Section 4.1100

DOWNTOWN PLAN DISTRICT

Design Manual

City of Gresham

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General

4.1101 Purpose

The 2009 City of Gresham Downtown vision includes Downtown that is 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. This Development Code will help implement that vision, providing specific urban design strategies and recommendations that raise the bar for design excellence in the built environment. Downtown public and private entities working together will make this vision for Downtown Gresham a reality. This document aims to inspire and guide development proposals toward meeting this goal.

The Development Code 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.

The Design Guidelines and Standards contained in the Development Code 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.

A. **Design Review Process:**

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. Projects subject to design review are either brought before the Design Commission or administered by the Manager. Either the Commission or the Manager shall make findings and decisions concerning conformance with the design standards or guidelines, based on which review track is selected.

1. **Two Tracks:**
   The City has set up two alternative Design Review tracks:
   - The Discretionary Track; and
   - 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 4.1100 or referenced standards in Article 7 mean the application must use the Discretionary Track.

   a. **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 4.1100 or referenced standards in Article 7. 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 the design guidelines. The Design Commission may waive a guideline or guidelines to achieve the flexibility necessary to support a particularly creative proposal. Approval requires the applicant to demonstrate to the Design Commission that the waiver from the guideline(s) would result in a development that better meets the applicable Downtown Design Principles and the intent statement preceding the guidelines.

   b. **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. That said, the standards are written in a way to offer choices and allow for projects that are interesting and of superior design as individual buildings while also contributing to a cohesive Downtown district.

B. **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 has four sections:

1. **Design Principles:**
   The Design Principles are the general, over-arching statements and considerations that guide the design of the built environment in design districts like Downtown. 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 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 envelope 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.
3. **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.
4. **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. For each topic, there is an introductory statement describing the design intent, a list of all Design Principles that apply to that particular topic, followed by specific Guidelines or 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 in design districts that are based on Design Principles. Design Standards provide a clear and objective way of evaluating the acceptability of a project's design.

   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.

5. **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.

6. **Compliance with other Code sections includes but is not limited to:**
   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. **Section 9.0200** – Clear Vision Area: New development in the Downtown Plan District shall be exempt from **Section 9.0200** – Clear Vision Area, except for developments with frontage on an Urban Boulevard street type.
   e. **Appendix 6.000** - Signage:
      1. Applicability: The regulations of **Appendix 6.000** Sign Regulations shall apply in the Downtown Plan District. **Section 4.1151(B)(4)** 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.
      2. 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.
      3. Dwelling Structures with Two or More Units, Elderly Housing and Mixed-Use: See applicable signage Guidelines and Standards in **Section 7.0101 - 7.0103** for developments with two or more units, elderly housing and mixed-use (residential component) requiring design review.
   f. **Community Development Plan Volume 4 - Transportation System Plan**: Downtown Plan Street Types of Section 4.1140 supersede the Transportation System Plan Functional Classification System.

7. **Downtown developments are exempt from the following standards, unless otherwise specified within Section 4.1100:**
   a. **Section 7.0100** Multi-Family Design Guidelines and Standards; and
   b. **Section 7.0210** Transit Design Standards; and
   c. **Section 7.0201** Single-Family Attached Dwelling Units standards;
   d. **Section 7.0202** Commercial, Institutional and Mixed-Use Developments; and
   e. **Section 7.0203** Industrial Developments.

Approval Criteria and Standards

4.1102 Downtown Design Principles

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 sub-areas, 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.

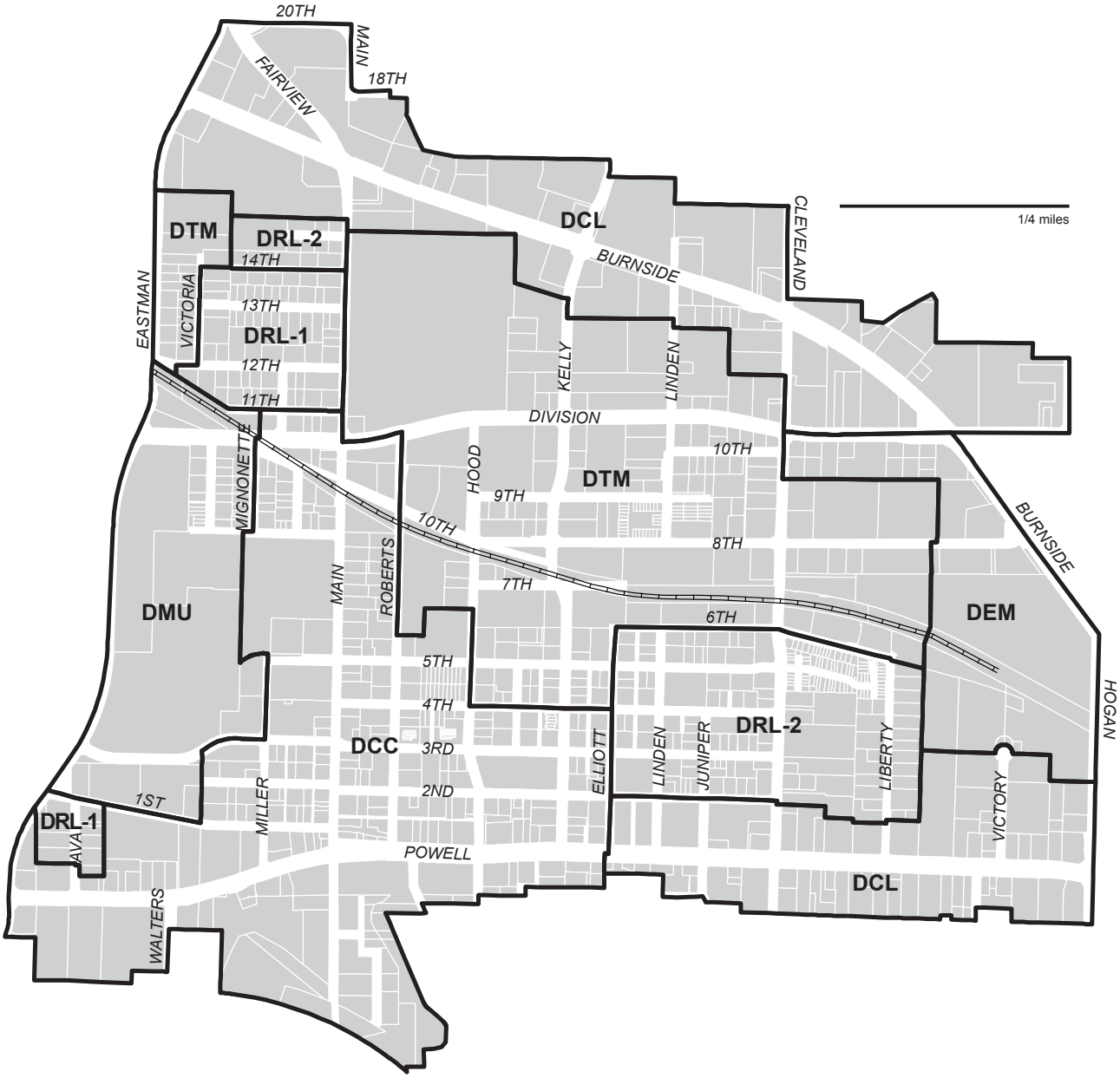
H. **Create Appropriate Transitions in Height, Bulk and Scale:** New development must strive to be compatible in scale with its surroundings. Elements which contribute to the perceived scale of new construction are addressed in the context of specific site conditions, as well as in relationships between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

Downtown Sub-Districts Characteristics

Development within each Sub-District is governed by a different combination of basic regulations such as uses, height limits, allowable floor area ratios and densities.

Map 4.1109: 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 – Hogan, Burnside, and Division. 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-family homes to remain and allows duplexes but not townhomes or attached dwellings on a single lot. 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-family homes to remain while also allowing attached single-family houses, small-scale apartments and condominiums, 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 or 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.

4.1120 Permitted Land Uses:

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

1. P = Permitted uses.
2. L = Use is permitted, but it is limited in the extent to which it may be permitted.
3. NP = Use not permitted.
4. SUR = Use permitted subject to a Special Use Review.

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 Development Code **Section 8.0200:** Existing and Nonconforming Uses and Development. Community Service uses are permitted as indicated in Table 4.1120 and as provided in **Section 8.0100:** Community Services.

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

USES	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
RESIDENTIAL							
Single-Family Detached Dwelling	NP	NP	NP	NP	P	P	NP
Duplex	L[1]	L[1]	L[1]	NP	P	P	NP
Single-Family Attached Dwellings	P	L[2]	P	P	NP	P	P
Attached Dwellings on a Single Lot	P	P	P	P	NP	P	P
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
COMMERCIAL							
Auto-Dependent Use	NP	NP	NP	NP	NP	NP	L3
Business and Retail Service and Trade	P	P	P	P	L[4]	L[5]	P
Clinics	P	P	P	P	L[4]	L[5]	P
Commercial Parking	L[6]	L[6]	L[6]	L[6]	NP	L[6]	L[6]
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[7]
INDUSTRIAL							
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[8]	L[8]	L[8]	L[8]	NP	NP	L[8]
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[9]	NP[9]	NP[9]	NP[9]	NP[9]	NP[9]	NP[9]
Waste Management	NP	NP	NP	NP	NP	NP	NP
Wholesale Trade	NP	NP	NP	NP	NP	NP	NP
INSTITUTIONAL USES							
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[10]	L/SUR[10]	L/SUR[10]	L/SUR[10]	L/SUR[10]	L/SUR[10]	L/SUR[10]
Religious Institutions	P	P	P	P	SUR	SUR	P
Schools	P/SUR[11]	P/SUR[11]	P/SUR[11]	P/SUR[11]	SUR	SUR	P/SUR[11]

Table 4.1120: Permitted Uses in the Downtown Plan District

USES	DCC	DMU	DTM	DEM	DRL-1	DRL-2	DCL
RENEWABLE ENERGY[14]							
Solar Energy Systems	L/SUR[15]	L/SUR[15]	L/SUR[15]	L/SUR[15]	L[15]	L[15]	L/SUR[15]
Wind Energy Systems	L/SUR[16]	L/SUR[16]	L/SUR[16]	L/SUR[16]	L[16]	L[16]	L/SUR[16]
Biomass Energy Systems	L[17]	L[17]	L[17]	L[17]	L/SUR[17]	L/SUR[17]	L[17]
Geothermal Energy Systems	L/SUR[18]	L/SUR[18]	L/SUR[18]	L/SUR[18]	L[18]	L[18]	L/SUR[18]
Micro-Hydro Energy Systems	L[19]	L[19]	L[19]	L[19]	L[19]	L[19]	L[19]
OTHER							
Basic Utilities Minor basic utilities Major basic utilities	 P SUR	 P SUR	 P SUR	 P SUR	 P L/SUR[12]	 P L/SUR[12]	 P SUR
Heliports	SUR[13]	SUR[13]	SUR[13]	SUR[13]	SUR[13]	SUR[13]	SUR[13]
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

4.1120 Table Notes

The following describe limitations on use categories marked as limited in Table 4.1120.

1. Duplexes 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; or
   b. In DCC north of Eighth Street on a lot of record that is 7,600 square feet or smaller and has 70 feet of street frontage or less.
2. Single-family attached residential uses are prohibited in DMU within 320 feet of the centerline of Eastman Parkway.
3. See limits on auto sales and service in the Outdoor Commercial configuration in **Section 4.1120** Table Note 7.
4. 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 Main Avenue or 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.
5. 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.
6. Structured parking only as per Section 9.0852(B)(5).
7. Outdoor Commercial is limited to DCL and allowed only if:
   a. The site has frontage on Burnside Road or Hogan Road; or
   b. The site has frontage on 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 a configuration that meets the definition of "Outdoor Commercial"); and
   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; and

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).**

8. 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; and
   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; and
   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; and
   d. Electrical disturbances that interfere with the normal operation of equipment or instruments on adjacent properties are prohibited; and
   e. Operations that produce heat or glare shall be conducted entirely within an enclosed building; and
   f. Loud, unnecessary or unusual noise that endangers health, peace or safety is prohibited.
9. 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.
10. Golf courses are not permitted.
11. 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.
12. Electrical generating facilities and sewage treatment plants are not permitted through the Special Use Review process.
13. Permitted as an accessory use to Medical and Civic Uses through the Special Use Review.
14. See Section 10.0900 for additional standards that apply.
15. For limitations, see Section 4.1134 Solar Energy System Standards for Downtown Districts.
16. For limitations, see Section 4.1135 Wind Energy System Standards for Downtown Districts.
17. For limitations, see Section 4.1136 Biomass Energy System Standards for Downtown Districts.
18. For limitations, see Section 4.1137 Geothermal Energy System Standards for Downtown Districts.
19. For limitations, see Section 4.1138 Micro-Hydro Energy System Standards for Downtown Districts.

4.1121 Required First-floor uses

A. In the following locations, a minimum of 75 percent of the street-facing ground-floor level shall have Commercial uses or Civic uses that generate a significant number of customer visits:
   1. The north side of Powell Boulevard between Miller and Roberts.

2. Main Avenue: Main between Powell and Fourth.
3. Third Avenue between Main and Hood and the north side of Third Avenue between Hood and Kelly.

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 Nonconforming Uses and Development. There are two key factors of development potentially allowable on parcels and development sites for each district with the Downtown: building height and floor area ratio. 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 an 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.

B. 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.

   1. 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.
   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.

C. 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 4.1151(B)(8).** 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.

D. 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		DMU	DTM	DEM	DRL-1	DRL-2	DCL
			Main see 4.1130(A)						
Maximum Height [1,2,3,4] (feet)		85	45 [1]	125	85	70	35	50	65
Minimum Floor Area Ratio for non-residential and mixed-use projects (base) [1,5,6]		See **Map 4.1130: Minimum Floor Area Ratio**							
Maximum Floor Area Ratio [5,6]		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) [5,6]	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) (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	12.45	No maximum	60

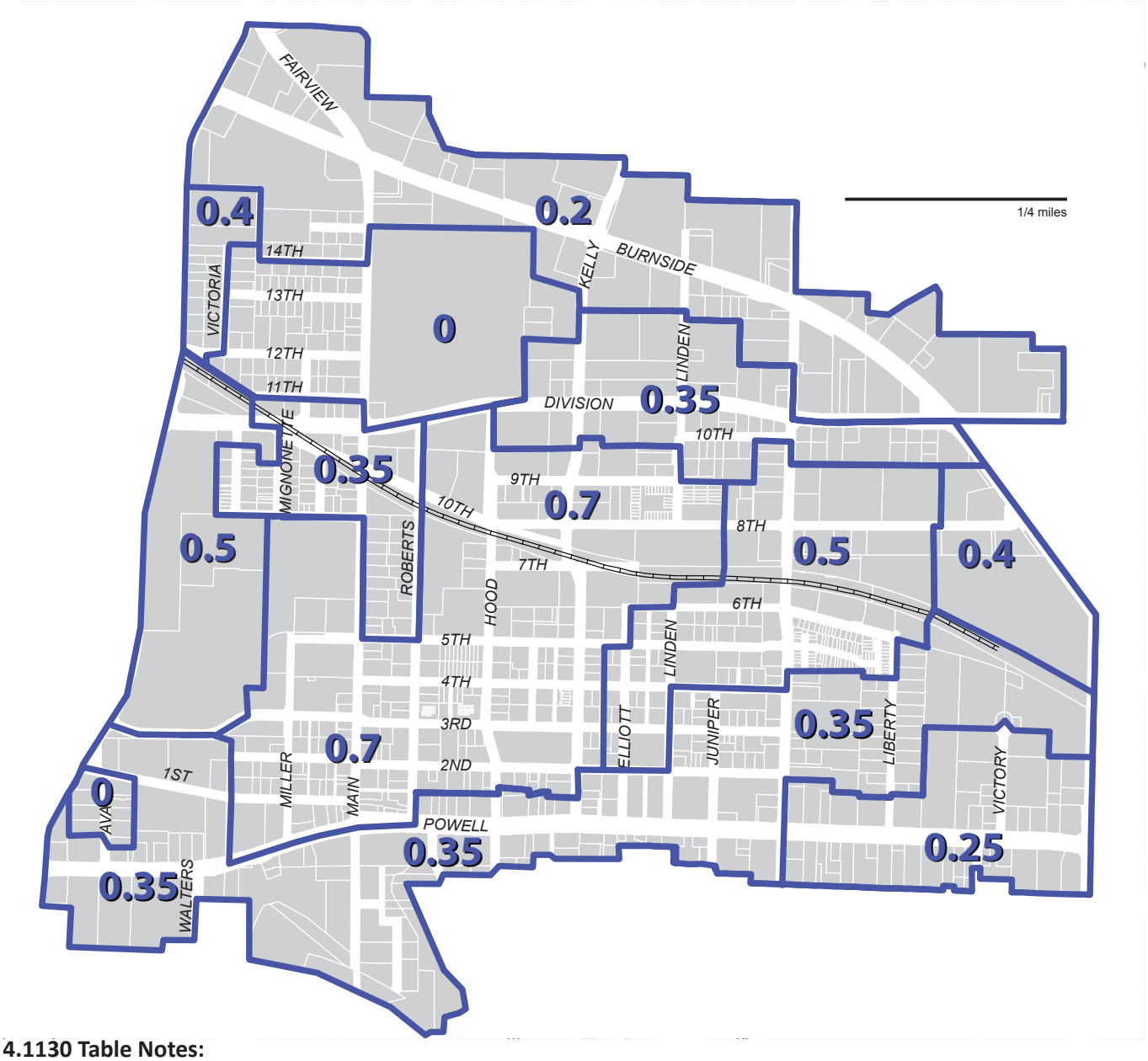
Table 4.1130 (continued)

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[8]	Front: 0 Side: 0 [9] Rear: 0 [9] Alley: 3	Front: 0 Side: 0 [9] Rear: 0 [9] Alley: 3	Front: 0 Side: 0 [12] Rear: 0 [9] Alley: 3	Front: 0 Side: 0 [12] Rear: 0 Alley: 3	Front: 0 Side: 0 [12] Rear: 0 Alley: 3	Front: 5 Side: 0 [9, 12] Rear: 0 Alley: 3
Maximum Building Setbacks[5]	Front: 5 [14]	Front: 5 [14]	Front: 5 [14]	Front: 5 [14]	Front: 5 [14]	Front: 10 [14]
Attached dwellings on a single lot						
Minimum Building Setbacks [8]	Front: 10 Side: 0 [9] Rear: 5 [9] Alley: 3	Front: 0 Side: 0 [9] Rear: 5 [9] Alley: 3	Front: 5 Side: 0 [12] Rear: 5 Alley: 3	Front: 0 Side: 0 [12] Rear: 0 Alley: 3	Front: 0 Side: 0 [12] Rear: 0 Alley: 3	Front: 5 Side: 0 [9, 12] Rear: 5 [9] Alley: 3
Maximum Building Setbacks	Front: 20 [10, 14]	Front: 10 [10, 14]	Front: 10 [14]	Front: 5 [14]	Front: 10 [10, 14]	Front: 20 [14]

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)
Single-Family Attached Dwelling						
Minimum Building Setbacks[8]	**FRONT** Façade: 10 Porch: 6 Garage: 10 [13] **SIDE**[11] Interior: 5 Common: 0 Street porch: 5 **REAR** No alley: 10 Alley: 3	**FRONT** Façade: 5 Porch: 3 Garage: 5 [13] **SIDE**[11] Interior: 5 Common: 0 Street porch: 5 **REAR** No alley: 10 Alley: 3	**FRONT** Façade: 5 Porch: 3 Garage: 5 [13] **SIDE**[11] Interior: 5 Common: 0 Street porch: 5 **REAR** No alley: 10 Alley: 3	Not allowed on this street type.	**FRONT** Façade: 5 Porch: 3 Garage: 5 [13] **SIDE**[11] Interior: 5 Common: 0 Street porch: 5 **REAR** No alley: 10 Alley: 3	**FRONT** Façade: 5 Porch: 3 Garage: 5 [13] **SIDE**[11] Interior: 5 Common: 0 Street porch: 5 **REAR** No alley: 10 Alley: 3
Maximum Building Setbacks[5]	Front: 20 [10, 14] Garage: 5	Front: 20 [10, 14] Garage: 5	Front: 15 [10, 14] Garage: 5		Front: 15 [10, 14] Garage: 5	Front: 20 [10, 14] Garage: 5
Single-family detached and duplex dwellings						
Minimum Building Setbacks[8]	**FRONT** Façade: 10 Porch: 6 Garage: 20 **SIDE** Interior: 5 Streetside: 10 Street porch: 6 Garage: 5 **REAR** No alley: 10 Alley: 6	**FRONT** Façade: 10 Porch: 6 Garage: 20 [15] **SIDE** Interior: 5 Street-side: 10 Street porch: 6 Garage: 5 **REAR** No alley: 10 [15] Alley: 6	**FRONT** Façade: 10 Porch: 6 Garage: 20 [15] **SIDE** Interior: 5 Street-side: 10 Street porch: 6 Garage: 5 **REAR** No alley: 10 [15] Alley: 6	**N/A**	**N/A**	**FRONT** Façade: 10 Porch: 6 Garage: 20 **SIDE** Interior: 5 Street-side: 10 Street porch: 6 Garage: 5 **REAR** No alley: 10 Alley: 6
Maximum Building Setbacks	Front: 20 [10]	Front: 20 [10]	Front: 15 [10]	**N/A**	**N/A**	Front: 20 [10]
Minimum lot size	Single-family detached: 4,000 square feet Duplex in DRL-1 and DRL:-2: 7,000 square feet; Duplex in DCC, DTM, DMU, DEM: 5,000					
Minimum lot dimensions	Width at building line, interior lot: 35 feet Width at building line, corner lot: 40 feet Depth, interior lot: 70 feet Depth, interior lot: 70 feet					
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					

Map 4.1130 Minimum Floor Area Ratio



4.1130 Table Notes:

1. The maximum height and FAR for the portion of development sites within 110 feet of the centerline of Main Avenue between Powell Boulevard and Fifth Street are limited to those shown in Table 4.1130 for DCC - Main. A minimum 10-foot building stepback on Main Avenue is required on all stories above 35 feet.
2. Floor heights by building type for new buildings:
   a. Commercial/industrial/institutional uses: 12 feet minimum height between the top of floor and the lowest structural element of the ceiling.
   b. Attached Dwellings on a Single Lot, Elderly Housing and Residential Facilities: 10 feet minimum height between the top of floor and the lowest structural element of the ceiling.
3. 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.
4. 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.

