

| Building permit #  |   | Check plat:         |                 |     |
|--|---|---------------------|-----------------|-----|
| Project address  |   | Subdivision         | Block           |     |
| Check zoning designations & uses<br>Subdivision  |   | Lot                 | Overlay         |     |
| Check subdivision/PUD for any other special requirements/<br>restrictions (Yellow sheet) |   | Lot dimension noted | Easements noted |     |
| <b>PROJECT INFORMATION</b>   |   |                     |                 |     |
| Section  | Description   | Standard met        |                 |     |
|  |   | Yes                 | No              | N/A |
| <b>4.0130 Land Use District Standards</b>  |   |                     |                 |     |
| 4.0130(H)  | Height (35' or less)  |                     |                 |     |
| 7.0400   | Rear height limits (LDR-5, LDR-7, TR only)  |                     |                 |     |
| 4.0130(J)  | Maximum Floor Area Ratio  |                     |                 |     |
| 9.0100   | Buffers   |                     |                 |     |
| 9.0800   | Off-street parking  |                     |                 |     |
| <b>4.0131 Setbacks (Also check Subdivision/PUD setbacks)</b>                             |   |                     |                 |     |
| <b>4.0136(A) Standards for flag lots</b>   |   |                     |                 |     |
| 4.0136(A)(2)   | Minimum setbacks ( <i>Front/side: 10 ft, Rear w/ no alley: 10 ft, Rear w/ alley: 6 ft</i> )   |                     |                 |     |
| 4.0136(A)(3)   | Height limits   |                     |                 |     |
|  | a. Structures with roofs with a pitch less than 1 ft for each 4 ft of horizontal distance: 22 ft  |                     |                 |     |
|  | b. Structures with a butterfly or mansard roof: 22 ft   |                     |                 |     |
|  | c. Structures with pitched roofs not listed in (b) of this subsection where the pitch is equal to or greater than 1 foot for each 4 ft of horizontal distance: 30 ft.   |                     |                 |     |
| 4.0136(A)(6)(b)  | A drive serving more than one lot shall have a reciprocal and shared access and maintenance access easement agreement recorded for all lots. No fence, structure or other obstacle shall be placed within the drive area.   |                     |                 |     |
| 4.0136(A)(6)(c)  | All driveways shall have a minimum travel lane width of 12 ft and a minimum planter strip width of 3 ft. The planter strip shall be located between the pole portion of the flag lot and the neighboring parcel(s) and shall extend the length of the driveway. The maximum width is 20 ft, except as required by the Oregon Fire Code. |                     |                 |     |
| 4.0136(A)(6)(d)  | The maximum driveway length is subject to requirements of the Oregon Fire Code and shall not exceed 150 ft.   |                     |                 |     |

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|   |  | Yes          | No | N/A |
| <b>7.0420 Design Standards</b>              |  |              |    |     |
| <i>7.0420(A) Entry Orientation</i>          |  |              |    |     |
| 7.0420(A)(1)                                | Except for flag lots, at least one primary entrance per lot shall be oriented to the street right-of-way.  |              |    |     |
| 7.0420(A)(1)(a)                             | The primary entrance shall be set back no greater than 8 ft from the longest street-facing wall of the dwelling unit.  |              |    |     |
| 7.0420(A)(1)(b)                             | The primary entrance shall:  |              |    |     |
|   | <i>i. Directly face the street; or</i>   |              |    |     |
|   | <i>ii. Be at an angle of up to 45 degrees from the street; or</i>  |              |    |     |
|   | <i>iii. Open onto a porch of at least 25 sq ft that has either a roof or an entry facing the street.</i>   |              |    |     |
| 7.0420(A)(1)(c)                             | Where a building is on a corner lot and fronts two abutting streets, the required primary entry may be oriented to either street.  |              |    |     |
| <i>7.0420(B) Vehicle access and Parking</i> |  |              |    |     |
