



City of Mt. Angel

City Council/Planning Commission
Joint Meeting Packet

September 6, 2016

MT. ANGEL CITY COUNCIL/PLANNING COMMISSION
JOINT MEETING AGENDA
290 East Charles Street - Community Meeting Room
Tuesday, September 6, 2016

6:30 p.m. WORKSHOP

1. Call to Order
2. Development Code Update – Angelo Planning Group
3. Adjournment

Memorandum

Date: August 29, 2016
To: Justin Hogue, City of Mt. Angel
cc: Gary Fish and Angela Lazarean, DLCD
 Naomi Zwerdling, ODOT
From: Cathy Corliss, AICP, Principal
Re: Mt Angel Code Assistance – Overview of Draft Text Amendments

Purpose

The goal of this TGM¹ Code Assistance project is to create recommendations for updating Mt. Angel's Development Code in order to help the city enhance its downtown area, strengthen regulations that control downtown development, and improve efficiency in the land use process.

- Emphasize the pedestrian environment, particularly in the downtown core, to strengthen the Bavarian theme and ensure future projects will be consistent with, and enhance, downtown development.
- Help the city improve the multi-modal nature of the downtown area by providing safe and convenient access for walking and biking.
- Assess the city's Development Code to identify areas where revisions may be needed to improve the overall function, reliability and user-friendliness of the code. *Note: this objective was identified as a priority at the City Council-Planning Commission work session on July 16, 2015.*

Background

The Code Assistance project was divided into two phases. Phase 1 created an action plan for future code changes that support TGM objectives and smart development practices. Phase 1 was completed, and Phase 2 begun, in May 2016. Since May the Project Management Team has been working to prepare this initial draft of the code amendments. This draft of the code amendments is based on the recommendations of the Phase 1 Final Action Plan and Report (**FAP**), including Appendix A (Code Clean-Up Suggestions) as well as input from the Project Management Team.

¹ This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Moving Ahead for Progress in the 21st Century (MAP-21), local government, and the State of Oregon funds. The contents of this document do not necessarily reflect views or policies of the State of Oregon.

Overview of Amendments

The draft code amendments impact a number of sections and subsection of the City's Development Code, although some of these changes are relatively minor and simply intended to clarify the existing code. Below is a overall list of the proposed amendments by Section.

SECTION 1 INTRODUCTORY PROVISIONS

1.10 DEFINITIONS

- New definitions of "dwelling" and "Façade"
- Updated definitions of "Accessory Structure" and "Vision Clearance Area"
- Deleted conflicting definition of "Clear Vision Area"

SECTION 2 ADMINISTRATIVE PROVISIONS

2.2 GENERAL PROVISIONS

- Update procedures and notices
- New requirement for pre-application conference

SECTION 6 ZONING

6.1 RESIDENTIAL ZONE, SINGLE FAMILY (RS)

- Clarify permitted and conditional uses and standards
- Delete design standards in favor of new design standards in Section 7

6.2 RESIDENTIAL ZONE, MULTI-FAMILY (RM)

- Clarify permitted and conditional uses and standards

6.3 RESIDENTIAL COMMERCIAL ZONE (RC)

- Clarify standards

6.4 GENERAL COMMERCIAL ZONE (CG)

- Clarify permitted and conditional uses

6.7 DOWNTOWN CORE ZONE OVERLAY DISTRICT (DC)

- Clarify permitted and conditional uses
- New design standards including requirements for maximum setback, primary entrances, weather protection, windows and doors, rooftop equipment and screening
- Blend the Parking District with the Downtown Core Overlay

SECTION 7 GENERAL DEVELOPMENT STANDARDS

7.1 YARD AND LOT STANDARDS

- Clarify setback standards

7.2 ACCESSORY STRUCTURES

- Clarify location/setback standards for accessory structures
- New graphic

7.4 SINGLE FAMILY DESIGN STANDARDS

- New code section based in part on the existing Infill Overlay (14.6)
- Establishes standards for residential development that will apply city-wide
- Standards address orientation, building design, garage location and width, fences, development pattern, and dwelling height

7.5 ATTACHED SINGLE FAMILY DWELLING (TOWNHOUSE) DESIGN STANDARDS

- New code section separates townhouse standards from those for multifamily

- Establishes standards for townhouse development that will apply city-wide
- Standards address lot size, width, setbacks, building mass and design

7.6 MULTIFAMILY DESIGN STANDARDS

- New code section will apply city-wide
- Generally based on the existing Infill Overlay (14.7) with some modifications to make the standards more clear and objective