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. Heliports;
   f. Portable classrooms;
   g. Cemeteries and mausoleums;
   h. Sewer and water utility structures such as storage reservoirs and pump stations; and
   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 floor-area ratio calculations. The remainder of the lot not needed for access would be required to meet FAR requirements.
7. Civic Uses and schools that comply with **Section 4.1151(A)(1)(d)(14)** are exempt from maximum setback requirements.
8. 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. Street façade means streetside façade
   d. Street porch means streetside porch
   e. Garage means streetside garage face
9. Side setback is 10 feet when side yard abuts DRL-1, DRL-2, LDR-5, LDR-7, TR or TLDR; rear setback is 10 feet when rear yard abuts DRL-1, DRL-2, LDR-5, LDR-7, TR or TLDR.
10. 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.
11. For attached single-family dwellings, 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.
12. For Commercial, Industrial, Institutional and attached dwellings on a single lot, the streetside setbacks shall be equal to the front façade setback on the street type that applies to the side street.
13. Single-family attached dwellings are encouraged to be accessed from a rear alleyway on all street types where single-family attached dwellings are allowed. Parking on driveways in front of single-family attached dwellings is only permitted on the Downtown Local street type in sub-districts DRL-1 and DRL-2. If parking is to be provided in front of these units on the Urban Residential street type in DRL-1 and DRL-2, the minimum front setback for the garage is 20 feet.
14. 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% 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.
15. If rear and garage setbacks combine to leave less than 22 feet for a garage depth, the Manager or Design Commission may reduce setbacks on a case-by-case basis to provide adequate room for a garage. First, the rear setback may be reduced by 5 feet to reach the 22-foot area for garage depth. If that is not sufficient, the

Manager or Design Commission may approve a maximum garage setback of 5 feet so the garage can be brought near the street.

16. Encroachments may project into the public right-of-way provided that the encroachments are between 9 and 12 feet above the sidewalk height, subject to City approval. They must not obstruct or prevent the placement of street trees or other improvements within the public right-of-way.

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 .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 1% 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 an arts review body designated by the City.
3. Water Feature(s)
   Any decorative water feature(s) shall be equivalent to at least 1% 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 and 12 feet. Canopies may be intermittent or continuous provided the total length is at least 75% 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. Multi-Modal Pathway:
   A multi-modal pathway shall be a pathway for the movement of pedestrians and bicyclists that is consistent with the City's Parks and Recreation Master Plan and approved by the City staff.
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% 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% of the interior floor area but shall not be less than 400 square feet. No dimension shall be less than 10 feet. At least 70% 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% of the interior floor area but shall not be less than 400 square feet. No dimension shall be less than 10 feet. At least 70% 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 lest 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.
5. Public Indoor Wintergarden
   This is an interior space available to the public during normal business hours. It

shall be equivalent to at least 2% of the interior floor area but shall not be less than 1000 square feet. No dimension shall be less than 20 feet. At least 50% of the ceiling and at least one wall of the wintergarden shall be glass to allow for day lighting. One seating unit, which may be in the form of benches or ledges, shall be provided for each 100 square feet of area.

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% 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% 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% 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% of the ground-floor area of buildings on the site with which the display is associated or 1,000 square feet, whichever is less.

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; and
   b. The drive-through shall be part of a development that meets the minimum FAR requirements of the sub-district; and
   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; and
   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 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.

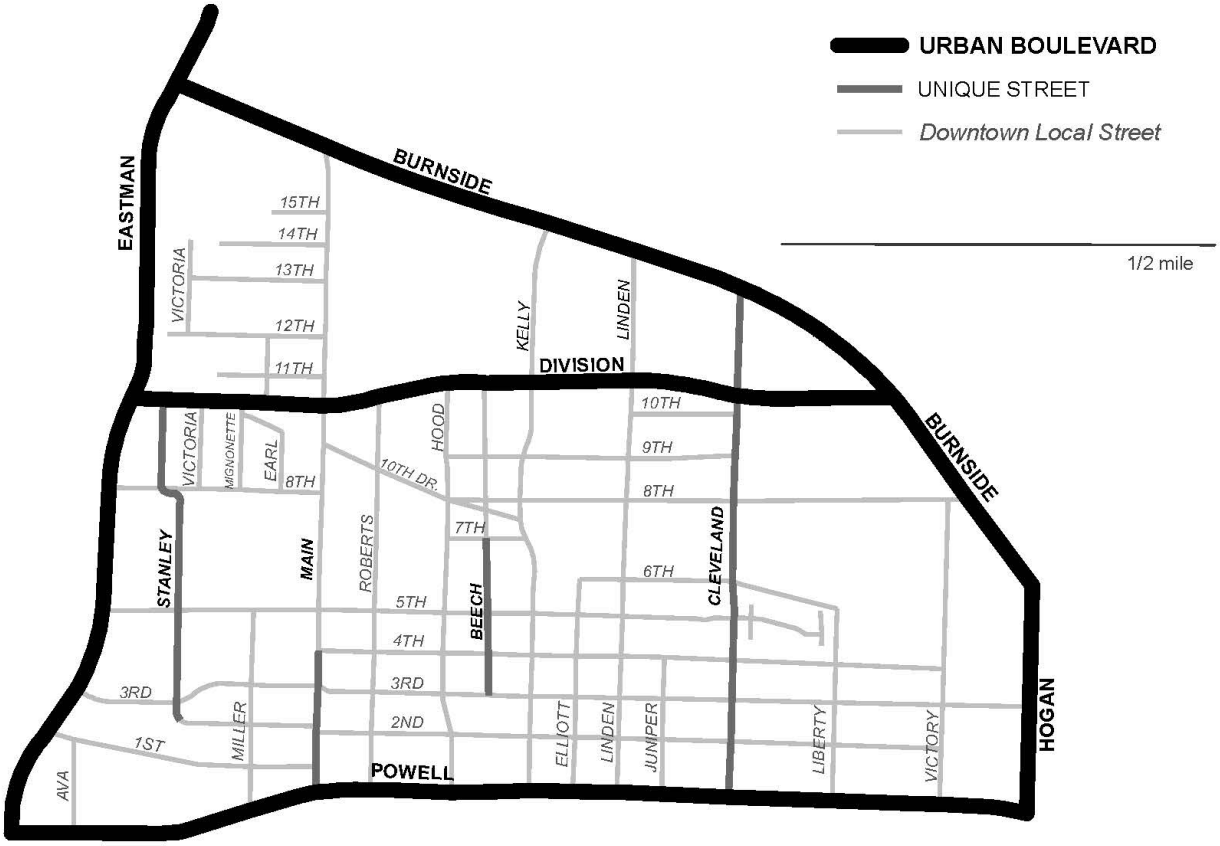
D. Setbacks and Yards.

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.

Map 4.1140: Downtown Street Types



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 4.1143(A))
- Downtown Local (See 4.1143(B))
- Unique Streets (Beech (See 4.1143(C)), Main Avenue (See 4.1143(D)), Stanley Avenue (See 4.1143(E)), Cleveland Avenue (See 4.1143(F)))
- Any unclassified or future street bounded by Burnside, Eastman, Hogan and Powell, shall be classified as Downtown Local streets. Any unclassified or future street outside of that boundary shall be classified and dimensioned per the Transportation System Plan and shall meet the setback and street type of the Urban Boulevard, Cleveland, or Downtown Local, whichever is more silimar.

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

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.

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4.1143 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 public streets.
3. A 16-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
4. If on-street parking is included, curbed bulb-outs at the street intersections are required.
5. Comply with **Section 9.0200** – Clear Vision Area.
6. Access to single-family attached dwellings is prohibited directly from Urban Boulevard streets. Access from rear alleys and side streets is allowed.
7. Development along Powell Boulevard may be required to provide on-street parking. When on-street parking is required, the amenity zone and/or sidewalk widths will be reduced, as determined by the Manager, to ensure the 96-foot standard right-of-way width is not exceeded.

Fig. A planted median

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4.1143 Downtown Street Type Standards

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 1 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 public streets.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
6. If on street parking is included, curbed bulb-outs at the street intersections are required.
7. No curb cuts are permitted without permission of the City and shall be allowed only in instances that permit no other options.

Fig. B.2 with 5-foot walk zone

Fig. B furnishing zone with trees, lights, benches, trash receptacles and decorative paving

B. Downtown Local

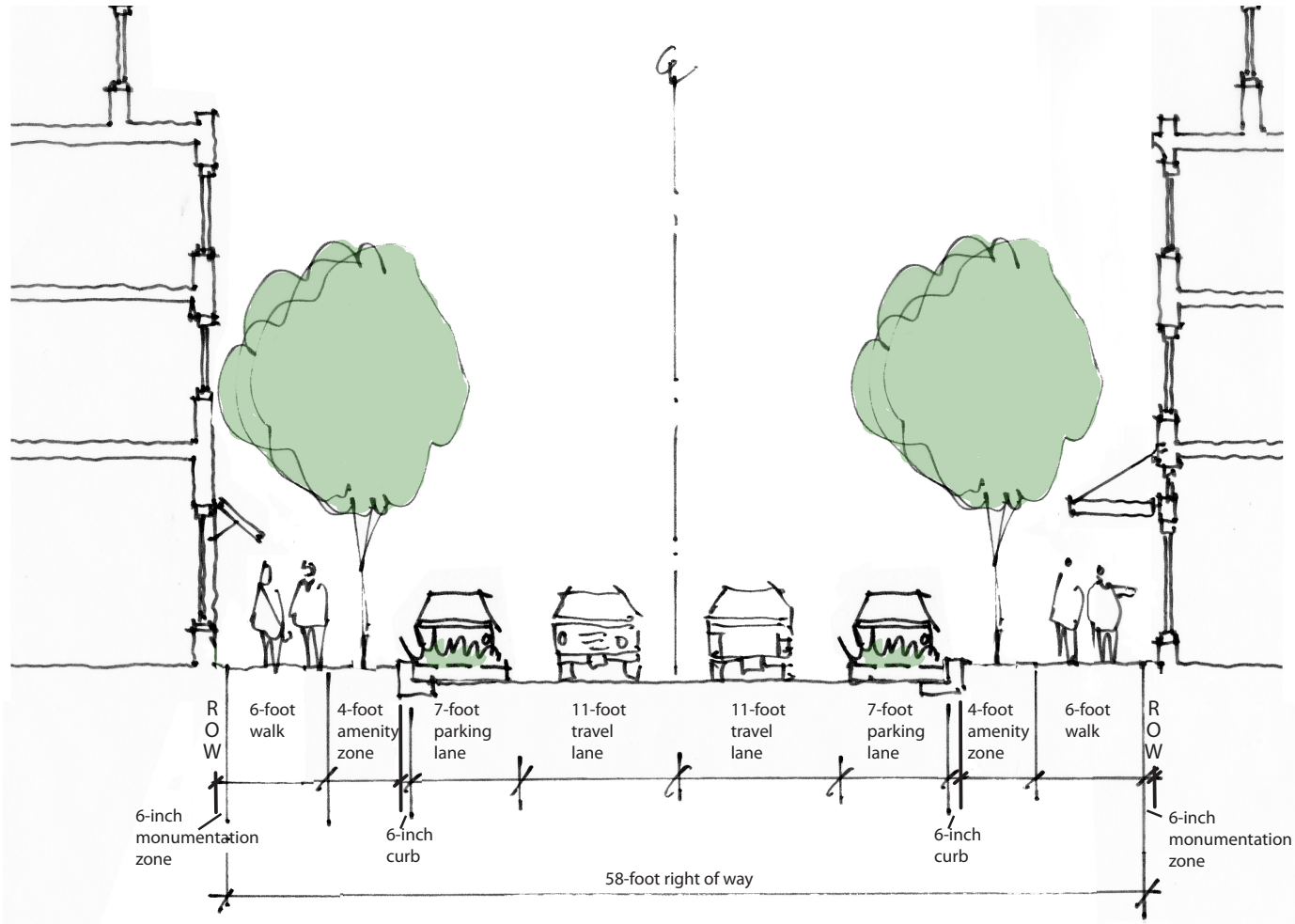

Figure: Urban Commercial cross-section

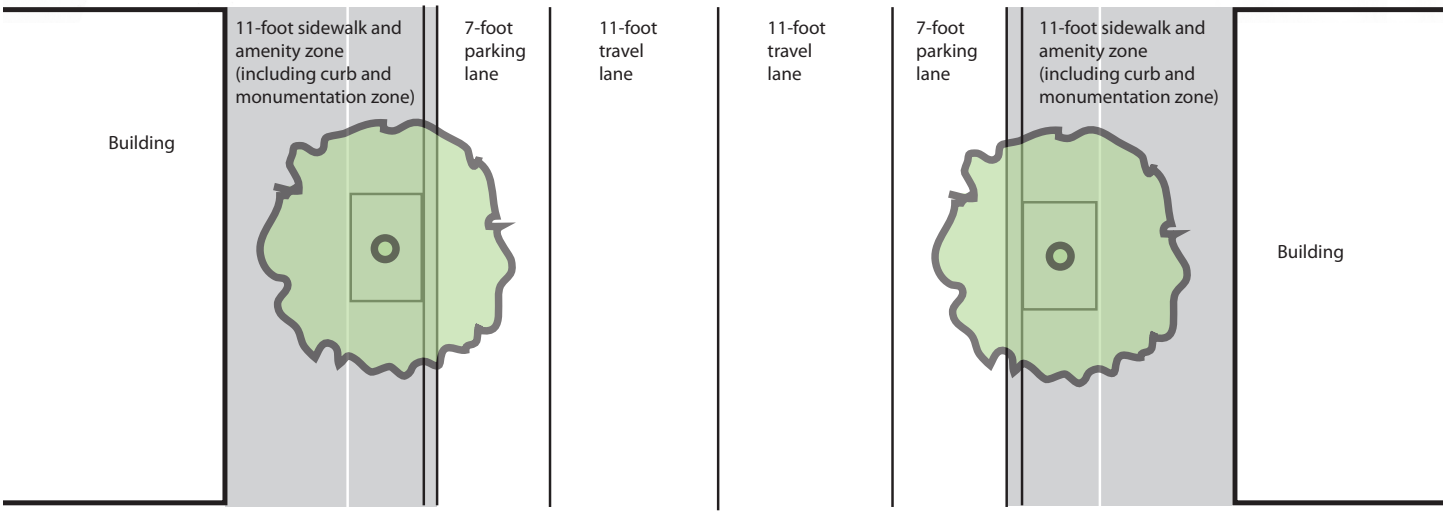

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Figure: Urban Commercial plan view

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4.1143 Downtown Street Type Standards

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 1 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 public streets.
5. A 14-foot height Downtown Decorative Lighting Pole and Luminaire is required as detailed in the Public Works Standards.
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 single-family attached dwellings is prohibited directly from Beech. Access from rear alleys or side streets is allowed.

Fig. D.3 large planted trees

Fig. D.6 curbless street

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

Figure: Beech Cross-section

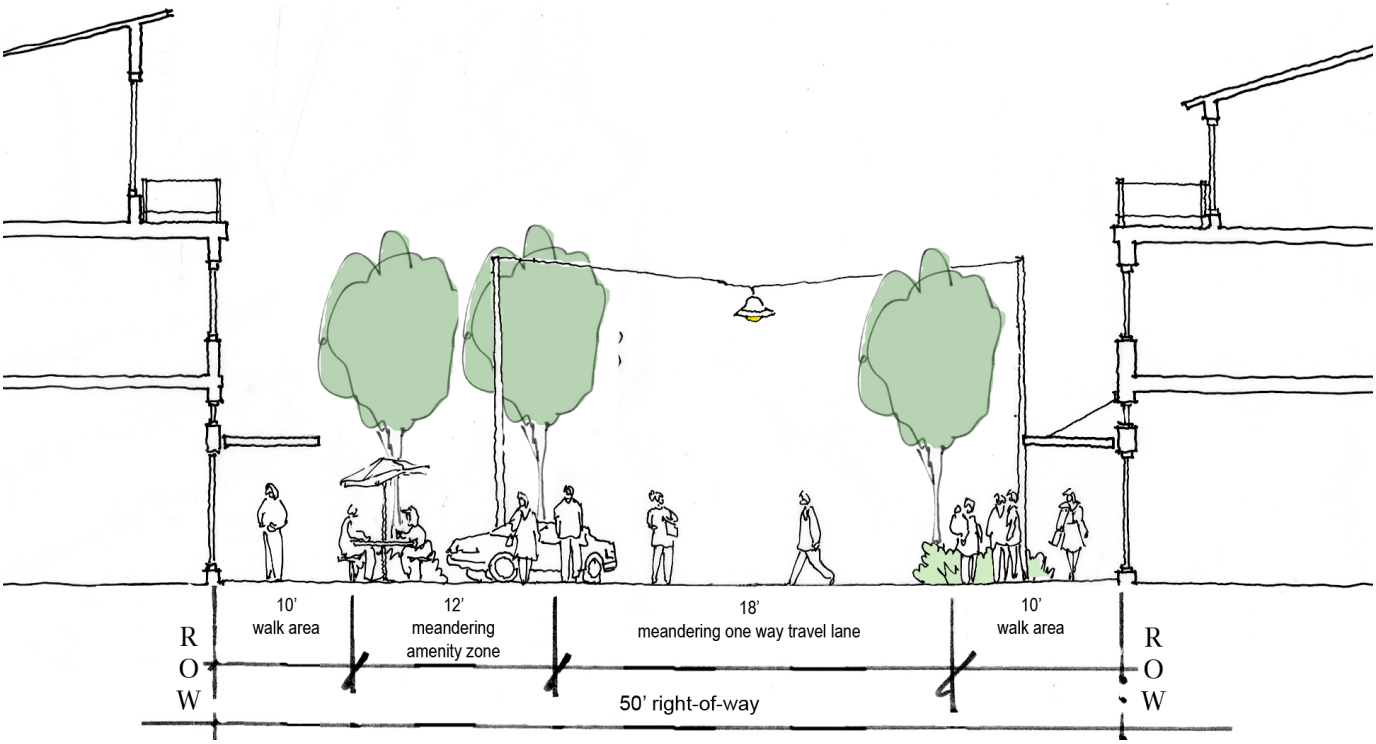
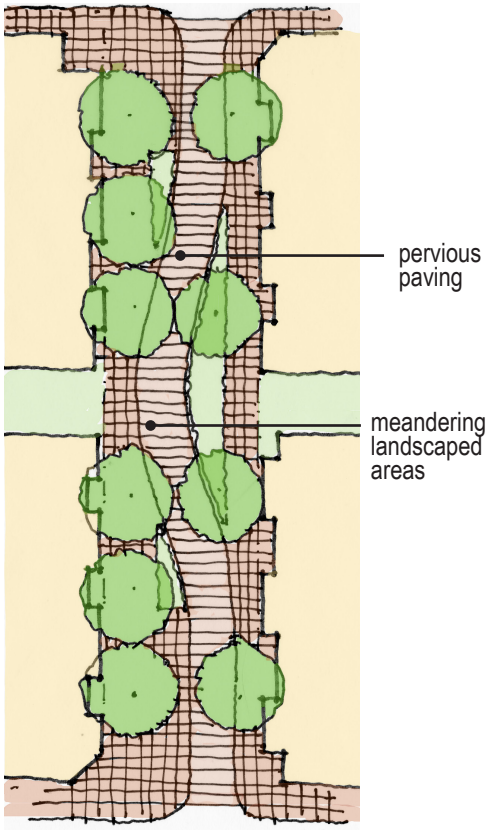


Fig. D.7 street runnels and special paving

Figure: Beech Plan View



4.1143 Downtown Street Type Standards

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 1 foot into the walk width.
3. No parking shall be permitted on any corners facing public 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. Amenities, including street trees, will be located outside of the accessible route in the required bulb-out areas near the street intersections.