| 7.0420(B)(1)                                | For lots abutting an alley, access shall be taken from the alley.  |              |    |     |
| 7.0420(B)(2)                                | Driveway approaches are encouraged to be shared for multiple units, but may be developed for individual units.   |              |    |     |
| 7.0420(B)(2)(a)                             | Shared driveways shall include shared driveway approaches.   |              |    |     |
| 7.0420(B)(2)(b)                             | The total width of all driveway approaches on an individual frontage may occupy no greater than 34% of that lot frontage, or 28 ft, whichever is less.   |              |    |     |
| 7.0420(B)(3)                                | Attached and detached garages, carports, and off-street parking areas shall not be located between a building and a public street (other than an alley, unless:                                |              |    |     |
|   | <i>a. Such areas are separated from the street property line by a building; or</i>   |              |    |     |
|   | <i>b. The total combined width of all such areas (excluding any portions separated from the street by a building) do not exceed 20 ft or 50% of the street frontage, whichever is greater.</i> |              |    |     |
| 7.0420(B)(4)                                | Garages and carports that face the street shall be set back at least 4 ft behind the street-facing wall closest to the street.   |              |    |     |
| 7.0420(B)(5)                                | Off-street parking   |              |    |     |
|   | <i>a. Off-street parking spaces for residential uses shall be at least 8.5 ft wide by 18 ft deep, or 8 ft wide by 24 ft long for parallel parking spaces.</i>                                  |              |    |     |
|   | <i>b. Tandem (end-to-end) parking is allowed only for individual units.</i>  |              |    |     |

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|   |  | Yes          | No | N/A |
| <i>7.0420(C) Pedestrian connections</i> |  |              |    |     |
| 7.0420(C)(1)                            | A continuous pedestrian circulation system shall be provided which connects primary entries, parking areas, shared amenities, and the public right of way (including alleys) or sidewalk. It shall be hard-surfaced and a minimum 4 ft wide.   |              |    |     |
| 7.0420(C)(1)(a)                         | Where a walkway is combined with an individual driveway, the walkway width shall extend at least 3 ft beyond the edge of the garage door.  |              |    |     |
| <i>7.0420(D) Open space</i>             |  |              |    |     |
| 7.0420(D)(1)                            | A minimum of 15% of the gross area of the lot shall be included as outdoor open space.   |              |    |     |
| 7.0420(D)(1)(a)                         | No greater than 50% of the required open space area shall be covered in hardscaping such as paths, patios, and decorative pavers.  |              |    |     |
| 7.0420(D)(1)(b)                         | Areas counting toward the open space requirement shall include one or more of the following: <ul style="list-style-type: none"> <li><i>i. An attached and directly accessible porch or balcony. The porch or balcony shall be covered, have a railing, and be 64 sf or larger with minimum dimensions of 6 ft in each direction;</i></li> <li><i>ii. An attached and directly accessible landscaped yard space of 100 sq ft or larger with minimum dimensions of 8 ft in each direction;</i></li> <li><i>iii. Preserved natural areas (per Article 5);</i></li> <li><i>iv. Gardens; or</i></li> <li><i>v. A combination of the spaces listed above.</i></li> </ul>   |              |    |     |
| 7.0420(D)(1)(c)                         | Open spaces shall include 1 tree per 3000 sq ft of gross lot area. <ul style="list-style-type: none"> <li><i>i. Other required site trees may count towards this requirement but street trees may not count.</i></li> <li><i>ii. Trees shall not be a species identified as invasive by the City or County, and are recommended to be selected from the approved street tree or parking lot tree lists.</i></li> <li><i>iii. Deciduous trees shall be a minimum of 1.0 inch in caliper at time of planting, evergreen trees shall be a minimum of 6 feet in height at time of planting.</i></li> <li><i>iv. Existing, healthy trees meeting the size requirements of (iii) above shall count towards this requirement when maintained on site.</i></li> <li><i>v. New trees shall be supported by use of stakes, wire, or similar material for at least one year to prevent damage by strong winds.</i></li> </ul> |              |    |     |
