would apply.

D. Setbacks and Yards.

1. DRL-1 and DRL-2: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setbacks limits apply.
2. DCC, DMU, DTM, DEM, and DCL: Micro-hydro energy systems contained within piping are allowed and pipe can run within the required setbacks in these districts. However, if supplemental equipment structures accompany the in-pipe systems, then the district setbacks limits apply.

DOWNTOWN STREET TYPES

4.1140 STREET TYPE PURPOSE

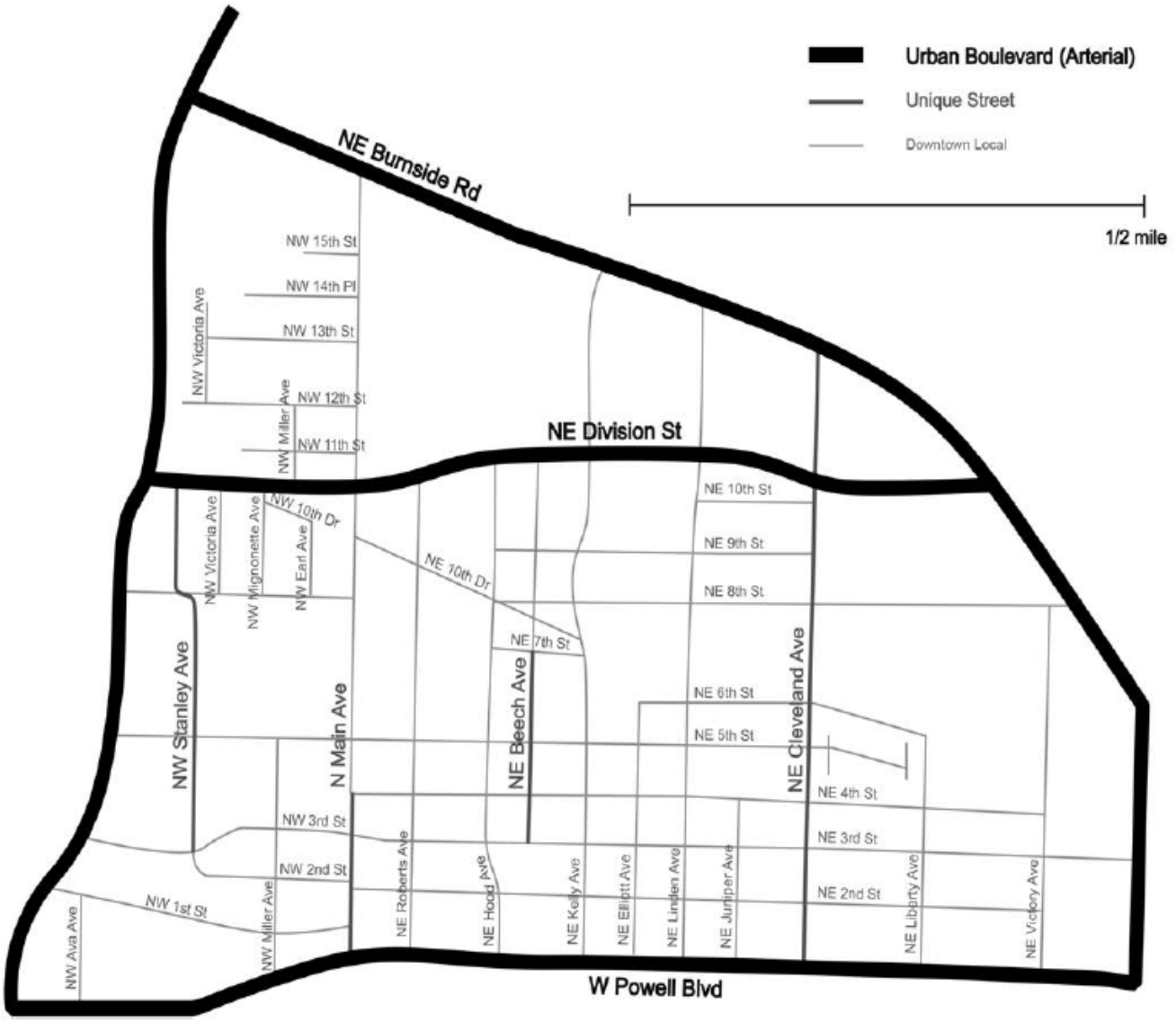
The Street Types sections contain non-discretionary standards that applicants must meet as part of the design review process to ensure positive building-to-sidewalk relationships and well-designed streetscapes. The life of Downtown shall be closely tied to the character of its public space, and it is especially important to acknowledge the importance of street as public space. Street design features, and building-to-street relationships will support the development of the Downtown area as a focus of the community and as pedestrian-oriented, transit-supportive Sub-Districts. Special features have been incorporated into several street design classifications included in this document. This section includes several different street types applied to streets throughout Downtown, recognizing that street design and how buildings interface with the street varies based on function, location, land uses and multi-modal capacity.

These Street Type requirements will ensure consistent application of appropriate treatments based on mixes of uses and levels of intensity throughout the sub-districts. This section includes standards for the following Street Type designations (refer to **Map 4.1140** for specific designations of each Street Type Downtown):

- Urban Boulevard (Arterial) (See **4.1142(A)**)
- Downtown Local (See **4.1142(B)**)
- Unique Streets (Beech (See **4.1142(C)**), Main Avenue (See **4.1142(D)**), Stanley Avenue (See **4.1142(E)**), Cleveland Avenue (See **4.1142(F)**)
- Any unclassified or future street bounded by NE Burnside Road, NW Eastman Parkway, NE Hogan Drive, and E Powell Boulevard, shall be classified as Downtown Local Streets. Any unclassified street outside of that boundary shall be classified and dimensioned per the Transportation System Plan and shall meet the frontage, setback, and street type guidelines and standards of the Downtown Local street type.

As new streets are constructed or existing streets are redeveloped, environmentally friendly features for stormwater management are required. See Street Types and Gresham's Public Works Standards for requirements.

MAP 4.1140: DOWNTOWN STREET TYPES



4.1141 PUBLIC WORKS STANDARDS COORDINATION

Applicants shall consult specific street engineering construction standards in the Public Works Standards and the Stormwater Management Manual in combination with these Street Type Standards and the street standards included elsewhere in the Gresham Community Development Code. If compliance with the standards results in a conflict between the Community Development Code and Public Works Standards, the Public Works Standards govern the street design. The Department of Environmental Services may grant exceptions to the Public Works Standards through the Design Modification Process if the City receives benefit from the suggested standard deviation.

Existing curb-to-curb dimensions may vary from what is shown in street type cross- sections. Applicants shall consult the Public Works Standards to determine how to implement the street type cross-sections in different situations.

For each street type in **Section 4.1142**, the standards provide a list of possible features to include within the amenity zone. The applicant may select which features from each list to include, unless such features are precluded or superseded by the Public Works Standards.

4.1142 DOWNTOWN STREET TYPE STANDARDS

A. Urban Boulevard (Arterial)

For the Urban Boulevard Street Type, all the following Street Type Standards shall be met:

1. Street functional classification shall correspond with the Transportation System Plan, including the boulevard treatment. Applicants shall also consult the Public Works Standards and standards included elsewhere in the Gresham Community Development Code.
2. No parking shall be permitted on any corners facing streets.
3. A 16-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
4. Curbed bulb-outs shall be provided at all at street intersections and crosswalks.
5. Comply with **Section 9.0200** – Clear Vision Area.
6. Except in the DRL-1 and DRL-2 sub-districts, access to townhouses is prohibited directly from Urban Boulevard streets. Access from rear alleys and side streets is allowed.
7. Development along E Powell Boulevard may be required to provide on-street parking. When on-street parking is required, the amenity zone and/or sidewalk widths may be reduced, as determined by the Manager, to ensure the 96-foot standard right-of-way width is not exceeded.

Figure 4.1142(A)(1). A landscaped median on a boulevard.

Figure 4.1142(A)(2). On-street parking may be required on E Powell Boulevard. Curbed bulb-outs are required at intersections.

B. Downtown Local

For the Downtown Local Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a clear, accessible walking route of 5 feet in an 11-foot zone that includes the curb, amenity zone and monumentation zone. Appurtenances can protrude one foot into the walk width.
3. There shall be a 4-foot amenity zone provided. This amenity zone may consist of street trees, street lighting, stormwater facilities, landscaping and/or seating.
4. No parking shall be permitted on any corners facing streets.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. Curbed bulb-outs shall be provided at all street intersections and crosswalks.
7. No curb cuts are permitted without permission of the City and shall be allowed only in instances that permit no other options.

Figure 4.1142(B)(1). Streetscape with 5-foot walk zone

Figure 4.1142(B)(2). Seating located in the amenity zone.

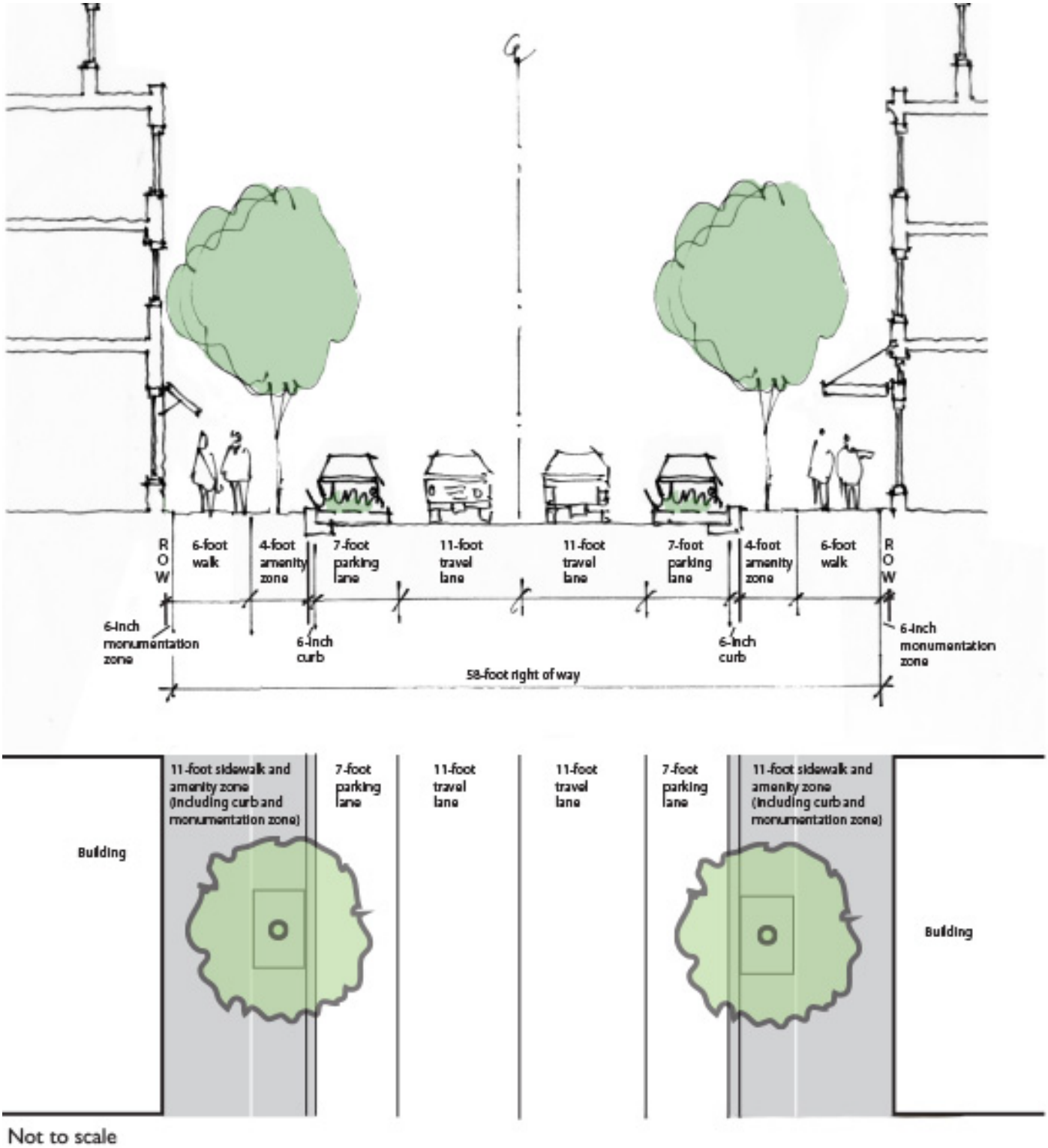


Figure 4.1142(B). Downtown Local cross section and diagram**.**

C. Beech (NE 3rd to NE 7th)

For the Beech Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 9 feet provided. The pedestrian walk width shall be 10 feet. Appurtenances can protrude one foot into the walk width.
3. There shall be a 12-foot meandering amenity zone provided. This amenity zone may consist of large, heavily planted street trees, stormwater facilities, street lighting, landscaping and/or seating.
4. No parking shall be permitted on any corners facing streets.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.

Figure 4.1142(C)(1). Special paving materials used on NE Beech Avenue.

6. Curbs shall be de-emphasized or eliminated.
7. Special paving materials shall be provided throughout the street as approved by the Department of Environmental Services.
8. Rain gardens or appropriate stormwater treatment facilities shall be provided.
9. Access to townhouses is prohibited directly from Beech. Access from rear alleys or side streets is allowed.
10. Curbed bulb-outs shall be provided at all street intersections and crosswalks.

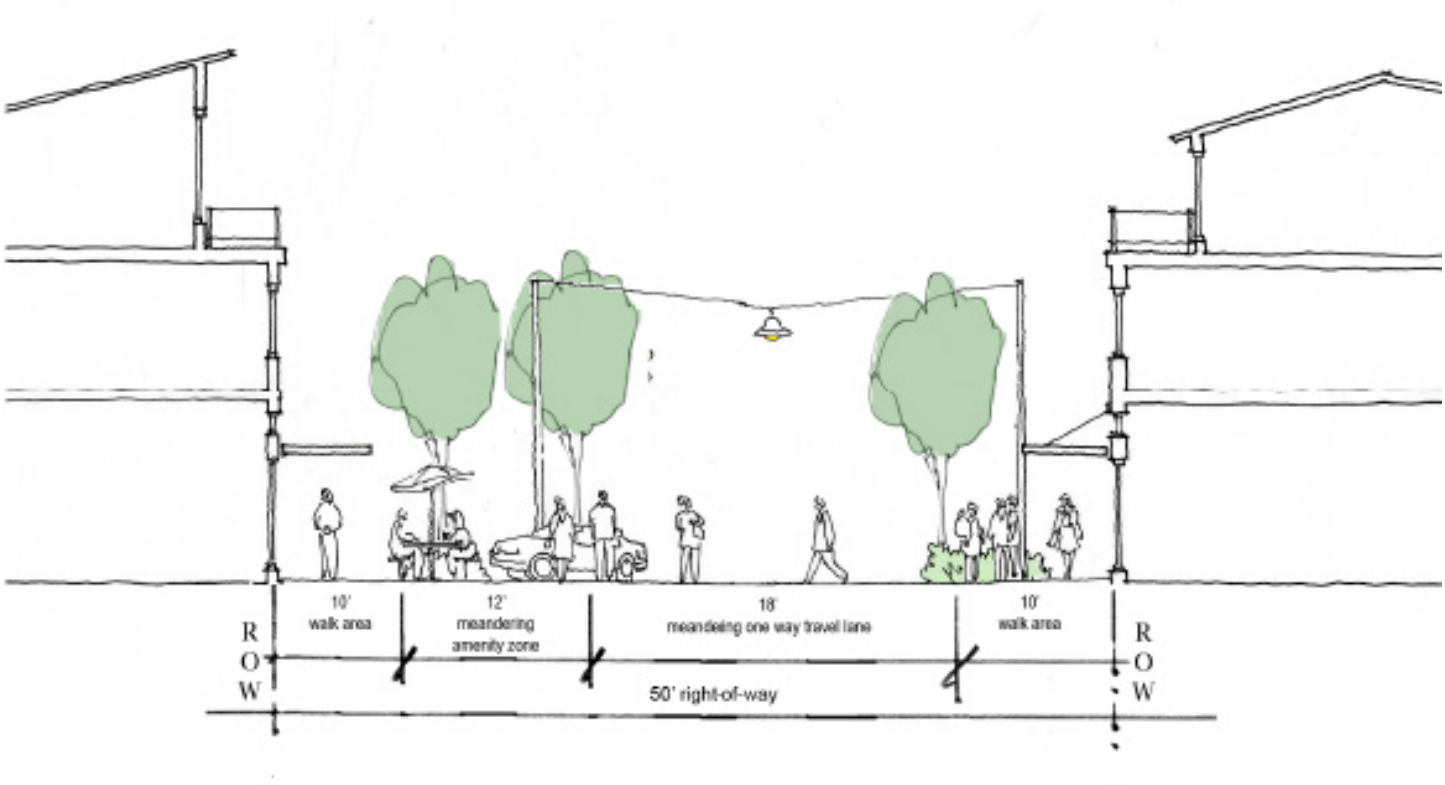


Figure 4.1142(C). NE Beech Avenue cross-section.

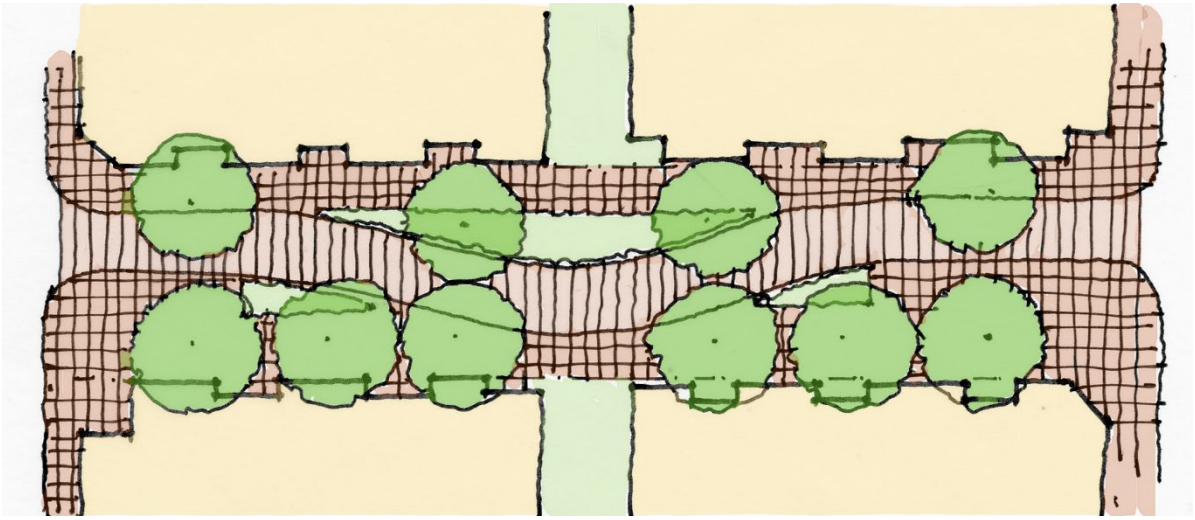


Figure 4.1142(C)(3). NE Beech Avenue example. Meandering amenity zone.

D. Main Avenue (Powell to 4th)

For the Main Avenue Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a clear minimum accessible walking route width of 5 feet. The pedestrian walk width shall be 6 feet. Appurtenances can protrude one foot into the walk width.
3. No parking shall be permitted on any corners facing streets. No parking access or loading access shall be provided directly from this street. No parking is allowed between the building and the street.
4. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
5. Curbed bulb-outs shall be provided at all street intersections and crosswalks.
6. Amenities, including street trees, will be located outside of the accessible route in the required bulb-out areas near the street intersections.

Figure 4.1142(D)(1). N Main Avenue amenities and bulb-out.

Figure 4.1142(D)(2). A 14-foot decorative lighting pole is required, per Public Works Standards.

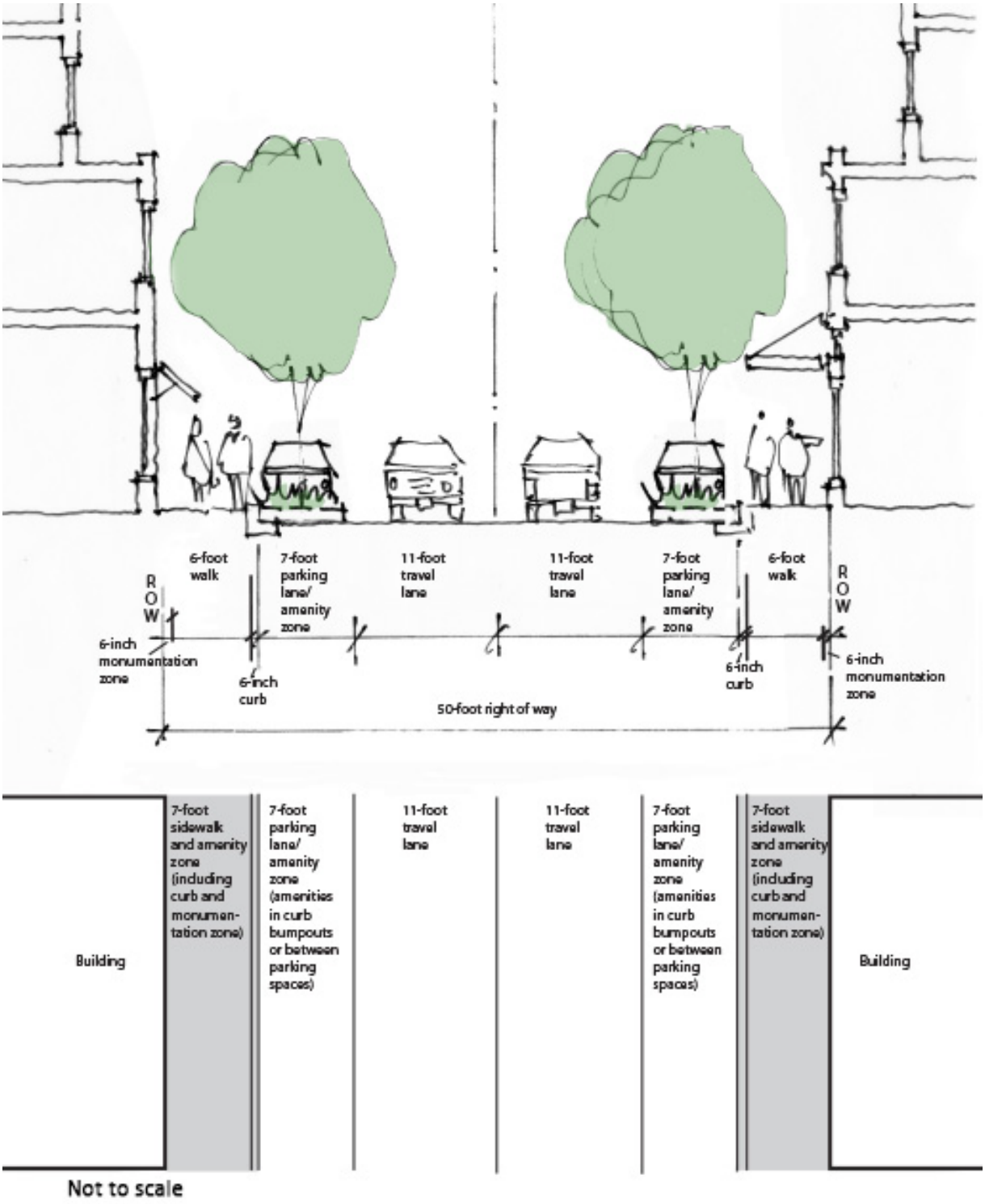


Figure 4.1142(D). N Main Avenue cross-section and diagram.