Fig. E. Main Ave

D. Main Avenue (Powell to 4th)

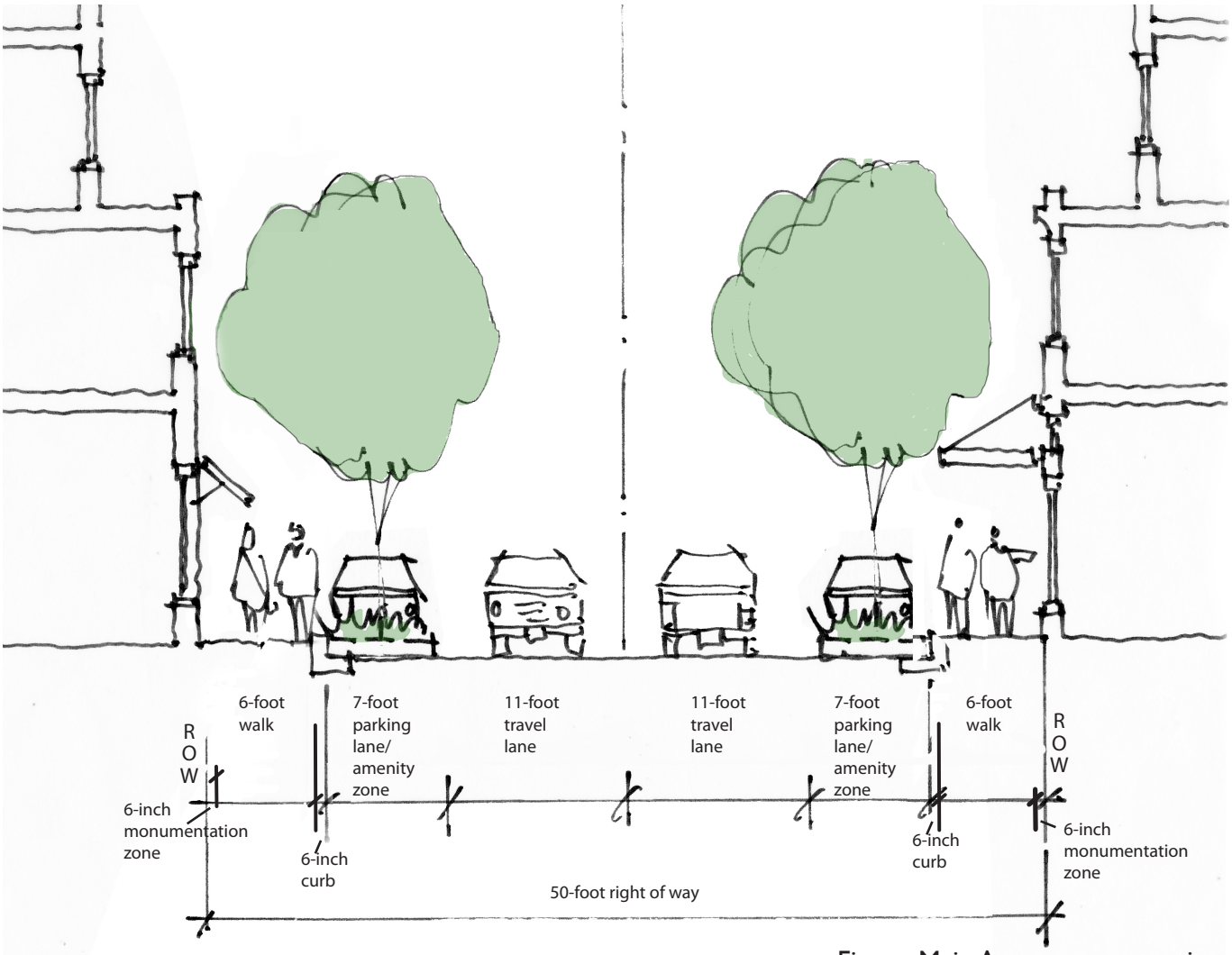


Figure: Main Avenue cross-section

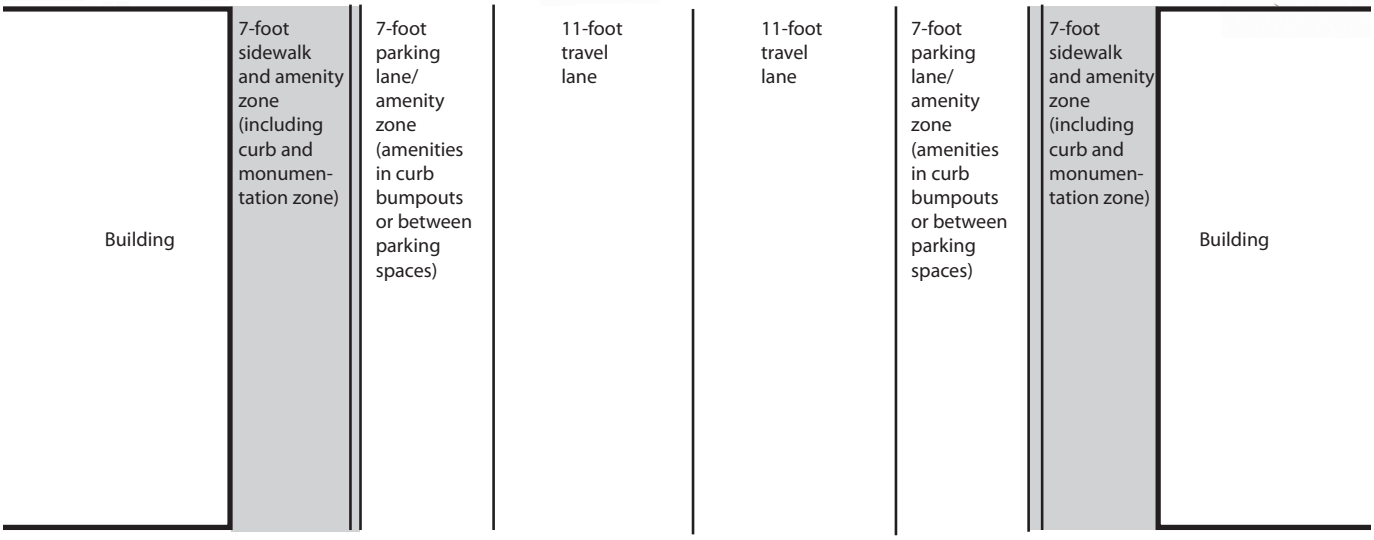


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Figure: Main Avenue plan view

4.1143Downtown Street Type Standards

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 public 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. If on-street parking is included, curbed bulbouts at the street intersections are required.

Fig. F.2 envisioned new Stanley Street in Town Fair District

E. Stanley

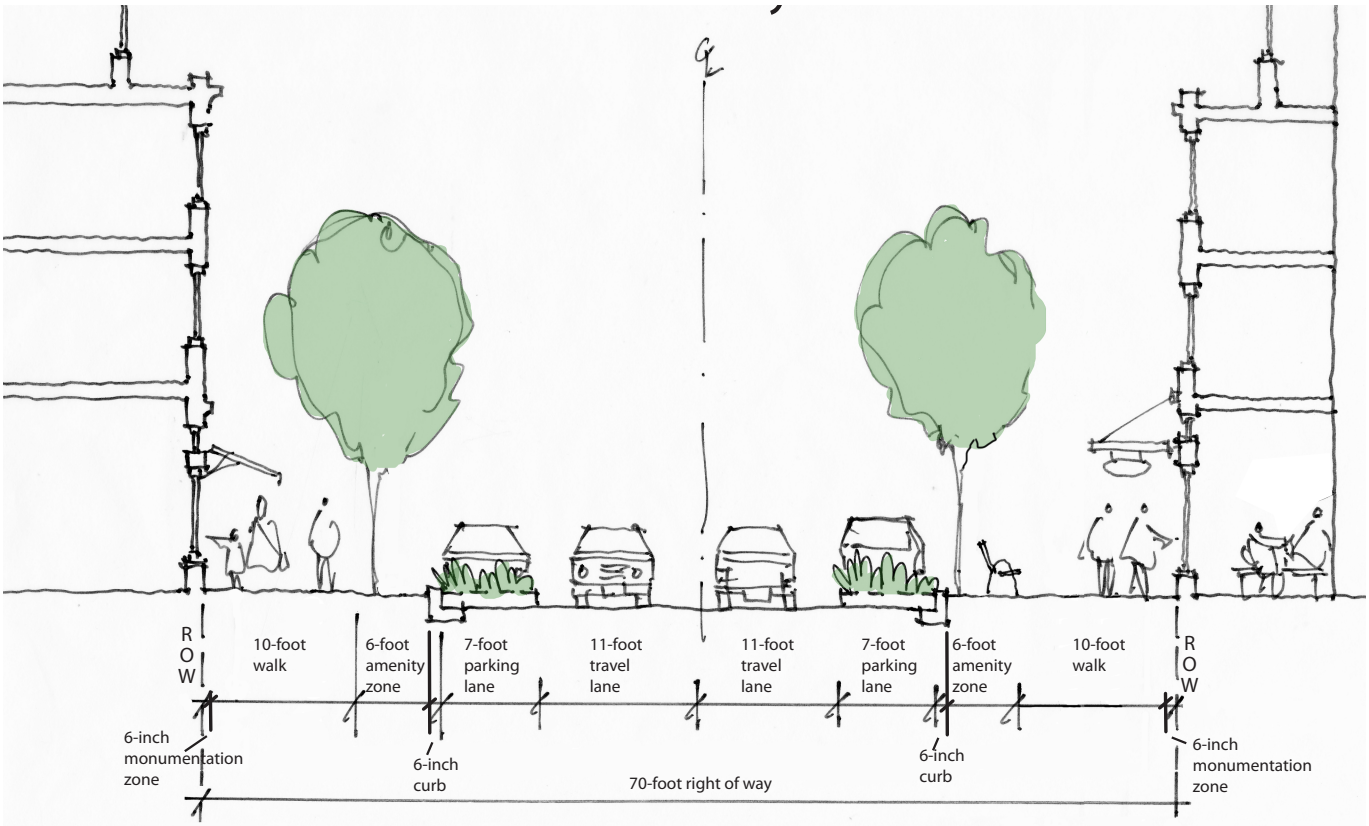

Figure: Stanley cross-section

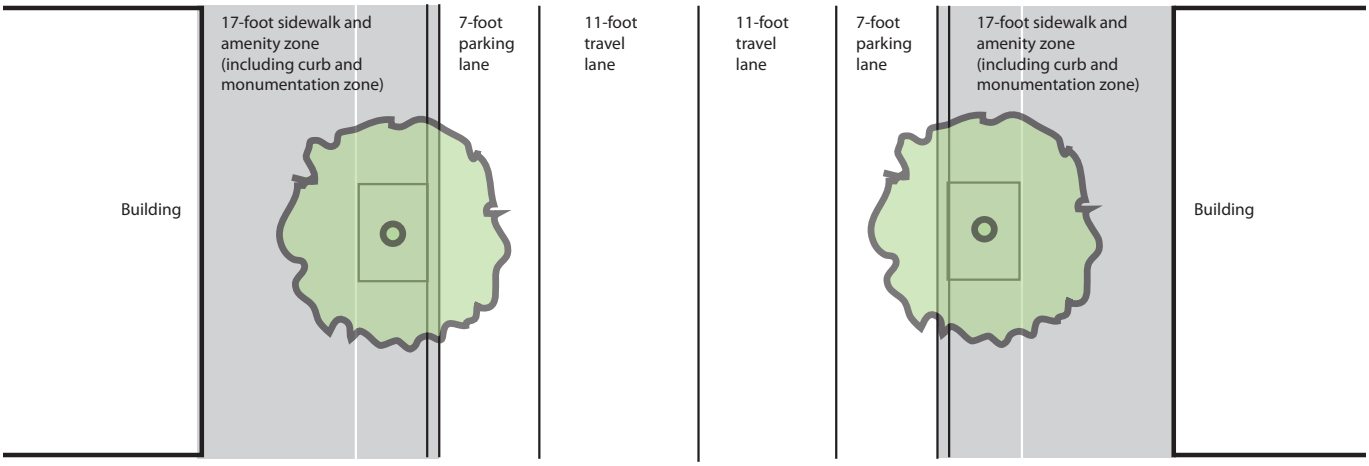

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Figure: Stanley plan view

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4.1143Downtown Street Type Standards

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. If on-street parking is included, curbed bulbouts at the street intersections are required. Rain gardens are required in bulb-outs.

Fig. H.3 rain gardens in planting area

Fig. H.4 residential transitional spaces

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Downtown Design Guidelines and Standards

4.1151. Downtown Design Guidelines and Standards: Purpose

Each project is subject to either the Downtown Design Standards or Guidelines, depending on the project's review track. The Downtown Guidelines and Standards set the criteria and provide measurable or descriptive ways depending on the review process chosen for evaluating how well the project meets the design principles established for Downtown.

The Guidelines and Standards are organized under two principal categories, site design and building design. Each general category includes basic topics, such as Integrated Site Planning or Building Massing. Each of these includes the design principles applicable to the specific topic, and a list of guidelines (descriptive methods and techniques to meet the intent of the design principles) and standards (clear and objective, measurable requirements to carry out the design principles).

Guidelines correspond to the standard of the same number and vice versa. For example, the fifth guideline corresponds to the fifth standard. Guidelines listed as a range apply to all standards in that range (such as a guideline labeled "1 through 5" applying to standards 1, 2, 3, 4 and 5).

Section 4.1151 does not apply to single-family detached dwellings; duplexes; residential homes; park-and-ride facilities; cemeteries and mausoleums; equipment storage facility for transit; park and ride transit facilities; parks, open space and trails; and uses in the "Other" category, including basic utilities, heliports, wireless communications facilities and temporary uses, and similar uses/structures as determined by the Manager or Design Commission. **Section 4.1151** also does not apply to public facilities (as described in Appendix 5: Public Facilities).

Duplexes shall follow the **Section 7.0100** Multi-Family Design Standards.

Headings in this section apply to (except as exempted above):

All Development: All developments except single-family attached dwellings.

Commercial, Industrial, Institional: All developments that are commercial, industrial or institutional uses.

Multi-Family Residential: Attached dwellings on a single lot, Residential Facilities and Elderly Housing, unless otherwise specified.

Single-Family Attached: Single-family attached dwellings.

Existing Development: Guidelines and standards in **Section 4.1151(A)** shall 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 being added. Guidelines and standards in **Section 4.1151(B)** apply to buildings constructed prior to July 16, 2009, as indicated by the standards under the "Existing Development" heading in those sections. For **Sections 4.1151(A) and (B),** site and building modifications needed to comply with **Section 8.0200** shall comply with applicable guidelines and standards.

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

For mixed-use developments:

- Guidelines and standards under the Commercial, Industrial and Institutional heading apply to those parts of the building designed for those uses, and the guidelines and standards under multi-family and single-family attached headings apply to those parts of the building designed for those uses. The "All Development" standards apply to the entire building.
- If any conflicts exist among the standards in DCC, DMU, DTM DEM and DCL, the guidelines and standards under the commercial, industrial and institutional heading will supersede the guidelines and standards under the Multi-Family Residential and Single-Family Attached headings.
- If any conflicts exist among the standards in DRL-1 and DRL-2, the guidelines and standards under the Multi-Family Residential and Single-Family Attached headings will supersede the guidelines and standards under the Commercial, Industrial and Institutional heading.

1. Integrated Site Planning

A. 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.

B. 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.

F. Context Sensitivity.

G Preserve and Enhance Historic Character.

C. Guidelines:

All Development and Single-Family Attached

1 through 5: 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.

6. Developments may pull back from the street edge to accommodate plazas, outdoor cafe areas, or gracious entry fore-courts, provided street continuity is not unduly interrupted along the majority of the block.

7. Buildings shall be located with the primary façade oriented to the sidewalk. The pedestrian shall have primary access into the building from the sidewalk. Clear pedestrian connections shall be established on site that are well marked and gracious; for example, direct pedestrians from surface parking or parking structures to buildings, streets, and public spaces.

8 through 11: Site parking, loading and services:

a. Site parking, loading service and vehicular circulation areas shall be located so as to allow desired uses and activities to face the street and to support pedestrian-oriented streets.

b. The majority of parking, loading service and vehicular circulation areas shall be located to the rear or in structures to support pedestrian-oriented streets.

c. Service items such as loading docks, mechanical equipment, and garbage dumpsters shall be buffered from

Fig. A.1.c.1 through 5 and 7: Principal facade defines street edge and provides connection from sidewalk to building

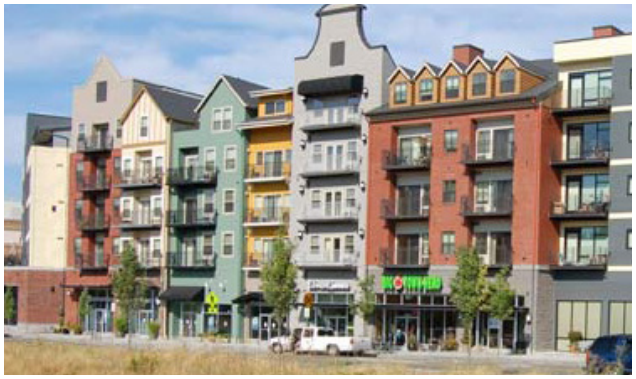


Fig. A.1.c.7: Building with primary facades and entrances oriented toward the sidewalk.

Fig. A.1.c.8 through 11: Parking and loading is provided in the rear (with rear entrances to stores) so the building's front facade and doors can be along the sidewalk facing the street.

1. Integrated Site Planning continued

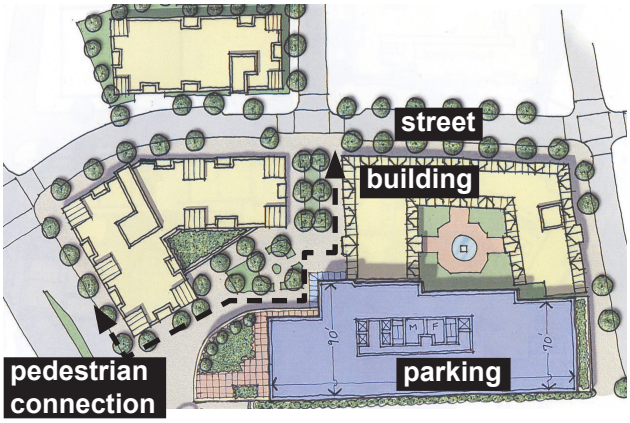


Fig. A.1.c.13: Site plan with access to parking behind buildings fronting the street and connections through the site to surrounding streets

pedestrian areas. Enclosing and integrating these items into the building is strongly encouraged.

Commercial, Industrial and Institutional

12. Buildings shall be located with the primary façade oriented to the sidewalk. The pedestrian shall have primary access into the building from the sidewalk. Clear pedestrian connections shall be established on site that are well marked and gracious; for example, direct pedestrians from surface or structure parking to buildings, streets, and public spaces.

13 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.

14 Civic buildings and schools shall be placed to provide continuous visual interest to the pedestrian.

Multi-Family Residential

15 Buildings shall be located with the principal façade oriented to the street or a street-facing open space such as a courtyard.

16. In DRL-1 and DRL-2:
    a. Consider single-family development patterns in the front yard site design of multi-family development when adjacent to single-family developments.
    b. Consider a combination of landscaping and structural elements to buffer multi-family activities from adjacent single-family residences.
    c. Consider providing multiple residential building entrances that activate and are oriented to the street.
    d. Consider providing entry porches and stoops as a transitional space between the sidewalk and residential building.

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

1. Integrated Site Planning continued

Multi-Family & Single-Family Attached

18. Storage: The standard in **Section 4.1151(A)(1)(D)(18)** is required.
19. Vehicular circulation and parking shall be provided in accordance with City standards.

Single-Family Attached

20. The visual impact driveways and parking shall be minimized.
21. Development shall respond to future street plans by orienting buildings to the future streets where appropriate.
22. Buildings that front on two streets shall provide a welcoming entrance on at least one street.
23. Single-family attached developments shall provide site design that orients units toward the street 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.
24. The impact of street-facing garages and driveways on the pedestrian environment shall be minimized. Building faces, entrances and landscaping that create a positive pedestrian environment shall be maximized along the street.
25. Design shall encourage an attractive appearance that minimizes the visual effects of loading, garbage/recycling and service areas; transformers; mechanical equipment; and utility infrastructure. Developments also shall provide adequate private storage areas.

Fig. A.1.c.24: The visual impact of street-facing driveways and parking is limited by providing one driveway width for two units.

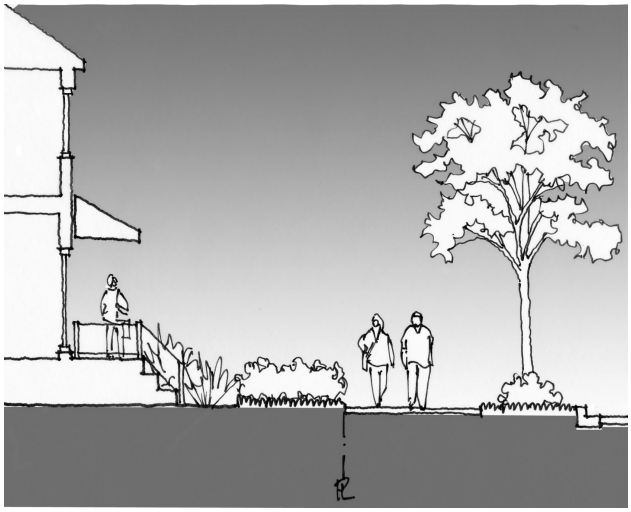


Fig. A.1.c.24: Layers of landscaping, stoops, and railing creating a positive pedestrian environment between the residence and the street.