7.6 PEDESTRIAN CONNECTIVITY STANDARDS

- New code section based on DLCD Model Code establishes standards for walkways within developments

SECTION 8 OFF-STREET PARKING AND LOADING

8.3 REDUCTION OF PARKING AND LOADING AREA ALLOWED IN THE BUSINESS CENTER

- Blend the Parking District with the Downtown Core Overlay

8.6 OFF-STREET PARKING

- Clarifies code hierarchy / requirements

SECTION 11 SIGN PROVISIONS

11.7 DESIGN REVIEW REQUIREMENTS

- Updates list of acceptable fonts
- Corrects references to the Design Review Board

SECTION 14 INFILL DEVELOPMENT OVERLAY ZONE

Delete 14.6. RESIDENTIAL DEVELOPMENT STANDARDS

Delete 14.7. ADDITIONAL MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS

SECTION 16 DESIGN REVIEW BOARD

16.1 PURPOSE

- Clarifies that the DRB is advisory to city staff or the Planning Commission

16.4 REVIEW AUTHORITY

- Clarifies DRB role and review process

16.5 PROCEDURES

- Clarifies review body for Type I, II and III reviews and DRB role as advisory to those bodies

Delete 16.6 APPEALS

Format

This first draft of amendments to the City of Mt. Angel's Development Code in two column format.

- The first column shows potential amendments to the code. Additions to the code are shown in double-underline and deletions are shown in strike-through.
- The second column provides commentary and questions for the PMT.

Proposed Amendments	Commentary
<p>i. <u>A screen around the equipment that is made of a primary exterior finish material used on other portions of the building or wood fencing or masonry;</u></p> <p>ii. <u>Green roof features or regularly maintained dense evergreen foliage that forms an opaque barrier when planted.</u></p> <p><u>(D) Required screening shall not be included in the building's maximum height calculation.</u></p> <p><u>(e) Downtown Parking Exemption. Except as specified in subsections (1) and (2) below, development within the Downtown Core Zone Overlay District is exempt from the minimum off-street parking requirements in Section 8.6.</u></p>	<p>(e)(2) Discussion Point</p> <p>As noted in the FAP, establish a threshold for large uses with higher number of employees. Any use over the threshold would be required to provide off-street parking (possibly</p>

Discussion Points

The Commentary column includes a number of “Discussion Points”. These are areas of the code where the Project Management Team was particularly interested in input from the City Council, Planning Commission and community. Further changes to the draft language will likely result from input and discussion during the hearing process. However, no action on the discussion points is necessary at the upcoming work session unless the City feels changes to the draft code amendments are required prior to initiating the hearing process. In order to make it easier to keep track of the issues, the Discussion Points are listed below by the page number on which they occur in the Draft Amendments

Page	Discussion Point
4	<p>2.2 GENERAL PROVISIONS</p> <p><i>(g) Pre-Application Conferences.</i></p> <p>As recommended in the FAP App. A, requiring a conference can help streamline the review process for staff and applicants. Proposed amendments require a pre-application conference for Type II or higher. The City could choose to recommend rather than require a pre-application conference. Expiration date for required pre-application conferences could be longer or shorter than 18 mos.</p>
5	<p>2.3 NOTIFICATION OF HEARING</p> <p><i>(a) Quasi-Judicial Hearings (Type II and Type III).</i></p> <p><i>(2) At least 14 days before the first hearing, the applicant or applicant's representative shall post notice of the hearing on the project site in clear view from a public right-of-way using a poster format prescribed by the City Planning Official.</i></p> <p>As written the applicant or their representative post the site, but it could be done by the City Planning Official or designee. If done by the applicant, the City could require that the applicant shall submit an affidavit of notice.</p>
11	<p>6.7 DOWNTOWN CORE ZONE OVERLAY DISTRICT (DC)</p> <p><i>(b) Uses.</i></p> <p>The DC Overlay applies over a number of different base zones (GC, RC and IL). As currently written, the code would allow all uses listed in the GC zone, except those in 6.4 (b)(11), to be permitted outright throughout the Downtown Core. The proposed amendments limit</p>