E. Stanley

For the Stanley Street Type, all the following Street Type Standards shall be met:

1. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a clear accessible walking route of 9 feet provided. The pedestrian walk width shall be 10 feet. Appurtenances can protrude one foot into the walk width.
3. There shall be a 6-foot amenity zone provided. This amenity zone may consist of street trees, stormwater facilities, street lighting, landscaping and/or seating.
4. No parking shall be permitted on any corners facing streets. No parking access or loading access shall be provided directly from this street.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. Curbed bulb-outs shall be provided at all street intersections and crosswalks.

Figure 4.1142(E)(1). A clear accessible walking route with an amenity zone.

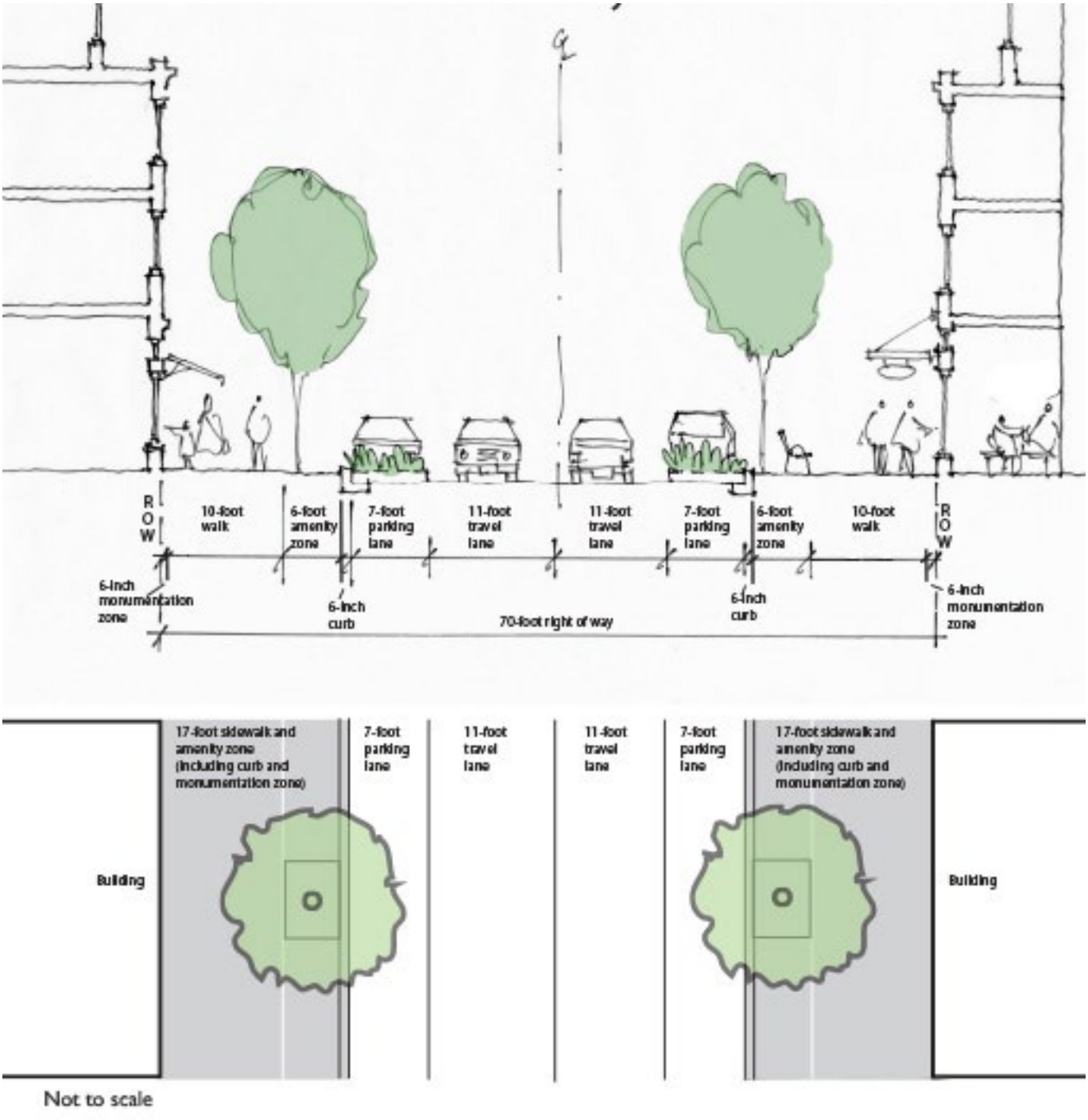


Figure 4.1142(E). Stanley Street cross-section and diagram.

F. Cleveland Avenue (Collector)

For the Cleveland St. Street Type, all the following Street Type Standards shall be met:

1. Street functional classification shall correspond with the Transportation System Plan. Applicants shall also consult the Public Works Standards and standards elsewhere in the Gresham Community Development Code.
2. There shall be a minimum clear accessible walking route of 5 feet provided.
3. There shall be a 6-foot amenity zone provided. This amenity zone may consist of street trees, stormwater facilities, street lighting, landscaping and/or seating.
4. Transitional setback spaces shall allow porches, stoops, small front yards, landscaping and gardens.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. Curbed bulb-outs shall be provided at all street intersections and crosswalks. Rain gardens are required in bulb-outs.

Figure 4.1142(F)(1). Rain garden located in a bulb out.

Figure 4.1142(F)(2). A clear accessible walking route of 5 feet with a 6-foot amenity zone is provided on NE Cleveland Avenue.

DESIGN REVIEW

4.1150 DESIGN REVIEW PROCESS

A. Design Review: The City has prioritized high quality design for new development and redevelopment throughout the city. It is also recognized that Gresham is comprised of many districts and neighborhoods – each one unique with distinct physical, social, and economic conditions and special assets to build upon to attract quality investment. Therefore, certain districts have their own design standards and guidelines to address design concerns that have cultural, architectural, or even market significance to that area.

The Downtown Plan District contains Design Guidelines and Standards that provide a framework within which to review projects in Downtown, aiding architects, designers, developers and the community in understanding the City's urban design expectations. City staff and the City's Design Commission are responsible for reviewing the design of new and significantly modified buildings Downtown, evaluating their contribution to the public's enjoyment of the building and the immediate vicinity.

This document guides the Design Review for any new Downtown project or projects that exceed the limits described in **Article 7** Design Review. The Design Guidelines and Standards provide the measures that the Design Commission and staff use to determine a proposal's success. Where there is a conflict between the provisions of the Downtown Plan District and those of other provisions of the Community Development Code, the Downtown Plan District's provisions control.

New development and additions and remodels within the Downtown sub-districts are subject to design review as described in **Article 7** Design Review for determination of consistency with the guidelines and/or standards contained in this Code.

B. Design Review Process: Projects subject to design review are either brought before the Design Commission or administered by the Manager. Either the Design Commission or the Manager shall make findings and decisions concerning conformance with the design standards or guidelines, based on which review track is selected (see **Article 11**).

1. Two Tracks: The City has two alternative Design Review tracks:

- The Discretionary Track
- The Clear and Objective Track

Applicants have the choice of complying with either option. If the Clear and Objective Track is chosen, the applicant must meet all development standards. Deviation from any of the standards in **Section 4.1152** means the application must use the Discretionary Track.

a. Clear and Objective Track: The Clear and Objective Track includes measurable regulations used in a predictable review process to meet the desired urban form. The standards ensure a degree of order, scale and proportion within the built environment. The standards offer choices and allow for projects that are interesting and of superior design as individual buildings while also contributing to a cohesive Downtown district. A decision on approval will come from the Manager. Deviation from any of the standards will require the applicant to follow the Discretionary Track.

b. The Discretionary Track: The Discretionary Track is intended for applicants that would prefer to propose a quality project that might not comply with all or some of the standards in **Section 4.1152**. The aim is to encourage applicants to propose exciting, innovative designs, while still ensuring the City's design concerns

and objectives for Downtown development are met. In this case, applicants shall meet one or more of the Design Guidelines instead of the corresponding Design Standard. The Design Commission or Manager may waive a standard and/or guidelines to achieve the flexibility necessary to support a particularly creative proposal. Approval requires the applicant to demonstrate that the waiver would result in a development that better meets the applicable Downtown Design Principles and the intent statement preceding the guidelines.

C. How to Use the Code: This document guides the Design Review for any new Downtown project or projects that exceed the limits described in **Article 7** Design Review. It includes the following sections:

1. **Downtown Design Principles:** The Design Principles are the general, over-arching statements and considerations that guide the design of the built environment in the Downtown Design District. The guidelines and standards are written to support and carry out the principles on a project specific level. In instances where the applicant chooses the discretionary process, the relevant principles will be reviewed for compliance during the decision-making process.
2. **Downtown Design Guidelines and Standards:** The Downtown-Wide Guidelines and Standards are divided into Site Design and Building Design sections, each of which include several topics addressing a particular set of design considerations for Downtown.
   a. **Site Design:** Site Design Guidelines and Standards primarily address the organization and arrangement of a project's components in two dimensions. They deal with the location of buildings and site features such as open space, landscaping, parking and service areas. Good site planning can minimize a project's impacts on its neighbors, improve the quality of the streetscape, relate to or establish desirable development patterns, promote sustainability and make better connections.
   b. **Building Design:** Guidelines and standards in this section deal with the massing and exterior architectural elements of buildings – components that define the scale, quality and character of a building, such as roofs, entries, windows, materials, and details.

      Excellent building design contributes to improving the quality of life for residents by enhancing the appearance of the City, by establishing a sense of community pride and by improving the long-term economic value of the property.

      For each topic included in the Site Design and Building Design sections, there is an introductory statement describing the design intent and a list of all Design Principles that apply to that particular topic, followed by specific guidelines and standards.

      The intent statement describes what the guidelines and standards are designed to achieve and sets expectations for high quality site and building design.

      The Design Guidelines are the discretionary design parameters for development that provide a statement of intent by which to evaluate the acceptability of a project's design. Design Guidelines provide the opportunity for creative design flexibility.

      The Design Standards are the objective requirements for development that are based on Design Principles. Design Standards provide a clear and objective way of evaluating the acceptability of a project's design.

      For each item either the guideline or the standard shall be followed. Guidelines correspond to the standard of the same number and vice versa. For example, the fifth guideline corresponds with the fifth standard (such as a guideline labeled "G5" corresponding with standard "S5"). Sub-bullets under the guidelines do not necessarily correlate to sub-bullets of the same letter under the corresponding standard.

4.1151 DOWNTOWN DESIGN PRINCIPLES

The design principles identified in this section shall be used as approval criteria to help interpret the Downtown Design Guidelines and Standards. The principles establish the fundamental direction to guide future design and development in the Downtown and set the tone for the design guidelines and standards.

A. Offer a Vibrant Mix of Uses and a Variety of Housing Types: A mix of uses and a variety of housing types shall be developed to support a more diverse, vibrant, 18- hour Downtown for a broad range of ages and backgrounds. Mixed-use development may be either horizontal or vertical, depending on the scale and intensity appropriate for a specific sub-area.

B. Promote Excellence in Design and Architectural Expression: Each site, building and streetscape improvement must be treated as a long-term addition to Downtown. Exterior design and building materials shall exhibit both the permanence and quality appropriate to an urban district setting. Great visual interest and innovative design are critical elements of this principle, with buildings that assist in defining, enlivening the public realm and accentuating the main Gateways into the Downtown.

C. Create a Unique and Exciting Public Realm: Emphasize building and site design elements that reinforce the experience of walking and biking and promote active streets and lively public spaces. This helps achieve the Downtown Plan area goal to create a cohesive, linked system of animated public and private open spaces, parks, plazas and pedestrian pathways.

D. Create strong connections between Sub-Districts and Plan Districts: Each development shall contribute aspects of City-wide connectivity, whether through big moves like through-block connections, or small surprises like distinct lighting, to sustain attention and lead the eye down the street. The Downtown sub-districts shall have a strong connection to Civic Neighborhood.

E. Incorporate Sustainability: A project's design approach to infrastructure and site development shall reflect a commitment to sustainable development that contributes to a healthier and greener community.

F. Provide Context Sensitivity: The Downtown Plan District is composed of several subareas, each with their own unique characteristics and potential to enhance district identity. Context-sensitive redevelopment must take into account proximity to existing uses, height and massing relationships, surrounding building character, street widths and functions, open spaces, desired land uses and view corridors.

G. Preserve and Enhance Historic Character: Where appropriate, new developments shall build on historic and other cultural assets by recognizing the smaller patterns of the townscape without being historicist.

H. Create Appropriate Transitions in Height, Bulk and Scale: New development must strive to be compatible in scale with its surroundings. Elements which contribute to the perceived scale of new construction are addressed in the context of specific site conditions, as well as in relationships between sub-districts.

I. Increase Transportation Accessibility: Building, site and street design shall increase accessibility to and within the Downtown Plan area by encouraging transportation by many modes including pedestrians, automobiles, bicycles, transit and other vehicles in a functional and visually attractive manner.

4.1152 DOWNTOWN DESIGN GUIDELINES AND STANDARDS

Headings in **Section 4.1152** apply as follows (except as exempted in **Section 4.1102**):

- **All Development:** All developments except townhouses (unless otherwise stated).
- **Commercial, Industrial, Institutional:** All commercial, industrial, or institutional developments.
- **Multi-Family Residential:** Multi-Family (including townhouse-style multi-family), Shared Housing Facilities, Residential Facilities, and Elderly Housing, unless otherwise specified.
- **Townhouse:** Townhouses.

Standards and guidelines with no heading shall be considered to be under the "All Development" heading.

- **Existing Development:** Guidelines and standards in **Section 4.1152(A)** apply as determined by the Manager or Design Commission when the standards can reasonably apply to existing development. For example, landscaping guidelines and standards may apply when new landscaping is added. For **Sections 4.1152(A)** and **(B)**, site and building modifications needed to comply with **Section 8.0200** must comply with applicable guidelines and standards.

For mixed-use developments guidelines and standards under the Commercial, Industrial, and Institutional heading apply to parts of the building designed for those uses, while guidelines and standards under the Multi-Family Residential and Townhouse headings apply to parts of the building designed for those uses. The "All Development" standards apply to the entire building.

If conflicts arise among the standards in DCC, DMU, DTM DEM, and DCL, the guidelines and standards under the Commercial, Industrial, and Institutional heading will supersede those under the Multi-Family Residential and Townhouse headings.

If conflicts arise among the standards in DRL-1 and DRL-2, the guidelines and standards under the Multi-Family Residential and Townhouse headings will supersede those under the Commercial, Industrial, and Institutional heading.

A.1. Integrated Site Planning

Intent: To ensure that the placement of buildings, parking, service access, plazas and courtyards recognize the important relationship between public and private space in creating a walkable and pedestrian-friendly environment.

Applicable Downtown Design Principles:

A. Provide a Vibrant Mix of Uses
C. Create a Unique and Exciting Public Realm
D. Create Strong Connections between Plan Districts and Sub-Districts
F. Provide Context Sensitivity
G. Preserve and Enhance Historic Character

Figure 4.1152(A)(1). Site planning considers pedestrian and vehicular movement.

DESIGN GUIDELINES

All Development

G1. Future Street Plan. The standard of **Section 4.1152(A)(1)(S1)** shall be met. The Standard and Guideline shall not be waived.

G2. Streets. The **4.1152(A)(1)(S2)** standard shall be met. Departures shall be considered by the Manager or Design Commission based on one or more items listed below:

a. Topography, right-of-way, existing construction or physical conditions, or other geographic conditions that impose an unusual hardship on the project applicant, and an equivalent alternative which can meet the intent of the Future Street Plan, as applicable.

Continued on following page.

DESIGN STANDARDS

All Development

S1. Future Street Plan. All new developments shall be designed in a manner that is consistent with and responds to the City's approved Future Street Plan. Future Street Plans are required if the project meets the applicability requirements in **Section 9.0702** and shall be prepared and approved in accordance with **Section 9.0700**.

S2. Streets. Streets shall be dedicated within the site and connected to adjacent streets as required to create blocks and street intervals that are consistent with **Appendix A5.402(D)**.

A.1. Integrated Site Planning, Continued

DESIGN GUIDELINES

All Development, Continued

G2. *Continued*

b. A departure provides the opportunity for a public open space or other public amenity that would otherwise not be possible and does not create a significantly greater spacing than necessary to accommodate the amenity.

c. The location of an institutional use that requires a larger block size.

G3. Pedestrian Connections. In DMU and DTM, publicly accessible pedestrian connections should be provided at regular, convenient spacing through larger sites. Connections should include an accessible walkway framed by landscaping, with lighting and other pedestrian amenities promoting a safe and inviting environment.

Figure 4.1152(A)(1)(S3)(b). Pedestrian connector path through a development.

DESIGN STANDARDS

All Development, Continued

Figure 4.1152(A)(1)(S3)(a). A connector path through a development connects to abutting sites and streets.

S3. Pedestrian Connections. In DMU and DTM:

a. Public paths or connector paths shall be provided for new development sites to connect to surrounding public spaces such as streets, public open spaces, paths and trails, and nearby transit facilities. Along the street frontage for the new development, a connector path shall be provided at the following spacing:

i. DMU: every 200 to 300 feet

ii. DTM: at spacing no greater than 200 feet pedestrian safety.

b. Pedestrian connector paths shall:

i. Be fully accessible at all times to the public and connect at grade to adjoining public sidewalks.

ii. Public Connector Paths shall:

a. Be fully accessible at all times to the public and connect at grade to adjoining public sidewalks.

b. Provide access and visual connections through the site for the full depth of the block.

c. Provide pedestrian access to abutting buildings.

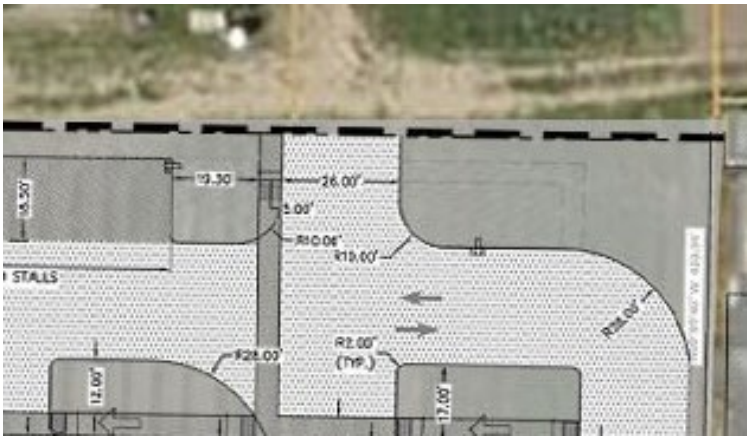
d. Be a minimum of 16 feet in width, and include:

i. An accessible paved walkway of at least 6 feet in width.

ii. Landscaping including trees, shrubs, groundcover, and perennial landscape plantings on at least one side of the walkway.

Continued on following page.

A.1. Integrated Site Planning, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S3. *Continued* **e.** Provide lighting fixtures no taller than 18 feet. **f.** Provide pedestrian amenities such as benches, decorative paving, and/or artistic elements. Amenities are encouraged to be spaced at regular intervals along the connector path.
Commercial, Industrial, and Institutional	**Commercial, Industrial, and Institutional**
G4. Connections. Where connections or future connections can be made between abutting properties, vehicular and pedestrian connections shall be provided to abutting properties to prevent unnecessary traffic on streets.	**S4.** Connections. Auto parking areas shall be designed to provide vehicular and pedestrian connections between new and existing (or future) auto parking areas on adjacent properties, as required by **Section 9.0822(A)(8)**.
	 **Figure 4.1152(A)(1)(S4)**. Parking lot plan includes design for future vehicular and pedestrian connections to adjacent property.
Multi-Family	**Multi-Family**
G5. Transitions to Lower-Intensity Uses. In DRL-1 and DRL-2: Multi-family developments on sites that abut single detached dwellings should include features such as landscaping and structural elements to create transitions to lower-intensity uses.	**S5.** Transitions to Lower-Intensity Uses. In DRL-1 and DRL-2: A 10-foot setback shall be provided between a multi-family development and property lines abutting a lot developed with a single detached dwelling. Site obscuring landscaping shall be required, including a 6-foot, solid wood fence or wall with canopy trees planted a maximum 30 feet on center (2.5-inch caliper at time of planting).

A.1. Integrated Site Planning, Continued

DESIGN GUIDELINES

Multi-Family and Townhouse style

G6. Private Accessway. The **4.1152(A)(1)(S6)** standard is required at the discretion of the Fire Chief or Fire Marshall.

Figure 4.1152(A)(1)(S6). When permitted, a private accessway serves a limited number of units.

Multi-Family and Townhouse

G7. Minimum Density. The **4.1152(A)(1)(S6)** standard shall be met.

DESIGN STANDARDS

Multi-Family and Townhouse style

S6. Private Accessway. When private accessways are provided pursuant to **A5.501(G)(4)**, they shall be designed as follows:

- **a.** Dead-end private accessways shall not exceed 600 feet in length nor serve more than one hundred dwelling units. Dead-end private accessways that exceed 150 feet in length shall be provided with an approved turnaround.
- **b.** Dead-end private accessways that serve more than twenty-five units shall be designed as follows:
  - **i.** An accessway width of at least 32 feet.
  - **ii.** No segment of the accessway will be in excess of 400 feet in length before there is a Fire Department approved turn-around (including a looped driveway) or turnout.
- **c.** For dead-end private accessways, "PRIVATE ACCESS ONLY" signage and driveway approach shall be placed at the intersection with the public street to clearly identify the private accessway.
- **d.** Private maintenance of private accessway shall be provided by a Homeowners' Association or other appropriate entity. Maintenance shall ensure continual emergency access at all times.
- **e.** Location of private accessways shall meet the Oregon Uniform Fire Code and shall be consistent with Appendix **A5.501(G)(4)** and **A5.503**.

Multi-Family and Townhouse

S7. Minimum Density. Where new parcels or blocks are created within a development site as a result of required public street dedications, pursuant to standard **4.1152(A)(1)(S2)**, individual parcels or blocks need not meet minimum residential density standards for the district, provided the development as a whole meets the standard.

A.2. Building Frontage and Placement

Intent: To ensure buildings are located and oriented on a site to enhance pedestrian accessibility and place the most interesting façade in public view while reinforcing the urban character of the building's location in the Downtown neighborhood.

Applicable Downtown Design Principles:

A. Promote Excellence in Design and Architectural Expression
C. Create a Unique and Exciting Public Realm
F. Provide Context Sensitivity

Figure 4.1152(A)(2). Buildings are sited to enhance the pedestrian realm.

DESIGN GUIDELINES

All Development

G1. Building Frontage. Sufficient length of buildings shall be present to maintain a continuous building street wall and in general limit spatial gaps to those necessary to accommodate vehicular and pedestrian access in order to define the street edge.

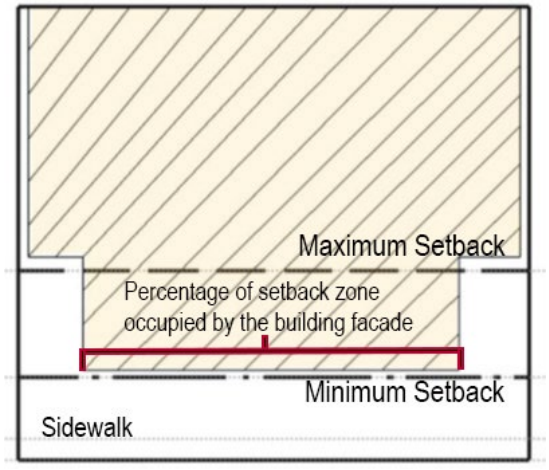


Figure 4.1152(A)(2)(S1). Minimum percentage of street frontage occupied by building façade.