1. Integrated Site Planning continued

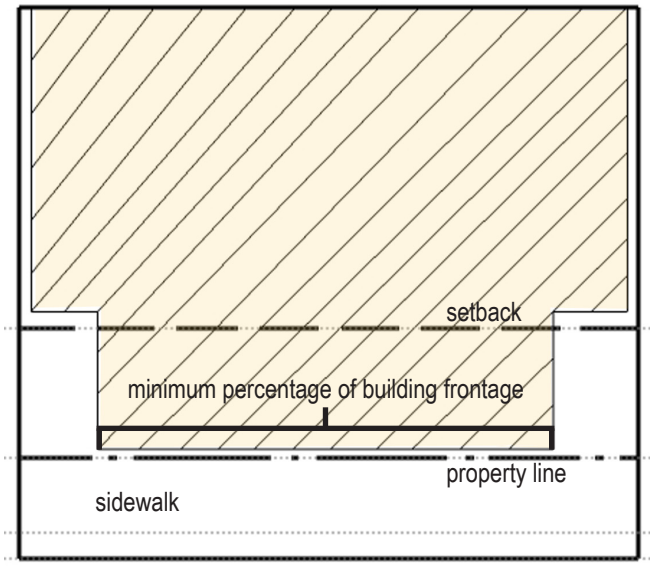


Fig. A.1.d.1 (1): Commercial building placement

Fig. A.1.d.1 (2): Building placement

D. Standards:

All Development and Single-Family Attached

1. In each development, the minimum percentage of site frontage that must be occupied by a building shall be:
   a. Urban Boulevard (Arterial)
      1. 50 percent, except on the north side of Powell Boulevard between Miller and Roberts.
      2. 60 percent on the north side of Powell Boulevard between Miller and Roberts.
      3. For Multi-Family and Single-Family Attached, building facades up to 15 feet from the front property line can be counted toward meeting the requirement for frontage that must be occupied by a building.
   b. Urban: 75 percent, except for Multi-Family Residential and Single-Family Attached
   c. Beech: 75 percent
   d. Main Avenue: 90 percent
   e. Stanley Avenue: 90 percent
   f. Cleveland Avenue: 75 percent, except for Multi-Family Residential and Single-Family Attached, where facades up to 15 feet from the front property line can be counted toward meeting the requirement for frontage occupied by a building.

   Minimum and maximum setbacks apply. For the purposes of the minimum frontage percentage required to be occupied by a building on a street type, the building facade must be at or between the minimum and maximum setback. Building facades with recesses incorporated to comply with façade articulation requirements are considered to be occupying the site frontage if the recesses do not exceed 24 inches.

2. If the development site has frontage on more than one street type, 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 along that street

1. Integrated Site Planning continued

type as part of the clear-and-objective track, except that the reduction shall not be on the Main, Third, Stanley or 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.

3. The minimum amount of building frontage required on the front setback line may be reduced by the Design Commission or Manager if an adjustment is required to allow a driveway with the required minimum width on street types where driveways are allowed.
4. For courtyard developments involving attached dwellings on a single lot or single-family attached dwellings, the minimum amount of building required on the frontage is 40 percent.
5. Lots whose frontage on a street includes only vehicular access, such as a flag pole, are not required to meet the requirements for minimum building on the frontage.
6. For all streets types except Urban Boulevards, publicly accessible open spaces may count toward the frontage requirement up to 10 percent of the total requirement when:
   a. Publicly accessible open spaces 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; and
   b. The space contains vertical elements that screen any off-street parking that would be visible from the street through the open space and define the street edge.
7. Connections to principal pedestrian entrances shall be directly from the public sidewalk.
8. Parking, loading service and vehicular circulation areas not within a building or a parking structure shall be:
   a. To the rear of the buildings constructed along the street frontage; or
   b. To the side of buildings constructed along the street frontage; or
   c. In the interior of the site if the site has multiple buildings.
9. Parking located to the side of the building shall be limited to a maximum of 25 percent

Fig. A.1.d.7 (1): Connection to principal entrance directly from sidewalk.

Fig. A.1.d.7 (2): Connection to principal entrance directly from sidewalk.

Fig. A.1.d.7 (3): Connection to principal entrance directly from sidewalk.

1. Integrated Site Planning continued

Fig. A.1.d.12: Building facades directly abutting the sidewalk.

of the frontage, except in DCL where parking can occupy a maximum of 50 percent of the frontage.

10. Parking, loading service and vehicular circulation 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 circumstance shall the parking be closer than the minimum building setback. For sites with multiple frontages, parking may be allowed up to the minimum setback regardless of building location as approved by the Manager or Design Commission. Standards for minimum building frontage along a street shall be considered when making this determination.
11. Solid waste and recycling collections areas shall be screened according to standards in **Section 7.0212**.

Commercial, Industrial and Institutional

12. In developments with commercial, industrial or institutional uses occupying the ground floor, building facades shall directly abut the sidewalk, with no intervening in-ground landscaping.
13. Dedicated loading facilities:
    a. In DCL and DEM, when dedicated off-street loading facilities are required:
        1. Loading areas shall be located at the rear of the building or in other locations as approved by the Manager or Design Commission. If loading areas cannot be located at the rear of the building, they may be placed along the side of

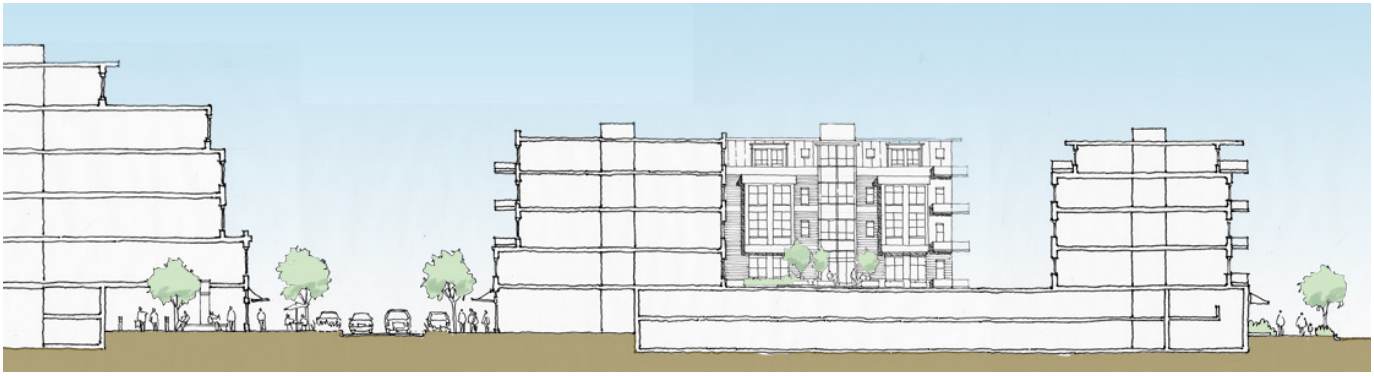


Fig. A.1.d.8 and 10: Parking within the building provides spaces to the interior of the site while ensuring active uses are along the street.

1. Integrated Site Planning continued

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;** and

2. 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. The liner spaces or walls shall fully conceal service vehicles except at the entry to allow for safe vehicular movement while exiting; and
3. Liner spaces and screening walls shall be designed consistently with the remainder of the building and design regulation in **Section 4.1151(B);** and

b. When located next to residential uses, service vehicles shall not be left idling in excess of 10 minutes between the hours of 10 p.m. and 6 a.m. Signage shall be posted in a visible location within the loading area to inform drivers of this requirement.

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

14. To provide greater flexibility and to emphasize their importance, civic uses and schools do not have to meet 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 objectives, as determined by the Manager or Design Commission:

a. The building(s) shall emphasize civic use(s) and shall include visually prominent architecture visible from the primary adjoining public street according to the following hierarchy: Urban Boulevard, Main Avenue, other Unique Street, Downtown Local or to the primary street as determined by the Manager or Design Commission; and

b. The site design treatment shall contribute to Downtown's pedestrian-oriented character by providing public open space of a minimum of 600 square feet in size; and

Fig. 1.A.d.14 (1): Civic buildings may have increased setbacks so long as no parking is located between the building and the street.

Fig. 1.A.d.14 (2): Civic building with corner plaza space.

1. Integrated Site Planning continued

Fig. A.1.d.15 (1): Primary entries open directly to central courtyard.

Fig. A.1.d.15 (2): Primary entries open directly to central courtyard.

c. There is a direct and inviting pedestrian connection between the building and the street.

Multi-Family Residential

15. For buildings with a central courtyard space, the primary entry or entries for all ground-floor residential units abutting the street or courtyard shall open directly onto the street right of way or onto a 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.
16. In DRL-1 and DRL-2:
    a. The front of buildings within 25 feet of the front line, except for frontages on courtyard space, shall include primary building entrance(s) that face the street.
    b. When a multi-family project is adjacent to a single-family detached dwelling, the building's front setback shall be within 5 feet of the setback provided by the single-family dwelling. For example, if the single-family detached dwelling setback is 20 feet, then the multi-family setback shall be 15 feet. This standard shall not cause a front setback to exceed 15 feet.
    c. A 10-foot buffer shall be provided between a multi-family development and property lines abutting a single-family detached dwelling. Site obscuring landscaping shall be required, including a 6-foot, site-obscuring fence with shade trees planted a maximum 30 feet on center (2.5-inch caliper at planting); and/or other landscaping to provide visual buffering approved by the Manager or Design Commission.
17. No exterior waste collection and recycling area shall be located within 25 feet of property lines abutting LDR-5, LDR-7, TLDR or TR designated property.

Multi-family Residential and Single-family Attached

18. Storage: Space shall be provided for garbage, recycling and storage in accordance with the following standards:

1. Integrated Site Planning continued

a. Exterior garbage collection and recycling areas shall be entirely screened by the employment of a vegetative screening and/or minimum 6-foot high sight-obscuring fence or wall. This requirement applies to single-family attached dwellings only if common garbage collection and recycling facilities are provided for the site.

b. Outdoor storage facilities shall be provided for articles such as barbecues, outdoor furniture, etc. The storage facility shall be a minimum 6 feet high and 24 square feet in area. The facility shall either be connected to each unit, within a garage that belongs with a unit, or easily accessible (such as in a central facility), be completely enclosed and capable of being locked. If located within a garage, the storage space must be separate from and in addition to the area required for vehicle parking so as to not impede vehicle parking. (Elderly Housing and Residential Facilities need not comply with this requirement.)

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

19. Vehicular Circulation and Parking: Vehicular circulation and parking shall be provided in accordance with the following standards:

a. Public streets shall be dedicated within the site and connected to adjacent streets as required to create blocks and street intervals that are consistent with **Section A5.402(D).** The names of any such streets dedicated by deed, without a plat, shall be reviewed by and approved by the Manager prior to recording. Where public streets are required, the Manager may require that traffic-calming features, such as speed humps, curb extensions, and enhanced pedestrian crosswalks be included in the design and construction of the streets.

b. Where new parcels or blocks are created within a development site as a result of required public street dedications, individual parcels or blocks need not meet minimum residential density standards for

Fig. A.1.d.18.b: Outdoor storage facilities shall be provided.

Fig. A.1.d.18.a: Garage and recycling area screened with wall.

1. Integrated Site Planning continued

Fig. A.1.d.20 (1): Single-family attached dwellings with no vehicular circulation areas between the building and the right of way.

Fig. A.1.d.20 (2): Single-family attached dwellings with no vehicular circulation areas between the building and the right of way.

the district, provided the development as a whole meets the standard. The Manager or Design Commission may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open space are on separate parcels within the same development, all residents of the development will have on-going access to those amenities and facilities.

Single-Family Attached

20. Except for individual driveways which may include parking for single-family attached dwellings, on-site surface parking areas, garages, and vehicular circulation areas shall not be located between a building and an abutting street right-of-way.
21. The Manager or Design Commission may require that a building that will abut a future street right-of-way, as shown on an approved future street plan or neighborhood circulation plan, be oriented to that future right-of-way.
22. Where a building is on a corner lot and fronts on two abutting streets, a dwelling unit at the corner of the building need be oriented to only one of the streets.
23. Street Frontage and Building Orientations: The following standards are intended to promote and maintain an orientation to the street for single-family attached dwelling developments.
    a. Single-family attached units are not allowed to be constructed on flag lots except in cases where minimum density standards would otherwise not be met. The end unit abutting the street (as applicable) must have its primary entrance oriented to the street.
    b. 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.
    c. Back-to-front facing relationships between groups of buildings (such as front doors facing rear yards or service areas) are not allowed.
    d. Projects that include a courtyard fronting a

1. Integrated Site Planning continued

public street must provide a 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.

e. Where two groups of single-family attached dwelling 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 single-family attached dwelling complex, the separation area shall include, at minimum, a shared pedestrian walkway.

f. 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 or private street or alley might be located to a side in a side-to-rear relationship.

g. Single-family attached dwelling units are required to be located adjacent to public streets and alleys and oriented to public streets. Private streets or alleys may be utilized only in districts that permit these following adopted public street and public works standards and appropriate design modifications.

h. In the case of single-family attached complexes, private shared accesses to the rear or to common parking areas may be provided, subject to City circulation and parking standards. Such shared access and parking areas may be located in easements or tracts and shall not take the place of street orientation provisions.

i. Garage facades shall not be closer to the street than portions of the unit containing living space.

24. Driveways and Unit Access: The following standards are intended to promote access at

Fig. A.1.d.23.i: Garage facades not closer to the street than portions of the units containing living space.

Fig. A.1.d.23.h: Shared driveway and parking areas..

1. Integrated Site Planning continued

Fig. A.1.d.24 (1): Required off-street parking is located to the rear the dwelling structure.

Fig. A.1.d.24 (2): Required off-street parking is located to the rear the dwelling structure.

the rear of the lots so as to limit the number of driveways to the street and to allow for availability of on-street parking.

a. Single-family attached lots shall be accessed from the rear by alleyway, rather than from a public street except as otherwise authorized within this section. Exceptions to this are: lots at least 30 feet wide may directly access a public street or a development of 5 or less lots may access the street directly. Private alleys or access drives may be substituted where allowed by the district, where extension potential is not feasible and if appropriate maintenance provisions are established. In addition, a private side access to a common parking area may also be permitted if parking section standards are met. (Note: Single-family attached developments on large parcels are not permitted to avoid alleyway and rear access requirements by utilizing multiple structures of five or fewer units/ lots or providing serial or sequential land divisions from one “parent” parcel.)

b. Up to 20 percent of proposed lots less than 30 feet wide in a single-family attached residential development and not covered by subsection (a) above can be accessed from the front.

c. The maximum width for individual single garage driveways located at the front of a dwelling unit is 10 feet wide (excluding the driveway approach width). Alternately, a driveway may be wider to access a garage that has a width no larger than 50 percent of the total dwelling width.

d. The maximum width for a shared driveway that serves two units or a double car (side-by-side) garage is 16 feet (excluding the driveway approach width).

e. A minimum distance of 20 feet shall be between driveways, whether shared or individual, so as to allow for on-street parking.

f. In the case of a single-loaded public alleyway or private street or alley utilized for access, provide a 6-foot-high, sight-obscuring fence or wall and a 5-foot-wide

1. Integrated Site Planning continued

landscape planter strip along the side of the alleyway/private street that abuts adjoining properties. Plant materials shall include a combination of ground cover, shrubs and trees and follow the planting size requirements in **Section 4.1151(A)(5).**

g. When common area courtyards are being provided that face the street, private rear access and parking may be established provided secondary access or adequate turnaround area is available and maintenance provisions are adopted.

h. When property configuration is such that rear access cannot be provided in consideration of setback and separation standards, parking to the side in a common parking area may be provided, or shared driveway accesses to the street may be allowed up to the limit of minimum site density.

i. If common rather than individual (per unit) parking areas are proposed, the General Design Standards for Surface Parking Lots **(Section 9.0820-9.0826)** shall apply to the common parking areas. Such common parking areas may be within easements or on commonly owned tracts held and maintained by a homeowners association. Provide a 6-foot-high sight obscuring fence or wall and a 5-foot-wide landscaped planter strip along any side(s) of the common parking area that abuts adjoining properties. Plant materials shall include a combination of ground cover, shrubs and trees and follow the planting size requirements in **Section 4.1151(A)(5).**

25. Miscellaneous Standards for Single-Family Attached Dwellings

a. A minimum 6-foot-high sight obscuring fence or wall shall screen common loading, garbage/recycling, and other service areas that are shared by two or more single-family attached dwelling units within a development.

b. Screen transformers and heating, ventilation and air conditioning (HVAC) equipment.

c. Screen freestanding HVAC units with a

Fig. A.1.d.25: Screen heating, ventilation and air conditioning equipment.

Fig. A.1.d.24: Single-family attached with automobile access in the rear and on-street parking.

1. Integrated Site Planning continued

sight-obscuring fence, wall or evergreen landscaping if located adjacent to a property line shared with another residential unit/ building or adjacent to open space.

d. Provide utility meter/box screening from the street or from public view.

e. Private storage areas are required for each unit. Each storage space shall consist of an enclosed closet type space at least 6 feet in height with at least 24 square feet of floor area. Optionally, the storage space may be in a central storage facility close to the unit or as designated storage area within a garage dedicated to said unit. If garage located, the storage unit shall be separate from and not impede parking within the garage.

2. Open Spaces

A. 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 opens spaces for buildings that create opportuities for private enjoyment of the outdoors.

B. 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.

C. Guidelines:

All Developments

1. and 2: For development on sites larger than 40,000 square feet, provide publicy accessible open space that include a variety of public spaces, both hardscaped and landscaped, such as on-site plazas, interior courtyards, patios, terraces and gardens. Public 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.
3. Public spaces intended for public use shall be located at/or near street grade to promote physical and visual connection to the street.

Commercial, Industrial and Institutional

4. Public 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.
5. Public spaces can be located between a building and the sidewalk, so long as active ground floor uses are accessible to and from the space and the desired street wall and/or retail continuity is not adversely impacted by the presence of this space. Locate plazas intended for public use at/or near street grade to promote physical and visual connection to the street.

Fig. A.2.c.1 & 5: Public on-site plaza incorporating a variety of hardscaped and landscaped treatments to create an engaging space

Fig. A.2.c.6: Public space lined by outdoor cafe

Fig. A.2.d.4: Water feature

2. Open Spaces continued

Fig. A.2.c.7 and 8 (1): Adequate places for residents to gather for recreation, entertainment or enjoyment of outdoor space..

Fig. A.2.c.7 and 8 (2): Adequate places for residents to gather for recreation, entertainment or enjoyment of outdoor space..

Multi-Family Residential

6. Adequate private open space shall be provided for the residents of multi-family residential units to provide for outdoor recreation, entertainment, scenic amenity or shared exterior space for people to gather.
7. and 8: Adequate, usable shared open space shall be provided for multi-family developments that provides a place for residents to gather for recreation, entertainment or enjoyment of a high-quality outdoor space.
9. Children's play areas shall be designed to promote safety, creative play and exercise and shall be adequate for the number of units in the development.
10. The standard of **Section 4.1151(A)(2)(D)(10)** is required as determined by the Manager or Design Commission.
11. The design of developments shall promote safety of outdoor common areas by ensuring they are visible from a sufficient number of adjoining units to provide opportunities for surveillance.

Single-Family Attached

12. 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. Children's play areas shall be designed to promote safety, creative play and exercise and shall be adequate for the number of units in the development. A mechanism shall be established that provides for the continued maintenance of the shared space.
13. Adequate private open space shall be provided for the residents of residential units to provide for outdoor recreation, entertainment, scenic amenity or shared exterior space for people to gather.

2. Open Spaces continued

D. Standards:

All Developments

1. For sites of 40,000 square feet or larger, at least 3 percent of the development site shall be allocated and designed as publicly accessible open space, such as a plaza.

   For sites larger than 20,000 square feet that are providing public open space, at least 3 percent of a development site greater than 20,000 square feet shall be allocated and designed as publicly accessible open space, such as a plaza. Public spaces shall be placed at high pedestrian activity areas, with western or southern exposure.
2. Public spaces shall incorporate 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 paving
   c. At least one bench or seating unit for each 200 square feet of area, (seating may be group into benches or ledges)
   d. Pedestrian-scaled lighting fixtures
   e. One element with sustainability attributes (rain garden, solar powered lights or equipment, pervious paving, container for recycling, or benches made from recycled materials.)
   f. Artistic design elements such as decorative paving patterns, ornamental art features, creative lighting elements.
3. Public spaces shall be accessible at grade adjacent to the sidewalk to promote physical and visual connection to the street. Portions of public spaces such as plazas may be above or below grade to accommodate a variety of outdoor gathering spaces.