Page	Discussion Point
	the uses to the underlying zones and retain the prohibition on the uses in 6.4 (b)(11). Is this more restrictive than originally intended or desired?
12	<p><i>(d) Additional Development and Design Standards.</i></p> <p><i>(1) Applicability. These standards apply to all new buildings and building expansions of more than 25%.</i></p> <p>The Downtown Core Overlay applies to a mix of base zones, should the build-to standards apply to all zones and uses Should it apply to new buildings only or to expansions of existing buildings too? As written exception “g” below allows flexibility for existing buildings. If expansions are included what is a reasonable threshold?</p>
12	<p><i>(2) Maximum setback.</i></p> <p><i>(B) The City, through Site Design Review, may waive or modify the maximum setback standard where it finds that one or more of the conditions in subsections (a)-(g) occurs.</i></p> <p>There are a number of exceptions to the maximum setback; however, it may still be challenging for a small building on a large lot to meet the standard. Should there be an additional exception (e.g., “The 50% frontage requirement may be reduced where the size of the building(s) is too small to meet the standard, provided that 100% of the building(s) front façade is in compliance with the maximum setback.)?</p>
14	<p><i>(5) Windows and Doors. The standards of this section are intended to enhance street security and provide a comfortable pedestrian environment by providing ground-level transparency between the interior of buildings and the sidewalk.</i></p> <p><i>(A) For new buildings, unless the view of the building from the street is obstructed by another building, a minimum of 40 percent of the ground-floor street wall area must consist of openings (i.e., windows or glazed doors). The ground-floor street wall area is defined as the area up to the finished ceiling height of the space facing the street or 15 feet above finished grade, whichever is less.</i></p> <p>As currently drafted, 40% windows is required on the ground floor. Should this be increased (e.g., 50%)?</p>
16	<p><i>(e) Downtown Parking Exemption. Except as specified in subsections (1) and (2) below, development within the Downtown Core Zone Overlay District is exempt from the minimum off-street parking requirements in Section 8.6.</i></p> <p><i>(2) All uses which have more than 10 employees (based on maximum number of employees who will be at the site at one time, either on a single shift or an overlap of shifts) are required to provide a minimum of 50% of the off-street parking spaces required by Section 8.6.</i></p> <p>As noted in the FAP, establish a threshold for large uses with higher number of employees. Any use over the threshold would be required to provide off-street parking (possibly at a reduced ratio). As currently drafted, the threshold for requiring parking for employers is 10 employees. Is this number appropriate for downtown Mt Angel?</p>

Page	Discussion Point																
18	<p>7.4 SINGLE FAMILY DESIGN STANDARDS</p> <p><i>(b) Applicability. These standards and requirements shall apply to all new single-family homes and each half of a duplex. Except as specifically provided in this Section, the standards and requirements of the underlying zoning and other Sections of this Ordinance shall apply.</i></p> <p>Should this section apply to major additions/alterations as well as new homes? If yes, the City could apply it to alterations except:</p> <ol style="list-style-type: none"> 1. Additions and alterations adding less than 50 percent to the existing floor area of the structure. 2. Additions or alterations not facing a public street. 																
19	<p><i>(5) Design Elements: New single-family and two family dwellings shall incorporate design elements on the primary street facing façade as specified below.</i></p> <p><i>(A) The number of design elements required on the primary street facing façade is specified in the table below.</i></p> <p style="text-align: center;">Table XX : Number of Required Design Elements</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Garage Width Percent (Street Facing Attached Garage)</th> <th style="text-align: center;">Number of Required Design Elements</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Up to 50 percent</td> <td style="text-align: center;">5 elements</td> </tr> <tr> <td style="text-align: center;">Greater than 50 percent and up to 60 percent</td> <td style="text-align: center;">6 elements</td> </tr> <tr> <td style="text-align: center;">Greater than 60 percent and up to 70 percent. In no case shall the width of the garage exceed 70 percent of the primary street facing façade except for a garage-under home design.</td> <td style="text-align: center;">7 elements</td> </tr> <tr> <td colspan="2" style="text-align: center;">Other Garage Types</td> </tr> <tr> <td style="text-align: center;">Garage door 90 degrees to street</td> <td style="text-align: center;">3 elements plus windows occupying 10 percent of garage wall facing the street</td> </tr> <tr> <td style="text-align: center;">Detached Garage (An independent, self-supporting structure separated from the dwelling by at least 6 feet)</td> <td style="text-align: center;">4 elements plus 4 elements on the garage</td> </tr> <tr> <td style="text-align: center;">Rear-Loaded Garage or no Garage</td> <td style="text-align: center;">4 elements</td> </tr> </tbody> </table> <p>This section requires new houses provide a certain number of design elements and “rewards” house design with less garage width by requiring fewer elements. It’s based on an approach used in the City of Sandy. Is the number of elements required appropriate for Mt Angel?</p>	Garage Width Percent (Street Facing Attached Garage)	Number of Required Design Elements	Up to 50 percent	5 elements	Greater than 50 percent and up to 60 percent	6 elements	Greater than 60 percent and up to 70 percent. In no case shall the width of the garage exceed 70 percent of the primary street facing façade except for a garage-under home design.	7 elements	Other Garage Types		Garage door 90 degrees to street	3 elements plus windows occupying 10 percent of garage wall facing the street	Detached Garage (An independent, self-supporting structure separated from the dwelling by at least 6 feet)	4 elements plus 4 elements on the garage	Rear-Loaded Garage or no Garage	4 elements
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21	<p><i>(C) Design Elements. The list of design elements from which applicants shall choose is provided in the Table below. The minimum standard must be met in order for the design element to qualify as one of the required elements; however, applicants may choose to vary from these standards for non-required design elements.</i></p> <p style="text-align: center;">Table XX : Design Elements</p> <ul style="list-style-type: none"> • Dormers 																