DESIGN STANDARDS

All Development

S1. Building Frontage. Building frontage shall be measured by the length of the building present between the minimum and maximum setback (the "setback zone"). Space attributed to streets, driveways (excluding driveways for townhouse or townhouse style units), public paths or connector paths, and clear vision areas, required as part of the development and within the setback area, shall be subtracted from the total length of the frontage calculations. Lots whose frontage on a street includes only auto access, such as a flag pole, are not required to meet the requirements for minimum building frontage. Building facades with recesses incorporated to comply with façade articulation requirements are included in the frontage calculation if the recesses do not exceed 24 inches in depth.

In each development, the minimum percentage of street frontage that must be occupied by a building shall be dependent upon their street location and shall be no less than the following:

a. Urban Boulevard (Arterial)
  i. 50 percent, except on the north side of E Powell Boulevard between NW Miller Avenue and NE Roberts Avenue.
  ii. 60 percent on the north side of E Powell Boulevard between NW Miller Avenue and NE Roberts Avenue.

b. Downtown Local: 75 percent

Continued on following page.

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES

All Development, Continued

Figure 4.1152(A)(2)(S1)(c). Buildings on Main Street occupy 90 percent or more of the frontage.

G2. Building Frontage and Publicly Accessible Open Space. Publicly accessible open spaces may count toward building frontage requirements and allow for greater building setbacks when they are butting the street and designed to encourage activity. They shall be in close proximity to building entries and contain pedestrian connections.

DESIGN STANDARDS

All Development, Continued

S1. *Continued*

c. Unique Streets:

- **i.** NE Beech Avenue: 75 percent
- **ii.** N Main Avenue: 90 percent
- **iii.** Stanley Avenue: 90 percent
- **iv.** NE Cleveland Avenue: 75 percent

d. Unlisted/undesignated street types: Follow the standards for Downtown Local.

If the development site has frontage on more than one street, the minimum percentage of street frontage that must be occupied by a building façade may be reduced up to 25 percent of the total frontage requirement along each street as part of the clear-and-objective track, except that the reduction shall not be on Main, Third, Stanley, or the Urban Boulevard Street Types. For example, a requirement that 75 percent of the frontage must be occupied by a building façade could be reduced to 50 percent of the frontage on that one street type.

S2. Building Frontage and Publicly Accessible Open Space. For all street types except Urban Boulevards, publicly accessible open spaces, developed per standards in **Section 4.1152(A)(5)(S2)-(S3)**, may count toward the frontage requirement up to 10 percent of the total requirement when:

- **a.** The space is accessible from and within 40 feet of the public right-of-way.
- **b.** The space may be between the right-of-way and the building façade, as long as the ground floor building facade is not more than 40 feet from the right-of-way.
- **c.** The space contains design elements that screen any off-street parking that would be visible from the street through the open space.

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES

Commercial, Institutional, and Industrial

G3. Building Frontage for Civic Uses. Civic buildings and schools shall be placed to emphasize their importance, and their site designs shall contribute to Downtown's pedestrian-oriented character and provide continuous visual interest to the pedestrian.

Figure 4.1152(A)(2)(S2). A publicly accessible open space may contribute to the frontage requirement when the space is accessible from the right-of-way.

Multi-Family

G4. Front Setback Consistency. In order to create a consistent and harmonious street frontage appearance in established neighborhoods, new multi-family developments shall complement the front setback placement of abutting single detached dwellings.

DESIGN STANDARDS

Commercial, Institutional, and Industrial

S3. Building Frontage for Civic Uses. Civic uses and schools may exceed the maximum setback requirements so long as parking is not located between the building frontage and the primary street frontage. Alternative frontage treatments shall meet the following standards:

- **a.** The building(s) shall include visually prominent architecture visible from the primary adjoining street according to the following hierarchy: Urban Boulevard, Main Avenue, other Unique Street, and Downtown Local.
- **b.** The site design shall provide publicly accessible open space, developed per standards in **Section 4.1152(A)(5)(S2)-(S3)**, of a minimum of 600 square feet in size.
- **c.** There shall be a direct and accessible walkway between the building and the street.

Figure 4.1152(A)(2)(S3). An increased setback for a civic building with a direct and accessible path to the sidewalk.

Multi-Family

S4. Front Setback Consistency. In DRL-1 and DRL-2: When a multi-family development is abutting a single detached dwelling, the building's front setback shall be within 5 feet of the setback provided by the single detached dwelling. For example, if the single detached dwelling setback is 20 feet, then the multi-family setback shall be 15 feet. This standard shall not require a front setback to exceed 15 feet.

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES

Multi-Family, Continued

G5. Building Frontage for Courtyard Developments. Courtyard developments involving multi-family may have a reduced building frontage to accommodate the courtyard frontage.

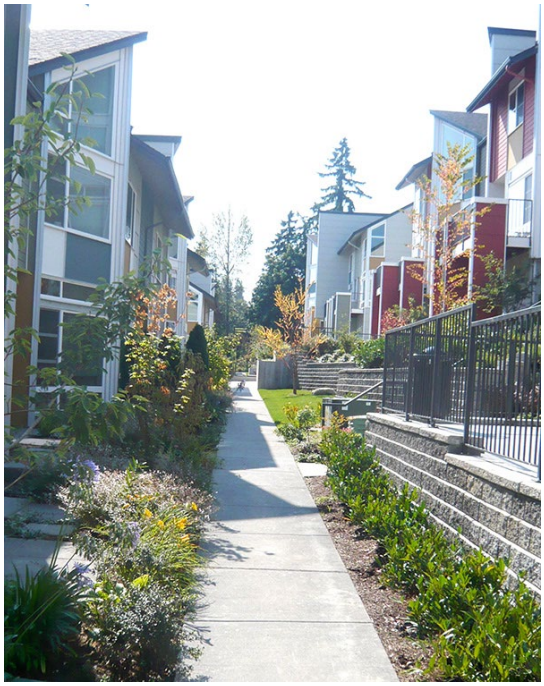


Figure 4.1152(A)(2)(S6)(d). Rows of townhouses facing each other shall be separated by a minimum 30 feet.

DESIGN STANDARDS

Multi-Family, Continued

S5. Building Frontage for Courtyard Developments. For multi-family developments with a central courtyard space that opens to the street, at least 40 percent of the site's frontage on any street shall be occupied by buildings.

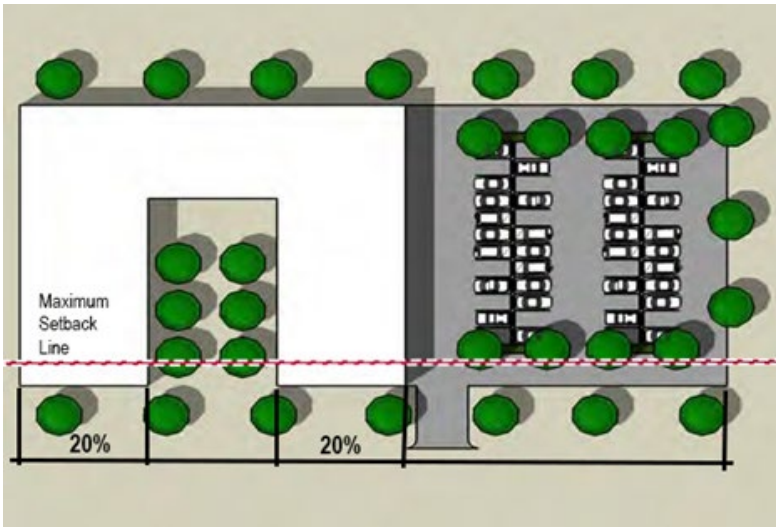


Figure 4.1152(A)(2)(S5). The facades of a courtyard-style building occupy a minimum of 40% of the site frontage (between minimum and maximum setbacks).

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Townhouse	**Townhouse**
G6. Townhouse Frontage and Orientation. Townhouse developments shall provide site design that orients units toward the street or an interior courtyard to provide a welcoming and interesting face to the public realm and limits the visual presence of access and parking. Developments also shall provide site design that provides a highly functional and attractive relationship between the buildings, such as by minimizing front-to-back relationships. Private accessways or alleys may be considered by the Manager and shall follow adopted public street and Public Works standards and appropriate design modifications.	**S6.** Townhouse Frontage and Orientation. **a.** Where a property configuration is such that development cannot occur in standard row to row relationships, fronts of units shall not be permitted to face non-street fronting sides or rear of the site. **b.** Back-to-front-facing relationships between groups of buildings (such as front doors facing rear yards or service areas) are not allowed. **c.** Projects that include a courtyard fronting a public street must provide street-fronting building orientation and doorway access for those portions of the project that directly face and abut a street and are not between the street and courtyard. Courtyard development building facades separated from a street by an approved courtyard are exempt from street orientation requirements. **d.** Where two groups of townhouse buildings in a complex face each other, a minimum separation of 30 feet shall be required between front building facades, inclusive of setbacks. If such a grouping is provided internally within a townhouse complex, the separation area shall include, at minimum, a shared pedestrian walkway. **e.** Buildings shall face one another with a front-to-front and a back-to-back relationship whether on either side of a street, alley or open space. An exception to this is with oddly configured properties where a partial building grouping accessed (for example) by a short section of public street or private accessway or alley might be located to a side in a side-to-rear relationship. **f.** Townhouse units are required to be located adjacent to streets and alleys and oriented to streets.
G7. Future Right-of-Way. Development shall respond to future street plans by orienting buildings to the future streets where appropriate.	**S7.** Future Right-of-Way. A building that will abut a future street right-of-way, as shown on an approved future street plan, and that does not also abut an existing street, shall be oriented to that future right-of-way.

A.2. Building Frontage and Placement, Continued

DESIGN GUIDELINES

Townhouse, Continued

G8. Courtyard Configuration. Townhouse developments shall provide site design that orients units toward the street to provide a welcoming and interesting face to the public realm. A reduced frontage requirement for a street may be permitted to allow for placement of a central courtyard opening to the street.

DESIGN STANDARDS

Additional Standards for Townhouse, Continued

S8. Courtyard Configurations. Townhouse developments may be oriented to a courtyard that has frontage on a public street. Townhouse building facades separated from a street by an approved courtyard are exempt from building orientation requirements.

a. Townhouse developments in a courtyard (U-shaped) configuration are exempted from maximum setbacks for that portion of a building or buildings having a courtyard area between it and the street.

b. For those units of the townhouse development in the U-shaped configuration that face and abut a street, and do not face and abut the courtyard, a street-fronting building orientation with a primary entry on the street shall be provided.

c. For townhouses developments with a central courtyard space that opens to the street, at least 40 percent of the site's frontage on any street shall be occupied by buildings.

Figure 4.1152(A)(2)(S6)(f). Townhouse units are located adjacent to and oriented to the street.

Figure 4.1152(A)(2)(S8). Townhouse unit entries face interior toward a shared courtyard.

A.3. Pedestrian Circulation

Intent: To improve the pedestrian environment by making it easier, safer, and more comfortable to walk among residences, businesses, open space areas, the street sidewalk, transit stops, through parking areas, adjacent properties, and connections throughout Downtown.

Applicable Downtown Design Principles:

A. Provide a Vibrant Mix of Uses
C. Create a Vibrant Public Realm
D. Create Strong Connections between Plan Districts and Sub-Districts
E. Incorporate Sustainability
F. Increase Transportation Accessibility

Figure 4.1152(A)(3). Clear and accessible walkways are provided for residents and visitors.

DESIGN GUIDELINES

All Development

G1. Pedestrian Circulation. Sites shall have an integrated pedestrian circulation system that provides reasonably direct connections to important areas of the site and provides dedicated space for efficient pedestrian movement on site.

G2. Internal Walkway Construction.

- **a.** The **4.1152(A)(3)(S2)** standard shall be met.
- **b.** The **4.1152(A)(3)(S2)** standard shall be met.
- **c.** When crossing drive aisles, internal walkways shall utilize strategies which minimize crossing distances and slow traffic in order to provide safe passage for pedestrians.

DESIGN STANDARDS

All Development

S1. Pedestrian Circulation. All developments, including townhouse, shall include a continuous on-site pedestrian circulation system ("internal walkways" or "walkways") that provides connections between all abutting streets; building and dwelling unit entries (except service entries) including those of future buildings; storage areas; transit stops and facilities; auto and bicycle parking areas; open spaces; and other amenities on site.

S2. Internal Walkway Construction.

- **a.** All internal walkways shall be accessible per Building Code, hard surfaced and slip resistant, and constructed of scored or saw-cut concrete or one of the following decorative paving treatments:
  - **i.** Brick, stone, or concrete pavers
  - **ii.** Integral colored and stamped concrete
  - **iii.** Colored surfaces such as Lithocrete
  - **iv.** Concrete with inset art objects

Continued on following page

A.3. Pedestrian Circulation, Continued

DESIGN GUIDELINES

All Development, Continued

DESIGN STANDARDS

All Development, Continued

S2. *Continued*

b. Internal walkways shall be at least 5 feet in width. When abutting parking stalls, internal walkways shall be at least 7 feet wide or shall be separated from parking stalls by wheel stops with a minimum 2-foot overhang.

c. When adjacent to or crossing auto traffic routes, surface materials shall contrast visually with adjoining surfaces.

Figure 4.1152(A)(3)(S2)(c). Contrasting surface material is used for walkways crossing auto traffic routes.

Figure 4.1152(A)(3)(S3). Walkways through parking areas are landscaped along their entire length.

G3. Parking Area Walkways. Parking area internal walkways shall provide additional buffering when between adjacent parking stalls. When crossing drive aisles, internal walkways shall utilize strategies which minimize crossing distances and slow traffic in order to provide safe passage for pedestrians.

S3. Parking Area Walkways. Walkways within parking areas shall be landscaped along their entire length in the form of landscaped islands or landscape strips, exclusive of areas where the internal walkway crosses drive aisles. Landscaped islands that incorporate internal walkways shall count toward the required percentage of parking area landscaping. With required internal walkway widths, two minimum configurations are possible:

a. A 7-foot walkway and a single 6-foot landscaped area on one side.

b. A 5-foot walkway with a 4-foot landscaped area on each side.

A.3. Pedestrian Circulation, Continued

DESIGN GUIDELINES

Commercial, Industrial, and Institutional

G4. Walkways in Large Parking Areas. Parking area internal walkways shall provide additional buffering when between adjacent parking stalls. When crossing drive aisles, internal walkways shall utilize strategies which minimize crossing distances and slow traffic in order to provide safe passage for pedestrians.

Multi-Family

G5. Complex Map and Parking identification.

- **a.** For multi-building developments, buildings and important site locations, such as public or guest parking and the leasing office, should be made easily locatable to visitors to the site.
- **b.** Numbering of parking spaces shall not directly correspond to unit numbers for safety purposes.

Townhouse

G6. The **4.1152(A)(3)(S6)** standard shall be met.

Figure 4.1152(A)(3)(S6). Internal walkways have a minimum width of 4 feet.

DESIGN STANDARDS

Commercial, Industrial, and Institutional

S4. Walkways in Large Parking Areas. Parking area walkways shall be created perpendicular to the drive aisles when all of the following conditions occur:

- **a.** Parking areas contain more than 100 spaces.
- **b.** The parking area includes a depth of three or more parking modules from the abutting building.
- **c.** Commercial, industrial, or institutional tenant spaces or other uses on site exist in locations parallel to the parking drive aisle.

Multi-Family

S5. Complex Map and Parking identification. The following is required for navigation of residential complexes with two or more buildings:

- **a.** An illuminated map of the complex showing the location of the visitor and the unit designations within the complex shall be positioned at each driveway entry to the shared parking area. The illumination shall be a minimum of 1.0 footcandle. The illuminated map shall be free-standing or attached to a wall, shall be 3 to 5.5-feet in height above the driveway grade, shall have a 7 to 32-square-foot area, and shall be located at least 20 feet back from the property line at the street access point.
- **b.** The numbering of the parking spaces shall not directly correspond to the unit numbers.

Townhouse

S6. Pedestrian Circulation. Internal walkways shall be hard-surfaced and a minimum 4 feet wide.

- **a.** Where a walkway is combined with an individual driveway, the walkway width shall extend at least 3 feet beyond the edge of the garage door.

A.4. Parking, Loading, and Service Areas

Intent: To reduce the visual and functional impact of surface lots and parking structures on the surrounding built environment. In addition, provide screened enclosures for loading, service areas, and storage to avoid on-site clutter and to maintain the aesthetic appeal of the neighborhood.

Applicable Downtown Design Principles:

B. Promote Excellence in Design
C. Create a Vibrant Public Realm
E. Incorporate Sustainability
F. Context Sensitivity
G. Create Appropriate Transitions in Height, Bulk and Scale

Figure 4.1152(A)(4). The appearance of parking and other functional areas is minimized through screening.

DESIGN GUIDELINES

All Development

G1. Location of Auto Areas. Auto parking, loading, service, and circulation areas shall be located and configured to minimize their visual impact from abutting street frontages.

a. Auto parking shall be set back from the street and shall include a landscaped buffer to minimize its visual impact and to create a pedestrian-friendly street edge. Auto parking shall not be located at highly visible locations of a site, such as at a street corner.

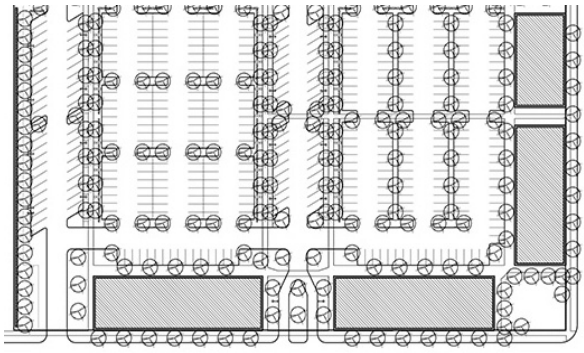


Figure 4.1152(A)(4)(S1). Parking is located to the rear and side of buildings.

DESIGN STANDARDS

All Development

S1. Location of Auto Areas. Except for individual driveways for townhouse and townhouse style units, on-site auto surface parking areas, garages, and auto circulation areas shall not be located between a building and an abutting street. Auto parking and circulation areas shall be located to the side, interior, rear, on top of, or beneath buildings.

a. Surface auto parking areas shall be behind the maximum setback or behind a line drawn parallel to the street at the point where the building is closest to the street, whichever is closest to the street. In no circumstances shall the parking area be closer than 8 feet to the right-of-way, to accommodate perimeter screening as required per **Section 9.0823(C)**. For sites with multiple frontages, surface auto parking areas shall be no closer than 8 feet to the right-of-way on secondary or rear frontages, regardless of building location.

A.4. Parking, Loading, and Service Areas, Continued

DESIGN GUIDELINES

All Development, Continued

G2. Surface Parking Abutting Street Corners.

- **a.** The standard in **Section 4.1152(A)(4)(S2)(a)** shall be met.
- **b.** Parking structures with active ground floor uses may locate in these areas.

Figure 4.1152(A)(4)(S2). Parking is provided to the rear of the building, with the building façade adjacent to the street corner.

G3. Parking Structures.

- **a.** Parking structures may be located adjacent to streets but must be screened through use of active ground floor spaces such as commercial, industrial, institutional or residential uses; an artistic metal screening attached to the garage street facing façade; or dense landscaping. Parking structures shall be viewed not merely as utilitarian but as contributions to the architectural quality and character of Downtown, with materials and details that

Continued on following page

DESIGN STANDARDS

All Development, Continued

S2. Parking Abutting Street Corners.

- **a.** Surface parking lots shall not be located adjacent to street intersections.
- **b.** Parking structures may be located at street intersections provided commercial, institutional, or residential uses occupy a portion of the ground floor, per the standards provided in **Section 4.1152(A)(4)(S3)(a)(i)**.

Figure 4.1152(A)(4)(S3). A parking structure includes a ground floor commercial use.

S3. Parking Structures. Parking structures shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses on the ground floor level, be concealed within the site, or shall be located under or above the ground floor of buildings.

- **a.** Where structured parking is provided on the ground floor, or for all new multi-level parking structures, provide one or more of the following on street-facing facades:
  - **i.** A minimum of 50 percent of the ground floor street facing façade (excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths) within 40 feet of the abutting right-of-way shall be designed to accommodate permitted commercial, institutional, industrial, or residential uses. The depth of the commercial, institutional, industrial or residential space shall be a minimum of 30 feet.

Continued on following page

A.4. Parking, Loading, and Service Areas, Continued

DESIGN GUIDELINES

All Development, Continued

G3. *Continued*

reflect the composition of the building and the surrounding buildings.

b. In DCC and DMU: Along downtown Urban Boulevards (**Map 4.1140**: Downtown Street Types), facades facing the street shall be lined with active, pedestrian friendly uses. The appearance of the parking garage shall be secondary, with landscape screening or other architectural features provided.

G4. Parking Structure Design. Parking structures shall contribute to the architectural quality and active street life of the Downtown.

G5. Auto Entries. The impact of vehicular access points shall be minimized by locating vehicular entries on secondary or rear frontages when present.

Figure 4.1152(A)(4)(S5). Vehicular entry to a development 's garage is off a secondary street.

DESIGN STANDARDS

All Development, Continued

S3. *Continued*

ii. Landscaping in a planter area a minimum of 8 feet in depth and including canopy trees with a minimum 2-inch caliper at time of planting with maximum spacing of 25 feet on center; shrubs capable of reaching 5 feet in height at maturity; and ground cover plantings.

iii. An ornamental screen made of metal work, for the full height of the street facing ground floor and covering the majority (a minimum of 51 percent) of the structure's street facing façade(s), except as required for Fire Department access.

b. In DCC and DMU, parking structures with building frontage on an Urban Boulevard (Arterial) shall include commercial, industrial, institutional, or residential uses on the ground floor for a minimum of 50 percent of the ground floor street facing facade within 40 feet of the street, excluding driveway entrances and exits, stairwells, elevators, and centralized payment booths. Secondary street facing facades, shall provide one of the options listed in **Section 4.1152(A)(4)(S3)(a)**.

S4. Parking Structure Design. Parking structures must have flat floors on street frontages. Ramps and slanted floors may be used in areas that have less visibility from the street, such as the center of the structure or at the rear away from street frontages.

S5. Auto Entries. Vehicular site access is not permitted from the primary street frontage if another frontage is available, except for individual driveways for townhouse and townhouse style units. The primary street shall be the street of highest functional classification. Where a building abuts two or more streets of equal classification, the primary street frontage shall be the street where the building's primary entry faces.

A.4. Parking, Loading, and Service Areas, Continued

DESIGN GUIDELINES

All Development, Continued

G6. Loading Areas. Site parking and loading services shall be located so as to allow desired uses and activities to face the street and to support pedestrian-oriented streets. Service items such as loading docks, mechanical equipment, and garbage dumpsters shall be buffered from pedestrian areas. Enclosing and integrating these items into the building is strongly encouraged.

DESIGN STANDARDS

All Development, Continued

S6. Loading Areas.

a. In DCL and DEM, when dedicated off-street loading facilities are provided:

i. Loading areas shall be located at the rear of the building. If loading areas cannot be located at the rear of the building, they may be placed along the side of the building and recessed from the front façade a distance which prevents service vehicles from extending into adjacent walkways. Required loading area dimensions can be found in **Section 9.0840.**

ii. Loading areas shall be screened parallel to the building wall with liner spaces or walls integrated into the building and no less than 14 feet in height or the height of the first-floor façade, whichever is less. The liner spaces or walls shall fully conceal service vehicles except at the entry to allow for safe vehicular movement while exiting.

iii. Walls shall comply with standards for materials (**Section 4.1152(B)(8)(S1)**) and repetition of design elements on facades (**Section 4.1152(B)(4)(S6)**). Liner spaces shall be designed consistent with the standards in **Section 4.1152(B)** for new buildings.

b. Service and loading areas shall be visually screened from a light-rail station or transit way.