| <i>7.0420(E) Sustainable design</i>     |  |              |    |     |
| 7.0420(E)(1)                            | All flat roofs (slopes 2:12 or less) shall utilize a “white roof” with a Solar Reflectance Index (SRI) of 78 or greater, exclusive of space dedicated to mechanical systems, vegetated roof surfaces, solar panels, sky lights, or other sustainable roof design treatments.   |              |    |     |
| 7.0420(E)(2)                            | <b>Utilize two of the following sustainable design options on each building with conditioned space on the lot. Where there is more than one building with conditioned space on a lot, different options may be utilized for each building. If all buildings on the lot total less than 2,800 sq ft only one option shall be required.</b>  |              |    |     |

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|                 |  | Yes          | No | N/A |
| 7.0420(E)(2)(a) | Solar Orientation. Orient the long axis of the building(s) within 15 degrees of true east and west and provide a minimum 17% transparency on the south building façade(s). Provide exterior, architectural sunshades or eaves for all windows 3 sq ft or greater on the south building façade(s). Sunshades shall be permanent features on the south building façade(s) and shall meet one of the following options:       |              |    |     |
|                 | <i>i. The lowest shadow-casting edge of the Architectural sunshades or eaves shall be between 6 and 12 inches higher than the top of the window and horizontally project 5 inches out from the wall plane for every 12 inches in total window height for the window it shades; or</i>  |              |    |     |
|                 | <i>ii. Architectural sunshades or eaves shall effectively block summer sun penetration at noon on the summer solstice and allow for winter sun penetration for the full window height at noon on the winter solstice. (Per the National Oceanic and Atmospheric Administration Solar Position Calculator solar elevation at noon on the winter solstice is 21.05 degrees and on the summer solstice is 67.78 degrees.)</i> |              |    |     |
| 7.0420(E)(2)(b) | Building envelopes shall utilize the following insulation values in conditioned spaces:  |              |    |     |
|                 | <i>i. Wall insulation, above grade: R-23 or greater</i>  |              |    |     |
|                 | <i>ii. Wall insulation, below grade: R-19 or greater</i>   |              |    |     |
|                 | <i>iii. Flat ceilings: R-40 or greater</i>   |              |    |     |
|                 | <i>iv. Vaulted ceilings: R-31 or greater</i>   |              |    |     |
| 7.0420(E)(2)(c) | Comply with the Oregon Residential Reach Code (this option shall count as use of two sustainable design options.   |              |    |     |
| 7.0420(E)(2)(d) | Incorporate renewable energy systems (site or building mounted) with a system size of at least 6kW. (Where multiple structures exist the generation system shall count as one sustainable design strategy for all occupiable structures but is not required to be tied to all buildings on site.)  |              |    |     |
| 7.0420(E)(2)(e) | Provide a Level 2 or better electric vehicle charging unit that is accessible to all units on site. Alternatively, this provision may be met by providing one EV-ready outlet (or better) for each unit. This shall include electrical panel capacity and raceway with conduit to terminate in a 240-volt charging outlet that is accessible from at least one parking space for the unit.                                 |              |    |     |
| 7.0420(E)(2)(f) | Provide pervious paving for all uncovered hardscape areas on site (such as driveways, walkways, and patios not covered by a roof), and provide one canopy tree per 4,000 sq ft of gross lot area.  |              |    |     |
|                 | <i>i. Canopy tree(s) shall be selected from the approved Parking Lot Trees list and must be capable of a mature height and width of at least 25 ft.</i>  |              |    |     |