Page	Discussion Point
	<ul style="list-style-type: none"> • <i>Pitch Roof</i> • <i>Covered porch entry</i> • <i>Front porch railing</i> • <i>Front facing second story balcony</i> • <i>Building face off-sets</i> • <i>Roof overhang</i> • <i>Columns, pillars or posts</i> • <i>Gables</i> • <i>Siding of shakes, shingles, brick, natural stone, cultured stone, natural wood</i> • <i>Differentiated base materials of natural stone, cultured stone, or brick</i> • <i>Trim on windows and doors</i> • <i>Vertically oriented windows</i> • <i>Recessed window glazing</i> • <i>Bay or bow windows</i> • <i>Windows and front door minimum of 15 percent of street facing façade</i> • <i>Sidelight and/or transom windows</i> • <i>Window grids</i> • <i>Reduced garage door size</i> • <i>Recessed front facing garage</i> • <i>Other items as proposed by the applicant meeting the intent of this section (approved by City)</i> <p>Some of the items listed are from the City of Sandy’s development code, others are based on Mt Angel’s current requirements. The list would replace the City’s current design requirements for front porches (14.6(d)), vertically oriented windows (14.6(e)), and pitch roofs (14.6(g)). Those items would become optional elements rather than requirements. Should any of these items be requirements rather than options?</p>
23	<p><i>(8) Dwelling Height. The maximum height permitted for a new dwelling on an existing lot, or lots created through a partition, shall be 20 feet or the average height of the dwellings on all abutting parcels in the same underlying zoning district, whichever is higher. The Planning Commission may approve a taller dwelling through a conditional use process.</i></p> <p>This requirement was moved from 14.6(l). Does the city want to keep some variation of the existing height standard that limits homes to 20 feet or an average of the abutting home heights?</p>
23	<p>7.5 ATTACHED SINGLE FAMILY DWELLING (TOWNHOUSE) DESIGN STANDARDS</p> <p><i>(a) Purpose. The following standards are intended to ensure that attached single family development is compatible with existing building and neighborhoods and that the appearance of all neighborhoods is enhanced through creation of attractively designed housing.</i></p> <p>In the Infill Overlay (14.7), attached single family dwellings (townhouses) are combined with multifamily. However, appropriate standards for townhouses are somewhat</p>

Page	Discussion Point
	<p>different because each unit is on its own lot. The draft standards proposed here would allow townhouses in the RM and RC zones. These zones currently allow multi-family dwelling, three (3) unit 10,500 square feet plus 3,500 square feet per unit in excess of 3 units. In order for the lots to be narrow enough for the units to be attached, the standards allow a 24 ft lot width and no interior side setback.</p>
25	<p>7.6 MULTIFAMILY DESIGN STANDARDS <i>(b) Applicability. These standards and requirements shall apply to all new multifamily developments. Except as specifically provided in this Section, the standards and requirements of the underlying zone and other Sections of this Ordinance shall apply.</i></p> <p>Should this section apply to alterations as well as new development? If yes, the City could apply it to alterations except:</p> <ol style="list-style-type: none"> 1. Additions and alterations adding less than 50 percent to the existing floor area of the structure. 2. Additions or alterations not facing a public street.
27	<p>7.6 PEDESTRIAN CONNECTIVITY STANDARDS <i>(b) Applicability: The following standards apply to all new developments and major expansions/remodels. Single-family developments are exempt from these standards.</i></p> <p>Should this section apply to major expansions/remodels as well as new development? If yes, what thresholds are appropriate?</p>

Memorandum

Date: August 21, 2016
To: Justin Hogue, City of Mt. Angel
cc: Gary Fish and Angela Lazarean, DLCD
 Naomi Zwerdling, ODOT
From: Cathy Corliss, AICP, Principal
Re: Mt Angel Code Assistance - Task 7.2 Draft Text Amendments