Figure 4.1152(A)(4)(S6)(ii). A loading and trash collection area is screened parallel to the building by a wall.

Figure 4.1152(A)(4)(S6)(iii). Screening walls comply with standards for materials and design, including articulation.

A.4. Parking, Loading, and Service Areas, Continued

DESIGN GUIDELINES

All Development, Continued

G7. Solid Waste and Recycling Collection Areas. Solid waste collection areas shall be designed and constructed as permanent elements of the site, utilizing high quality materials and a design that is consistent or complimentary to surrounding buildings.

a. The **4.1152(A)(4)(S7)(a)** standard shall be met.

Multi-Family and Townhouse

G8. Storage. Storage for personal articles shall be provided in a manner appropriate for the size, quantity, and characteristics of the individual units as well as the design of the overall development.

DESIGN STANDARDS

All Development, Continued

S7. Solid Waste and Recycling Collection Area. In addition to requirements stated in **Section 7.0212**, solid waste and recycling collection areas shall be entirely screened and enclosed by a fence or wall of at least 6 feet in height. Walls shall be designed using cladding materials and detailing, including colors and patterns, that are the same as those used for the primary building(s). This requirement applies to townhouse style multi-family units only if common garbage collection and recycling facilities are provided for the site.

a. No exterior waste collection and recycling area shall be located within 25 feet of property lines of abutting LDR-5, LDR-7, TLDR or TR designated property.

Multi-Family and Townhouse

S8. Storage. Each unit shall be provided a storage facility with an interior at least 6 feet high and 24 square feet in area. The facility shall be in a location accessible to the resident (such as in the unit, in a central facility, garage, or private yard or balcony/patio) and capable of being locked. (Elderly housing need not comply with this standard.)

Figure 4.1152(A)(4)(S7). A garbage and recycling area screened by a wall enclosure.

Figure 4.1152(A)(4)(S8). A central storage facility on the exterior of the building.

A.4. Parking, Loading, and Service Areas, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Multi-Family and Townhouse, Continued	**Multi-Family and Townhouse, Continued**
G9. Garage Doors. Garage doors shall be integrated into the design of the larger facade in terms of color, scale, and building style.	**S9.** Garage Doors. Garage doors shall match the main building in terms of color and trim.
G10. Garage Openings. The entry and living portions of the façade shall be emphasized, with the garage and automobile access portions of the façade de-emphasized.	**S10.** Garage Openings. **a.** Attached garages on facades that also include a unit's primary entry shall have a maximum opening width of 50 percent of the unit width. **b.** Attached or detached garages and carports that face the street shall be set back at least 4 feet behind the street-facing wall closest to the street.
Additional Standards for Townhouse	**Additional Standards for Townhouse**
G11. Alley Access. When alternative access is available, parking for townhouse units should be provided on frontages other than the primary street frontage.	**S11.** Alley Access. For lots abutting an alley, auto access to parking areas shall be taken from the alley.

Figure 4.1152(A)(4)(S9). Garage doors on townhouse units match the main building's color and trim.

Figure 4.1152(A)(4)(S11). Garage access to townhouse units is provided via an alley.

A.4. Parking, Loading, and Service Areas, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Additional Standards for Townhouse, Continued	**Additional Standards for Townhouse, Continued**
G12. Driveway Approaches. Driveway approaches should be limited on a street frontage to allow for on-street parking, street trees and planter areas, trash and recycling pick-up, and placement of utilities.	**S12.** Driveway Approaches. Driveway approaches may be shared by multiple units and may also be developed for individual units. **a.** Shared driveways shall include shared driveway approaches. **b.** For each set of attached townhouse units, the total width of all driveway approaches on one street frontage may occupy no more than 18 feet or 34 percent of that frontage, whichever is greater. **c.** Driveway approaches shall meet all requirements per Public Works standards.
 **Figure 4.1152(A)(4)(S12)(a).** Shared driveways include shared driveway approaches.	
G13. Townhouse Driveway Access from Street. The appearance of the garage and driveway on the street frontage should be secondary to the ground floor entry facade and landscaping in the setback area.	**S13.** Townhouse Driveway Access from Street. Townhouses with frontage on a public street shall meet the following standards: **a.** Garages on the front facade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards: **i.** There is no improved alley from which to take access. **ii.** Each townhouse lot has a street frontage of at least 15 feet on a Downtown street type that does not restrict driveway access, per **Section 4.1142** Downtown Street Type Standards. **iii.** A maximum of one driveway approach is allowed for each townhouse. **iv.** Outdoor off-street parking and maneuvering areas do not exceed 12 feet wide on any lot. **v.** The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

A.4. Parking, Loading, and Service Areas, Continued

DESIGN GUIDELINES

Additional Standards for Townhouse, Continued

G14. Alternative Access to Parking. Where individual driveways along a street frontage cannot be provided, alternative strategies to provide driveway access from the rear or side, may be provided where possible. A single shared driveway to a rear access may be provided.

Figure 4.1152(A)(4)(S14)(a). Off-street parking in garages are accessed via a shared driveway.

G15. Off-Street Parking. The standard in **Section 4.1152(A)(4)(S15)** shall be met.

DESIGN STANDARDS

Additional Standards for Townhouse, Continued

S14. Alternative Access to Parking.

- **a.** The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in **Section 4.1152(A)(4)(S13)** above.
  - **i.** Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.
  - **ii.** A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot.
  - **iii.** Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway is not allowed in the area directly between the front façade and front lot line of any of the townhouses.
  - **iv.** A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.
- **b.** Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with **subsection (a)**.

S15. Off-Street Parking

- **a.** Off-street parking may be provided on individual lots or in a shared parking area on an abutting common tract.
- **b.** Off-street parking spaces for residential uses shall be at least 8.5 feet wide by 18 feet deep, or 8 feet wide by 24 feet long for parallel parking spaces.
- **c.** Tandem (end-to-end) parking is allowed only for individual units.

A.5. Open Spaces

Intent: To provide an enhanced pedestrian experience by creating a network of privately provided and maintained public spaces, courtyards, and other gathering spaces. To provide private open spaces for buildings that create opportunities for private enjoyment of the outdoors.

Applicable Downtown Design Principles:

A. Provide a Vibrant Mix of Uses
C. Create a Vibrant Public Realm
D. Create Strong Connections between Plan Districts and Sub-Districts
E. Incorporate Sustainability
F. Provide Context Sensitivity

Figure 4.1152(A)(5). Residents have access to both shared and private open space areas.

DESIGN GUIDELINES

All Development

G1. Publicly Accessible Open Space. Publicly accessible open spaces shall:

- **a.** Be accessible during the hours pedestrians are typically present.
- **b.** Include directly accessible building entrances in close proximity to the space.
- **c.** Publicly accessible spaces can be located between a building and the sidewalk when direct connections between the building and the sidewalk are maintained.

Continued on following page.

DESIGN STANDARDS

All Development

S1. Publicly Accessible Open Space. When incorporated into a development, publicly accessible open spaces shall:

- **a.** Be publicly accessible during daylight hours.
- **b.** Provide a building entrance located within 40 feet of the open space.
- **c.** Provide accessible and direct pedestrian access to the abutting building if located between a building and a sidewalk.
- **d.** Have dimensions of no less than 20 feet in width and depth.
- **e.** Except for institutional uses, individual street-facing publicly accessible open spaces shall not exceed 2,000 square feet.
- **f.** Publicly accessible spaces shall be accessible at grade adjacent to the sidewalk to promote physical and visual connection to the street. Portions of publicly accessible spaces such as plazas may be above or below grade to accommodate a variety of outdoor gathering spaces.

Continued on following page.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

All Development, Continued

G1. *Continued*

d. The dimensions of outdoor spaces shall be sufficient to encourage and support usage and activity. They shall be proportioned and designed to be comfortable for human activity and social interaction – standing, sitting, talking.

e. Publicly accessible open spaces, except for institutional uses, shall not be sized greater than expected pedestrian activity would support.

f. Publicly accessible open spaces shall be located at or near street grade to promote physical and visual connection to the street.

g. Publicly accessible spaces shall be flanked by uses that activate the space and complement street activity with elements such as shops, outdoor cafes, and vendors within the space.

DESIGN STANDARDS

All Development, Continued

S1. *Continued*

g. Except for institutional uses, publicly accessible open spaces located between a building and a sidewalk shall be abutted on at least one side by one or more of the following:

i. Commercial uses, such as retail shops, restaurants, offices, or services with their windows and doors fronting on the space;

ii. A shared residential entry; or

iii. Live-work units with their entries facing the space.

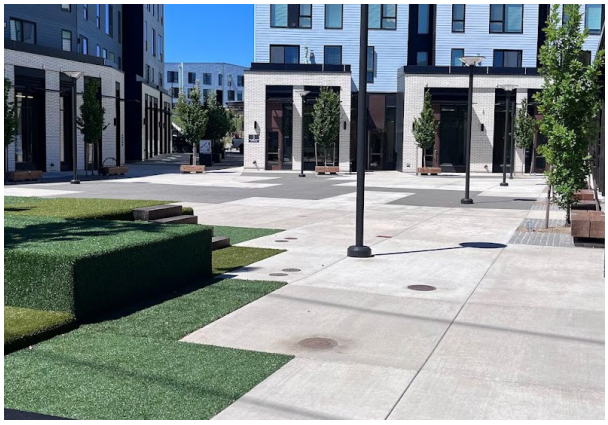


Figure 4.1152(A)(5)(S1)(g). A publicly accessible open space includes direct pedestrian access to abutting buildings.

Figure 4.1152(A)(5)(S1)(f). Publicly accessible open space includes level pavement and seating.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

All Development, Continued

G2. Publicly Accessible Open Space Improvements. Publicly accessible open spaces shall be designed with strategies and features that encourage activity within the space.

- **a.** Include a variety of landscape materials, including canopy trees for shade and ornamental trees and other plantings for visual interest and aesthetics.
- **b.** Spaces shall provide accessible paths with clear and level paving.
- **c.** Spaces shall provide areas for gathering and seating,
- **d.** Design spaces with safety in mind: on-site plazas shall promote visibility from the street and provide pedestrian scaled lighting to enhance nighttime security.
- **e.** Publicly accessible spaces shall incorporate features that advance sustainable principles, such as use of gray water, solar collection for powering pumps or lighting, rain gardens, pervious paving, containers for recycling, and benches made from recycled materials.

DESIGN STANDARDS

All Development, Continued

S2. Publicly Accessible Open Space Improvements. All publicly accessible open spaces shall incorporate, at a minimum, the following:

- **a.** At least 30 percent of the area shall be planted with trees, shrubs, groundcover, and perennial landscape plantings.
- **b.** At least 30 percent of the area shall be hardscaped with decorative pavers that meet accessibility standards.
- **c.** At least one bench or seating unit for each 200 square feet of area (seating may be grouped into benches or ledges).
- **d.** Pedestrian scaled lighting fixtures no taller than 18 feet.
- **e.** At least one of the following sustainability elements:
  - **i.** Rain gardens
  - **ii.** A green wall
  - **iii.** Solar powered lights or equipment
  - **iv.** Pervious paving
  - **v.** At least 20 percent of trees, 20 percent of shrubs, and 20 percent of groundcover plants shall be food-producing perennial species
  - **vi.** Benches made from recycled materials.

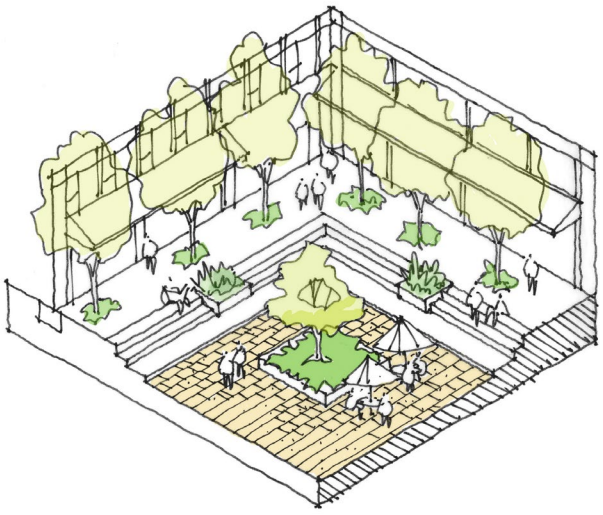


Figure 4.1152(A)(5)(S2). Diagram of a publicly accessible open space concept.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

Commercial

G3. Publicly Accessible Open Space Area. Well-defined, publicly accessible open spaces are critical to the public realm and shall be provided in association with large developments. The total amount of publicly accessible open spaces shall relate to the size of the overall development.

Multi-Family, not including Townhouse Style

G4. Shared Open Space. Adequate, usable shared open space shall be provided for multi-family developments which creates a place for residents to gather for recreation, entertainment, or enjoyment of a high-quality outdoor space. Shared open space shall be of sufficient size and dimensions to provide usable space which encourages social interaction among users. Shared open space may be active or passive spaces, with a portion of the space provided indoors in spaces designed for resident use.

DESIGN STANDARDS

Commercial

S3. Publicly Accessible Open Space Area. Sites larger than 20,000 square feet with new floor area for commercial uses (not including industrial or institutional uses) greater than 5,000 square feet shall provide a publicly accessible open space of a size no less than 8 percent of all ground floor commercial space on site, or 1,000 square feet, whichever is less.

Multi-Family, not including Townhouse Style

S4. Shared Open Space.

a. Shared Open Space shall be provided in the following quantities:

i. For sites 20,000 square feet and greater in gross site area, a minimum of 4 percent of the gross site area but not less than 1,000 square feet shall be shared open space.

ii. For sites less than 20,000 square feet in gross site area, a minimum of 4 percent of the gross site area but not less than 500 square feet shall be shared open space.

Continued on following page

Figure 4.1152(A)(5)(S4). Shared open space provided for multi-family development allows for gathering and recreation.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

Multi-Family, not including Townhouse Style, Continued

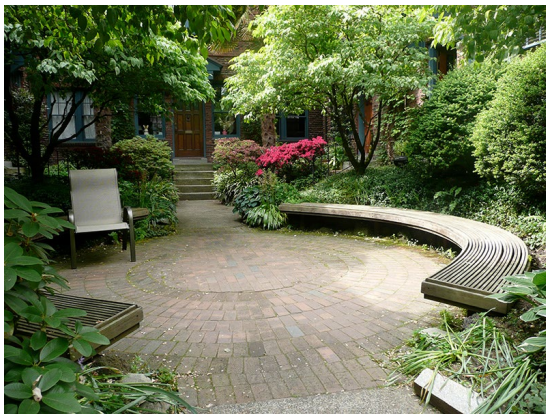


Figure 4.1152(A)(5)(S4)(c). A shared open space area shall have minimum dimensions of 20 feet by 20 feet.

Figure 4.1152(A)(5)(S4)(b). A gathering space, such as a courtyard, may include seating and sustainable elements.

DESIGN STANDARDS

Multi-Family, not including Townhouse Style, Continued

S4. *Continued*

b. A shared open space may be any of the following or a combination of the following: recreational facilities such as tennis, racquetball, and basketball courts; recreation building (not including office space); swimming pools and spas; gathering spaces such as courtyards, roof decks, gazebos, picnic, and barbecue areas; gardens; preserved natural areas; lawns; dual use areas (such as a basketball court that doubles as a loading space); children's play areas; dog parks; tenant gyms; and game rooms/libraries.

c. The minimum dimensions for any shared open space shall be 20 feet in length and in width.

d. The shared open space may not be within any buffer or required setback area unless the open space includes preserved natural areas. In addition, the areas for shared open space and required publicly accessible open space on a site shall not overlap but may be abutting.

e. All residents of the development shall have on-going access to open space amenities and facilities, when located on different parcels.

f. For sites 20,000 square feet and greater, a maximum of 20 percent of the required shared open space square footage may be located in indoor recreation and amenity areas accessible to building occupants. Indoor recreation and amenity areas include lounges, fitness rooms, sports courts, co-working spaces, game rooms, and greenhouses. Lobbies and other publicly accessible areas shall not count toward fulfilling the shared open space standard. When provided as a portion of the required shared open space, indoor recreation and amenity areas shall meet the following standards:

Continued on following page.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

Multi-Family, not including Townhouse Style, Continued

G5. Outdoor Private Space. Adequate outdoor private space shall be provided for the residents of multi-family residential units to provide for outdoor rest and recreation, entertainment, scenic amenities, or exterior space for people to gather. Each outdoor private space shall be of sufficient size and dimensions to provide usable, private, or semi-private outdoor space. Screening of the space from the public realm and from adjacent dwellings shall be provided to offer tenants privacy.

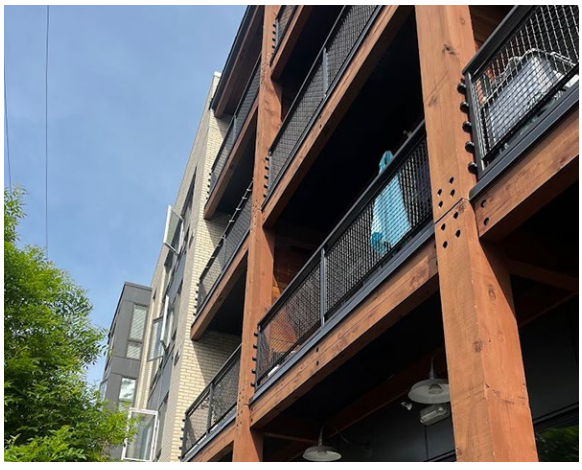


Figure 4.1152(A)(5)(S5). Balconies are provided as outdoor private space for tenants.

DESIGN STANDARDS

Multi-Family, not including Townhouse Style, Continued

S4. *Continued*

- **i.** The minimum area of any single indoor area shall be 400 square feet, with no dimension being less than 20 feet. The indoor area shall have a minimum height of 9 feet, as measured from the top of floor to the lowest structural element of the ceiling.
- **ii.** At least one wall of the indoor area shall be an exterior building wall. A minimum of 25 percent of the exterior walls enclosing the indoor area shall be clear glazing.

S5. Outdoor Private Space. Attached and directly accessible outdoor private space of no less than 64 square feet in area shall be provided for all dwelling units. (Elderly housing developments need not comply with this requirement). All or a portion of the required square footage of outdoor private spaces may be added and incorporated into the required shared open space as long as the total outdoor areas provided meet the combined minimum size requirements.

- **a.** Each unit's outdoor private space must be able to fit a 5-foot by 6-foot rectangle inside of it .
- **b.** Ground level dwelling units. Required outdoor private space may be located at the primary entrance for ground level units. Screening shall be installed to provide privacy between abutting units. Privacy screening that is located between the private open space and the street right-of-way shall not exceed 4 feet in height and must be consistent with standard **4.1152(A)(5)(S7)** for visibility of common areas and streets.
- **c.** Dwelling units above ground level. The outdoor private space shall provide privacy walls, screens, or fences from adjacent units.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

Multi-Family, not including Townhouse Style, Continued

G6. Children's Play Area. Children's play areas shall be designed to promote safety, creative play, and exercise and shall be adequately sized for the number and types of units in the development.

- **a. and b.** Play areas shall be proportional to the size of the development size.
- **c.** The design of play areas shall promote a variety of play activities through inclusion of multiple types of play structures and equipment. Areas for younger children may be separated from areas for older children.
- **d.** Play areas shall be conveniently located where they are accessible and visible from numerous units, and to avoid negative impacts on neighboring properties.
- **e.** Play areas shall be designed for safety, limiting opportunities where children and vehicular traffic may come into contact
- **f.** Play areas shall be designed for accessibility and should avoid loose or uneven surfaces where possible.

DESIGN STANDARDS

Multi-Family, not including Townhouse Style, Continued

S6. Children's Play Area. A minimum of 50 percent of the minimum required shared open space (per standard **4.1152(A)(5)(S4)**) shall be a children's play area. (Developments with less than five units, Elderly Housing developments, and Residential Facilities need not comply with the children's play area requirement but shall provide the specified shared open space required per standard **4.1152(A)(5)(S4)**).

- **a.** For sites 20,000 square feet and greater in gross site area, the minimum dimensions for any children's play area shall be 20 feet in length and width and be a minimum of 500 square feet in size.
- **b.** For sites less than 20,000 square feet in gross site area, the minimum dimensions for any children's play area shall be 12 feet in length and width and be a minimum of 250 square feet in size.
- **c.** The children's play area shall have a minimum of four of the following types of play equipment: a swing structure with at least three swings; a slide; a jungle gym or climbing structure; a permanent sand box; natural play elements including boulders, logs, and turf mounds; or other children's play equipment approved for use in a public playground. Required play equipment may or may not be attached to the primary play structure. Equipment must be manufactured to ASTM International (formerly known as American Society for Testing and Materials) F1487-11, or most current standards or other comparable standards applicable to public playground equipment.
- **d.** The children's play area shall be outside of the required building setbacks and buffer areas.
- **e.** Each children's play area must be enclosed along any perimeter that is within 10 feet of a street, alley, property line, or parking area. The children's play area(s) shall be enclosed by one or a combination of any of the following: a 2.5-foot to 3-foot-high wall, planter, decorative fence; or by 18-inch-high benches or seats.
- **f.** Outdoor play area surfaces shall primarily be rubber tiles or natural or synthetic turf, with limited use of wood chips or similar loose material.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

Multi-Family, not including Townhouse Style, Continued

G7. Visibility of Common Areas and Streets. Communal gathering areas shall be in a location that provides for community surveillance and access control. The front doors and windows shall be oriented to the street that the dwelling faces, or to a central courtyard, and shall maximize visual surveillance of the entry area and street frontage.

DESIGN STANDARDS

Multi-Family, not including Townhouse Style, Continued

S7. Visibility of Common Areas and Streets. Common areas and street frontages shall be visible from 50 percent of the units that face them, as determined by **subsection (b)**, below.

a. Common areas include, but are not limited to, shared and publicly accessible open spaces including children's play areas; laundry and recreation buildings; pools and other recreation facilities; internal walkways; and parking areas.

b. A unit meets this criterion when at least one window of a frequently used room, such as a kitchen, living room, dining room, or bedroom (but, for example, not a garage, bathroom, or storage area) faces the common area or street frontage.

Figure 4.1152(A)(5)(S6). A children's play area includes multiple types of play equipment and structures, with a rubber turf surface.

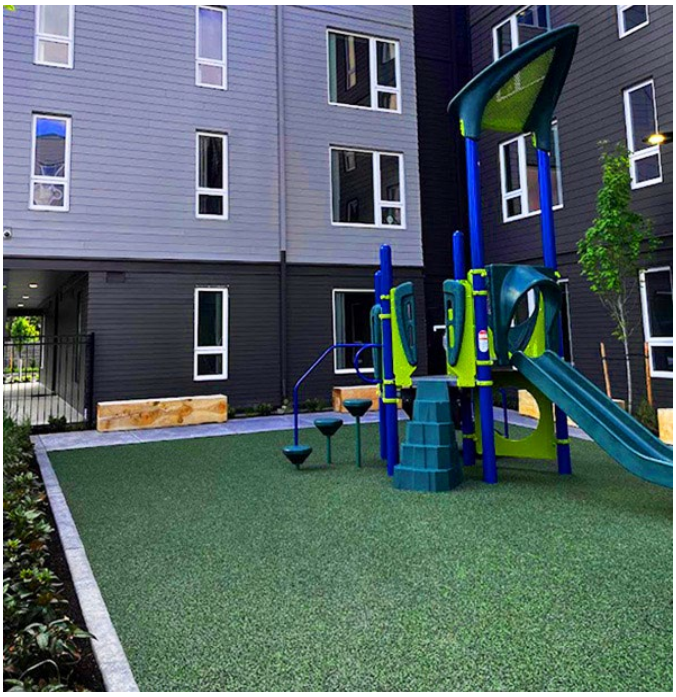


Figure 4.1152(A)(5)(S7). A children's play area is located to be visible from at least 50 percent of the units that face it.