Commercial, Industrial and Institutional

4. Except for civic uses, street-facing public spaces shall not exceed 20 percent of the total building footprint or 2,000 square feet, whichever is less. Such space shall have a minimum width of 30 feet and a minimum depth of 20 feet, unless otherwise approved by the Manager or Design

Fig. A.2.d.1: Public plaza directly facing principal street

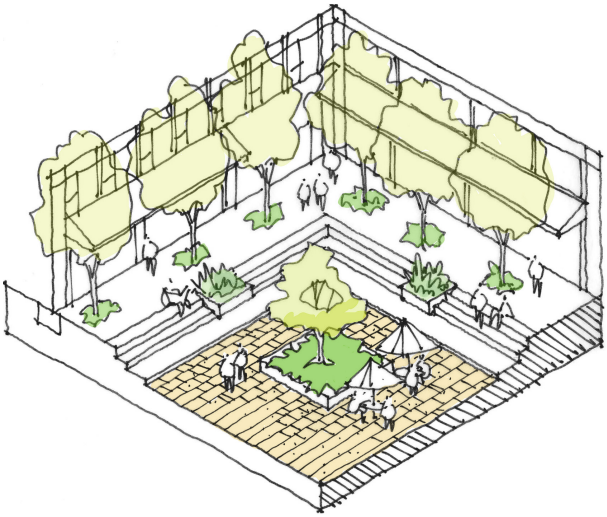


Fig. A.2.d.2: Public plaza with pervious paving for improved stormwater management

Fig. A.2.d.2: Courtyard with seating, landscaping and lighting

2. Open Spaces continued

Fig. A.2.d.6 (1): Balconies are one option for providing private open space.

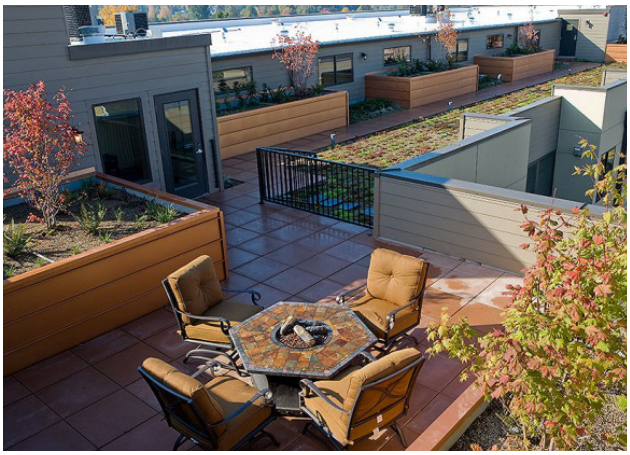


Fig. A.2.d.6 (2): Rooftop decks are an option for private open space.

Commission because of site constraints.

5. Except for civic uses, public spaces located between a building and a sidewalk shall be abutted on at least two sides by retail shops, restaurants, primary residential or office entrances or services with their windows and doors fronting on the space.

Multi-Family Residential

6. Private open space shall be required and can be met by complying with one of the following:
   a. Provide 48 square feet of private open space attached and directly accessible from each unit.
      1. Each unit's private open space must be able to fit a 5-foot by 6-foot rectangle inside of it; and
      2. Each private open space must be screened or otherwise designed to provide privacy from adjacent units; and
      3. Balconies that do not meet the dimensional requirements (such as Juliet balconies) are allowed but do not count toward the minimum private open space standard; or
   b. Provide shared private open space or spaces including but not limited to courtyards or rooftop decks. Shared private open space at a minimum shall be provided at the rate of 48 square feet per unit up to a maximum of 2,000 square feet for sites 20,000 square feet or fewer or a maximum of 10 percent of the site for sites larger than 20,000 square feet. The minimum size for any private, shared open space to satisfy this requirement shall be 400 square feet. Applicants may voluntarily provide additional shared private open space beyond the maximums in this standard; or
   c. Provide a combination private open space that complies with standards in (a)(1) through (a)(3) and dimensional requirements in (b). If the shared private open space reaches the maximum sizes in (b), the private open space requirement is satisfied.
7. For dwelling structures containing four or more units, a minimum of 4 percent of the gross site

2. Open Spaces continued

area but not less than 1,000 square feet shall be shared open space for sites 20,000 square feet and above in gross site area.

For sites under 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. The minimum dimensions for any shared open space shall be 20 feet in length and width. A shared private open space provided to comply with **Section 4.1151(A)(2)(D)(6)** may satisfy this standard as long as it meets the size requirements of this standard.

8. A shared open space may be any 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, 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; and other recreational facilities as approved by the Manager or Design Commission. The shared open space may not be within any buffer or yard setback area unless the open space includes preserved natural areas.
9. Children's Play Area.
   a. A minimum of 50 percent of the above minimum required shared open space shall be a children's play area. (Elderly Housing developments and Residential Facilities need not comply with the children's play area requirement but shall provide the specified shared open space in **Section 4.1151(A)(2)(d)(6)).** However, 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 for sites with a gross site area of 20,000 square feet and greater.

      For sites with a gross site area of under 20,000 square feet, the children's play area must include a minimum length and width dimension of 12 feet with a minimum total area of 250 square feet.

Fig. A.2.d.9: Children's play area with play equipment

Fig. A.2.d.9: Children's play area with play equipment as part of open space

2. Open Spaces continued

Fig. A.2.d.6 (1): Common open space in a residential development

Fig. A.2.d.6 (2): Common open space

b. The children's play area shall have a minimum of three types of play equipment such as slides, swings, towers, jungle gyms and other natural play elements as approved by the Manager or Design Commission. A Landscape Architect or a playground recreation expert shall design the children's play area, including selection of the play equipment to ensure that the equipment is compatible, fun and promotes some form of exercise or movement.

c. The children's play area shall be centrally located where it is visible from 50 percent of the abutting units that front the space. Children's play areas shall be outside of the required yard setbacks and buffer areas.

d. The children's play area(s) shall be enclosed by any 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; or by other means acceptable to the Manager or Design Commission.

10. The Manager or Design Commission may require that deed restrictions be recorded to ensure that where project amenities such as swimming pools, community centers, and shared open spaces are on separate parcels within the same development, all residents of the development will have on-going access to those amenities and facilities.

11. For all complexes, all outdoor common areas and streets shall be visible from 50 percent of the units that face it. Common areas include but are not limited to shared open spaces; laundry rooms; recreation, pool and similar common facilities; children's play areas; walkways; and parking areas. A unit meets this criterion when at least one window of a frequently used room such as a kitchen, living room and dining room, but not bedroom or bathroom, faces the common area.

Single-family Attached

12. Single-family attached development of 20 or more units shall comply with the following:

a. Developments of 20 or more units (including elderly housing single-family

2. Open Spaces continued

attached complexes of 20 or more units) shall provide one or more common open spaces with a minimum combined total area of 800 square feet. For developments of more than 20 units, add an additional 200 square feet of open space for every additional 10 units. For phased developments, open space requirements shall be met per phase.

b. No common open space area is to be less than 400 square feet in area nor have a horizontal dimension less than 12 feet.

c. Up to 40 percent of the common open space area may be hard surfaced (preferably pervious), improved and dedicated for a specific use (barbecue areas, tennis court, recreation building, community garden, playground, etc.), subject to approval by the Manager or Design Commission.

d. Required open space area landscaping shall include lawn, groundcover, shrubs and trees. Landscaping shall meet applicable requirements in **Section 4.1151(A)(5).**

e. Children's play areas shall be provided for developments of 20 or more units following the dimensional, equipment and perimeter standards of **Section 4.1151(A)(2)(d)(9),** except if the development is Elderly Housing or a Residential Facility. In addition, the following are required for children's play areas:

   1. Shall be located outside of required yard setbacks and buffer areas.
   2. Must be located so as to be visible from living area windows of at least 3 dwelling units.

f. If a private open space (in a front, rear or side yard) is adjacent to common or public open space, parking, or a property line at the perimeter of the development, provide a visual separation consisting of at minimum a 3-foot high fence, wall, or landscaping capable of growing to a 3-foot height between the private open space and the adjacent element.

g. Homeowners associations, site management offices, or other acceptable

Fig. A.2.d.12.d: Open space with lawn, groundcover and trees.

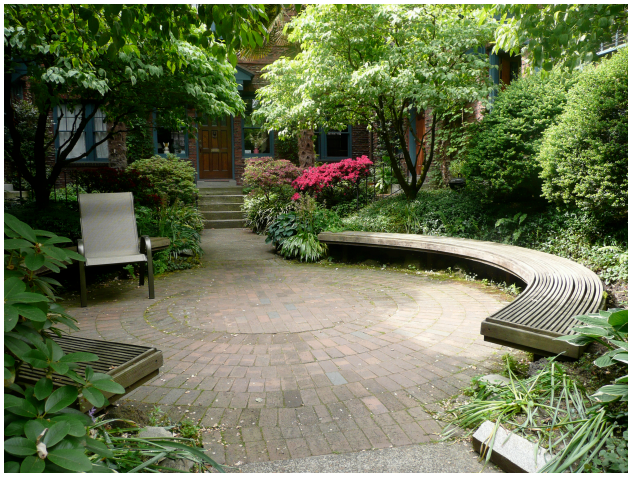


Fig. A.2.d.12: Shared private open space.

2. Open Spaces continued

Fig. A.2.d.6: Shared private open space

means shall be established for purposes of maintaining all common areas. An ongoing financial mechanism and oversight functions to provide for maintenance shall be established prior to occupancy of any unit.

13. Private Open Space: Each unit shall provide its own private space so as to maintain a feeling of livability and to not encourage crowding. The space shall be provided by one of the following, in which no dimension of private open space area shall be less than 6 feet:
    a. Each single-family attached unit shall have an attached private open space area located at the rear of the unit of at least 120 square feet in size. The area shall be enclosed, screened or otherwise designed to provide privacy with elements such as 6 feet high sight-obscuring fencing, building offsets, and/or vegetative screening. The combined total area of a deck or balcony and patio/ rear yard area may be used to obtain the required private area square footage; or
    b. Where it is not possible to locate the private open space entirely at the rear of the unit, a private open space may be located on the front façade in the form of an upper story balcony and the square footage will count toward the 120-square-foot requirement.

3. Walkways and Pedestrian Circulation

A. 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.

B. 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.
I. Increase Transportation Accessibility.

C. Guidelines

All Development

1. Walkways shall provide clear connections between building entrances and off-site pedestrian walkways.
2. Walkways shall connect building entrances within the development.
3. Walkways shall incorporate sustainability features such as pervious paving or french drains to direct run-off. Private developments are encouraged to use a variety of stormwater infiltration and conveyance systems, such as french drains and valley drains, provided maintenance is ensured.
4. Walkways shall include amenities that enhance the pedestrian experience such as planters, benches, other seating opportunities, overhead weather protection, or art. They shall be denoted with architectural features so that pedestrian routes are clear, safe and distinct from vehicular areas.
5. Walkways shall provide appropriate connections to transit stops. Where a building is close to a transit stop and adequate shelter does not exist, consider including a covered and lighted entrance where people can wait for transit out of the weather. If the development includes a retail use, locate the storefront and weather protection close to the transit stop.
6. Walkways in parking lots shall provide clear connections without winding through parking spaces and shall accommodate at least two

Fig. A.3.c.1 through 4: Pedestrian walkway through development site provides generous width, landscaping, special lighting, and active facades to create a safe, stimulating and appealing pedestrian environment.

Fig. A.3.c.5: Walkway connecting to a major transit stop

3. Walkways and Pedestrian Circulation continued

Fig. A.3.c.6: Gracious and landscaped walkway

Fig. A.3.c.4: Way-finding signage integrated into the design of a site

people side by side.

7. Parked vehicles shall not encroach upon the areas designed for pedestrian circulation.
8. Walkways shall have adequate lighting to increase the personal safety of pedestrians.
9. In DMU and DTM, larger projects shall incorporate frequent passageways. Consider using architectural features to further enhance the pedestrian experience in these important community connectors:
   a. Special paving
   b. Landscaping
   c. Lighting such as lighted bollards along the walkway and accent lighting on abutting structures
   d. Trellis

All Development

10. The site shall be designed to achieve uniform illumination levels with minimum glare to adjacent properties to create a comfortable and safe environment in harmony with the character of the surrounding areas.

Multi-family Residential & Single-Family Attached

11. The on-site pedestrian circulation system shall be continuous and connect the following: streets abutting the site; ground-level units' entrances and common parking areas; shared open space and children's playground areas; abutting transit facility; and any pedestrian amenities such as plazas, resting areas and viewpoints.
12. The on-site shared pedestrian circulation system for all developments, including single-family attached dwellings, shall be designed to meet the accessibility standards of the Building Code.

3. Walkways and Pedestrian Circulation continued

D. Standards:

All Development

1. Walkways shall connect public sidewalks with building entrances not fronting on public streets.
2. Walkways shall connect building entries to other entries within the development.
3. Walkways shall incorporate at least one of the following elements:
   a. pervious paving for at least 50 percent of surface area, including sand set decorative paving; stone; porous concrete; or interlocking concrete paver system with gaps to allow water infiltration.
   b. walkways that direct surface runoff to pervious areas.
   c. high-quality, durable seating every 50 feet.
4. Walkways shall be distinctively paved and marked so that the public has a clear sense of where they can travel on foot. Acceptable pavement treatments include:
   a. scored or sawcut concrete in a grid pattern
   b. decorative troweling patterns
   c. colored surfaces such as Lithocrete
   d. concrete with inset art objects
5. Walkways shall be located to provide an obvious connection to transit stops.
6. Walkways having a width of at least 5 feet shall be provided in all parking lots with more than 60 stalls or development sites greater than 40,000 square feet. Walkways shall be located to provide convenient access for the greatest amount of users.
7. Walkways that abut the head of vehicle parking spaces shall be 7 feet wide unless wheel stops are used to ensure a minimum 5-foot-wide clear walk.
8. Pedestrian circulation plans shall incorporate all of the following techniques to increase the personal safety of pedestrians:
   a. Provide lighting so that walkways shall be illuminated to a minimum of 0.5 foot-candles at any one point, a minimum average of 1.5 foot-candles over the entire

Fig. A.3.d.3: Porous walkway

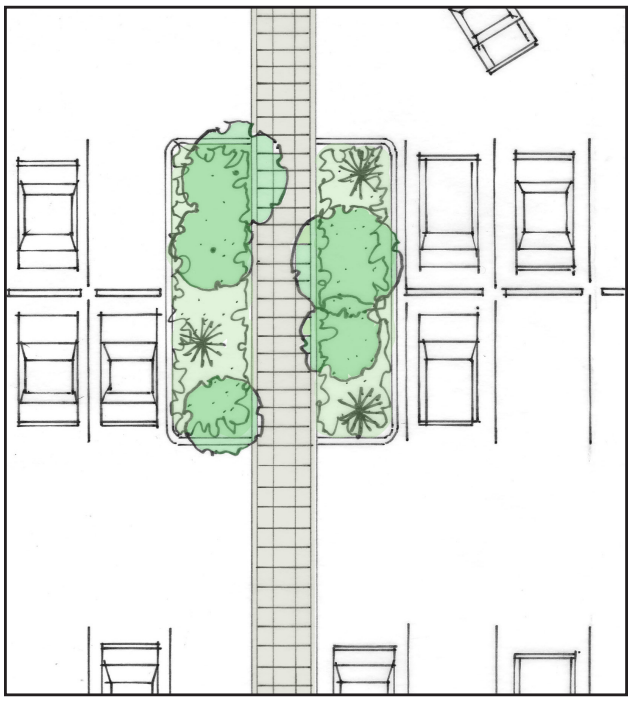


Fig. A.3.d.4: Minimum 5-foot walkway with scoring

3. Walkways and Pedestrian Circulation continued

Fig. A.3.d.1 and 2: Walkway through residential development with benches

Fig. A.3.d.9: Walkway connecting parking and building entrances to the street.

surface and a maximum average of 3 foot-candles over the entire surface during the hours of darkness. Average foot candles shall be the average amount of light at a 3-foot height above a surface as determined using a photometric plan with 1-foot grid spot foot-candle readings. The Manager or Design Commission may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area. Lighting shall be designed so as to not shine directly into residential units by the use of cut-off or directional features; and

b. When walkways are between two buildings, provide at least one of the following:
   1. Access control (such as a gate) to limit access to the walkway;
   2. Surveillance opportunities for the length of the walkway, such as views from streets, public sidewalks or from windows in adjacent buildings;
   3. Mirrors or other elements that provide views around corners where pedestrians would have difficulty seeing part of the walkway because of blind corners or other building obstructions.

9. In DMU and DTM:
   a. Through-block walkways shall be required for new development every 200 to 300 feet in DMU and at least every 200 feet in DTM.
   b. Walkways shall be at least 10 feet wide and incorporate lighting for pedestrian safety.
   c. Walkways shall connect destinations such as parking areas, buildings, streets and public spaces.

10. 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.
   a. The following areas shall be illuminated during the hours of darkness: driveways; open parking lots and carports; on-site pedestrian circulation walks; and entries to common buildings.
      1. Light fixtures shall not exceed 25 feet in height.

3. Walkways and Pedestrian Circulation continued

b. The following illumination levels plus those stated in Table 4.1151(A)(3) shall act as minimum standards for all exterior lighting.
   1. Maximum average lighting will be governed by the 6:1 ratio of maximum average to minimum illumination of the surface being lit as stated in Table 4.1151(A)(3).
   2. Generally, maximum illumination at the property line shall not exceed one-half foot candle. However, where a site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle.
   3. No direct light source shall be visible at the property line (adjacent to residential) at ground level.
   4. Average foot candles shall be the average amount of light at 3-foot height above a surface as determined using a photometric plan with 1- foot grid spot foot-candle readings.
   5. The Manager or Design Commission may modify these levels if such modifications are deemed necessary and appropriate for the use and surrounding area.

c. Developments shall use full cut-off lighting fixtures to avoid off site lighting, night sky pollution and shining lights into residential units. Fixtures shall have a cut-off angle of 90 degrees as measured perpendicular to the ground. The Manager or Design Commission may choose to waive or alter cut-off requirements of this section when appropriate historic or decorative fixtures are proposed (e.g. use of decorative up-lighting 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). Weather- and vandalism-resistant covers shall protect lighting devices.

Fig. A.3.d.12: Pedestrian circulation with adequate lighting.

3. Walkways and Pedestrian Circulation continued

Table 4.1151(A)(3)

Area of Illumination	Illumination Level (foot candles)*
Parking Areas	0.5 minimum
Loading and Unloading Areas	0.5 minimum
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

* The minimum light measured in foot-candles at the point of least illumination when measured at 3 feet above ground level.

4. Parking Lot/Parking Garage Screening

A. Intent: To reduce the visual impact of surface lots and parking structures.

B. Applicable Downtown Design Principles:

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

C. Guidelines:

All Development

1. **Section 9.0823(C)(4)** Landscaping of Parking Lots: Perimeter Screening applies to all new developments. The following additional guidelines supplement this Section. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Manager or Design Commission.
2. Although parking lots are to be located behind buildings or within structures, there may be conditions where parking lots are visible from public 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. In DCC, facades on all sides of the building shall be lined with activated uses such as, retail, residences with entries and windows, or offices. Screening methods for parking lots shall use vegetation and or walls, along with landscaping.
3. On the ground-floor level facing street frontages, parking structures shall provide a perimeter of active use spaces such as commercial, industrial, institutional or residential uses unless substitutions are approved by the decision authority, either the Design Commission or the Manager. Substitutions for active uses may include trees and other vegetation or artfully designed walls or grillwork. 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 reflect the composition of the building and the

Fig. A.4.c.3 (1): Parking structure softened with lattice and vegetation

Fig. A.4.c.3 (2): Parking structure with decorative metal screening

4. Parking Lot/Parking Garage Screening continued

Fig. A.4.c.3 (3): Parking structure designed with architectural facades on all sides and ground level retail

surrounding buildings.

4. Low-impact development stormwater practices shall be incorporated into parking lots.
5. Parking entrances/exists shall be limited so as to minimize the number of vehicular crossings of pedestrian areas while still ensuring adequate site circulation.
6. Screening shall incorporate high-quality materials.
7. Parking structures shall contribute to the architectural quality and active street life of the Downtown.
8. In DCC, low screening that helps reduce the appearance of gaps in the street wall shall be provided for parking lots near streets.
9. In DCC and DMU:
    a. Along downtown local streets, facades on all sides of the parking structure shall be lined with active retail spaces or residences with entries and windows.
    b. Uses lining parking structures shall incorporate transparent glass to allow for visual interaction with the building interior from pedestrian areas.