Overview

The goal of this TGM¹ Code Assistance project is to create recommendations for updating Mt. Angel’s Development Code in order to help the city enhance its downtown area, strengthen regulations that control downtown development, and improve efficiency in the land use process. Specifically, identified objectives for this project are:

- Emphasize the pedestrian environment, particularly in the downtown core, to strengthen the Bavarian theme and ensure future projects will be consistent with, and enhance, downtown development.
- Help the city improve the multi-modal nature of the downtown area by providing safe and convenient access for walking and biking.
- Assess the city’s Development Code to identify areas where revisions may be needed to improve the overall function, reliability and user-friendliness of the code. *Note: this objective was identified as a priority at the City Council-Planning Commission work session on July 16, 2015.*

This document includes a first draft of amendments to the City of Mt. Angel’s Development Code in two column format. The first column shows potential amendments to the code. Additions to the code are shown in double-underline and deletions are shown in strike-through. The second column provides commentary and questions for the PMT. This draft of the code amendments is based on the recommendations of the Task 4.2 Final Action Plan and Report (**FAP**), including Appendix A (Code Clean-Up Suggestions) as well as input from the Project Management Team.

Proposed Amendments	Commentary
SECTION 1	

¹ This project is partially funded by a grant from the Transportation and Growth Management (TGM) Program, a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by federal Moving Ahead for Progress in the 21st Century (MAP-21), local government, and the State of Oregon funds. The contents of this document do not necessarily reflect views or policies of the State of Oregon.

Proposed Amendments	Commentary
<p>INTRODUCTORY PROVISIONS</p> <p>1.1 GENERAL PROVISIONS 1.2 TITLE 1.3 PURPOSE 1.4 CONFORMANCE REQUIRED 1.5 ORDINANCE ADMINISTRATION 1.6 VIOLATIONS 1.7 INTERPRETATION 1.8 SIMILAR USE DETERMINATION 1.9 SAVINGS CLAUSE</p>	<p>No changes are proposed to these sections.</p>
<p>1.10 DEFINITIONS</p> <p>***</p> <p>(b) Definitions: The following words and phrases, when used in this Ordinance, shall have the meanings set forth in this Chapter, except in those instances where the context clearly indicates a different meaning.</p> <p>***</p> <p><u>Accessory Structure</u>: A detached, subordinate building, or portion of a main building, the use of which is incidental to that of the main building or to the use of the land, but does not include dwellings or living quarters.</p> <p>***</p> <p><u>Clear Vision Area</u>: A triangular area on a lot or parcel at the intersection of two (2) streets or a street and a railroad, two (2) sides of which are lines measured from the corner intersection of the right of way lines. The third side of the triangle is a line across the corner of the lot or parcel joining the ends of the other two sides. Where the lines at the intersections have rounded corners, the right of way lines will be extended in a straight line to a point of intersection.</p> <p>***</p> <p><u>Dwelling, Attached Single Family (townhouse)</u>: A dwelling unit designed exclusively for occupancy by one (1) family located on its own lot that shares one or more common or abutting walls with one or more dwelling units on adjacent lot(s).</p> <p>***</p> <p><u>Façade</u>: All the wall planes of a structure as seen from one side or view. For example, the front facade of a building would include all of the wall area that would be shown on the front elevation of the building plans.</p> <p>***</p> <p><u>Vision Clearance Area (also “Clear-Vision Area”)</u>: Formed by measuring from the intersection of the street corner or street and/or railroad corner property lines to</p>	<p>As recommended in the FAP App. A, the proposed amendments clarify that accessory structures must be detached and include a new definition of façade.</p> <p>In addition, a conflict between the definitions of “clear-vision area” and “vision clearance area” was identified. Clear-vision area is used only once and the definition does not provide complete information (e.g. how far back to measure); therefore recommend deleting “clear-vision area” and amending “vision clearance area” to reference that term.</p> <p>The City may also want to consider adding a definition for attached single family dwellings as well as new standards.</p>