A.5. Open Spaces, Continued

DESIGN GUIDELINES

Townhouse Style

G8. Open Space for Townhouse Style. Adequate private open space shall be provided for each unit to provide for outdoor recreation, entertainment, scenic amenity, or exterior space for people to gather, and to maintain a feeling of livability and to not encourage crowding.

- **a.** Each open space area shall be of sufficient size and dimensions to provide usable, private, or semi-private outdoor space.
- **b.** Paved areas shall be limited to provide areas for landscaping, water infiltration, and to reduce impacts from heat islands.

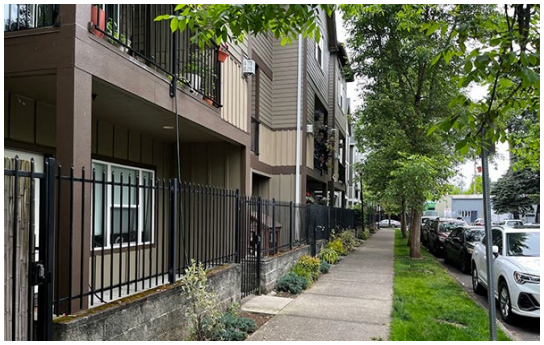


Figure 4.1152(A)(5)(S8). Townhouse-style units are provided open space with balconies and patios.

Townhouse

G9. Open Space - Townhouse. Adequate, usable shared open space shall be provided for developments that provide a place for residents to gather for recreation, entertainment, or enjoyment of a high-quality outdoor space.

DESIGN STANDARDS

Townhouse Style

S8. Open Space for Townhouse Style. A minimum of 15 percent of the gross lot area of the development shall be included as outdoor open space.

- **a.** Areas counting toward the open space requirement shall include one or more of the following:
  - **i.** An attached and directly accessible porch or balcony. The porch or balcony shall be covered, have a railing, and be 64 square feet or larger with minimum dimensions of 6 feet in each direction.
  - **ii.** An attached and directly accessible landscaped yard space of 100 square feet or larger with minimum dimensions of 8 feet in each direction.
  - **iii.** Preserved natural areas.
  - **iv.** A shared children's play area with minimum dimensions of 12 feet in length and width and meeting the standards of **Section 4.1152(A)(5)(S6)(c)** through **(S6)(f).**
  - **v.** Shared open space as described in **Section 4.1152(A)(5)(S4)(b)**, with minimum dimensions of 12 feet in length and width.
  - **vi.** A combination of the spaces listed above.
- **b.** No more than 50 percent of the required open space area shall be covered in hardscaping such as internal walkways, patios, porches, and decorative pavers.

Townhouse

S9. Open Space - Townhouse. For development sites that are 2.5 acres or larger, neighborhood amenities shall be provided pursuant to **Section 7.0451** – Neighborhood Amenities.

A.6. Landscaping

Intent: To utilize landscape features to improve the appearance of Downtown sites, provide opportunities for stormwater management, provide opportunities for shading to reduce the temperature difference between developed and undeveloped areas, and to create comfortable places for residents that are amendable to social activity.

Applicable Downtown Design Principles:

A. Provide a Vibrant Mix of Uses
B. Promote Excellence in Design
C. Create a Vibrant Public Realm
E. Incorporate Sustainability
F. Context Sensitivity

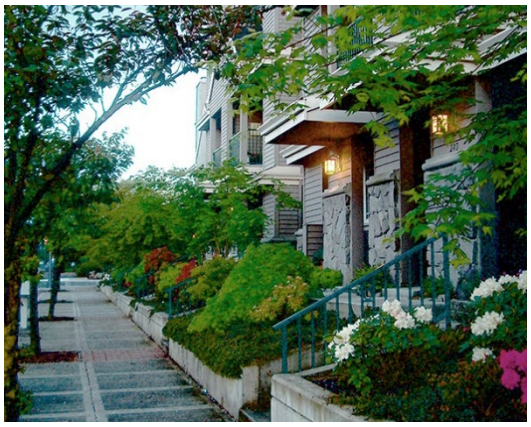


Figure 4.1152(A)(6). Utilize landscape to enhance the appearance of new developments and support sustainability.

DESIGN GUIDELINES

All Development

G1. Licensed Design Professional. The landscape plan shall be created by a licensed design professional such as a Landscape Architect, Architect, or Civil Engineer.

G2. Site Landscape Trees. The landscape plan shall provide sufficient vegetation, including trees on the interior of the site, to create an attractive site and healthy tree canopy for the City.

Continued on following page.

DESIGN STANDARDS

All Development

S1. Licensed Design Professional. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development.

S2. Site Landscape Trees. Site trees are required at a rate of 1 tree per 3,000 square feet of gross site area. Buffer, setback, drive, and parking lot tree requirements may count toward the site tree requirement. See also **Section 9.1000**.

a. Site trees must be capable of a height of 25 feet.
b. Existing regulated Major trees may be counted as two required site trees. Existing trees to be counted toward this requirement must be confirmed to be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist.
c. New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G2. *Continued.*

- **a.** Landscaping that offers variety in scale, color, and interest shall be provided using canopy trees, shrubs, perennials, ornamental grasses, groundcovers, and annuals. Ornamental trees and other similar species may be permitted where larger sized trees are not appropriate.
- **b.** Where feasible, existing, healthy trees shall be retained and incorporated into landscape plans. Landscaping requirements may be adjusted to accommodate the retention of existing trees.
- **c.** Trees shall be secured upon installation to avoid toppling and damage from strong winds.

G3. Plant Sizes. The landscape plan shall be designed to provide a mature appearance at installation.

Figure 4.1152(A)(6)(S3). At time of planting, plant sizes shall have a mature appearance.

DESIGN STANDARDS

All Development, Continued

Figure 4.1152(A)(6)(S2). Site trees provide shade and visual interest.

S3. Plant Sizes. All landscaping shall be planted at sizes no less than the following (measurements shall be taken based on the American Standard for Nursery Stock ANSI standards):

- **a.** Deciduous canopy trees shall be a minimum of 2.5 inches caliper size and shall be balled and burlapped or container stock.
- **b.** Deciduous ornamental trees shall be a minimum of 2.0 inches caliper size and shall be balled and burlapped or container stock.
- **c.** Evergreen trees shall be a minimum of 6 feet in height and shall be balled and burlapped or container stock.
- **d.** Evergreen and deciduous shrubs, with the exception of dwarf shrubs such as boxwood, must be a minimum of 24 inches high from finished grade and a minimum of 1 gallon size at planting.

Continued on following page.

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S3. *Continued.* **e.** Ferns shall be a minimum of 16 inches high from finished grade and 1 gallon in size. **f.** Perennials shall be a minimum of 1 gallon size. **g.** Ground covers shall be well rooted in either flats or a minimum of 1-gallon pots.
G4. Parking Area Landscaping. Parking areas shall include landscaping of sufficient quantity and size in order to minimize the visual impact of the parking area, provide opportunities for stormwater management, and reduce the heat island effect of the area. **a.** Landscaping in and abutting the parking area may count toward fulfilling the required landscape percentage. **b.** Parking lot islands, strips, entries, and perimeter areas shall be planted with a variety of types of live plant material appropriate for the space they are planted. **c.** Plant materials shall be protected from damage by autos. **d.** Canopy (shade) trees shall be planted at sufficient quantities and spacing to shade the parking lot pavement and support a healthy tree canopy for the City.	**S4.** Parking Area Landscaping. The minimum percentage of auto parking area landscaping shall be 10 percent of the total hardscape parking area, including driveways and aisles. **a.** Landscaped areas counting toward this requirement shall include parking area perimeter buffers, landscaped islands or strips, major landscape divisions, landscaping on internal streets, and all other landscaped areas that are located within 10 feet of parking modules or stalls. **b.** A minimum of 70 percent of all parking landscaped areas shall be planted with trees, shrubs, and continuous ground cover (lawn, low evergreen shrubs or evergreen ground cover). Landscaped areas which include stormwater infiltration areas shall utilize appropriate plant materials. **c.** All parking area landscaping shall be designed to ensure autos do not make contact with plant materials, utilizing overhang distances no less than 2 feet when abutting shrubs or 3 feet when abutting trees. Wheel stops may be used in place of overhang distances. **d.** A minimum of one parking lot tree shall be planted for every nine parking stalls in the parking area. Required trees in the parking area shall be selected from the City's Recommended Parking Lot Tree list. **e.** Parking area entries shall include a landscaped strip with trees from the City's parking lot tree list at spacing no greater than 30 feet. **f.** Evergreen ground cover shall cover planting areas not occupied by tree trunks or shrubs or utilized for stormwater infiltration.
Continued on following page.	*Continued on following page.*

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G4. *Continued*

e. Additional landscaping, including trees, shall be provided at the parking area entries, enhancing the appearance of highly visible areas and screening parking areas from public rights-of-way.

f. Landscaping materials used should be sufficient to cover planting areas year-round.

g. Parking areas shall include internal landscape islands and/or rows to allow for stormwater infiltration, to screen the parking area from surrounding rights-of-way, and to allow for placement of trees to increase hardscape shading to reduce impacts from the heat island effect.

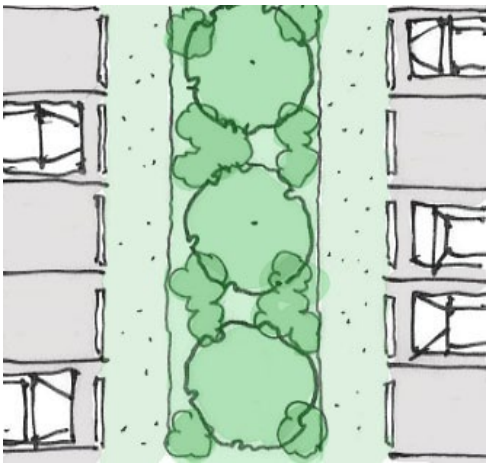


Figure 4.1152(A)(6)(S4)(c). Parking areas are designed to prevent vehicle contact with shrubs and trees.

DESIGN STANDARDS

All Development, Continued

S4. *Continued*

g. Developments shall utilize a series of landscaped islands and/or interior landscape strips between parking modules.

i. Landscaped islands shall be present within the parking area at the end of parking rows and locations along the length of the rows with an average spacing no greater than one landscaped island every twelve spaces. Additional islands or interior landscaped strips may be required to meet the parking area landscape standards.

ii. Landscaped islands shall have a width of no less than 9 feet including 6-inch curbs on both sides and have a minimum length equal to that of adjacent parking stalls less 1 foot.

iii. Interior landscaped strips located between parking modules shall have a width of at least 6 feet including 6 inch curbs. Trees shall be planted on landscape strips at spacing no greater than 30 feet on center.

iv. Minor landscaped islands may be placed between required landscaped islands to increase canopy coverage and landscaping within the parking area. Each minor landscaped island shall include one planted tree and be no less than 6 feet on each side and may be rotated to integrate with compact parking stalls.

Figure 4.1152(A)(6)(S4)(b). A minimum of 70 percent of the parking lot landscape area is planted with live plant material.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G5. Perimeter Parking Lot Landscaping. Perimeter Screening applies to all new developments. Adequate space shall be provided for landscaping and walls/fences to screen parking areas.

- **a.** Although parking lots are to be located behind buildings or within structures, there may be conditions where parking lots are visible from streets, alleys or walkways. Screening shall be used to obscure this visibility and soften the relationship between public places and large paved areas for vehicles.
- **b.** Screening methods for parking lots shall use vegetation and or walls, along with landscaping.
- **c.** In DCC, low screening that helps reduce the appearance of gaps in the street wall shall be provided for parking lots near streets.
- **d.** Screening shall incorporate high-quality materials.

DESIGN STANDARDS

All Development, Continued

S5. Perimeter Parking Lot Landscaping. Perimeter screening applies to all new developments. Surface auto parking (including maneuvering areas) shall not be closer than 8 feet to the right-of-way, to accommodate perimeter screening.

- **a.** Parking Area/Building Buffer. Parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by a 5-foot planting bed of trees, shrubs and groundcover, or a pedestrian walkway subject to **Section 4.1152(A)(3)(S2)**.
- **b.** Landscaping/Screening Along a Public Right-of-Way. All surface auto parking lots shall provide perimeter lot landscaping where parking, maneuvering, or loading areas abut (within 25 feet) a public right-of-way (except alleys and accessways). Surface parking lots shall be screened to a height of 30 to 42 inches using one or more of the following:
  - **i.** A combination of evergreen and deciduous shrubs spaced no more than 3 feet apart planted in planting strip at least 5 feet wide. The height shall be met at installation.
  - **ii.** A masonry wall clad with brick or tile.
  - **iii.** A wrought iron or similar metal fence.
  - **iv.** A combination of a masonry wall and metal fencing
- **c.** In DCC, for surface auto parking lot screening, a brick, stone, or other masonry wall 30 to 42 inches in height, shall be built at the back edge of the sidewalk. Landscape material (including trees and shrubs) shall be placed behind the wall.
- **d.** Chain link fencing, plain metal bars, concrete block, or plywood are not permitted for screening materials.

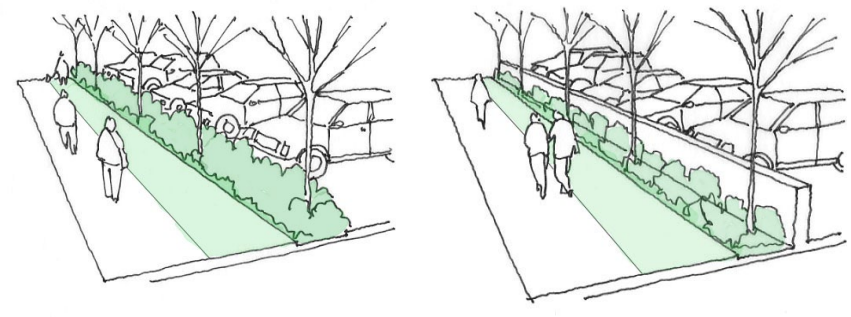


Figure 4.1152(A)(6)(S5)(b)(i) and (ii). Landscaping and screening along the street.

A.6. Landscaping, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
G6. Drought Resistant Plantings. Drought resistant landscaping shall be incorporated into the landscape design in a manner that contributes to a reduction in the irrigation water needed.	**S6.** Drought Resistant Plantings. A minimum of 20 percent of landscape plantings shall be a drought-resistance species.
G7. Irrigation. The landscape plan shall document how plans will be properly watered to ensure their viability.	**S7.** Irrigation. All landscaped areas shall be irrigated by an underground system, unless a licensed landscape architect submits written verification that the proposed planting materials do not require irrigation.
G8. Hardscape Shading. Hardscapes shall be shaded as a means of reducing energy costs (heat island effect), improving stormwater management, and improving the overall aesthetic quality of the built environment.	**S8.** Hardscape shading. After 5 years from occupancy, a minimum of 30 percent of on-site hardscape area shall be shaded. Determination shall be based upon expected growth of the selected trees and shall be calculated at noon on the summer solstice. Hardscape shading from buildings and structures such as carports or pergolas may be counted toward the total shading requirement.
G9. Water Conservation. Landscape and stormwater practices and strategies that reduce water use shall be included in all developments.	**S9.** Water Conservation. Water conservation and treatment shall be promoted through a minimum of two of the following: **a.** The irrigation system shall incorporate a rain sensor. **b.** The irrigation system shall incorporate a drip irrigation system. **c.** On-site stormwater facilities that are designed in accordance with the Stormwater Management Manual. **d.** Art elements, fountains, or other water features that use rainwater to activate on-site open space(s). **e.** Permeable pavement used for at least 40 percent of all site hardscape.

Figure 4.1152(A)(6)(S8). Canopy trees provide shading of on-site hardscape, reducing impacts from heat.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G10. Landscape Maintenance. The **4.1152(A)(6)(S10)** standard shall be met.

DESIGN STANDARDS

All Development, Continued

S10. Landscape Maintenance. Compliance with the following criteria is required:

a. Inspections. A City representative will perform a final landscape inspection to ensure that the landscaping demonstrates equivalent compliance with the approved landscape plan upon completion of the project and before issuance of a Temporary or Final Certificate of Occupancy, following a request from the developer. The inspection time period is from March 1 to November 15. If an inspection is requested between November 16 and the last day of February and the landscaping is not complete, or if the applicant requests a Temporary Certificate of Occupancy to occupy one or more buildings on site prior to the landscaping being completed, a financial guarantee shall be provided. This will be based on 110 percent of the estimated cost of plant materials and labor for the total landscape plan as indicated in a landscape cost estimate. Beginning March 1, the Applicant has 180 days to complete the items or the City will cash in the amount being held and finish the landscape job.

b. Establishment Period. The establishment period for the plant material guarantee will begin at the Final Certificate of Occupancy inspection approval and extend to two years from that date. All plantings shall be properly planted as to be in a healthy, growing condition at commencement of the establishment period. At the end of the establishment period, any plantings that are 20 percent dead or greater shall be replaced.

c. Maintenance:

i. Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris.

Continued on following page.

A.6. Landscaping, Continued

DESIGN GUIDELINES

All Development, Continued

G10. Landscape Maintenance. The **4.1152(A)(6)(S10)** standard shall be met.

Figure 4.1152(A)(6)(S11). Landscaping in setbacks and planters can count toward commercial landscaping requirements.

Commercial, Institutional, and Industrial

G11. Site Landscaping. Site shall utilize a range of landscape materials, such as trees, evergreen shrubs, groundcovers and seasonal flowers, in sufficient quantity to provide for shade, color, and visual interest on site.

DESIGN STANDARDS

All Development, Continued

S10. *Continued*

ii. To insure proper maintenance and as a condition of Final Site Plan approval, the property owner shall enter into and record with the City a Landscape Maintenance Agreement or include such provisions as part of the developer's agreement or deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the procedure, authority and finance for City cure of breaches by the responsible entity. Such instrument shall also include:

- **a.** Provisions that all unhealthy and dead material shall be replaced within one year, or the next appropriate planting period, whichever occurs first.
- **b.** All landscaped areas shall be provided with an automatic and operating irrigation system.
- **c.** Tree stakes, guy wires and tree wrap are to be removed after one winter season.
- **d.** Plantings shall be guaranteed for two years after the Final Certificate of Occupancy inspection approval.

iii. Responsibility and Certificates of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining landscaping per the approved final landscape plan as specified in this Section.

Commercial, Institutional, and Industrial

S11. Site Landscaping. A minimum of 15 percent of the net site area shall be landscaped. All landscaped setback areas, buffers, landscaped open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas may be credited toward the minimum landscape standard. Up to 5 percent of the required landscape area may be paved walkways or hardscape in open space areas.

A.6. Landscaping, Continued

DESIGN GUIDELINES

Multi-Family

G12. Site Landscaping. The use of hardscape and turf lawn shall be minimized except within open play areas within multi-family developments.

Multi-Family and Townhouse

G13. Fencing. High quality and decorative fence or wall materials may be used to provide privacy and security, delineating between public and private areas for residential development.

Figure 4.1152(A)(6)(S13). A fence in the front yard, with a landscape strip behind the sidewalk.

G14. Driveway Landscaping. Landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide separation and rainwater infiltration opportunities.

DESIGN STANDARDS

Multi-Family

S12. Site Landscaping. For multi-family development, not including townhouse style, a minimum of 15 percent of the net site area shall be landscaped. All landscaped setback areas, buffers, landscaped open spaces, eco-roofs, vegetated stormwater facilities, preserved natural areas, and planter areas may be credited toward the minimum landscape standard. Up to 5 percent of the required landscape area may be paved walks or hardscape in shared or publicly accessible open space areas.

Multi-Family and Townhouse

S13. Fencing. Fences or walls shall not exceed 4 feet in height when located in a required front setback (the fence may exceed 4 feet beyond the maximum front setback) and shall comply with Clear Vision Area standards (per **Section 9.0200**). A minimum 1.5-foot landscape strip shall be placed between the fence or wall and the abutting sidewalk.

a. One entry gateway, trellis, or arbor is permitted in the required front setback of each lot. The structure shall not exceed 10 feet in height, with a maximum depth and width of 6 feet.

Figure 4.1152(A)(6)(S13). An arbor over a walkway entry to a site.

S14. Driveway Landscaping. Landscaping, including trees, shrubs, or ground cover, shall be utilized in the space between driveways that have not been ganged together.

A.6. Landscaping, Continued

DESIGN GUIDELINES

Additional Standards for Townhouse

G15. Site Landscaping. Developments shall support a healthy tree canopy by placing trees in private and shared open space areas. Grouping of trees into limited areas on the site shall be avoided.

DESIGN STANDARDS

Additional Standards for Townhouse

S15. Site Landscaping. One tree per 3,000 square feet of gross lot area of the townhouse project shall be provided in shared or private open space areas.

- **a.** Other required site trees such as buffer and setback trees may count towards this requirement. Street trees shall not count toward this requirement.
- **b.** Site trees shall not be a species identified as invasive by the City or County and are recommended to be selected from the City's approved street tree or parking lot tree lists.
- **c.** Deciduous canopy trees shall be a minimum of 1.5-inch in caliper at time of planting. Evergreen trees shall be a minimum of 6 feet in height at time of planting. Ornamental trees shall be a minimum of 1.5-inch in caliper size at time of planting.
- **d.** Existing, healthy trees maintained on site shall count towards this requirement.
- **e.** New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.

A.7. Site Lighting

Intent: To create a safe and attractive environment by incorporating lighting to highlight architectural elements and illuminate accessible pathways, open space, and entries. Lighting is designed to limit night-sky pollution and spill over onto abutting properties.

Applicable Downtown Design Principles:

B. Create a Unique and Exciting Public Realm
F. Context Sensitivity
I. Increase Transportation Accessibility

Figure 4.1152(A)(7). Lighting helps to create a safe and inviting built environment.

TABLE 4.1152(A)(7): SITE ILLUMINATION VALUES

Area of Illumination	Illumination Level (Foot-Candles)[1]
Primary Internal Drives	1.0 minimum with an average of 3.5
Parking Areas	0.5 minimum
Loading and Unloading Areas	0.5 minimum
Open Spaces	0.5 minimum with an average of 1.5
Walkways	0.5 minimum with an average of 1.5
Building Entrances – Frequent Use	1.0 minimum with an average of 3.5
Building Entrances – Infrequent Use	1.0 minimum with an average of 2.0

Table 4.1152(A)(7)Notes:
1. See **4.1152(A)(7)(S1)(d).**

DESIGN GUIDELINES

All Development

G1. Illumination. The site shall be designed to achieve uniform illumination levels with a minimum glare to adjacent properties in order to create a comfortable and safe environment.