4. Parking Lot/Parking Garage Screening continued

D. Standards:

All Development

1. **Section 9.0823(C)(4)** Landscaping of Parking Lots: Perimeter Screening applies to all new developments. The following additional standards supplement this Section.
2. Surface parking lots shall be screened to a height of 3 feet using at least one of the following:
   a. A combination of evergreen and deciduous shrubs spaced no more than 3 feet apart planted in an area at least 5 feet wide. The height shall be met at installation.
   b. Ornamental masonry wall clad with brick or tile
   c. Ornamental metal fence
   d. A combination of a masonry wall and ornamental metal fencing
   e. Other elements that meet the intent, as approved by the Manager or Design Commission.
3. Parking structures visible from the street shall be screened using at least one of the following:
   a. A permitted use such as commercial, industrial, institutional or residential use with a minimum depth of 20 feet
   b. An ornamental screen made of metal work
   c. Trees with a minimum caliper of 2 inches at 6 feet above grade and maximum spacing of 25 feet, along with shrubs, and understory planting
   d. Bas-relief sculpture
   e. Another approved device that meets the intent
4. Rain gardens shall be incorporated into planting areas.
5. Parking entrances/exits shall be limited to one per each street face.
6. Chain link fencing, plain metal bars, concrete block or plywood are not acceptable for screening materials.
7. Parking structures must have flat floors on street frontages. Ramps and slanted floors may be used in areas that have less visibility from

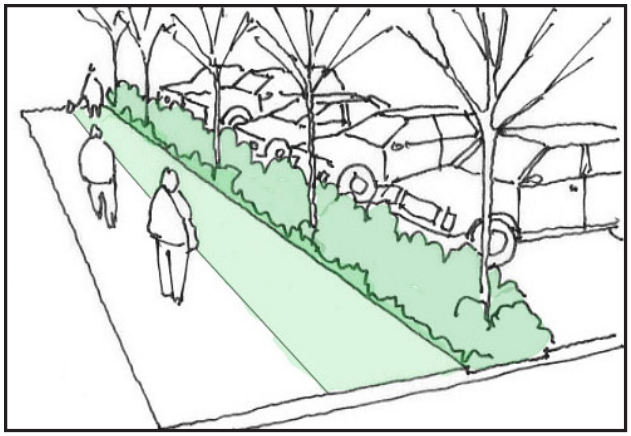


Fig. A.4.d.2 (1): Parking lot landscaping screen

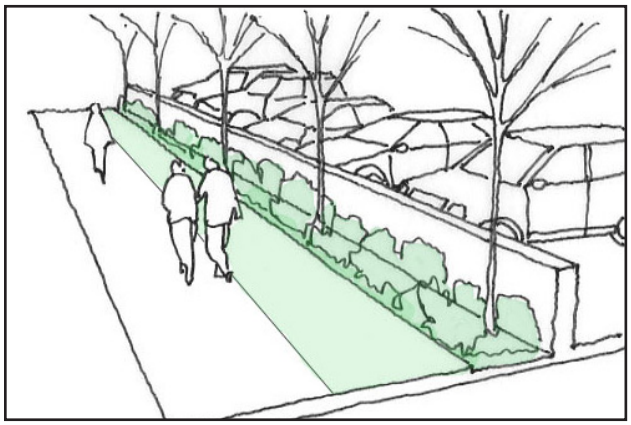


Fig. A.4.d.2 (2): Parking lot landscaping and masonry wall screen

4. Parking Lot/Parking Garage Screening continued

Fig. A.4.d.3: Active street-level use lining a parking structure

the street, such as the center of the structure or at the rear away from street frontages.

8. In DCC, for parking lot screening, a structure, such as an architectural fence or low masonry wall 3 feet in height, shall be built at the back edge of the sidewalk.
9. In DCC and DMU, structured parking facing pedestrian streets within the district shall be lined with uses that provide visibility into building interiors. Other sides of the building shall be treated with other architectural or landscaping means to break up and screen the blank wall surface.

5. Landscaping

A. 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.

B. 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.

C. Guidelines: Parking lot Landscaping and Lighting

All Development and Single-Family Attached

1. Licensed Design Professional. The landscape plan shall be created by a licensed design professional such as a Landscape Architect, Architect or Civil Engineer. The landscape plan shall exhibit the following characteristics:
   a. The overall design of the site and the design of the proposed landscape materials shall achieve unique, attractive and significant landscaping on the site as a whole;
   b. The proper type, spacing, height, placement and location of plant materials shall be provided to ensure that the intent of this ordinance is met;
   c. The choice and selection of plant materials shall insure that root systems will not interfere with public utilities and so that fruit and other debris, except leaves, will not constitute a nuisance within public rights-of-way or to abutting property owners;
   d. The choice and selection of plant materials shall ensure that the type of plantings selected will be of a type that will survive and thrive in the area in which they are to be located; and
   e. The proper relationship between deciduous and evergreen plant materials shall exist so as to ensure that the desired buffering effect will be accomplished.

Fig. A.5.c.3 (1): A landscaped area which utilizes a variety of complementary plant material.

Fig. A.5.c.3 (2): A rich array of plantings creates an appealing residential street scene

5. Landscaping continued

Fig. A.5.C.4: Dense plantings are used to enhance the appearance of an entry to a parking area.

f. Plant sizes shall provide a more mature appearance at installation.

2. Landscape Maintenance: The standards of **Section 4.1151(A)(5)(d)(2)** shall be met.
3. Site Landscaping
   a. Use a rich, yet coordinated palette of landscape materials throughout the site to provide scale, texture and color that supports the design intentions of the building architecture.
   b. For an entry way, planting shall be massed and scaled as appropriate to demarcate the entrance.
   c. Enhance the site with ornamental plant material, such as ornamental trees, flowering shrubs and perennials and ground covers.
   d. Extend the landscape character of the area into the site; in particular, include mature shade trees where appropriate.
   e. Automatic watering systems and drought tolerant species are encouraged to promote water conservation and reduce maintenance concerns.
   f. In DRL-1 and DRL-2:
      1. Use a landscape palette that reflects the climate and positive landscape character found in the neighborhood. In general, use a rich yet coordinated palette of landscape materials to provide scale, texture and color.
      2. Extend the landscape character to the public realm by providing shade trees in the planting strip and understory that will enhance the street level environment.
4. Parking lot landscaping
   a. **Section 9.0823** Landscaping of Parking Lots applies to all new developments. The following additional guidelines supplement this Section. A departure from the referenced Code Section requires demonstration of meeting the intent statement and approval by the Manager or Design Commission.
   b. Within parking lots, parking shall be divided

5. Landscaping continued

with landscaped parking bays/islands to minimize the impact of the parking.

c. Lighting fixtures shall be pedestrian-scaled and designed to prevent glare.

d. Stormwater management techniques shall be incorporated into the design of parking lots.

e. Parking lot landscaping and decorative paving shall be used to soften the visual impact on adjacent buildings and public spaces.

Multi-Family Residential and Single-Family Attached

5. Shared Open Space

a. Make plazas, courtyards, patios and lawns comfortable for human activity and social interaction - standing, sitting, talking, eating and playing.

b. Create a pleasant climate, including shade from summer sun and access to winter sunlight. Locate seating with consideration to sun and shade.

c. Use plants, furniture and lighting to shape, enliven, and give purpose to outdoor space.

d. Consider adding a focal element, such as a sculpture or fountain to outdoor space.

e. Design outdoor space with safety in mind. On-site plazas and courtyards shall promote visibility from the street, and lighting to enhance nighttime security.

f. Enhance the front of the building with ornamental plant material, such as ornamental trees, flowering shrubs and perennials and ground covers.

g. For single-family attached, landscaping or other treatments between driveways shall be utilized to break up continuous pavement and provide rainwater infiltration.

Fig. A.5.c.4: Landscaped swale through parking lot provides low impact stormwater infiltration

Fig. A.5.c.4.e: Decorative paving, bollards and trees in parking areas

5. Landscaping continued

Fig. A.5.d.1 and 3: Attractive and well-maintained landscaping

D. Standards:

All Development and Single-Family Attached

1. A professional licensed Landscape Architect shall complete and stamp the landscape plan for the development.
2. 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:
      1. 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.

5. Landscaping continued

2. 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; and
   d. Plantings shall be guaranteed for two years after the Final Certificate of Occupancy inspection approval.
3. 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.

3. Site Landscaping
   a. At least 15 percent of the site area shall be landscaped. Required sidewalk easements can be subtracted from the site area for purposes of this calculation.
   b. At least 70 percent of the front yard setback area shall be landscaped in meeting the 15 percent site area total. Use of ornamental grass lawns shall be limited to 20 percent of this requirement in the front yard.

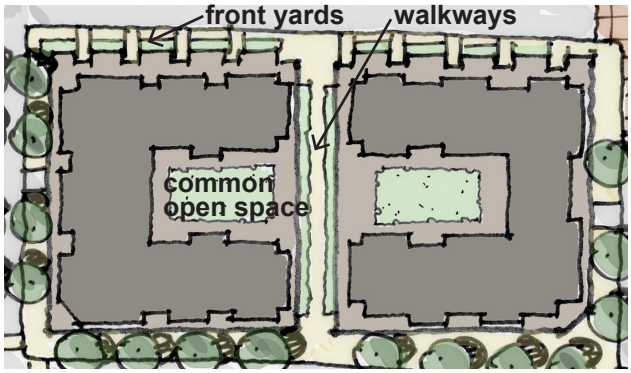


Fig. A.5.d.3 (1): Meeting the landscaping requirement can be accomplished through a number of site features

Fig. A.5.d.3 (2): A variety of plantings enhances the walkway through the site

5. Landscaping continued

Fig. A.5.d.3 (1): Setback landscaping may count toward landscaping requirements.

Fig. A.5.d.3 (2): Setback landscaping may count toward landscaping requirements.

Exceptions:

1. In single-family attached developments with driveways in the front, the driveway area defined by the minimum driveway width through the front setback may be excluded from total front setback area for the calculation; and
2. For Commercial, Industrial and Institutional uses providing a publicly accessible walkway or publicly accessible open spaces or outdoor dining areas between the right of way and the building frontage, the front setback landscape percentage may be reduced by the Manager or Design Commission to as low as 10 percent.

c. Landscaping as defined in **Section 3.0010,** all landscaped setback areas, landscaped public and private common open space, eco-roofs, preserved natural areas, planter areas, landscaped screening areas, as well as landscaped strips located between the curb and sidewalk can be included to meet the 15 percent landscaping requirement. In addition, walkways that provide access through common landscaped areas may count for up to 66 percent of the total required landscape area.

d. A minimum of 20 percent of landscape areas shall be planted with drought-resistant canopy trees, shrubs, groundcovers, perennials and grasses.

e. In addition to required street trees, site trees shall be required at a rate of one tree per 3,000 square feet of gross site area. Existing regulated major trees may be counted as two required site trees. Existing trees to be counted toward this requirement must be confirmed by a Consulting Arborist, Qualified Arborist or a Registered Consulting Arborists to be healthy trees. Buffer, yard, drive and parking lot tree requirements may count toward the site tree requirement.

f. Trees, including those in parking area landscaping and buffering, shall be planted at sizes no less than the following:

5. Landscaping continued

1. Deciduous canopy trees shall be a minimum of 2.5 inch caliper size and shall be balled and burlapped or container stock.
2. Deciduous ornamental trees shall be a minimum of 2-inch caliper size and shall be balled and burlapped or container stock.
3. Evergreen trees shall be a minimum of 6 foot in height and shall be balled and burlapped or container stock.
4. New site trees shall be distributed throughout the project rather than clumping them in one location.
5. New site trees shall be supported (by use of stakes, wire or similar material) for at least one year to prevent damange by strong winds.

g. Shrub sizes shall be as follows:
   1. 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;
   2. Perennials shall be a minimum of 1 gallon size; and
   3. Ground covers shall be well-rooted in either flats or a minimum of 1-gallon pots.

h. All landscaped areas shall be irrigated with an in-ground irrigation system, unless a licensed landscape architect submits written verification that the proposed planting materials do not require irrigation.

4. Parking Lot Landscaping and Lighting
   a. **Section 9.0823** Landscaping of Parking Lots applies to all new developments. The following additional standards supplement this Section.
   b. Within parking lots, an average of 1 (one) landscaped parking bay/island shall be installed per nine parking stalls. The parking bays/islands shall be distributed throughout the parking lot.
   c. Parking lot light fixtures shall be cut-off fixtures and shall be shielded to prevent

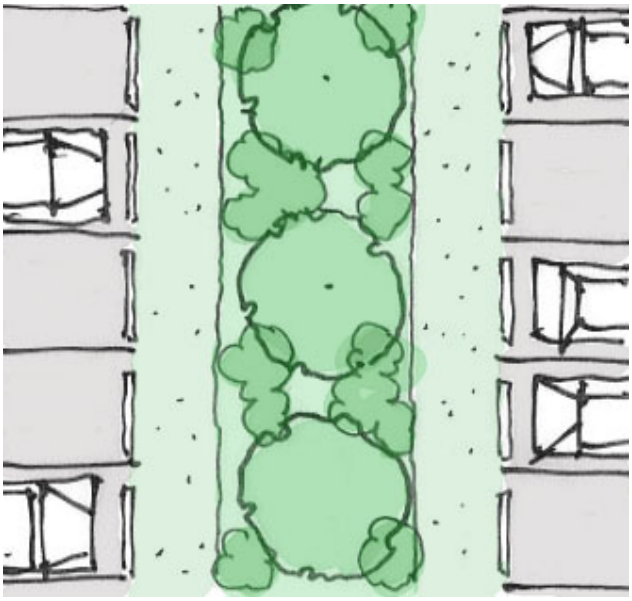


Fig. A.5.d.4 (1): A range of required parking lot landscaping as a site amenity

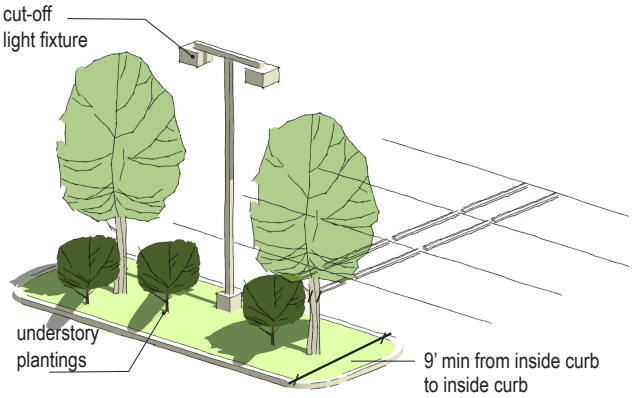


Fig. A.5.d.4 (2): Landscaped island

Fig. A.5.d.5: Generous landscaping in the landscaped strip

5. Landscaping continued

glare and lighting into abutting buildings and properties.

d. Parking lot light fixtures shall be between 18 feet and 24 feet in height.

e. Stormwater management, including rain gardens, stormwater planters, and swales for sites larger than 20,000 square feet shall be applied to all landscaped areas so that run-off is captured and filtered into the ground.

f. Any planting areas within parking lots that are not part of a parking island shall have a minimum depth of 5 feet.

Multi-Family Residential and Single-Family Attached

5. Shared Open Spaces shall provide at least three of the following amenities to accommodate a variety of ages and activities. Amenities include:
   a. Site furnishings (seating areas, tables)
   b. Patios, plazas, or courtyards
   c. Tot lots
   d. Gardens
   e. Open lawn
   f. Play fields
   g. Sports courts, such as tennis or basketball courts
   h. Architectural lighting
   i. Fountain
   j. Art piece

6. Sustainable Design

A. Intent: To create designs that enhance the natural environment by reducing water use, minimizing pollution and maximizing the project's positive effects on the built and natural environment.

B. Applicable Downtown Design Principles

B. Promote Excellence in Design.

E. Incorporate Sustainability.

F. Context Sensitivity.

I. Increase Transportation Accessibility

C. Design Guidelines:

All Development

1. and 2: 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.

D. Standards:

All Development

1. Water conservation and treatment shall be promoted through a minimum of two of the following:
   a. The irrigation system shall minimize water usage by incorporating at least one of the following:
      1. A rain sensor to prevent watering during a rain event;
      2. Rotor irrigation heads; or
      3. A drip irrigation system.
   b. On-site rain gardens and stormwater facilities shall be incorporated and designed in accordance with Gresham Green Development Practices for Stormwater Management.
   c. Rainwater shall be used in public spaces to activate the space via art elements, water features, etc.

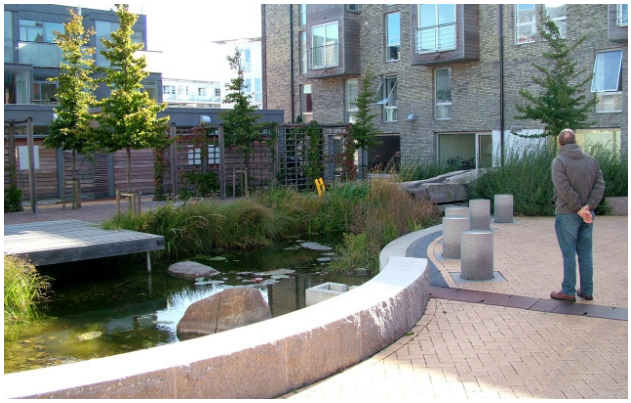


Fig A.6.c.1 and 2: An open space which incorporates stormwater infiltration facilities.

Fig A.6.c.1 and 2: A modular vegetated roof system reduces stormwater and insulates the roof surface.

6. Sustainable Design continued

Fig A.6.d.1: A public art piece collects rain water and discharges it into a stormwater area.

Fig A.6.d.2: This green roof system absorbs rainwater to minimize stormwater run-off and provides opportunity for possible water re-use.

d. Permeable paving over at least 40 percent of all paved surfaces.

e. Other Low Impact Development features that capture and filter runoff into the ground as approved by the Manager or Design Commission.

2. Energy conservation in site and building development shall be promoted through any of the following:

   a. One of the following passive energy efficiency measures:

      1. Include protected double door lock entry doors on the north and east sides of the structure or add an effective windbreak such as a wall;
      2. Orient the long axis of the building east and west, with unobstructed solar access to the south wall and roof;
      3. 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;
      4. Skylights or another daylighting system that illuminates 75 percent of the building floor area, with skylights occupying a minimum of 3 percent of the roof area with spacing between the skylights not greater than 1.4 times the ceiling height.

   b. Provide an on-site alternative transportation infrastructure, including;

      1. An on-site alternative fuel refueling station (such as an electric, biodiesel, or natural gas fueling station). An electric fueling station shall be within sight of a functional building entry; and
      2. Bicycle facilities including employee showers and changing areas.

   c. Install solar energy panels on the roof of the building or other location. The location and configuration of solar energy panels shall be approved by the Manager or Design Commission depending on the procedure type only as permitted in **Section 4.1100, 4.1134-4.1138 and 10.0900.** Solar energy

6. Sustainable Design continued

panels shall be integrated into the building design or shall be designed to have minimal adverse visual effects on other surrounding areas. The quantity of solar energy panels shall:

1. Generate at least 10 percent of the typical energy usage for the building. The typical energy model for the building shall be determined by referencing the LEED standards; or
2. Comprise an area greater than or equal to 20 percent of the roof area.

d. Plant a vegetated eco-roof on top of the building or carport that covers 20 percent of the building footprint;

e. Source sustainable and local materials that are within 500 miles of the development site or provide 20 percent sustainably harvested Forestry Stewardship Council (FSC) rating construction materials; and

f. Preserve 50 percent of existing regulated major trees on site. Major trees must be healthy as determined by a consulting arborist, a qualified arborist or a registered consulting arborist.

g. At least 20 percent of trees, 20 percent of shrubs, and 20 percent of groundcover plants shall be food-producing perennial species, such as named varietals of cherries, apples, hazelnuts, blueberries, strawberries, etc. Parking lot and street trees shall be selected from the Recommended Parking Lot and Street Tree Lists.

Fig A.6.d.2.d: This green roof provides an attractive, sustainable habitat for wildlife.

Fig A.6.D.2.g: Many species of creeping raspberries (such as the Rubus pentalobus) create dense groundcover, are drought resistant and shade tolerant, and can handle light to medium foot traffic.

Intentionally blank

1. Massing

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

B. 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

C. Guidelines:

All Development

1. Buildings shall be designed with volumes to maintain a compatible scale with their surroundings. Volumes shall reinforce a human scale within the built environment.
2. The massing changes shall create an attractive building with enhanced visual interest for the public.
3. and 4: In DCC and DMU:
   a. 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.
   b. New development shall employ appropriate height and massing transitions to adjacent buildings.

Commercial, Industrial and Institutional

5. The quantity of masses required shall be sufficient to add interest to buildings of that scale.
6. Buildings shall not include long, monotonous, uninterrupted walls and shall utilize design strategies which create depth and add interest to the facade. Changes in masses shall be sufficient to provide visual distinction between wall planes.
7. Buildings shall utilize building masses to frame and define streets and public spaces, establishing more prominence at these locations.
8. Building masses shall emphasize highly visible areas including street intersections.

Fig. B.1.c.1 (1): Orientation and massing of a tall building's base places strong emphasis on the street and creates a humane street environment

Fig. B.1.c.1 (2): Upper story stepbacks create a transition in height, bulk and scale

1. Massing (continued)

Fig B.1.c.1: Changes in massing reinforce a human scale that relates to the pedestrian.

Fig B.1.d.1: A building with a large footprint is divided into multiple masses, each greater than 25% of the footprint.

Multi-Family and Single-Family Attached

9. and 10: Multi-family and single-family attached developments shall:
   a. Avoid long, monotonous, uninterrupted walls if the buildings front the public realm; and
   b. Be modulated to prevent large, uninterrupted, monotonous walls; and
   c. 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.

Existing Development

11. Existing buildings shall follow the above guidelines when significant changes are made to the building envelope.
12. New additions to historic buildings shall complement the original façade without competing with it.

D. Standards

All Development

1. The minimum building mass or volume change shall be 25 percent of the total volume of the overall building.
2. The changes in mass shall be visible from the public street.
3. 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.
4. In DCC, to integrate new development with the scale of its surroundings, buildings shall provide a step back of at least 6 feet for all floors above 35 feet. This can be counted towards meeting the project's Downtown Massing requirement.

Commercial, Industrial and Institutional

5. Building shall have a quantity of masses that correspond to the footprint size:
   a. Building with footprints up to and including 30,000 square feet may consist of one mass or building volume.
   b. Building with footprints greater than 30,000

1. Massing continued

square feet shall be comprised of at least two masses or building volumes.