Proposed Amendments	Commentary
<p>points 30 feet along the front property line and side property line and then connecting the two points of base with a straight line.</p>	
<p>1.11 GENERAL PROVISIONS</p>	<p>No changes are proposed to this section.</p>
<p>SECTION 2 ADMINISTRATIVE PROVISIONS</p>	
<p>2.1 SUMMARY OF APPLICATION TYPES AND REVIEW PROCEDURES</p>	<p>No changes are proposed to this section.</p>
<p>2.2 GENERAL PROVISIONS *** (e) Quasi-Judicial Actions. This subsection establishes the procedures to be followed in Type II and Type III land use actions.</p> <p>(1) Initiation: An application may be submitted by the property owner, contract purchaser or an authorized agent of the owner or contract purchaser. <u>A pre-application conference is required prior to submittal of an application.</u></p> <p>(2) Completeness: Upon receipt of an application, the City staff shall review the application for completeness with respect to the submission requirements of this Ordinance. If the application is incomplete, Staff shall notify the applicant of exactly what information is missing within ten (10) days <u>30 days</u> of the receipt of the application, and allow the applicant to submit the missing information. The application shall not be acted upon until:</p> <p style="padding-left: 40px;">(A) All necessary information is received and the application is deemed complete; or</p> <p style="padding-left: 40px;">(B) Should the applicant refuse or fail to submit the missing information, the application will be deemed complete, for the purpose of acting on the application, on the 31st day after the original submission. Incompleteness of an application may be grounds for denial.</p> <p>(3) Information submitted to the City after the date the application is deemed complete that results in a substantial change from the original application shall authorize review as a new application. The City Planner shall determine whether a submission constitutes a substantial change from the original application.</p> <p>(4) Notice Procedures. <u>See Section 2.3 Notification of Hearing.</u> Notice of a public hearing on a Type II or Type III, quasi-judicial application shall be given by the City by posting such notice in a conspicuous place on the subject property. The mailing of copy of the notice to property owners in the affected area shall be within 20 days prior to the date of the</p>	<p>(1) See new pre-application requirement in (g).</p> <p>(2) As recommended in the FAP App. A, 30 days is the standard for completeness review for Type II and III actions. This will also provide consistency with completeness review for Type I action in subsection (d).</p> <p>(4) Notice procedures are combined into one section (2.3) to ensure continued consistency.</p>

Proposed Amendments	Commentary
<p>hearing. The affected area is herein defined as the land area that is within a 100-foot radius of the subject property. The failure of any such property owner to receive such notice by mail shall not affect the validity of the proceedings. The City staff shall file with the Planning Commission a certificate showing the date of mailing.</p> <p>***</p> <p>(8) Notice of Decision: Within 14 <u>12</u> days of any action on a quasi-judicial land use application, the applicant, adjacent property owners within 100 feet of the subject property, and <u>any group or participant who submitted oral or written public testimony for the hearing or requested notice of the decision,</u> all individuals who have in writing requested notice of the decision, shall be mailed written notice of the action. Notice shall specify findings justifying the approval or denial of the request and any applicable conditions of approval.</p> <p>***</p> <p><u>(g) Pre-Application Conferences.</u></p> <p><u>(1) Purpose: The purpose of the pre-application conference is to familiarize the applicant with applicable requirements of the City's Development Code.</u></p> <p><u>(2) Applicability: Pre-application conferences are required for all Type II or Type III development actions. This requirement may be waived by the City Planner.</u></p> <p><u>(3) The pre-application may end up not covering all potential issues, and does not limit or hinder the City from enforcing regulations applicable to the development action.</u></p> <p><u>(4) A written summary of the pre-application conference will be provided by the City Planner within approximately 14 days of the conference.</u></p> <p><u>(5) If a complete application relating to a proposed development action that was the subject of a pre-application conference has not been submitted within eighteen (18) months of the conference, the applicant shall schedule a follow-up pre-application conference.</u></p>	<p>(8) Appeals must be filed within 12 days of the decision, so the standard now aligns with the appeal period. Only the property owner and any persons testifying or requesting notice need to be mailed notice.</p> <p>(g) Discussion point As recommended in the FAP App. A, requiring a conference can help streamline the review process for staff and applicants. Proposed amendments <u>require</u> a pre-application conference for Type II or higher. The City could choose to <u>recommend</u> rather than require a pre-application conference. Expiration date for required pre-application conferences could be longer or shorter than 18 mos.</p>
<p>2.3 NOTIFICATION OF HEARING</p> <p>(a) Quasi-Judicial Hearings (Type II and Type III). (4) Notice of any public hearings before the Planning Commission or City Council shall be provided for any quasi-judicial land use action.</p>	<p>As recommended in the FAP App. A, notification standards were removed from Section 2.2(e)(4) and</p>