DESIGN STANDARDS

All Development

S1. Illumination. The following areas shall be illuminated during the hours of darkness: primary internal drives, parking areas, loading and unloading areas, open spaces, pedestrian walkways, and building entries.

a. The illumination levels listed in **Table 4.1152(A)(7)** shall act as minimum standards for all exterior lighting.

b. Maximum average lighting will be governed by the six to-one ratio (6:1) of maximum average to minimum illumination (per **Table 4.1152(A)(7)**) of the surface being lit.

Continued on following page.

A.7. Site Lighting, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development, Continued	**All Development, Continued**
	S1. *Continued.* **c.** Maximum illumination at a property line adjacent to a residential use shall not exceed 0.5 foot-candles. Maximum illumination at a property line adjacent to a non-residential use shall not exceed 1.0 foot-candle. **d.** Average foot-candles shall be the average amount of light at 3-foot height above a surface as determined using a photometric plan with 3-foot grid spot foot-candle readings.
G2. Light Spill. Lighting fixtures shall not create unnecessary upward directed illumination that contributes to skyglow, nor create negative impacts on surrounding properties or unnecessary glare within the site. The standard may be waived or altered when appropriate decorative fixtures are proposed (e.g. use of decorative uplighting to illuminate the underside of a canopy or columns on a facade, where a canopy or roof projection restricts the projection of the light into the night sky, or bollards).	**S2.** Light Spill. Developments shall use full cut-off lighting fixtures to avoid off-site lighting, night sky pollution, and shining lights into residential units. **a.** Fixtures shall have a cut-off angle of 90 degrees as measured perpendicular to the ground. **b.** No direct light source shall be visible at the property line.
	 **Figure 4.1152(A)(7)(S3).** Light fixtures around an entry include vandalism and weather-resistant covers.
G3. Light Fixtures. Lighting fixtures in pedestrian areas shall be appropriately scaled and placed to contribute to a cohesive and visually pleasing environment.	**S3.** Light Fixtures. Light fixtures shall not exceed 25 feet in height. **a.** Weather- and vandalism-resistant covers shall protect lighting devices.

B.1. Building Massing and Articulation

Intent: To improve the appearance and reduce the visual scale of large buildings by interrupting long expanses of walls.

Applicable Downtown Design Principles:

E. Incorporate Sustainability
F. Context Sensitivity
G. Preserve and Enhance Historic Character
H. Create Appropriate Transitions in Height, Bulk and Scale

Figure 4.1152(B)(1). Buildings utilize design strategies to break up large masses.

Existing Development: Renovations of existing buildings with footprints over 30,000 square feet that add 5,000 square feet of footprint or greater shall have no less than two masses. Renovations that do not change the existing building footprint are exempt from standards specified in Building Massing.

New additions to buildings designated as historic on the City of Gresham's Historic and Cultural Landmarks List shall be complementary and a separate distinct mass from the existing building.

DESIGN GUIDELINES

All Development

G1. Building Massing. Buildings shall be designed with distinct volumes that create visual interest, emphasize wall depth, relate to the building design, and reflect a human scale within the built environment.

G2. Building Scale in DMU. Developments shall employ design strategies and incorporate architectural elements that reinforce the Downtown core's unique and positive qualities; in particular, compatible design shall respect the scale and massing of adjacent buildings.

DESIGN STANDARDS

All Development

S1. Building Massing. Individual wall planes on street facing facades shall not exceed 1,500 square feet of wall area before a massing articulation of at least 1 foot in depth for a minimum of 6 feet in length is provided.

S2. Building Scale in DMU. In DMU, developments shall have a 45-foot height limit within 50 feet of sub-districts that have a maximum height limit of 45 feet or less.

B.1. Building Massing and Articulation, Continued

DESIGN GUIDELINES

All Development, Continued

G3. Building Scale in DCC. New development should integrate with the scale of its surroundings by employing appropriate height and massing transitions to adjacent buildings.

Commercial, Industrial, and Institutional

G4. Quantity of Masses. The quantity of masses required shall be sufficient to add interest, reduce perceived bulkiness, and to integrate with the scale of smaller buildings on abutting properties.

G5. Massing. Buildings that front the public realm shall avoid long, monotonous, uninterrupted walls. Volumes shall reinforce a human scale, so pedestrians do not feel dwarfed by the building.

DESIGN STANDARDS

All Development, Continued

S3. Building Scale in DCC. In DCC, buildings shall provide a step back of at least 6 feet for all floors above 35 feet.

Commercial, Industrial, and Institutional

S4. Quantity of Masses. Building shall have a quantity of masses that correspond to the footprint size:

- **a.** Buildings with footprints of 30,000 square feet or less may consist of one mass or building volume.
- **b.** Building with footprints greater than 30,000 square feet shall be comprised of at least two masses or building volumes.

S5. Massing. Long walls shall incorporate structural exterior wall offsets, projections, and/or recesses. A minimum of 12 inches in horizontal variation shall be used at intervals of 50 feet or less along the full height of the structure's primary facade.

Figure 4.1152(B)(1)(S4). Larger buildings include multiple masses to break up the façade.

Figure 4.1152(B)(1)(S5). The primary façade is broken up through changes in massing and projections.

B.1. Building Massing and Articulation, Continued

DESIGN GUIDELINES

Commercial, Industrial, and Institutional, Continued

G6. Framing Streets and Public Spaces. Buildings shall utilize building masses to frame and define streets and public spaces, establishing more prominence at these locations.

G7. Colonnades. Buildings on the north side of Third between Main and Kelly are encouraged to have a colonnade feature on the first floor of the building. Where used, colonnades shall be integrated into the overall design of the building, featuring similar or complementary materials, articulation, and spacing of structural elements. Walkways beneath arcades shall be of sufficient width to accommodate anticipated pedestrian traffic, and of sufficient height to allow daylighting of the walkway and facades behind it.

DESIGN STANDARDS

Commercial, Industrial, and Institutional, Continued

S6. Framing Streets and Public Spaces. To frame the street and public spaces:

- **a.** One-story buildings (or portions of buildings) shall have a front facade elevation of at least 15 feet, including roof forms, for at least 60 percent of the facade length.
- **b.** When the building is on the corner of two streets, the tallest mass shall be within the setback zone of the primary street (between the minimum and maximum required setbacks) or at the corner.

S7. Colonnades. When proposed, colonnades constructed shall have a minimum depth of 10 feet from the back of the curb to the building face. Colonnade ceilings shall be at least 16 feet tall.

Buildings with colonnades may exceed the maximum building setback to achieve the minimum colonnade depth. The square footage under the colonnade may count toward the building square footage in calculating whether the project meets the minimum floor area ratio standard.

Figure 4.1152(B)(1)(S6). One-story buildings have a minimum height of 15 feet to create prominence and to frame the street.

B.1. Building Massing and Articulation, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial, and Institutional, Continued	**Commercial, Industrial, and Institutional, Continued**
G8. Ground Floor Height. Commercial, industrial, and institutional spaces shall have adequate first-floor heights to convey the existence of commercial or institutional space on the ground floor and provide a comfortable, leasable retail, service or working environment with opportunities for light to enter the space from the street.	**S8.** Ground Floor Height. Commercial, industrial, and institutional ground-floor heights shall be a minimum of 12 feet from the top of the floor to the lowest structural element of the ceiling.
Townhouse and Townhouse Style	**Townhouse and Townhouse Style**
G9. Building Length. Building lengths shall be broken up to limit the apparent mass of townhouse development and enhance pedestrian connections through the site.	**S9.** Building Length. No building row of contiguous dwellings (in one structure) shall exceed 8 townhouse or townhouse style units in continuous building length. An exception to this is courtyard ("U" shaped) development where no unbroken (i.e. continuous) section of the "U" shall exceed 8 units. Courtyard developments may also include multiple buildings that create a courtyard effect as long as individual building lengths do not exceed 8 units.
G10. Offset Units. Offset dwelling units to provide a sense of pedestrian scale and building articulation.	**S10.** Offset Units. For buildings with 4 or more contiguous townhouse or townhouse style units in length, offset every two dwelling units from the next dwelling unit by a minimum 2 feet in exterior wall offset. The offset shall be for the full height of the building.

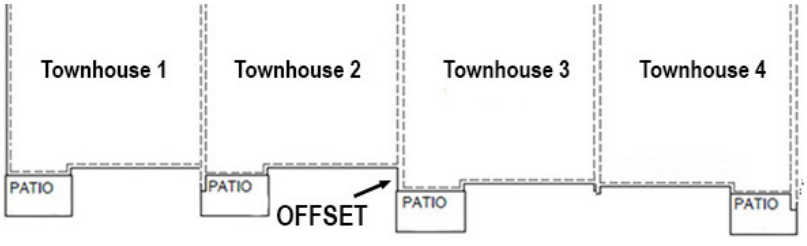


Figure 4.1152(B)(1)(S10). Townhouse units 1 & 2 are offset from the abutting townhouse units by a minimum of 2 feet.

B.2. Roof and Parapets

Intent: To break up the overall massing of the roof, enhance the quality and character of the building, and support sustainable architectural design.

Applicable Downtown Design Principles:

B. Promote Excellence in Design
E. Incorporate Sustainability
F. Context Sensitivity
H. Create Appropriate Transitions in Height, Bulk and Scale

Figure 4.1152(B)(2). Articulation in the roof design can enhance the overall appearance of the building.

DESIGN GUIDELINES

All Development (including Townhouse)

G1. Roof Form.

- **a.** **and b.** Roofs shall be expressed in a visually interesting manner that complement the composition of the building and the surrounding area.
- **c.** **d., and e.** Parapets shall not be excessively tall and dominate the façade or create an obviously false appearance. Parapet extensions may be used to highlight focal points of the building.

DESIGN STANDARDS

All Development (including Townhouse)

S1. Roof Form.

- **a.** Roof forms may be flat or sloped. All flat roofs (slopes 2:12 or less) shall include a design element around the edge of the roof such as trim, variation in brick coursing, a projecting cornice, projecting parapet, or roof overhang.
- **b.** Cornices shall have a maximum projection of 2 feet.
- **c.** Parapets must be a minimum 3 feet in height with a maximum 2-foot projection.
- **d.** False storefront parapets, larger than 15 percent of the height of the supporting wall, are not permitted.
- **e.** In order to establish depth at the roof line, when parapets are used to increase the height of specific building wall sections, the parapet shall extend into the depth of the building no less than twice the distance of the increase in height, as measured from the point of intersection with the lower parapet or roof if no parapet is present.

B.2. Roof and Parapets, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
All Development (including Townhouse), Continued	**All Development (including Townhouse), Continued**
G2. Sloped Roofs. Features shall be present on visibly sloped roof surfaces to reduce the visual scale of these surfaces and provide interest along their length.	**S2.** Sloped Roofs. Sloping roofs (slopes greater than 2:12) shall include at least two of the following design elements: **a.** Slope of at least 4:12 **b.** Two or more slope pitches, with one of at least 4:12 **c.** Overhanging eaves extending at least 1 foot beyond the supporting wall **d.** Acceptable sloping roofs include gable, hipped, shed, and butterfly roof forms
G3. Heat Island Reduction. Buildings with low-sloped roofs shall use design strategies to minimize heat islands and reduce energy usage associated with solar gain attributed to the roof surface.	**S3.** Heat Island Reduction. All low-sloped (pitches ≤ 2:12) roof surfaces, exclusive of space dedicated to mechanical systems, vegetated roof surfaces or solar panels, shall utilize a "white roof" with a Solar Reflectance Index (SRI) of 78 or greater.

Figure 4.1152(B)(2)(S2). A townhouse building uses several strategies to create visual interest in the roof line, and to highlight units.

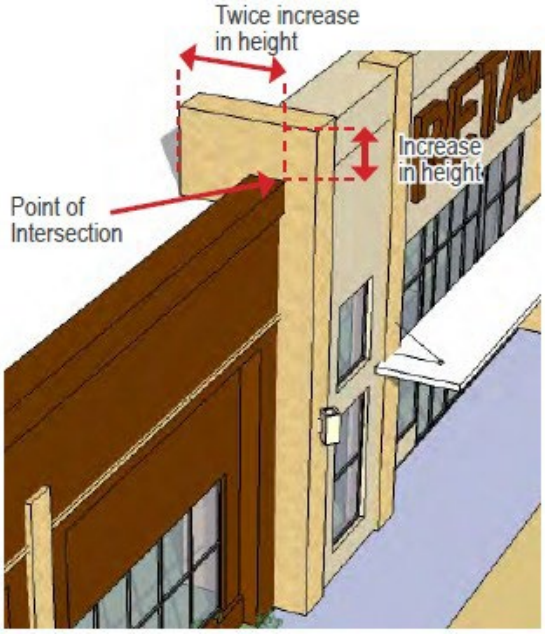


Figure 4.1152(B)(2)(S1)(e). Diagram demonstrating the requirement for parapet depths.

B.3. Entries

Intent: To design and orient building entrances that readily inform people of their access and use. A main lobby entrance serves a different purpose than a storefront entrance to a shop, and these differences should be reinforced in their design. However, all public and prominent entrances should add character, identity and interest along the street.

Applicable Downtown Design Principles:

A. Provide a Vibrant Mix of Uses
B. Promote Excellence in Design
C. Create a Vibrant Public Realm
D. Create Strong Connections between Plan Districts and Sub-Districts

Figure 4.1152(B)(3). Entries are highlighted, adding character and providing wayfinding.

Existing Development: When existing building entries are renovated and require a permit, the buildings shall comply with entry standards. If the building exterior is not changed and the entry feature does not include a change in form, these entry standards shall not be required.

DESIGN GUIDELINES

Commercial, Industrial, and Institutional

G1. Entry Orientation. All buildings shall be oriented toward and accessed from the street. If a building has frontage on more than one street, it shall be oriented and designed to provide reasonable pedestrian access along the most active street frontages. Buildings shall address transit facilities.

G2. Commercial Entries. The primary (front) building façade and main entry of commercial buildings shall be well-marked, articulated and oriented to and facing the primary public street.

DESIGN STANDARDS

Commercial, Industrial, and Institutional

S1. Entry Orientation. Buildings shall provide a primary entry at the sidewalk level on its primary street frontage. The primary street shall be the street of highest functional classification. Where a building abuts two or more streets of equal classification, the applicant may determine the primary street frontage for purposes of the entry location.

For mixed-use buildings, at least one commercial, institutional, or industrial use shall provide an entrance on the primary frontage. A corner door, such as one at a 45-degree angle to the primary street, qualifies as being an entrance “on the primary frontage.”

S2. Commercial Entries. Buildings designed for commercial uses shall be designed to encourage multi-tenant occupancy and walk-in traffic at the street level. The following shall be incorporated in the design of street level facades:

Continued on following page

B.3. Entries, Continued

DESIGN GUIDELINES

Commercial, Industrial, and Institutional, Continued

G3. Change in Form. Entries shall include a change in form of sufficient dimension to visually distinguish the entry from the remainder of the building façade.

G4. Prominent Entries. Entries shall include design features and strategies which highlight these areas of the facade. Primary building entries shall be more visually prominent than individual storefront entries.

Figure 4.1152(B)(3)S3) and (S4). A commercial entry is made prominent through changes in building form, use of materials, planters and distinct pavement coloring.

DESIGN STANDARDS

Commercial, Industrial, and Institutional, Continued

S2. *Continued.*

- **a.** Building entrances shall not be located at intervals of more than 75 feet along the elevation facing the primary street.
- **b.** For corner lots, buildings on the corner shall place an entry within 10 feet of the building corner.

S3. Change in Form. Building entries shall include a change in building form from adjacent façade sections with a change in depth of at least 12 inches. This may include recessed building entries, changes in mass or smaller changes in wall plane.

S4. Prominent Entries. Primary building entries shall include two of the following features:

- **a.** Oversized entry door(s) of a minimum height of 8 feet.
- **b.** Change in material, color, texture, pattern or articulation at the entry.
- **c.** A structural canopy extending a minimum of 5 feet from the façade. The canopy shall not encroach into the right-of-way.
- **d.** Change in roof or canopy form above the primary entry location, such as, but not limited to, a curved, straight or sloped design.
- **e.** Light fixtures flanking both sides of the door.
- **f.** Distinct and decorative stone, masonry or tile paving pattern on the adjacent entry private sidewalk section. The size and design of the paving pattern shall correspond to the geometry established in the entry feature.
- **g.** An entry courtyard of a minimum dimension of 100 square feet with year-round site furnishings such as benches, tables, and sitting areas.
- **h.** Planters (in-ground or above ground) with year-round landscaping framing the entry.
- **i.** Glazing (e.g., sidelights, transom windows) framing the entry.

B.3. Entries, Continued

DESIGN GUIDELINES

Multi-Family

G5. Entry Orientation. Buildings shall be located with the primary facade and entries oriented to the street or a street-facing open space such as a courtyard.

Figure 4.1152(B)(3)(S5)(a). Ground floor units abutting the street, open to the sidewalk.

Figure 4.1152(B)(3)(S5)(d). A shared entry faces the street.

DESIGN STANDARDS

Multi-Family

S5. Entry Orientation. Buildings abutting a street shall be accessed from and have entries oriented to the street. For the purpose of this standard, "abutting a street" means that a façade is located between the minimum and maximum front or street-side setbacks.

- **a.** The primary entry or entries for all ground-floor units abutting the street shall open directly onto the street, not to the interior of the site or to a parking lot. Secondary entrances may face parking lots or other interior site areas. The primary entry for dwellings with frontage on both a public street and an alley shall be oriented to the street, not to the alley.
- **b.** For buildings with a central courtyard space opening to the street, the primary entry or entries for all ground-floor units abutting the street or courtyard shall open directly to the street or onto the courtyard. Secondary entrances may face parking lots or other interior site areas. Secondary entrances facing the street shall present the same finished appearance as the front and shall not include rear patios or sliding glass doors.
- **c.** Where a building is on a corner lot that fronts two abutting streets, a dwelling unit at the corner of the building needs to have its primary entry oriented to a minimum of one of the streets.
- **d.** The shared entry to a building shall be oriented toward the street or a courtyard which the building faces. When part of a mixed-use building, residential and other non-retail commercial uses shall have a distinct entry that is not shared with a commercial use.
- **e.** Residential amenity buildings, such as recreation or community centers, which abut a street shall provide an entry facing the street.

B.3. Entries, Continued

DESIGN GUIDELINES

Multi-Family, Continued

G6. Prominent Entries. Primary entries shall be visually prominent and receive architectural emphasis. Primary entries shall be highlighted and visible from the street. Secondary entries shall compliment the primary entries and be less prominent than the primary entries.

Figure 4.1152(B)(3)(S6). To create prominence, a shared multi-family entry is elevated and recessed, and includes shrubs, trees, and ground cover between the entry and sidewalk.

DESIGN STANDARDS

Multi-Family, Continued

S6. Prominent Entries.

a. Primary exterior individual unit entries that face the street shall be highlighted by incorporating a minimum of two of the following elements.

Primary shared entrances, such as those for apartment style buildings with interior unit entries, shall be highlighted by incorporating a minimum of three of the following elements.

- **i.** Corner entries.
- **ii.** Recessed entry (minimum of 12 inches from the surrounding wall plane).
- **iii.** Projecting entries (minimum of 12 inches from the surrounding wall plane), including porches, canopies, and articulated lintels above the doorway.
- **iv.** Pilasters or columns supporting and/or framing the entrance.
- **v.** Elevated entries (a minimum of 6 inches) with transparent railing on stairways that are compatible with the architecture.
- **vi.** Glazing (e.g., sidelights, transom windows) framing the entry.
- **vii.** An entry courtyard a minimum of 40 square feet. The courtyard shall provide year-round site furnishings such as seating, landscape features, and pedestrian scaled lighting.
- **viii.** Landscape treatment, including at least one tree as well as ground cover and shrubs, that connects the public realm to the private realm and meets applicable landscaping standards in **Section 4.1151(A)(6).**
- **ix.** Landscape feature, such as a trellis, arbor, water feature, or walkway paving that is differentiated from other paving in terms of material, color, pattern, or texture.
- **x.** Year-round site furnishings, including benches, tables, and sitting areas.

b. Secondary entrances (either shared or for individual units) facing the street shall not include rear patios or sliding glass doors.

B.3. Entries, Continued

DESIGN GUIDELINES

Multi-Family, Continued

G7. Entry Patios. Ground-level entry patios shall be screened from the street.

G8. Exterior Building Entries.

- **a.** Visual emphasis shall be placed on building facades, with corridors and stairs incorporated inside the building or minimized.
- **b.** To promote tenant safety, multi-family building entries shall incorporate transparent elements to allow residents to view in and out before opening doors.

G9. Visual Access. Sufficient visual access to the site and adjacent pedestrian circulation routes shall be provided through balcony and stair railings to ensure safety and surveillance of those areas.

DESIGN STANDARDS

Multi-Family, Continued

S7. Entry Patios. Entry patios are not permitted for ground-floor units facing the street, unless landscaped screening, a privacy fence, or wall (or combination of the above) is provided at a height of 36 inches to 48 inches, on all open sides of the patio.

S8. Exterior Building Entries.

- **a.** When visible from the street or primary internal drive, exterior corridors and stairs, and egress-only doorways are not permitted. Entry stairs leading to a building or unit entrance is permitted.
- **b.** Building entries, including those that access the parking area, shall include transparent glass that allows users to look out prior to exiting the building.

Figure 4.1152(B)(3)(S7). Entry patios facing the street shall be screened.

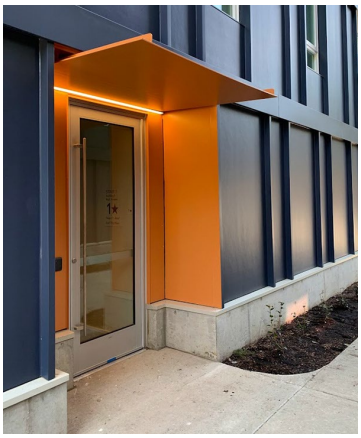


Figure 4.1152(B)(3)(S8)(b). Entries include glass allowing users to look out before exiting the building.

S9. Visual Access. The area of the railings on exterior stairs, balconies, and landings shall be a minimum of 50 percent transparent.

B.3. Entries, Continued

DESIGN GUIDELINES

Multi-Family, Continued

G10. Sense of Privacy. Provide a transitional design feature or features between public spaces and residential spaces at the ground floor to provide a sense of privacy for the residents and distinguish between the public and private realms.

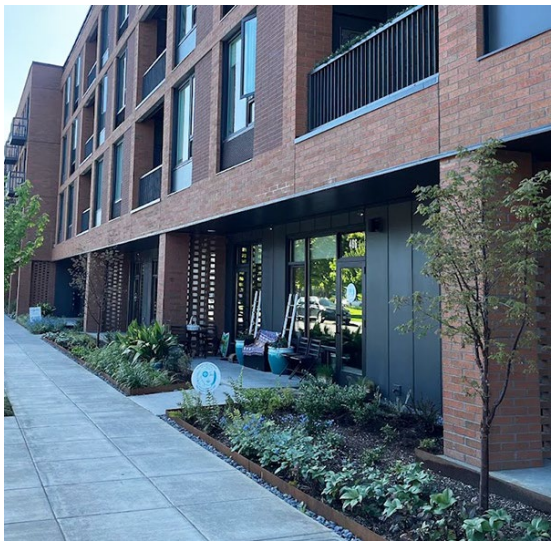


Figure 4.1152(B)(3)(S10). Landscaped setbacks provide a transition between the public and private realm.

Townhouse

G11. Ground-Floor Unit Entries. Individual ground-floor unit entrances shall be visible from the street or from a street-facing open space such as a courtyard.