6. Mass changes shall be distinct building volumes, façade jogs or other façade changes as approved by the Manager or Design Commission. Changes in mass shall include a change in the depth greater than that used for articulating features as specified in Section 4.1151(B)(2).
7. 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 at the corner or along the primary street.
8. 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. 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 to allow sufficient light into the space under the colonnade. Buildings with colonnades may exceed the maximum building setback to achieve the minimum colonnade depth as approved by the Manager or Design Commission. 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.

Multi-Family Residential

9. Structures shall not have an overall horizontal distance exceeding 160 linear feet, measured from end wall to end wall. Structures facing a street can increase to 200 linear feet provided a courtyard, portal to a shared parking area or other open space is provided that breaks up the building wall. Open spaces shall be a minimum of 35 feet in width and depth.
10. Except for single story structures, buildings shall have, at a minimum, a base and top.
    a. The top of the base shall consist of a distinct physical transition between the base and the upper floors. The base treatment shall

Fig B.1.d.7: The tallest mass of the building is placed along the primary street on which the building is located.

Fig. B.1.d.9: Structures facing a street can increase horizontal length to 200 feet by providing an internal courtyard with a minimum 35-foot width.

1. Massing continued

Fig B.1.D.12: An addition (above the original three stories) to a historic building that is visually distinct and complimentary to the original form.

Fig B.1.D.13: First floor base treatment steps down with slope.

be located on a majority of the length of each building facade, and shall wrap all visible building corners. The base height shall be from grade to a minimum of the top of the first floor and a maximum of the top of the second floor. The transition element (such as change in brick pattern and other materials, articulation of a floor line, change in window types, etc.) shall be compatible, where possible, with datums on surrounding buildings.

b. 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 by material treatment, color, texture or change in materials or roof form.

Existing Development

11. 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 at the discretion of the Manager or Design Commission. Renovations that do not change the existing building envelope are exempt from standards specified in Building Massing.
12. 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.

2. Façade Composition

A. 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 wall are discouraged.

B. 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.
G. Preserve and Enhance Historic Character.

C. Guidelines

All Development

1. Mechanical Screening: The Standard in Section 4.1151(B)(2)(D)(1) is required. Utilities shall be screened from the public realm and the internal public or private areas.
2. Mechanical equipment and individual through wall units shall not detract from the building architecture and façade composition and shall be designed to minimize their visibility. Equipment shall not project beyond the adjacent finished wall plane and shall be screened and integrated into the building's overall architectural design, facade composition, and detailing.

Commercial, Industrial and Institutional

3. Buildings shall not include long, monotonous, uninterrupted walls and shall utilize design strategies that create depth and add interest to the facade. Changes in depth shall be sufficient to provide visual distinction between wall planes.
   a. Articulating elements shall provide surface relief, depth and shadows to the facade by being recessed and/or projected.
   b. Changes in building depth shall reinforce and create a consistent street wall.
4. Buildings shall create a rhythm of repeating elements that help establish continuity in the facade.
5. Upper-floor facades shall have adequate upper-

Fig B.2.c.4: Horizontal elements, including a series of belt courses, the cornice and the bulkhead, establish rhythm in the storefront.

Fig. B.2.c.4: Belt line above the ground level and regular cadence of bays and storefronts.

2. Façade Composition (continued)

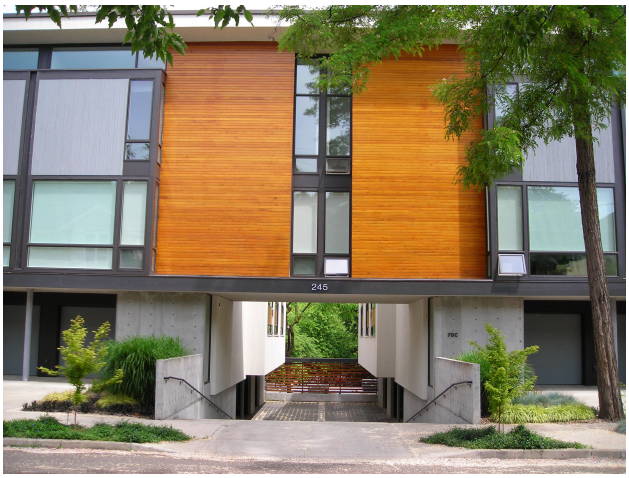


Fig. B.2.c.10 (2): Building materials and colors create simple and interesting façades.

floor glazing to ensure highly articulated facades and provide sufficient street surveillance.

6. Sustainable features shall be incorporated into the façade articulation where feasible.
7. In DCC:
   a. 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.
   b. Consider retaining historically or architecturally significant buildings on a site through adaptive use.
   c. Rehabilitate and restore historically significant buildings on a site according to the Secretary of Interior’s Section 106 Standards.
8. Window recesses shall be sufficient to support façade articulation and provide surface relief, depth and shadow.
9. 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.

Multi-Family Residential

10. Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.
11. Windows and doors shall be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings. Windows shall be used on the façade to provide articulation to the façade and visibility into the street.
12. Blank, windowless walls in excess of 750 square feet are prohibited when facing a public street unless required by the Building Code. In instances where a blank wall exceeds 750 square feet, it shall be articulated or intensive

2. Façade Composition continued

landscaping shall be provided.

13. Building Façade Transition. Adjacent building façades shall be compatible.
14. Garage doors shall be integrated into the design of the larger façade in terms of color, scale, materials, and building style.
15. Upper-floor facades shall have adequate upper-floor glazing to ensure highly articulated facades, provide sufficient street surveillance, and assist in indicating the rhythm of residential units.

Single-Family Attached

16. Building lengths shall be broken up to limit the apparent mass of single-family attached development and enhance pedestrian connections through the site.
17. Offset dwelling units to provide building articulation.
18. Make entries more prominent with architectural features that make them stand out and provide landing space at the front door to add to the layers of elements between the sidewalk and the front door.
19. Provide roof elements that define the top of the building.
20. Window trim shall highlight windows and give expression to residential buildings.
21. Façade articulation such as banding, window trim, corner trim and other elements shall be provided on all sides of a building that are not shared with another building.
22. Provide a variety of architectural elements to provide articulation to the residential units and avoid flat-faced facades.
23. Provide variation to exterior finishes to avoid monotonous building facades.
24. Corner buildings shall respond to the corner location with architectural features that emphasize and address the corner.
25. Courtyard buildings shall feature orientation of the buildings or courtyard to the street. This shall include de-emphasizing parking and automobile access.
26. The entry and living portions of the façade shall be emphasized, with the garage and automobile

Fig. B.2.d.22: Bays reduce townhome style building facades into smaller volumes to achieve residential scale and unified building appearance.

2. Façade Composition continued

Fig. B.2.d.3: Pedestrian experience is enhanced by ground-floor storefronts, rhythmic recesses and projections.

access portions of the façade de-emphasized.

27. Street-facing garages shall not dominate the façade.
28. Buildings shall feature adequate glazing to establish scale and give expression to residential buildings and provide sufficient surveillance opportunities from all facades.
29. Building design shall reflect that the building is divided into individual units.

Existing Development

30. Existing buildings shall follow the appropriate building façade guidelines when changes to the building façade are reviewed for a permit.

D. Standards

All Development

1. Mechanical and communication equipment and components shall be screened so they are not visible from streets and other street level public spaces, including alleys. They shall be screened in a manner that is compatible with the architectural character of the building. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls. The Manager or Design Commission may require a review of rooftop equipment screening by requesting sight line studies. Utilities such as transformers, heating and cooling, electric meters and other utility equipment shall not be located within 5 feet of the front 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.
2. Packaged Terminal Air Conditioners, Package Terminal Heat Pumps and similar systems with individual through-wall heating/cooling that are visible, including from internal public or private areas, shall not be allowed.

Commercial, Industrial and Institutional

3. Building walls shall be articulated with design features that add visual interest and prevent the appearance of blank walls. Facades visible from streets, public spaces and parking areas shall

2. Façade Composition continued

utilize at least one of the following strategies:

a. A repeating pattern of wall recesses and/or projections that has a relief of at least 12 inches (such as recessed structural bays or recessed window openings between columns). Wall recessions and projections shall be at intervals of not greater than 30 feet with customer entries and those facing the street and at intervals not greater than 100 feet on remaining facades; or

b. 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 less than 25 feet and not more than 100 feet.

4. All facades shall establish a rhythm by repeating design elements at regular spacing along the length and/or height of the facade. 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.

   d. Belt courses above ground floor level and along the entire facade.

   e. Lintels or arches over the windows and doors.

5. On the facade facing the principal 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.

6. If sustainable features on the facade, such as sun shades and rain water harvesting features, are used they shall be used to organize the facade composition either horizontally or vertically.

7. In DCC, the architectural character of adjacent historic or noteworthy building 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:

Fig B.2.d.4: A building which is designed with pilasters and belt courses to enhance the facades.

Fig B.2.d.4: Major vertical mullions, in conjunction with a change in plane, visually break up an all glass facade.

Fig. B.2.d.7: In DCC, buildings should establish base, middle and top.

2. Façade Composition continued

Fig. B.2.d.10 (1): No contiguous wall planes over 750 square feet.

Fig. B.2.d.10 (2): Wall planes over 750 square feet are divided into distinct planes by incorporating porches and/or extending an architectural bay.

a. Establishing a base, middle and top; and
b. Recessed, rather than strip windows on upper levels are required; and
c. Horizontal datum lines, such as belt lines and cornices shall line up with adjacent facades if applicable.

8. Windows shall be recessed at least 4 inches to reinforce rhythms and cast shadows.
9. If a blank wall greater than 30 feet long for buildings with up to a 30,000-square-foot footprint and 50 feet long for larger buildings is unavoidable, 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; or
   b. Decorative tile work that covers at least 40 percent of the blank wall; or
   c. Artwork reviewed and approved by the Manager or Design Commission that covers at least 40 percent of the blank wall; or
   d. Evergreen hedge with a minimum of 1 gallon size and 3 feet in height at planting every 3 feet on center for the 80 percent of the blank wall length; or
   e. Screening incorporating sub-canopy trees (trees that will be 25 feet or shorter at maturity) every 15 feet along the wall. The trees shall meet size requirements in 4.1151(A)(5).

Multi-Family Residential

10. Street-facing elevations 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; or

2. Façade Composition continued

c. Extending an architectural bay a minimum of 2 feet from the primary street facing façade.

11. Exterior windows shall have a minimum of 2 inch reveal (depth) to create a shadow line that highlights materials and the thickness of the wall.
12. Blank, windowless walls are prohibited when facing a public street unless required by the Building Code. Blank walls are discouraged in all other situations. Where the construction of a blank wall is required and it exceeds 750 square feet, it shall be articulated.
13. Within a development, the building façades shall transition from one building face to an adjacent building face through the use of compatible 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.
14. Garage doors shall match the main building in terms of color, materials, and trim.
15. On facades facing streets, the area for windows and doors on upper floors shall be at least of 25 percent of the total area as measured above the first floor excluding roof shapes such as gables.

Single-Family Attached

16. No building exterior wall dimension or row of contiguous dwellings (in one structure) shall exceed 100 feet in continuous building length. An exception to this are courtyards (“U” shaped) developments where no unbroken (i.e. continuous) section of the “U” shall exceed 100 feet. (Note: courtyard developments may also include multiple buildings that create a courtyard effect as long as individual building lengths do not exceed 100 feet.)
17. Offset every two dwelling units from the next dwelling unit by at least 4 feet in exterior wall offset for buildings 2 stories or taller and over 50 feet in length, or, at least 2 feet in offset for buildings one story in height or less than 50 feet in length.

2. Façade Composition continued

Fig B.2.c.19: Roof eaves help define the top of the structure.

18. For each entry, provide a covered porch or portico with a floor area of at least 40 square feet.
19. Roof eaves shall be provided (minimum 12-inch projection).
20. Window trim shall be provided (minimum 3-inches wide).
21. Façade (wall) treatments (including exterior finish patterns, story lines/floor banding, window trim, corner trim/corner boards, and related items) shall be provided on all sides of the building.
22. The applicant shall also provide a minimum of four of the following architectural elements in the building design:
    a. Dormers
    b. Gables
    c. Recessed entries
    d. Cupolas or towers
    e. Pillars or columns
    f. Additional offsets in building face or roof (minimum 16-inches)
    g. Bay windows
    h. Decorative and/or alternating patterns on the exterior finish (e.g. scales/shingles, trim boards, ornamentation or similar features)
    i. Decorative cornice or pediment
    j. For one story buildings, the use of at least 2 or more different exterior finishes and patterns including such types as masonry, stone, stucco, wood, terra cotta, and tile
    k. Where masonry is used for exterior finish, apply decorative bonds and a range of colors
    l. Cantilevers
    m. Energy Conservation features including non-window elements and other design features that channel natural light from exterior walls or roof (such as by the use of skylights, solar tubes, atriums, and related features)
    n. Windows on all non-street fronting building ends
23. Provide at least 2 different exterior finish patterns for all multi-story buildings.

2. Façade Composition continued

24. The design of corner buildings that have facades facing both streets shall include a unique feature at the corner such as a tower, corner bay or gable, or a combination of architectural elements that visually enhance the building corner. As an alternative, a functional (i.e. usable) and decorative pedestrian or landscaping feature of not less than 300 square feet in ground area may be provided.
25. Non lineal ("U" or other shaped) building footprints that create common area courtyards may be permitted if proper rear access is provided.
26. Garage facades shall not be located closer to a street than façade portions of the structure facing said street containing living space (i.e. no "snout" units are permitted).
27. Street-facing garages associated with duplexes and multi-family townhouse configuration shall have a maximum width of 50 percent of the overall building width.
28. Windows shall occupy a minimum of 20 percent of the total street facing façade. A minimum of 25 percent of the ground floor living units shall be windows.
29. Horizontal facades longer than 30 feet shall be reduced into smaller volumes as individual units to achieve a residential scale and a unified building appearance. A minimum of one of the following methods shall be used:
    a. Variation in the building form by using bays, shifts in massing or distinct roof shapes;
    b. Diversity of window size, shape or patterns that relate to the interior function;
    c. Emphasis of building entries through a projecting or recessed form, detail, color, and/or materials; or
    d. Variation in detailing including sills, headers, belt courses, reveals, pilasters, window bays, and similar features.

Existing Development

30. Renovations that modify the exterior building facades and require a permit shall follow Section 4.1151(B)(2)(D) at the discretion of the Manager or Design Commission.

Fig. B.2.d.24: A unique building feature at the corner with interesting facades facing both streets.

Fig. B.2.d.28: Street-facing facade is composed of a minimum of 20 percent glazing (25 percent on the ground floor).

Intentionally blank

3. Ground-level Details

A. Intent: To reinforce the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing pedestrian streets.

B. 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.
G. Preserve and Enhance Historic Character.

C. Guidelines

Commercial, Industrial and Institutional

1. 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. These features shall complement those used to satisfy the Guidelines and Standards of **Section 4.1151(B)(2)** Facade Composition.
2. Storefront windows shall utilize a bulkhead or other design feature to transition the building to the ground and establish depth and interest in the facade.
3. Buildings shall feature an architecturally distinct base to address and enhance the meeting of the building and ground.
4. Building bases shall be proportional to the size of the building and shall be visually pleasing.
5. Commercial, mixed-use and civic buildings shall be designed to allow easy access between public areas and the building's interior.

Multi-Family Development

6. Multi-Family Buildings: Multi-family buildings shall contain features and design strategies that create defensible space and a separation between public and private spaces.
7. Provide a transitional design feature(s) between public spaces and residential spaces at the ground floor to distinguish between the public and private realms.

Existing Development

8. Existing buildings shall follow the appropriate

Fig. B.3.c.1: Colorful, expressive ground-level facade elements help animate the street.

Fig B.3.c.1 and 5: The ground level is enhanced by features including awnings, pedestrian-scale signage and recessed windows. The roll-up door and regular pedestrian door provide easy access between the public sidewalk and building interior.

3. Ground-level Details continued

Fig. B.3.d.1: Awnings, ornamental tile and projecting sills provide ground-level details.

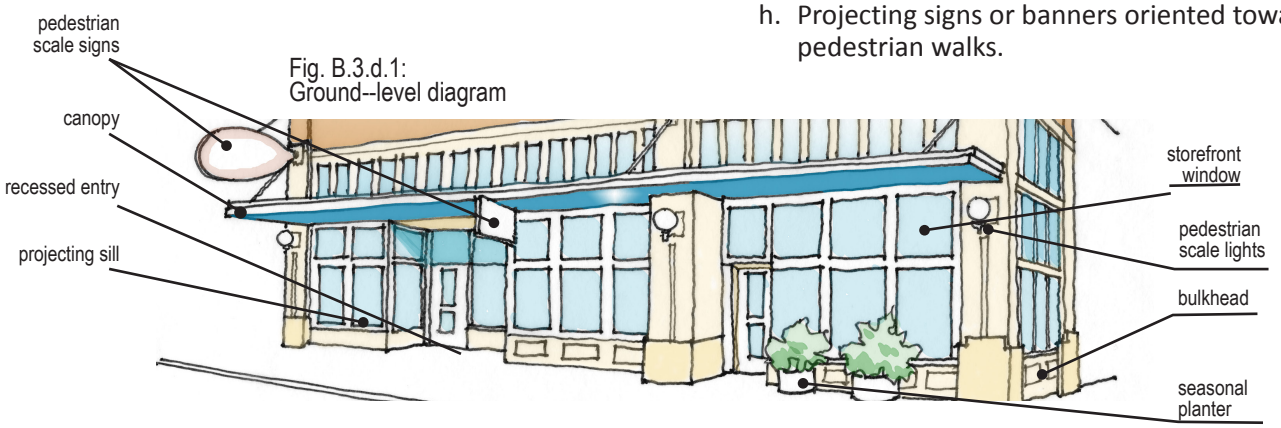
ground-level details guidelines when changes to the building façade are reviewed for a permit.

D. Standards

Commercial, Industrial and Institutional

1. Ground-floor, street-facing facades of commercial, industrial and institutional buildings shall incorporate at least three 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 window pane.
   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 in an amount and configuration approved by the Manager or Design Commission that is compatible with the architecture of the building, adds façade depth and significantly contributes to the pedestrian environment.
   h. Projecting signs or banners oriented toward pedestrian walks.

Fig. B.3.d.1:
Ground--level diagram



3. Ground-level Details continued

i. Outdoor seating areas enclosed by a fence, wall or landscaping at a height of 30 inches.

j. Planter boxes, a minimum of 6 square feet, and not in an accessible pedestrian walk.

k. In all sub-districts except DCC, bulkheads for storefront windows, 1-2 feet from ground level.

l. Other feature approved by the Manager or Design Commission.

2. In DCC, ground-floor storefronts shall be designed with bulkheads that extend between 1 and 2 feet above ground level.

3. Building facades shall include design elements which establish a building base. Building bases shall consist of a visible change in the building facade, and include one of the following:

   a. A change in material;

   b. Texture;

   c. Pattern;

   d. Ornamentation; or

   e. 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.

4. The building base shall be a minimum height no less than 5 percent of the facade height and shall not exceed 20 percent of the facade height. At the discretion of the Manager or Design Commission, multi-story buildings of three levels or greater may have a building base equal to the wall area attributed to the ground floor. A landscape area at the base of the building with plant material at least 5 percent of the facade height may count toward the building base requirement.

5. On street-facing facades, ground floor commercial, employment and live/work uses shall be at the sidewalk elevation.

Multi-Family Residential

6. When multi-family space is present on the ground floor, one of the following features shall be present on street facing facades:

   a. Building base landscaping no less than 5 feet deep.

Fig B.3.d.4 (1): A building base that utilizes a change in material.

Fig B.3.d.4 (2): A building base that utilizes a change in material.

3. Ground-level Details continued

Fig B.3.d.7 and 8: Elevated landscaped area and a decorative wall create a division between public and private space..

b. On street frontages, a space-defining decorative fence, wall, hedge or retaining wall 30 inches in height located at the property line or setback no more than 5 feet.

7. Multi-family space on the ground floor, excluding mixed-use buildings with commercial ground floors, shall provide a transition between public space and private space by incorporating a minimum of one of the following transition elements:
   a. Elevate the first floor a minimum of 3 feet above grade. Entries may be at grade; or
   b. Set back the building an additional 5 feet beyond the minimum setback or recess the first floor an additional 5 feet beyond the second-floor facade; or
   c. Provide a front porch that is a minimum of 48 square feet with minimum dimensions to fit a 5-foot by 6-foot rectangle inside the porch area; or
   d. Provide a front landscaped courtyard of at least 60 square feet separated by a minimum 30-inch-tall hedge or decorative fence; or
   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; or
   f. Other strategy as determined by the Manager or Design Commission.

Existing Development

8. Renovations that modify the exterior building facades and require a permit shall follow **Section 4.1151(B)(3)(D)** at the discretion of the Manager or Design Commission.

4. Sign Design

A. 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.

B. 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 Historic Character.

C. Guidelines

Commercial, Industrial and Institutional

1. 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.
2. 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.
3. Window signs shall be limited to maximize visibility into active spaces. Creative signs with personality that are an expression of the business are encouraged.
4. 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.