Proposed Amendments	Commentary
<p>(1) Notice shall be published in a newspaper of general circulation a minimum of 20 days prior to the public hearing. (2) Written notice of the initial public hearing shall be mailed at least 20 days prior to the hearing date to:</p> <p>(A) The owners <u>of record of real property within 100 feet of the boundaries of the subject property.</u> <u>The failure of any such property owner to receive such notice by mail shall not affect the validity of the proceedings. The City staff shall file with the Planning Commission a certificate showing the date of mailing;</u></p> <p><u>(B) Any person who submits a written request to receive a notice; and</u></p> <p><u>(C) Any governmental agency that is entitled to notice under an intergovernmental agreement entered into with the City and any other affected agencies. The failure of another agency to respond with written comments on a pending application shall not invalidate an action or permit approval made by the City under this Code.</u></p> <p><u>(2) At least 14 days before the first hearing, the applicant or applicant’s representative shall post notice of the hearing on the project site in clear view from a public right-of-way using a poster format prescribed by the City Planning Official.</u></p> <p><u>(3) At least 14 days before the first hearing, the City shall publish notice of the hearing on the City website, and/or have said notice published in a newspaper with local circulation.</u></p> <p>(b) Legislative Hearings (Type IV). Notice of Public Hearing by the Planning Commission or City Council relating to any legislative action shall be published in a newspaper of general circulation a minimum of 10 days prior to the date of the hearing. Notice shall be provided to the Department of Land Conservation and Development at least 35 45 days prior to the first evidentiary hearing by the City for any legislative action.</p>	<p>instead referenced here for consistency.</p> <p>The requirements have also been updated based on the Model Code.</p> <p>(A)(2) Discussion point</p> <p>As written the applicant or their representative post the site, <i>but it could be done by the City Planning Official or designee.</i> If done by the applicant, <i>the City could require that the applicant shall submit an affidavit of notice.</i></p> <p>(A)(3) Publishing in a newspaper was not required in Section 2.2(e)(4) and could be removed. <i>The Model Code includes option of publishing in newspaper or on City website.</i></p> <p>(b) DLCD’s notice requirements have changed from 45 days to 35 days.</p>
<p>2.4 HEARING PROCEDURES 2.5 RECORD OF HEARING 2.6 LIMITS ON ORAL TESTIMONY 2.7 EXHIBITS 2.8 CONTINUED HEARINGS 2.9 APPEAL OF CITY ADMINISTRATOR DECISIONS 2.10 APPEAL OF PLANNING COMMISSION ACTIONS 2.11 CITY COUNCIL ACTION</p>	<p>No changes are proposed to these sections.</p>

Proposed Amendments	Commentary
2.12 SUPPLEMENTAL APPLICATION FOR REMAINING PERMITTED USES FOLLOWING DENIAL OF INITIAL APPLICATION 2.13 FEES	
<p style="text-align: center;">SECTION 3 ZONE CHANGE PROCEDURE</p>	No changes are proposed to this section.
<p style="text-align: center;">SECTION 4 VARIANCE PROCEDURE</p>	No changes are proposed to this section.
<p style="text-align: center;">SECTION 5 CONDITIONAL USES</p>	No changes are proposed to this section.
<p style="text-align: center;">SECTION 6 ZONING</p> <p>6.1. RESIDENTIAL ZONE, SINGLE FAMILY (RS) 6.2. RESIDENTIAL ZONE, MULTI-FAMILY (RM) 6.3. RESIDENTIAL COMMERCIAL ZONE (RC) 6.4. GENERAL COMMERCIAL ZONE (CG) 6.5. LIGHT INDUSTRIAL ZONE (IL) 6.6. PUBLIC AND SEMI-PUBLIC USE ZONES (PS) <u>6.7 DOWNTOWN CORE OVERLAY</u></p>	As recommended in the FAP App. A, the Downtown Core Overlay has been added to the TOC.
<p>6.1 RESIDENTIAL ZONE, SINGLE FAMILY (RS)</p> <p>(a) <u>Purpose</u>: It is the purpose of the RS Zone to permit single-family residential uses and their accessory structures and to permit, with Planning Commission approval, certain other uses that are compatible to single-family residential living.</p> <p>(b) <u>Permitted Uses</u>. The following uses are permitted in the RS Zone:</p> <p>(1) Single-family dwelling, including a single-family manufactured home;</p> <p>(2) Public parks and recreation area;</p> <p>(3) Public buildings and structures, such as libraries and fire stations, <u>with a maximum height of 35 feet or less</u>;</p> <p>(4) Gardens, orchards and crop cultivation, in addition to those uses allowed in Ordinance, provided no stables or barns, livestock, bees or poultry are maintained in connection therewith, and provided further, that all other applicable ordinances are complied with;</p> <p>(5) Utility right-of-ways;</p> <p>(6) Public utility facilities of non-industrial nature;</p> <p>(7) Accessory uses and structures;</p> <p style="padding-left: 40px;">(A) Customary residential accessory buildings for private use, such as a pergola, greenhouse, hot house, hobby shop, or hobby house, summer house, patio, enclosed or covered patio, woodshed, quarters for domestic animals maintained as pets of the residents;</p>	<p>(b) (3) As noted in the FAP App. A, public buildings are listed as both a permitted use and a conditional use. The Code allows churches and public and semi-public buildings may be built to a height of 70 feet when approved by the Planning Commission. The proposed amendments clarify this limitation.</p>