DESIGN STANDARDS

Multi-Family, Continued

S10. Sense of Privacy. Where a ground floor residential unit fronts, and accesses the street, at least one of the following elements shall be incorporated:

- **a.** Elevated entries (a minimum of 6 inches above sidewalk grade) with transparent railing on stairways.
- **b.** Landscape treatment 5 to 15 feet in depth between the unit and the right-of-way for 60 percent of the setback area.
- **c.** A covered entry porch with a floor area of at least 40 square feet.
- **d.** Metal or wood fencing or a stone wall between the front of the building and the right-of-way. Fencing or the stone wall shall not exceed 4 feet in height and shall include a minimum of 18 inches of landscaping between the fence or wall and the street-facing sidewalk. There shall also be a minimum separation between the building and the fence or wall of 5 feet.
- **e.** Provide raised planter(s) between 18 inches and 30 inches in height and 4 feet in depth as measured from the point of the planter nearest the front property line. The planter(s) shall occupy at least 50 percent of the frontage of each unit and be planted with perennial landscaping.

Townhouse

S11. Ground-Floor Unit Entries. Each unit abutting the street or a central courtyard space shall have an entrance oriented to the street or to the central courtyard. Secondary entrances may face parking lots or other interior site areas. Secondary entrances facing the street right of way shall present the same finished appearance as the front and shall not include rear patios or sliding glass doors.

B.4. Façade Composition and Ground Level Details

Intent: To establish a set of contextually responsive, clear and pleasing set of proportions that will contribute to a coherent building design and promote architectural excellence within the Downtown. Long sections of blank walls are discouraged. To reinforce the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing the street.

Applicable Downtown Design Principles:

A. Provide a Vibrant Mix of Uses
B. Promote Excellence in Design
C. Create a Vibrant Public Realm
D. Create Strong Connections between Plan Districts and Sub-Districts
E. Incorporate Sustainability
F. Context Sensitivity
G. Preserve and Enhance Historic Character

Figure 4.1152(B)(4). Long sections of walls are broken up with repeating design elements.

Existing Development: Existing Buildings. Renovations that modify the exterior building facades and require a permit shall follow the standards in **Section 4.1152(B)(4)**.

DESIGN GUIDELINES

All Development

G1. Functional Features. Mechanical equipment such as individual through wall units, and exterior functional features such as vents and downspouts, shall not detract from building architecture and façade composition and shall be designed to minimize their visibility. Equipment shall not project beyond the adjacent finished wall plane. Equipment and exterior functional features shall be visually minimized, screened, and/or integrated into the building's overall architectural design, façade composition, and detailing.

DESIGN STANDARDS

All Development

S1. Functional Features. Through-wall heating and cooling equipment such as Packaged Terminal Air Conditioners and Package Terminal Heat Pumps, and functional features such as vents and downspouts, shall be screened or integrated into the facade design.

Functional features shall be painted to match the façade they are attached to. Screening such as louvers or perforated panels for through-wall heating and cooling equipment shall be flush with the surrounding façade or integrated into window systems for individual units. Functional features shall be entirely located on non-street facing facades or located in facade recesses or returns when placed on street facing facades.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES

All Development, Continued

G2. Equipment Screening. The **4.1152(B)(4)(S2)** standard shall be met. To minimize visual clutter, utilities shall be screened from the public realm and the internal public or private areas.

Figure 4.1152(B)(4)(S1). PTACs and vents are integrated into the building façade and window systems to appear as part of the overall design.

Figure 4.1152(B)(4)(S2)(d). Ground level utilities are screened by landscaping.

DESIGN STANDARDS

All Development, Continued

S2. Equipment Screening. Mechanical, electrical, and communication equipment and components shall be screened so they are not visible from streets at ground level and other street level public places, including alleys.

a. Equipment shall be screened in a manner that is consistent with the architectural character (material, pattern, and color) of the building.

b. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as metal louver panels and walls. Sight line studies shall be required to demonstrate adequate screening of rooftop equipment. The study shall demonstrate sightlines from across the abutting street(s), as viewed from the public sidewalk, at a height of 6 feet above grade.

c. Roof-top solar equipment that is installed parallel to a pitched roof or no greater than 18 inches from parallel to a flat roof, that does not exceed the peak height of the roof, and that does not increase the footprint of the building, is exempt from the screening requirements above, unless otherwise required as specified by the solar energy standards in **Section 4.1134** and **Section 10.0900**.

d. Ground level utilities such as transformers, heating and cooling, electric meters, and other utility equipment shall not be located within 5 feet of primary entrances and shall be screened with evergreen landscape materials of a height and spacing at time of planting that will screen the equipment, or with fencing that is opaque and screens the equipment.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES

All Development, Continued

G3. Building Sustainability. Developments shall utilize strategies that reduce water and energy usage attributed to building development, building use, and the transportation of building users while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate "best practices" such as LEED™ for Neighborhood Development or equivalent to conserve natural resources, reduce carbon emissions, and promote interaction between residents.

Figure 4.1152(B)(4)(S3)(d). A green roof helps reduce energy costs for the building and provide treatment for stormwater.

DESIGN STANDARDS

All Development, Continued

S3. Building Sustainability. A minimum of two of the following shall be used:

- **a.** Orient the long axis of the building(s) east and west, with unobstructed solar access to the south wall and roof.
- **b.** Locate the windows to take advantage of passive solar collection and include architectural shading devices (such as window overhangs) that reduce summer heat gain while encouraging passive solar heating in the winter.
- **c.** Include solar energy panels on the roof of the building, garage or carport that generate at a minimum 10 percent of the typical energy usage for the building in renewable energy. The typical energy model for the building shall be determined by referencing the LEED™ or Earth Advantage standards. Solar panels shall be integrated into the building design or shall be screened from view at street level with materials that are consistent with the building design and yet do not interfere with the purpose of the solar panels.
- **d.** Plant a vegetated eco-roof on top of the building(s) and/or carport(s) that covers 20 percent of the footprint for all new buildings.
- **e.** Include a minimum of 20 percent of building materials that contain, in aggregate, a minimum weighted average of 20 percent post-consumer recycled content materials such as aluminum, glass, or recycled paper.
- **f.** Include a minimum of 5 percent of the building materials that consist of rapidly renewable materials which include materials that can be planted and harvested within 10 years.
- **g.** Include a minimum of 20 percent of wood based materials that are certified in accordance with the Forest Stewardship Council (FSC) and have been used in construction.
- **h.** For new buildings, install high-efficiency electric heat pumps for space cooling and water heating with a minimum Heating Seasonal Performance Factor of 10 and Coefficient of Performance of 3.5.
- **i.** Exceed Oregon Energy Code insulation requirements by a minimum of 10 percent.
- **j.** Provide Energy Star appliances, HVAC, and lighting for buildings and individual dwelling units in new developments.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES

All Development, Continued

G4. Building Base and Top. Differentiate between the base of the building and the top of the building to enhance the pedestrian realm. Base treatments shall be cohesive across facades and integrated with the architectural character of the building.

Figure 4.1152(B)(4)(S4)(a). A building demonstrates a base and top with changes in materials, fenestration design, and color that wrap all sides of the building.

Figure 4.1152(B)(4)(S4)(c). A landscape planter provides a base to a building.

DESIGN STANDARDS

All Development, Continued

S4. Building Base and Top. Except for single story structures, buildings facades shall include design elements which establish a base and top. Base and top treatments shall be cohesive across facades and integrated with the architectural character of the building.

a. Building bases shall consist of a change in the building facade and include a change in material, texture, pattern, ornamentation, or a change in depth no less than 4 inches. The required change in depth for bases may be reduced to 2 inches when they intersect other articulating features, such as pilasters, in order to provide visual distinction.

b. The base shall be a minimum height no less than 5 percent of the facade height, or 3 feet, whichever is greater, and shall not exceed 20 percent of the facade height. Multi-story buildings of three levels or more may have a building base equal to the wall area attributed to the first floor.

c. A landscape area at the base of the building with plant material at least 5 percent of the facade height, or 3 feet, whichever is greater, may count toward the building base requirement.

d. The base treatment shall be located on a majority of the length of each building facade and shall wrap all building corners visible from streets.

e. The top of the building shall be considered either the upper story or the top of the façade and shall have a distinct visual design from the base and middle of the building by material treatment, color, texture, or change in materials or roof or building form.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES

All Development, Continued

G5. Blank Walls. Use elements such as vegetation, artwork, trellis structures, architectural detailing, reveals and/or contrasting materials to provide visual interest on what otherwise would be blank walls. These shall be used in a manner consistent with other façade composition elements.

Figure 4.1152(B)(4)(S5)(c). A mural is provided on a large blank wall in Downtown.

DESIGN STANDARDS

All Development, Continued

S5. Blank Walls. Blank, windowless walls are not permitted when facing a street unless required by the Building Code. If a blank wall greater than 30 feet long is unavoidable, a minimum of one of the following shall be incorporated throughout the length of the blank wall:

- **a.** A trellis or trellises that cover 40 percent of the blank wall with vines planted that will grow vertically of sufficient density and height so that they provide significant coverage of the blank wall. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at the time of planting.
- **b.** Decorative tile work that covers at least 40 percent of the blank wall.
- **c.** Artwork, such as a mural, that covers at least 40 percent of the blank wall.
- **d.** Evergreen hedge with a minimum of 1 gallon size and 3 feet in height at planting every 3 feet on center for 80 percent of the blank wall length.
- **e.** Landscape screening incorporating sub-canopy/ornamental trees (trees that will be 25 feet or shorter at maturity) every 15 feet along the wall. The trees shall meet size requirements in **Section 4.1152(A)(6)**.

Figure 4.1152(B)(4)(S5)(d). An evergreen hedge covers an otherwise blank wall.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES

Commercial, Industrial, and Institutional

G6. Repeating Elements. Buildings shall create a rhythm of repeating elements that help establish continuity in the facade.

Figure 4.1152(B)(4)(S6)(a). A building utilizes pilasters along the façade on both street frontages.

G7. Complementary Architecture. In DCC, a cohesive and continuous building street wall, composed of a stock of well-built, "background" buildings is the backbone of a quality downtown. However, buildings striving to have a heightened civic or social function are encouraged to include more visually prominent and dramatic architectural elements.

Continued on following page.

DESIGN STANDARDS

Commercial, Industrial, and Institutional

S6. Repeating Elements. All facades shall establish a rhythm by repeating design elements at regular spacing along the length and/or height of the façade. All facades shall contain at least one of the following design features:

- **a.** Columns or pilasters with plinths at regular intervals no greater than 30 feet apart.
- **b.** Major vertical mullions of at least 6 inches in width, and larger than other mullions in the same window opening, on all-glass facades.
- **c.** Vertical reveals no less than 6 inches at regular intervals no greater than 30 feet.
- **d.** Belt courses above ground floor level and along the entire façade and wrapping all corners.
- **e.** Lintels or arches (including but not limited to flat, segmented and round arches) over the windows and doors.
- **f.** Changes in wall plane with a depth of at least 24 inches which respond to the building module. These changes in wall plane shall occur at intervals of not more than 50 feet on street facing facades; and not more than 100 feet on other facades.

S7. Complementary Architecture. In DCC, the architectural character of adjacent historic or noteworthy building(s) shall be complemented; however, imitation of historical styles is discouraged. New buildings shall accomplish this by taking visual cues from the immediate area and interpreting them in a contemporary manner. This includes:

- **a.** Establishing a base, middle, and top.
- **b.** Recessed windows on upper levels are required, per standard **4.1152(B)(5)(S6).**
- **c.** Horizontal datum lines, such as belt lines and cornices, shall line up with adjacent facades if applicable.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES

Commercial, Industrial, and Institutional, Continued

G7. *Continued.*

Consider retaining historically or architecturally significant buildings on a site through adaptive use. Rehabilitate and restore historically significant buildings on a site according to the Secretary of Interior's Section 106 Standards.

G8. Ground Level Elements. Street-facing facades shall have additional design elements at the street level to add interest, enhance the building appearance, establish greater depth in the facade and enliven the pedestrian realm.

Figure 4.1152(B)(4)(S7). New buildings shall take historic cues from abutting buildings in Downtown.

DESIGN STANDARDS

Commercial, Industrial, and Institutional, Continued

Figure 4.1152(B)(4)(S8). Ground levels may include features such as light sconces, transom windows, and canopies.

S8. Ground Level Elements. Ground-floor, street-facing facades shall incorporate at least two of the following:

- **a.** Medallions at regular intervals no greater than 30 feet.
- **b.** Transom windows above storefront windows and doors.
- **c.** Projecting sills, a minimum of 2 inches from the windowpane.
- **d.** Lintels or arches (including but not limited to flat, segmented and round arches) over windows and doors.
- **e.** Ornamental brick or tile work, such as a herringbone pattern, on a minimum of 5 percent of the ground level facade.
- **f.** Pedestrian-scaled lighting fixtures or wall mounted projecting lighting fixtures such as wall sconces at regular spacing no greater than 30 feet.
- **g.** Awnings, canopies or solar shades/ reflectors placed over windows, doors or outdoor spaces with a minimum projection of 4 feet.
- **h.** Outdoor seating area(s) enclosed by a fence, wall or landscaping at a height of 30 inches.
- **i.** Planter boxes, a minimum of 6 square feet, and not in an accessible pedestrian walk.
- **j.** Bulkheads for storefront windows, 1-2 feet from ground level.
- **k.** Vertical reveals no less than 6 inches at regular intervals no greater than 30 feet.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial, and Institutional, Continued	**Commercial, Industrial, and Institutional, Continued**
G9. Ground-Floor Elevation. Commercial, mixed-use and civic buildings shall be designed to allow easy access between public spaces and the building's interior.	**S9.** Ground-Floor Elevation. On facades facing streets, ground floor uses shall be predominantly at an elevation no more than 2 feet above or below the sidewalk elevation.
G10. Sustainability of Large Developments. Developments shall utilize strategies that reduce water and energy usage attributed to site and building development, building use, and the transportation of building users while not detracting from good site and building design. Healthy and sustainable communities shall be created that incorporate "best practices" such as LEED for Neighborhood Development to conserve natural resources, reduce carbon emissions and promote interaction between residents. Landscape practices and strategies that reduce wasteful water practices shall be included in all developments in a creative way.	**S10.** Sustainability of Large Developments. Developments with greater than 30,000 square feet of non-residential floor areas shall include a minimum of one of the following: **a.** A vegetated roof surface comprising a minimum of 30 percent of the roof area. **b.** Solar energy panels comprising a minimum of 20 percent of the total roof area of all new buildings. Solar panels shall be integrated into the building design or shall be screened from view at street level with materials that are consistent with the building design and yet do not interfere with the purpose of the solar panels (see solar energy standards in **Section 4.1134** and **Section 10.0900**). **c.** A system that collects rainwater from a minimum of 50 percent of the total roof area for reuse (e.g., site irrigation or gray water reuse); *Continued on following page.*

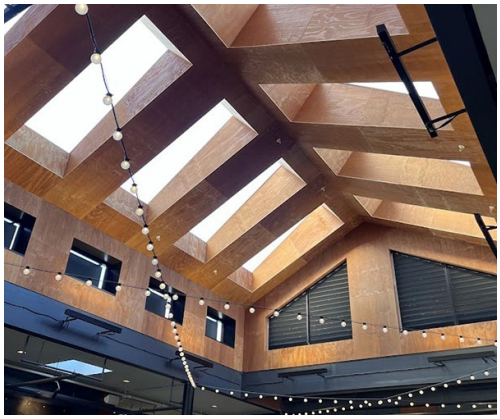


Figure 4.1152(B)(4)(S10)(d). Skylights are used to illuminate the interior of the building, reducing energy usage.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES

Commercial, Industrial, and Institutional, Continued

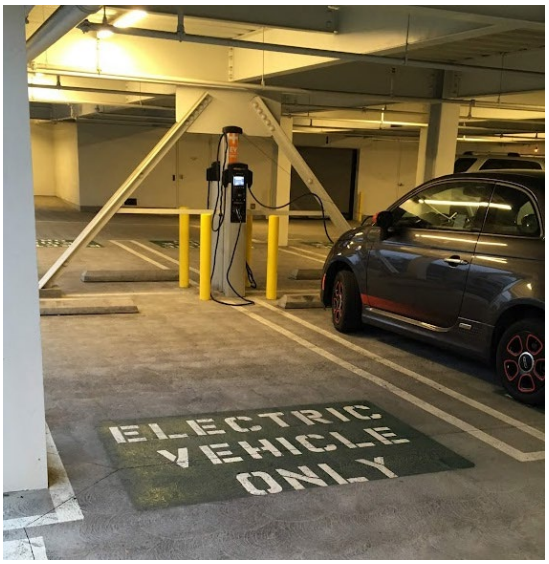


Figure 4.1152(B)(4)(S10)(e). EV charging stations are provided for customers and employees.

G11. Building Façade Transition. Adjacent building façades shall be compatible.

DESIGN STANDARDS

Commercial, Industrial, and Institutional, Continued

S10. *Continued.*

- **d.** Skylights or other daylighting system which illuminates 75 percent of the building floor area, with skylights occupying a minimum of 3 percent of the roof area with spacing between skylights not greater than 1.4 times the ceiling height.
- **e.** Provide a minimum of two electric vehicle (EV) charging ports.
- **f.** Source sustainable and local building materials from within 500 miles of the development site for no less than 20 percent of the total construction materials.
- **g.** Preserve no less than 50 percent of existing regulated trees on site (a minimum of 4 trees). Preserved trees must be healthy as determined by a consulting arborist, a qualified arborist, or a registered consulting arborist.
- **h.** Preserve all Natural Resource areas on-site, minimum one quarter acre.
- **i.** Provide an increase in site landscaping. The minimum required percentage of landscaping for a site, per standard **4.1152(A)(6)(S11)**, shall be increased to 20 percent.
- **j.** Provide additional hardscape shading. After 5 years, a minimum of 35 percent of hardscaped areas on site shall be shaded by trees and/or structures. Determination shall be based upon expected growth of the selected trees and calculated at noon on the summer solstice.
- **k.** Divert at least 75 percent of non-hazardous construction and demolition waste from landfills through recycling or reuse, as documented by a waste management plan submitted and approved prior to project completion.

S11. Building Façade Transition. Within a development, the building façades shall transition from one building face to an adjacent building face through the use of consistent materials, glazing and scale elements such as porches and decks. Architectural elements such as posts, beams and planting walls shall be scaled to reflect their function. Tacked-on faux architectural elements are prohibited.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial, and Institutional, Continued	**Commercial, Industrial, and Institutional, Continued**
G12. Outdoor Sales Areas. When present, outdoor sales areas shall be designed as a permanent and integral component of the primary structure. The outdoor sales enclosure structure shall be of a sufficient height to appear as an element of the adjacent building.	**S12.** Outdoor Sales Areas. Outdoor sales areas shall share at least one common wall with the building it is associated with. Outdoor Commercial uses as defined in **Section 3.0239**, are exempt from this standard. **a.** The outdoor sales area shall be enclosed by a decorative fence or wall or a greenhouse-type glazed structure. The enclosure shall be no less than the height of the finished ceiling of the first floor of the building it is associated with or 12 feet in height, whichever is less.
G13. Outdoor Storage Areas. Outdoor storage areas shall be enclosed and screened from view of public spaces through the use of attractive, pedestrian scaled elements such as landscaping or fencing.	**S13.** Outdoor Storage Areas. Outdoor storage areas visible from streets or public places shall be entirely screened by the employment of landscaping and/or fencing. Exceptions to this requirement include: new or used cars, cycles, and truck sales (but not including car parts or damaged vehicles); new or used boat sales; recreational vehicle sales; mobile homes sales; new or used large equipment sales or rentals; and florists and plant nurseries.
Multi-Family	**Multi-Family**
G14. Wall Planes. Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.	**S14.** Wall Planes. Street-facing elevations for buildings, not including townhouse style, shall be divided into wall planes that reflect living unit modules. Generally, wall planes over 750 square feet shall be divided into distinct planes. This can be achieved by: **a.** Incorporating elements such as porches or decks into the wall plane. **b.** Recessing the building a minimum of 2 feet over 6 feet in width. **c.** Extending an architectural bay a minimum of 2 feet from the primary street facing façade.
Townhouse and Townhouse Style	**Townhouse and Townhouse Style**
G15. Façade Treatments. Façade details shall be provided on all sides of a building that are not shared with another building.	**S15.** Façade Treatments. Facade treatments (such as exterior finish patterns, story lines/floor banding, trim, corner boards, and related items) shall be continued around all sides of the building.

B.4. Façade Composition and Ground Level Details, Continued

DESIGN GUIDELINES

Townhouse and Townhouse Style, Continued

G16. Architectural Elements. Provide variation in building form and detailing responding to individual units to convey a sense of residential scale. Provide a variety of compatible architectural elements to provide pedestrian scaled articulation to the residential units and avoid flat facades.

DESIGN STANDARDS

Townhouse and Townhouse Style, Continued

S16. Architectural Elements. Each unit shall include at least one of the following on at least one street-facing façade:

- **a.** A roof dormer a minimum of 4 feet in width.
- **b.** A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room.
- **c.** A bay window that extends from the facade a minimum of 2 feet.
- **d.** An offset of the facade of a minimum of 2 feet in depth, either from the neighboring townhouse or within the façade of a single townhouse.
- **e.** An entryway that is recessed a minimum of 3 feet.
- **f.** A covered entryway with a minimum depth of 4 feet.
- **g.** A covered porch or portico with a floor area of at least 40 square feet.

Figure 4.1152(B)(4)(S16)(d) and (f). Townhouse units include offsets and covered entryways.

Figure 4.1152(B)(4)(S16)(b). Townhouse units include balconies on the street facing façade.

B.5. Transparency

Intent: To create visual interest on building facades by providing views into active spaces, establishing visual connections between activities inside and out, daylighting and passive control of interior spaces.

Applicable Downtown Design Principles:

A. Provide a Vibrant Mix of Uses
C. Create a Vibrant Public Realm

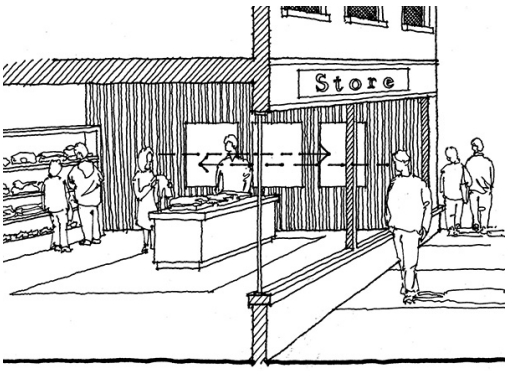


Figure 4.1152(B)(5). Visual connections between inside and outside are maintained with high levels of transparency.

Existing Development: Existing buildings with levels of transparency less than the amount specified shall not lessen the amount of transparency during renovations that require a permit if the exterior building façade is altered.

DESIGN GUIDELINES

All Development

G1. Window Transparency. Where transparency is required, windows shall allow high levels of visibility through window glazing into the buildings.

- **a.** Features used to satisfy transparency requirements shall remain transparent and add visual interest to the facade.
- **b.** Window shall be maintained free of items which significantly limit the visual connection between interior and exterior spaces.
- **c.** Design site features to ensure natural surveillance from the building to adjacent commonly used outdoor spaces.

DESIGN STANDARDS

All Development

S1. Window Transparency. To meet the clear, transparent glass requirement, glass shall have a Visible Transmittance value of 60 percent or greater.

- **a.** Where clear glass is required, the use of reflective, tinted, or spandrel glass shall not be permitted.
- **b.** Areas that are blocked by interior or exterior structural elements shall not count toward the clear glass requirement.
- **c.** For non-residential uses, required windows within the "pedestrian level transparency zone" (the area of the ground-floor facade between zero and 12 feet or the top of the first floor, whichever is higher) shall be maintained free of shelving, signage (including painted window signage), or other items that reduce visibility by more than 50 percent between the interior and exterior spaces.