|                 | <i>ii. Deciduous canopy trees shall be a minimum of 2.5 inches caliper size and shall be balled and burlapped or container stock. Evergreen canopy trees shall be a minimum of 6 ft in height at time of planting.</i>   |              |    |     |
|                 | <i>iii. Existing, healthy canopy trees meeting the size requirements of (i-ii) above shall count towards this requirement when maintained on site.</i>   |              |    |     |
|                 | <i>iv. Canopy tree(s) may count towards the Section 7.0420(D)(1)(c) open space tree requirement.</i>   |              |    |     |
| 7.0420(E)(2)(g) | Retain one or more existing dwelling unit(s) on site.  |              |    |     |

| Section  | Description   | Standard met |    |     |
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|  |   | Yes          | No | N/A |
| <i>7.0420(F) Rear height limit reductions (VLDR-SW, LDR-SW, LDR-PV, LDR-7, LDR-5, TR only)</i> |   |              |    |     |
| 7.0420(F)(1)   | The maximum allowed building height is limited at the rear of the lot. The maximum height shall be equal to the distance from the rear property line or 17 ft, whichever is greater, up to the maximum height limit for the district.   |              |    |     |
| <i>7.0420(G) Side wall articulation</i>  |   |              |    |     |
| 7.0420(G)(1)   | <p>Facades facing side setbacks and within 10 ft of the side setback line shall utilize a minimum of one of the following articulation strategies:</p> <p><i>a. Side walls shall not exceed 35 ft in length before a full-height offset a minimum 2 ft in depth and 6 ft in length is provided.</i></p> <p><i>b. Wall area(s) above the first floor shall be setback a minimum of 4 ft. from the first floor wall plane closest to the side setback for a minimum of 60% of the total first floor wall plane(s) length.</i></p> <p><i>c. No individual wall plane shall be greater than 280 sq ft. Individual wall planes shall be offset a minimum of 12 inches from adjacent wall planes.</i></p> <p><i>d. Setback all side walls at least an additional 5 ft from the side setback line.</i></p> |              |    |     |
| <i>7.0420(H) Transparency</i>  |   |              |    |     |
| 7.0420(H)(1)   | Windows and/or doors (not including garage doors) utilizing clear glass and entry doors of any material shall occupy a minimum of 17% of the total street-facing facade area(s).  |              |    |     |
| 7.0420(H)(2)   | Clear glass in windows and/or doors shall occupy a minimum of 5% of all other facades.  |              |    |     |
| <b>9.0870 Driveways &amp; Parking</b>  |   |              |    |     |
| 9.0202   | Vision clearance driveway area of 10 ft   |              |    |     |
| 7.0420(B)(2)   | Driveway approach   |              |    |     |
| 9.0870(G)  | Driveway width (min 10 ft; max 2 ft on either side of garage door; max width of carport; or max 16 ft when neither garage or carport)   |              |    |     |
| 7.0420(B)(4)   | Garages and carports that face the street shall be set back at least 4 ft behind the street-facing wall closest to the street.  |              |    |     |
| <b>9.0900 Projections (Also check Subdivision/PUD)</b>   |   |              |    |     |
| <b>9.1044 Street trees</b>   |   |              |    |     |
| 9.1044(B)  | 1 street for every 30 ft of frontage (Check yellow sheet)   |              |    |     |

| Section                             | Description  | Standard met |    |     |
|-------------------------------------|--|--------------|----|-----|
|                                     |  | Yes          | No | N/A |
| <b>10.0200 Accessory structures</b> |  |              |    |     |
| 10.0202                             | Setbacks   |              |    |     |
| 10.0203(A)                          | Attached or detached covered patio/deck setback and height requirements      |              |    |     |
| 10.0203(B)                          | Water runoff does not flow onto an abutting parcel                           |              |    |     |
| 10.0203(C)                          | No closer to street than farthest back front wall of dwelling unit           |              |    |     |
| 10.0203(D)                          | If within 5 ft of side or rear property line, the structure must be moveable |              |    |     |
| 10.0203(E)                          | Max Floor Area Ratio   |              |    |     |