Single-Family Attached

5. Addressing systems shall be provided consistent with **Section 4.1151(B)(4)(d)(5).**

D. Standards

Commercial, Industrial and Institutional

1. 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.
   b. Types: Fascia, mansard wall, awning, marquee and painted wall signs are permitted.
   c. Location:
      1. Fascia signs for ground-floor commercial

Fig. B.4.c.1 (1): Well-crafted wall sign adds to the street-level experience

Fig. B.4.c.2: Projecting sign

4. Sign Design continued

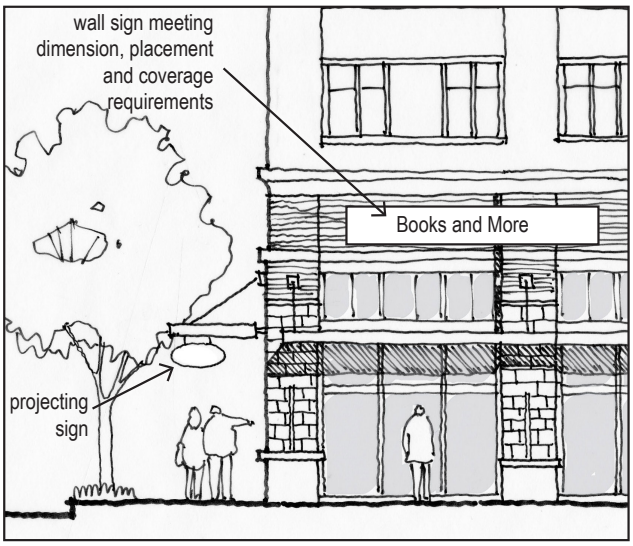


Fig. B.4.d.1 & 2: Ground-floor sign diagram

Fig. B.4.d.1: Wall sign in sign band about storefront.

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.

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

2. Projecting Signs:
   a. Area: The maximum size of an individual projecting sign (one face) shall be 8 ft^2.
   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.
3. Window Signs: The maximum area of window signage shall not exceed 20 percent of the window.
4. Internal illumination of signs shall not be permitted. Neon is allowed.

Single-Family Attached

5. An addressing system shall be provided and shall consist of the following:
   a. Individual building addresses shall be clearly visible (as determined by the Fire Marshal) from the abutting public street right-of-way or from the abutting driveway or private street, shall be at least 6 inches in height, shall be of a contrasting color to the background and shall be illuminated so as to be visible during the hours of darkness. Building addresses (including any building identification letters) shall be clearly visible on all sides of the buildings.
   b. Each individual unit within a complex shall display a unit number that shall be at least 4 inches in height and illuminated during the hours of darkness. Each breezeway shall also be posted with appropriate unit numbers and, when applicable, with appropriate building addresses or letters for the breezeway.

5. Transparency

A. Intent: To promote the use of building facades to provide safe and comfortable waiting areas for transit and provide visual connections between activities inside and out.

B. Accompanies Design Principles:

A. Provide a Vibrant Mix of Uses.

C. Create a Vibrant Public Realm.

C. Guidelines:

All Development and Single-Family Attached

1. through 3: Promote pedestrian-oriented uses with a high degree of transparency along the street. Uses shall be readily discernible to passers-by.

Commercial, Industrial and Institutional

4. Reflective, opaque, and highly tinted glass shall be avoided in storefront windows and doors.
5. Window features used to satisfy the transparency requirements shall be usable and provide visual interest along the façade.
6. Features used to satisfy transparency requirements shall remain transparent and add visual interest to the façade.

Existing Development

7. Existing buildings under renovation that require a building permit shall maximize transparency if windows are being replaced.

D. Standards:

All Development and Single-Family Attached

1. For ground-level facades on Downtown streets without a street type designation that are visible from any street, a minimum of 25 percent of façade areas with a residential use must be clear, transparent glass and a minimum of 40 percent of facades with commercial uses must be clear, transparent glass.
2. In each building, the ground-level facade area shall contain clear, transparent glass on facades visible from any street at the following percentages (by use and Street Type):
   a. Urban Boulevard: 25 percent for Multi-family Residential and Single-Family Attached and 50 percent for Commercial, Industrial and Institutional uses.

Fig. B.5.c.1: Merchandise and activity inside is highly visible from along the sidewalk.

Fig. B.5.c.2: Generous ground-level transparency

5. Transparency continued

Fig. B.5.d 1 & 2: Ground-level transparency must provide visibility into and from the interior use.

b. Downtown Local: 25 percent for Multi-family Residential and Single-Family Attached and 50 percent for Commercial, Industrial and Institutional uses.
c. Beech: 25 percent for Multi-family Residential and Single-Family Attached and 50% for Commercial, Industrial and Institutional uses.
d. Main Avenue: 50 percent
e. Stanley Avenue: 25 percent for Multi-Family Residential and Single-Family Attached uses and 50 percent for Commercial, Industrial and Institutional uses.
f. Cleveland Avenue: 25 percent for Multi-family Residential and Single-Family Attached and 50 percent for Commercial, Industrial and institutional uses.

3. The minimums above shall be calculated on the area of the ground-floor facade between 2 feet and 12 feet above grade.

Commercial, Industrial and Institutional

4. To meet the clear, transparent glass requirement, windows shall have a Visible Transmittance value of 60 percent or greater.
5. For commercial uses, display windows for merchandise (that do not provide views into the store) can satisfy the clear, transparent glass requirement if the display windows are at least 24 inches deep and can contain three-dimensional objects, such as product displays or mannequins.
6. Films or other substances applied to the window to reduce the Visible Transmittance value below 60 percent shall be prohibited.

Existing Development

7. 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.

6. Prominent Entrances

A. 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.

B. 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.

C. Guidelines

Commercial, Industrial and Institutional

1. and 2: The primary (front) building façade and main entry of non-residential buildings shall be well-marked, articulated and oriented to and facing the primary public street. Place the main building entrance at a street corner where feasible.
3. Entries shall include a change in form of sufficient dimension to visually distinguish the entry from the remainder of the building façade.
4. Entries facing public streets shall be made visually prominent and receive architectural emphasis. A variety of techniques to accomplish this include:
   a. recessed entries
   b. projecting entries
   c. elevated entries with stairways for residential uses
   d. entry-related cover and/or roof line articulation (such as canopy articulation; parapet-roof articulation)
   e. arched entries
   f. decorative lintels of molding above doorways
   g. landscape treatment and emphasis
   h. surface treatment (such as paver or tiles)
   i. entry courtyard
   j. transom windows

Fig. B.6.c.4 (1): oversized canopy and columns emphasize the main entry

Fig. B.6.c.3: Trellis and landscape create a gracious main entry

Fig. B.6.c.4 (2): Arched entry

6. Prominent Entrances continued

Fig. B.6.d 5 & 6: Double-height entrance and stoop defines the main entry to a multi-family building

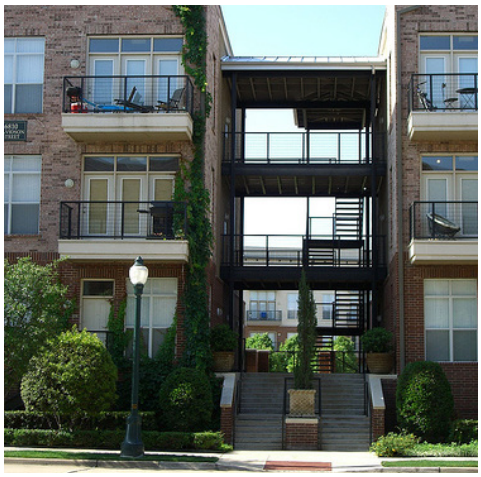


Fig. B.6.d 6 & 7: Minor grade separation from residence to street and clear visual connection into the site balances the need for privacy with a strong relationship between the public and private realm.

Fig. B.6.d.8: Overhead weather protection, landscaping and benches provide pedestrian comfort.

k. signage
l. pilasters or columns supporting and/or framing the entrance
m. other techniques as appropriate

5. Prominent entrances shall be located on the most important street, such as streets with high visibility or streets with more pedestrian traffic.

Multi-Family Residential

6. All building entrances shall be enhanced architecturally.
7. Entries shall be highlighted and visible from the street.
8. Ground-level entry patios shall be screened from the street.
9. Visual emphasis shall be placed on building facades, with corridors and stairs incorporated inside the building or minimized.
10. Stair landings shall be designed to promote surveillance opportunities and safety of those using the stairs.

Multi-Family Residential & Single-Family Attached

11. Unit entrances shall be highlighted and visible from the street.

Existing Development

12. Existing building entries that are renovated and require a permit shall comply with the appropriate guidelines and standards specified in this section.

6. Prominent Entrances continued

D. Standards

Commercial, Industrial and Institutional

1. Buildings designed for commercial, industrial and institutional 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:
   a. Larger main entrances shall be differentiated from smaller storefront entries. The larger entrance shall be supported by a pair of large piers, while smaller entrances shall be framed with a pair of smaller columns; and
   b. Building entrances shall not be located at intervals of more than 75 feet along the elevation facing the principal street; and
   c. For corner lots, buildings on the corner shall place an entry within 10 feet of the building corner.
2. For mixed-use buildings, at least one commercial, industrial or institutional use shall provide an entrance on the principal street. Residential uses shall provide entrances on either the principal street or the secondary street. A corner door, such as one at a 45-degree angle to the primary street, qualifies as being an entrance "on the primary street."
3. Building entries shall include a visible change in building form from adjacent façade sections with a change in depth of at least 12 inches. This could include recessed building entries, changes in mass or smaller changes in wall plane.
4. Primary entrances to the building shall have a dominant presence in the building facade; incorporate three of the following features:
   a. recessed doorway, at least 2 feet from surrounding facade
   b. overhang/canopy with a distinct form and larger size than other overhangs on the facade
   c. windows, a minimum of 18 inches tall above the door and above the width of the entrance.
   d. glass windows flanking the doorway, a minimum of 1 foot wide and the height of

Fig. B.6.d.4: Large, distinctive canopy highlights a main entrance

Fig. B.6.d.3 and 4: Recessed doorway with tile accent at entry

Fig. B.6.d.4: Columns, light fixtures and ornamental landscaping frame the primary building entrance

6. Prominent Entrances continued

Fig. B.6.d.6 (1): Multiple entrances and generous landscaping

Fig. B.6.d.6 (2): Main residential entrance facing the street

Fig. B.6.d.7: Entry courtyard directly from the street into the site

the doorway.

e. ornamental light fixtures, flanking both sides of the door
f. oversized entry door(s)
g. stone, masonry, or tile paving in entry, a minimum of a 6 square feet
h. planters with ornamental landscaping
i. seating, along at least one edge of the entry way

5. For the purposes of this prominent entrances subsection, the primary street shall be according to the following street type hierarchy or as approved by the Manager or Design Commission: Urban Boulevard, Main Avenue, Urban Local, other Unique Street.

Multi-family Residential

6. Multi-family entrances that face the street shall orient the front door to the street or to a central courtyard. All entries shall be made visually prominent and receive architectural emphasis. Possible techniques to accomplish this include but are not limited to:
   a. Recessed entries;
   b. Corner entries;
   c. Projecting entries, including porches, canopies and articulated lintels above the doorway;
   d. Pilasters or columns supporting and/or framing the entrance;
   e. Elevated entries with transparent stairways that are compatible with the architecture; or
   f. Landscape treatments that connect the public realm to the private realm.
7. Entrances shall be highlighted by incorporating two or more of the following elements:
   a. Landscaping (ground cover, shrubs and trees) that emphasize seasonal color and interest;
   b. An entry courtyard;
   c. Ornamental glazing, railings and balustrades;
   d. Prominent landscape feature, such as a

6. Prominent Entrances continued

trellis or an arbor;

e. Ornamental gate and/or fence;

f. Water features; or

g. Year-round site furnishings, including benches, tables and sitting areas.

8. Ground-level entry patios are not permitted facing the street, unless landscaped screening is provided on all sides of the patio.

9. For multi-family developments, exterior corridors and stairs visible from the street are not permitted, except for main entry stairs leading to the building entrance.

10. The area of the railings on stair landings shall be a minimum of 50 percent transparent. The area of the railing is the height of the railing multiplied by the length of the railing.

Multi-family Residential & Single-Family Attached

11. For developments with multiple ground-related units, such as townhouses, every unit facing the street shall have an entrance on the street.

Existing Development

12. 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.

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7. Roof Lines

A. Intent: To break up the overall massing of the roof, enhance the quality and character of the building, and identify different functional areas within the building.

B. Applicable Downtown Design Principles:

B. Promote Excellence in Design.

E. Incorporate Sustainability.

F. Context Sensitivity.

H. Create Appropriate Transitions in Height, Bulk and Scale

C. Guidelines

All Developments

1. and 2: Express roofs in a visually interesting manner that complements the composition of the building and the surrounding area.

D. Standards

All Developments

1. Roof forms may be flat or sloped. All flat roofs shall employ trim, variation in brick coursing, a projecting cornice or projecting parapet to visually "cap" the building.
   a. Cornices shall have a maximum projection of 2 feet
   b. Parapets must be a minimum 36 inches with a maximum 2-foot projection
   c. False storefront parapets, larger than 15% of the height of the supporting wall, are not permitted.
2. Sloping roofs shall include at least two of the following design elements:
   a. Slope of at least 4:12
   b. Two or more slope planes
   c. Overhanging eaves extending at least 1 foot beyond the supporting wall
   d. Acceptable sloping roofs include gable, hipped, shed, and butterfly roof forms

Fig. B.7.c.1 and 2: Over-sized projecting eave highlights an important corner

Fig. B.7.d.1: Treatment of a flat roof

Fig. B.7.d.2: Varied roof form helps break down the scale of the building

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8. Gateways

A. 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.

B. 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

C. Guidelines:

All Development

1. Minor Gateways are:
   a. 6th and Eastman
   b. 3rd and Eastman
   c. Main and Powell
   d. Beech and Division, and
   e. Main and Division
2. Development at minor gateways shall:
   a. Create a strong architectural statement at gateway locations to help create a strong identity
   b. Use highly crafted materials for lighting, paving, bollards and other streetscape elements or civic art pieces to accentuate the appearance of entrances and building form at all gateways.
3. Major Gateways are:
   a. Burnside and Eastman,
   b. Division and Eastman,
   c. Powell and Eastman,
   d. Powell and Hogan, and
   e. Division and Burnside.
4. Developmetnat major gateways shall, In addition to the standards for minor gateways, place significant public space at the corner for major gateways.
5. In DMU:
   a. Gateways shall take advantage of opportunities to showcase sustainable

Fig. B.9.c.2 (1): Prominent architectural features such as double story windows and entry plaza reinforce the corner and highlight entry to an important location

Fig. B.9.c.2 (2): Fountain plaza at a major gateway

8. Gateways continued

Fig. B.9.d.2 (1): Building form and main entrance orientation

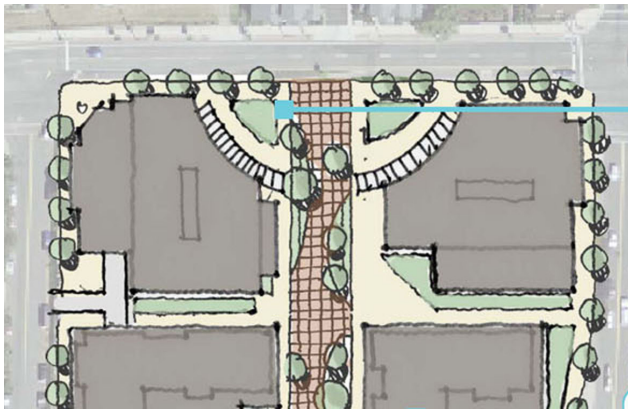


Fig. B.9.d.2 (2): Plaza design at a major gateway

features such as green walls, use of salvaged or recycled materials, and unique stormwater treatments.

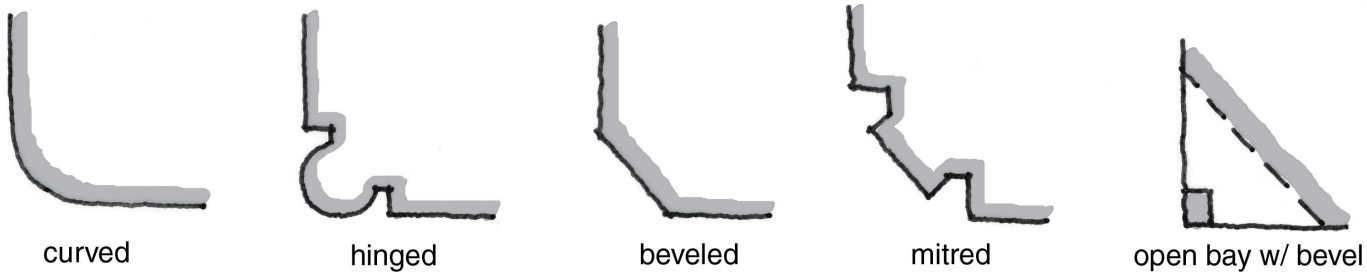
b. Gateways are transition locations and opportunities to announce that visitors are entering a special place. Developments at gateway locations shall mark entry or departure points to a district for automobiles and pedestrians by providing a combination of significant public open space (plazas, fore-courts, greens), interesting building orientation and signage, lighting, artwork and façade treatments.

c. Gateways shall embrace opportunities to frame or directly link othe areas of interest.

D. Standards:

All Development

1. Minor Gateways are:
   a. 6th and Eastman
   b. 3rd and Eastman
   c. Main and Powell
   d. Beech and Division, and
   e. Main and Division
2. Developments at minor gateways shall:
   a. Locate the main double-door entry within 10 feet of the corner of the building.
   b. Incorporate at least three features from the following list:
      1. major entrance: double doors, large overhang, recessed entry
      2. tower forms: minimum of one-third additional height to ground-level floor
      3. oversized windows: at least one-third



Diagrams 4.1151(B)(8)(d): appropriate building corner treatments

8. Gateways continued

larger pane than the rest of the ground level-facade windows

4. expressive canopies: colors and materials distinctive from the rest of the building
5. higher bays: minimum 18 feet
6. plaza: minimum 600 square feet
7. forecourt: minimum 400 square feet
8. pilasters
9. cupola
10. turrets
11. One of the features from (Diagrams 4.1151(B)(8)(d) or an alternative approved by the Manager or Design Commission.

3. Major Gateways are:
   a. Burnside and Eastman,
   b. Division and Eastman,
   c. Powell and Eastman,
   d. Powell and Hogan, and
   e. Division and Burnside.
4. Developments at major gateways shall:
   a. Locate the main double-door entry within 10 feet of the corner of the building.
   b. Incorporate at least four features from the list above **(Section 4.1151(B)(8)(d)(2)(b))**.
5. In DMU:
   a. Developments at gateway locations shall provide 1 square foot of public space for every 20 square feet of building floor area.
   b. Gateway public space shall include hardscaping, landscaping, pedestrian-scaled lighting and seating (formal or informal).

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9. Materials

A. 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.

B. Applicable Downtown Design Principles:

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

C. Guidelines

All Development & Single-Family Attached

1. Materials:
   - The predominant building materials shall be high-quality, durable and attractive.
   - 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.
   - 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.
2. Materials identified as prohibited shall not be used on any building.
3. Fencing shall be durable, maintainable and attractive.

Existing Development

4. Renovated façade sections shall utilize high-quality, attractive and durable materials.
5. When buildings are renovated, high-quality original materials shall be exposed.

D. Standards (see Table 4.1151(B)(9)):

All Development & Single-Family Attached

1. Materials:
   - Buildings shall utilize primary materials for no less than 65 percent of each building facade area.
   - 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.

Fig B.7.C.1 (1): Finished wood compliments the brick, concrete and glass structure.

Fig 1.B.7.C.1 (2): A brick storefront enhanced with ceramic tiles highlighting the windows.

Fig 1.B.7.C.1 (3): Stone can create a simple yet elegant facade.

9. Materials continued

Table 4.1151(B)(9): Primary, secondary, accent and prohibited materials

P: Primary Material *S: Secondary Material* *A: Accent Material* *N: Prohibited Material or Prohibited Fencing Type*	All Development	Multi-Family Residential & Single-Family Attached
Full Brick	*P*	*P*
Stone/masonry	*P*	*P*
Stucco	*P*	*P*
Glass (transparent, spandrel)	*P*	*P*
Glass block	*A*	*P*
Factory or naturally finished flat, profiled, fluted or ribbed metal[1]	*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*
Other material as approved by the Manager or Design Commission	*P/S*	*P/S*
Concrete blocks with integral color (split face finish)	*A*	*A*
Standing seam metal[1]	*S*	*S*
Vegetated wall panels or 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*

Notes:

[1]Metals shall be of a size, thickness and detailing that will remain free of visual defects and visual distortion such as oil canning, ski sloping and shadowing.

- Accent materials are permitted on no greater than 5 percent of each facade as trims or accents (e.g. flashing, projecting features ornamentation, etc.)

2. Buildings shall not utilize materials listed as prohibited.
3. Fencing materials shall be durable, maintainable and attractive.

Existing Development

4. Façade modifications that affect more than 50 percent of the façade shall comply with standards in **Section 4.1151(B)(9)(d)** at the discretion of the Manager or the Design Commission. The Manager or Design Commission may waive this requirement if application of the standards would create a incongruous appearance of existing and new materials.
5. Existing brick and stone buildings undergoing façade renovations that affect more than 50 percent of the façade shall remove any paint, paneling or other covering applied to these materials to reveal original surfaces.

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