B.5. Transparency, Continued

DESIGN GUIDELINES

All Development, Continued

G2. Street Level Transparency. Promote pedestrian-oriented uses with a high degree of transparency along the street. Uses shall be readily discernible to passers-by.

Figure 4.1152(B)(5)(S2)(1). At street level, buildings include a high level of transparency.

Figure 4.1152(B)(5)(S2)(2). At street level, buildings include a high level of transparency.

DESIGN STANDARDS

All Development, Continued

S2. Street Level Transparency. In each building, not including townhouse and townhouse style development, the pedestrian level transparency zone shall contain clear glass on facades visible from streets at the following percentages (by use and Street Type):

a. Urban Boulevard:
Multi-Family: 25 percent
Commercial, Industrial and Institutional: 50 percent
Live Work: 35 percent

b. Downtown Local:
Multi-Family: 25 percent
Commercial, Industrial and Institutional: 50 percent
Live Work: 35 percent

c. Unique Streets:

1. Beech (from 3rd to 7th St):
Multi-Family: 25 percent
Commercial, Industrial and Institutional: 50 percent
Live Work: 35 percent

2. Main Avenue (from Powell to 4th St):
All Development: 50 percent

3. Stanley Avenue:
Multi-Family: 25 percent
Commercial, Industrial and Institutional: 50 percent
Live Work: 35 percent

4. Cleveland Avenue:
Multi-Family: 25 percent
Commercial, Industrial and institutional: 50 percent
Live Work: 35 percent

d. No street type designation:
Multi-Family: 25 percent
Commercial, Industrial and Institutional: 40 percent
Live Work: 35 percent

Continued on following page

B.5. Transparency, Continued

DESIGN GUIDELINES

All Development, Continued

Figure 4.1152(B)(5)(S3). Windows on commercial uses provide minimum 4-inch recesses.

Commercial, Industrial, and Institutional

G3. Window Depth. Window recesses shall be sufficient to support façade articulation and provide surface relief, depth and shadow.

G4. Display Windows. Window features used to satisfy the transparency requirements shall be usable and provide visual interest along the façade.

DESIGN STANDARDS

All Development, Continued

S2. *Continued.*

e. Secondary Street facades. For Commercial, Institutional and Industrial uses with multiple street frontages, the pedestrian level transparency requirement for facades other than the primary street frontage identified above may be reduced by up to 25 percent. For example, where a commercial use must provide 50 percent transparency per the above standards, the 50 percent requirement will be required on the primary street frontage. The other street facing facades will be required to provide a minimum 25 percent transparency in the pedestrian transparency zone.

Commercial, Industrial, and Institutional

S3. Window Depth. Exterior windows shall be recessed a minimum of 4 inches as measured from the exterior most window frame element and the adjacent finish building plane.

a. For casement windows, the measurement of depth shall be from the operative window component, which typically sits proud of stationary window components.

S4. Display Windows. Display windows for merchandise (that do not provide views into the building interior) can satisfy the clear glass requirement if the display windows are at least 24 inches deep and can contain three-dimensional objects, such as product displays or mannequins.

B.5. Transparency, Continued

DESIGN GUIDELINES	DESIGN STANDARDS
Commercial, Industrial, and Institutional, Continued	**Commercial, Industrial, and Institutional, Continued**
G5. Upper Floor Windows. Upper-floor facades shall have adequate upper-floor glazing to ensure highly articulated facades and provide sufficient street surveillance.	**S5.** Upper Floor Windows. On the facade facing the primary street, upper floors shall provide a minimum of 25 percent glazing in the total area as measured above the first floor, excluding roof shapes such as gables.
Multi-Family, not including Townhouse Style	**Multi-Family, not including Townhouse Style**
G6. Upper Floor Windows. Windows shall be used to provide articulation, visual interest, and visibility onto the street.	**S6.** Upper Floor Windows. On facades facing streets, upper floors shall provide a minimum of 25 percent glazing in the total area as measured above the first floor, excluding roof shapes such as gables.

Figure 4.1152(B)(5)(S4). Display windows may count toward a portion of required commercial transparency.

Figure 4.1152(B)(5)(S6). Upper floors provide a minimum of 25 percent glazing over the façade area.

B.5. Transparency, Continued

DESIGN GUIDELINES

Multi-Family and Townhouse

G7. Window Depth. Windows and doors shall be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings.

G8. Energy Conservation. Buildings shall be designed to conserve energy.

Figure 4.1152(B)(5)(S8)(c). Sunshades are provided on south facing windows.

DESIGN STANDARDS

Multi-Family and Townhouse

S7. Window Depth. Exterior windows shall be recessed a minimum of 2 inches as measured from the exterior most window frame element and the adjacent finish building plane.

a. For casement windows, the measurement of depth shall be from the operative window component, which typically sits proud of stationary window components.

S8. Energy Conservation. Utilize two of the following energy conservation elements:

a. Windows in residential units shall be operable by building occupants.

b. Windows shall be durable and energy efficient with insulating double or triple panes.

c. Sunshades shall be provided for south and west facing windows at a minimum depth of 18 inches and be designed to effectively limit summer sun and to allow for winter sun penetration, as calculated at noon during the summer and winter solstice, respectively.

d. Provide high-performance glazing with Low-Emissivity Coatings.

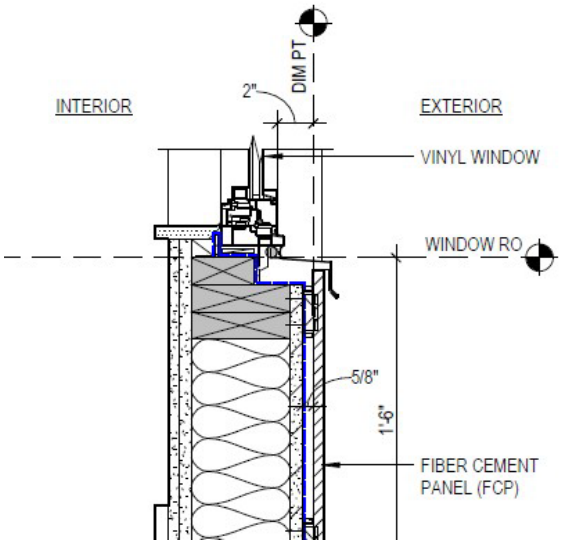


Figure 4.1152(B)(5)(S7). Example detail for a 2-inch recess on a window system.

B.5. Transparency, Continued

DESIGN GUIDELINES

Additional Standards for Townhouse and Townhouse Style

G9. Street-Facing Transparency. Facades visible from a street shall provide sufficient levels of clear glazing to ensure articulation on the façade, daylighting of interior spaces, and visibility onto the street.

DESIGN STANDARDS

Additional Standards for Townhouse and Townhouse Style

S9. Street-Facing Transparency. Street facing facades shall include those facades facing a street, but not an alley.

- **a.** Windows and/or doors (not including garage doors) utilizing clear glass and entry doors of any material shall occupy a minimum of 17 percent of the total street facing facade area(s).
  - **i.** Facade areas separated from the street by a building shall not be counted towards total street facing facade area.
  - **ii.** Roof area shall not count towards total street facing facade area, but wall area above wall headers (such as gable ends and dormers) shall count.
  - **iii.** Entry doors used to meet this standard shall face the street or be at an angle of no greater than 45 degrees from the street.
- **b.** Clear glass in windows and/or doors shall occupy a minimum of 5 percent of each non-street facing facades.

Figure 4.1152(B)(5)(S9)(b). Non-street-facing facades provide reduced transparency.

Figure 4.1152(B)(5)(S9)(a). For townhouse and townhouse-style development, a minimum of 17 percent of the street facing façade shall be clear glazing.

B.6. Sign Design

Intent: To ensure that signage is part of an integrated design approach to a project and to encourage interesting, creative and personalized elements in the public realm.

Applicable Downtown Design Principles:

A. Provide a Vibrant Mix of Uses
B. Promote Excellence in Design
C. Create a Vibrant Public Realm
G. Preserve and Enhance Historical Character

Figure 4.1152(B)(6). Signs enhance the building architecture and contribute to the character of Downtown.

Section 4.1152(B)(6) shall apply in the following situations and shall supersede **Appendix 6.000** where conflicts occur:

a. New Commercial and Industrial development in DCC.

b. New Commercial and Industrial development in DTM and DMU sub-districts not visible from the Urban Boulevard Street Type.

DESIGN GUIDELINES

Commercial, Industrial, and Institutional

G1. Wall Signs. Wall signs shall be proportional to the building façade, be integrated into the design of the building and reflect its function. Creative signs with personality that are an expression of the business are encouraged.

DESIGN STANDARDS

Commercial, Industrial, and Institutional

S1. Wall Signs.

a. Area: The maximum permitted area of a wall sign shall be 8 percent of the wall area upon which the sign is located. Wall area is calculated by taking the width of the building or tenant space multiplied by the height of the building facade or tenant space (width x height), up to a maximum height of 25 feet (as measured from finished grade).

b. Types: Fascia, mansard wall, awning, marquee and painted wall signs are permitted.

c. Location:

i. Fascia signs for ground-floor commercial and industrial uses shall fit into a sign band of fascia or directly above the ground-level facade to help reinforce horizontal lines along the street.

ii. Fascia signs shall not extend beyond the outer edges of the building front.

B.6. Sign Design, Continued

DESIGN GUIDELINES

Commercial, Industrial, and Institutional, Continued

G2. Projecting Signs. Projecting signs shall be oriented to the pedestrian and promote safety and walkability in their location, size and clearance above the ground. Creative signs with personality that are an expression of the business are encouraged.

Figure 4.1152(B)(6)(S2). Projecting signs are oriented toward the pedestrian.

G3. Window Signs. Window signs shall be limited to maximize visibility into active spaces. Creative signs with personality that are an expression of the business are encouraged.

G4. Illumination. Signs that feature lighting shall be carefully illuminated to provide a high-quality appearance that is well-integrated into the sign design and building architecture and character.

DESIGN STANDARDS

Commercial, Industrial, and Institutional, Continued

S2. Projecting Signs.

- **a.** Area: The maximum size of an individual projecting sign (one face) shall be 8 square feet.
- **b.** Height: A projecting sign shall not extend above the roof line at the wall or above the top of the parapet wall, whichever is higher. In no case shall any portion of a projecting sign exceed a height of 25 feet above grade.
- **c.** Clearance: Projecting signs shall have a minimum clearance of 8 feet between the bottom of the sign and the ground.
- **d.** Location: The sign shall not extend from the building facade for a distance greater than 6 feet, or a distance equal to 2/3 the width of the abutting sidewalk, whichever is less.

Figure 4.1152(B)(6)(S3). Window signs are limited to cover no more than 20 percent of the window.

S3. Window Signs. The maximum area of window signage shall not exceed 20 percent of the window.

S4. Illumination. Internal illumination of signs shall not be permitted. Neon is allowed.

B.7. Gateways

Intent: To create a strong architectural statement and/or enhance access at street corners to signify one's arrival into a district or important intersection, enhance way-finding and create visual interest and activity in the public realm.

Applicable Downtown Design Principles:

B. Promote Excellence in Design
C. Create a Vibrant Public Realm
D. Create Strong Connections between Plan Districts and Sub-Districts
H. Create Appropriate Transitions in Height, Bulk and Scale

Figure 4.1152(B)(7). Gateways provide wayfinding and create visual interest.

DESIGN GUIDELINES

All Development

G1. Minor Gateways. Development at minor gateways shall create a strong architectural statement at gateway locations to help create a strong identity for the Downtown neighborhood.

DESIGN STANDARDS

All Development

S1. Minor Gateways. The following intersections shall be considered minor gateways:

- 6th and Eastman,
- 3rd and Eastman,
- Main and Powell,
- Beech and Division,
- Main and Division.

Developments at minor gateways shall incorporate at least three features from the following list:

a. Primary entrance: Provide a primary entry with double doors and a minimum 4-foot overhang or structural canopy, or a minimum 2-foot recessed entry.
b. Tower forms: Provide an increase in building or parapet height no less than 10 percent of the abutting wall or parapet height.
c. Oversized windows: Within 20 feet of the building corner at the intersection, provide windows at least one-third larger than the other ground level street facing windows.
d. Expressive canopies: Canopy colors, materials, and/or patterns at the building corner shall be distinctive from canopies on the rest of the building.

Continued on following page

B.7. Gateways, Continued

DESIGN GUIDELINES

All Development, Continued

Figure 4.1152(B)(7)(S1). The building responds to an important corner with a tower element, curved corner, canopy, and small ground floor plaza.

G2. Major Gateways. Gateways mark prominent intersections which are highly visible within the Downtown neighborhood. Buildings surrounding these intersections shall be designed to emphasize the hierarchy of these places. Buildings shall include enhanced treatments and greater prominence than minor gateways.

DESIGN STANDARDS

All Development, Continued

S1. *Continued.*

e. Higher bays: Within 20 feet of the building corner at the intersection, provide bays a minimum 18 feet in height, that are also taller than bays on the rest of the building.

f. Plaza: Provide a plaza or enhanced setback area, a minimum of 600 square feet including the following pedestrian amenities: seating, landscaped planters with trees, pedestrian scaled lighting fixtures, and either decorative paving or a public art feature.

g. Forecourt: minimum 400 square feet.

h. Pilasters along the street frontage(s).

i. Cupola.

j. Turrets.

k. Include one of the following profiles (in plan view) for at least one story of the building (see **Figure 4.1152(B)(7)(S1)(k)**):

i. Curved or hinged corner or wall section

ii. A form which is projected or recessed from both abutting facades

iii. Beveled or mitered corner

S2. Major Gateways. The following intersections shall be considered major gateways:

- Burnside and Eastman,
- Division and Eastman,
- Powell and Eastman,
- Powell and Hogan,
- Division and Burnside.

Developments at major gateways shall incorporate at least four features from the list in **Section 4.1152(B)(7)(S1)(a)**.

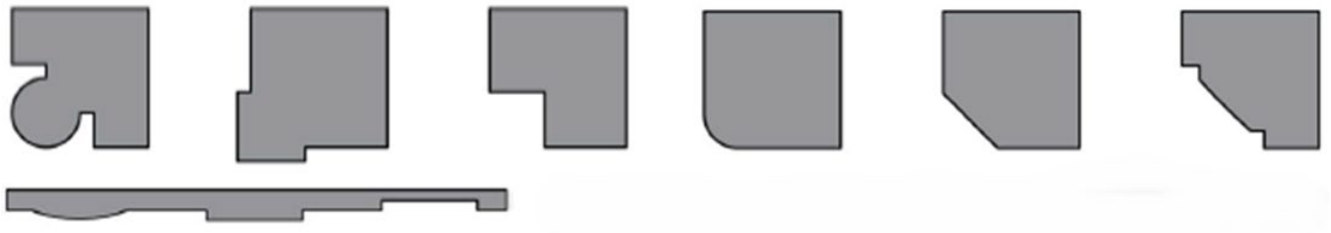


Figure 4.1152(B)(7)(S1)(k). Building profiles for buildings abutting gateway locations.

Fig. B.7.S1: Examples of profiles used as important façade sections

B.7. Gateways, Continued

DESIGN GUIDELINES

All Development, Continued

G3. Gateways in DMU.

- **a.** Gateways shall take advantage of opportunities to showcase sustainable features such as green walls, use of salvaged or recycled materials, and unique stormwater treatments.
- **b.** Gateways are transition locations and opportunities to announce that visitors are entering a special place. Developments at gateway locations shall mark entry or departure points to a district for automobiles and pedestrians by providing a combination of significant publicly accessible open space (plazas, fore-courts, greens), interesting building orientation and signage, lighting, artwork and façade treatments.
- **c.** Gateways shall embrace opportunities to frame or directly link the areas of interest.

DESIGN STANDARDS

All Development, Continued

S3. Gateways in DMU.

- **a.** Developments at gateway locations shall provide 1 square foot of publicly accessible open space for every 20 square feet of building floor area.
- **b.** Gateway publicly accessible open space shall meet the standards in **Section 4.1152(A)(5)(S2)**.
- **c.** For all street types except Urban Boulevards, publicly accessible open spaces at Gateways, developed per standards in **Section 4.1152(A)(5)(S2)** (and meeting the required area per **(S3)(a)** above) may count toward the building frontage requirement up to 10 percent of the total requirement when:
  - **i.** Publicly accessible open space is between the right-of-way and the building façade, as long as the building façade is not more than 40 feet from the right-of-way.
  - **ii.** The space contains vertical elements that screen any off-street parking that would be visible from streets through the open space.

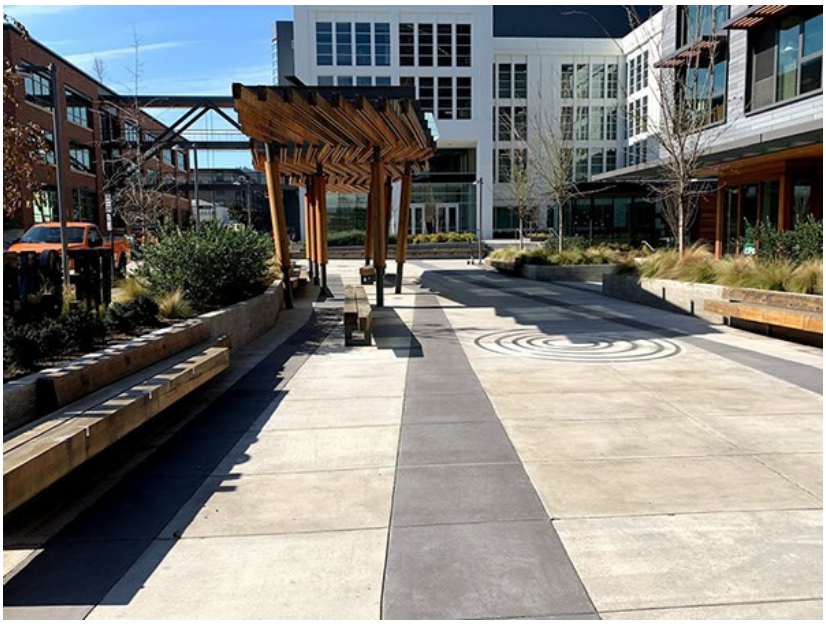


Figure 4.1152(B)(7)(S3). A publicly accessible open space located between the street and the building.

B.8. Materials

Intent: To value each building as a high-quality, long-term addition to Downtown. Smaller-scale, natural materials are encouraged, as are sustainably harvested, salvaged, recycled or reused products.

Applicable Downtown Design Principles:

B. Promote Excellence in Design
E. Incorporates Sustainability
F. Context Sensitivity
G. Preserve and Enhance Historic Character

Figure 4.1152(B)(8). Long lasting and high-quality materials define the neighborhood and support sustainable development.

Existing Development: Façade modifications that affect more than 50 percent of the façade area shall comply with standards in **Section 4.1152(B)(9)(d)**. Existing brick and stone buildings undergoing façade renovations that affect more than 50 percent of the total façade area shall remove any paint, paneling or other covering applied to these materials to reveal original surfaces.

DESIGN GUIDELINES

All Development including Townhouse

G1. Materials.

- **a.** The predominant building materials shall be high-quality, durable and attractive.
- **b.** The predominant building material may be complimented with other secondary materials which may be used in limited areas of the facade to highlight architectural features.
- **c.** Accent materials, which would generally not be acceptable on large areas of the facade, may be used in limited areas of the facade to highlight architectural features.

DESIGN STANDARDS

All Development including Townhouse

S1. Materials.

- **a.** Buildings shall utilize primary materials for no less than 65 percent of each building facade area.
- **b.** Secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than 35 percent of each building facade area.
- **c.** Accent materials are permitted on no greater than 5 percent of each facade as trims or accents (e.g. flashing, projecting features ornamentation, etc.)

B.8. Materials, Continued

DESIGN GUIDELINES

All Development including Townhouse, Continued

G2. Prohibited Materials. Materials identified as prohibited on **Table 4.1152(B)(8)** shall not be used on any building.

G3. Fencing. Fencing shall be aesthetically pleasing and complementary to the development. Fencing shall be composed of high-quality, long-lasting materials.

DESIGN STANDARDS

All Development including Townhouse, Continued

S2. Prohibited Materials. Buildings shall not utilize materials listed as prohibited.

S3. Fencing. Fencing materials shall be durable, maintainable, and attractive.

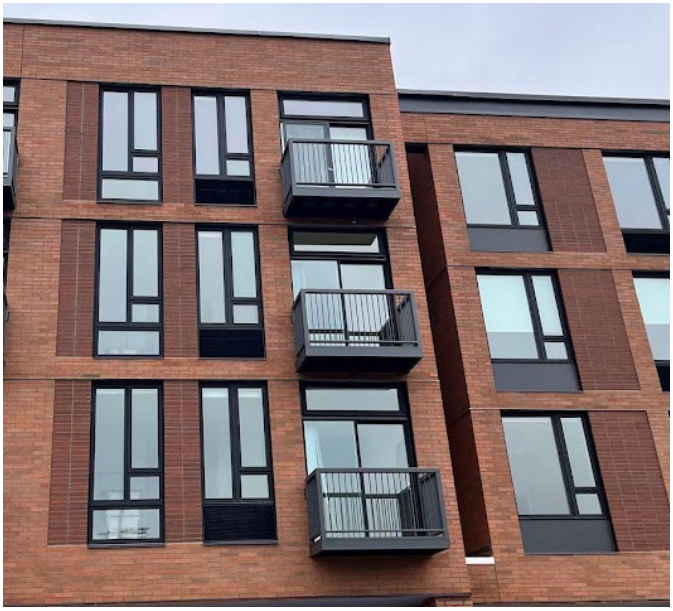


Figure 4.1152(B)(8)(S1). The building façade is comprised of primary materials, including brick, glass and metal panels.

Figure 4.1152(B)(8)(S3). A buffer fence is comprised of wood – a durable, maintainable, and attractive material.

Table 4.1152(B)(8): Primary, Secondary, Accent and Prohibited Materials

Material **P= Primary, S = Secondary, A = Accent, N = Prohibited**	**Commercial, Industrial, and Institutional**	**Multi-Family/ Shared Housing Facility & Townhouse**
Brick (full dimensional)	P	P
Stone/Masonry[1]	P	P
Stucco[2]	P	P
Glass (transparent and spandrel)	P	P
Glass Block	A	P
Factory or Naturally Finished Flat, Profiled, Fluted or Ribbed Metal[3] Panels	P	P
Finished Wood, Wood Veneers and Wood Siding	S	P
Concrete Blocks with Integral Color (ground, polished or glazed finishes)	S	S
Concrete (poured in place or precast)	S	S
Fiber Reinforced Cement Siding and Panels	S	S
Ceramic Tile	S	S
Concrete Blocks with Integral Color (split face finish)	A	A
Standing Seam Metal[3]	S	S
Vegetated Wall Panels and Trellises	A	A
Vinyl Siding	N	N
T-111 Plywood	N	N
Exterior Insulation Finishing System (EIFS)	N	N
Plastic or Vinyl Fencing	N	N
Chain Link Fencing	N	N

Table 4.1152(B)(8) Notes:

1. Stone shall not be manufactured and shall have a depth that is in proportion to the height of its application.
2. See **Section 3.0103** definition for more information on Stucco application requirements.
3. Metals shall be of size, thickness and detailing that will remain free of visual defects and visual distortion such as oil canning, ski sloping and shadowing. Metal siding must have a minimum thickness of 24 gauge or equivalent.