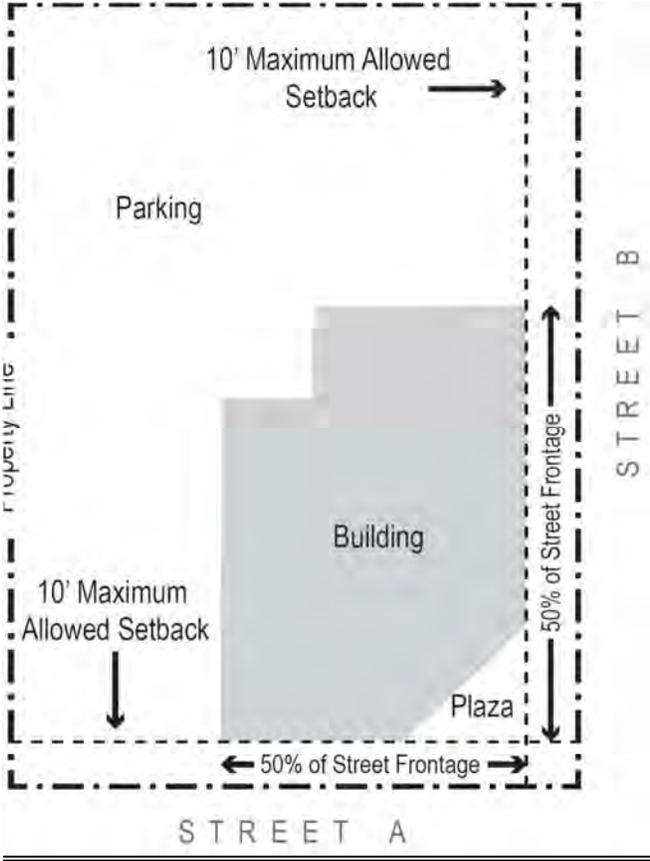
Proposed Amendments	Commentary
<p>(B) Fences;</p> <p>C) Off-street storage for a commercial vehicle with a maximum of one commercial vehicle per dwelling;</p> <p>(D) Guest houses and guest quarters not in the main buildings provided such houses and quarters are and remain dependent upon the main building for either or both the kitchen and bathroom facilities and the guest facilities are not used for residential purposes.</p> <p>(E) Swimming pools for private use (requires a building permit);</p> <p>(F) Home occupations, as defined in Section 1.10;</p> <p>(G) Amateur radio antennas;</p> <p>(H) Satellite dishes not exceeding one (1) meter in diameter;</p> <p>(8) Right-of-way for streets</p> <p>(c) <u>Transitional Uses</u>. The following transitional uses shall be permitted in the RS Zone where the side of a lot or parcel abuts upon any Commercial Zone or Industrial District, provided that such transitional use does not extend across a street or alley and in no case more than 165 feet from the boundary of the less restricted zone which it adjoins:</p> <p>(1) Two-family dwelling (duplexes) on a lot of 8,000 square feet or more;</p> <p>(2) The following public and semi-public use buildings and structures, <u>with a maximum height of 35 feet or less</u>:</p> <p>(A)(3) Churches;</p> <p>(B)(4) Community or neighborhood centers, including swimming pools and other allied facilities when erected by a nonprofit community organization for the improvement of the zone or for social recreation of the organization’s members;</p> <p>(B)(5) Public automobile parking areas when located and developed as prescribed in Section 8;</p> <p>(3)(6) Outdoor nursery for growing, displaying and sale of shrubs or plants.</p> <p>(4)(7) Day nursery, provided the residential character of the building is unchanged.</p> <p>(d) <u>Conditional Uses</u>. The following uses are permitted as conditional uses, provided that such uses are approved in accordance with Section 5.</p> <p>(1) Public and semi-public use buildings and structures <u>except as permitted by Subsections (b) and (c), above</u>;</p> <p>(2) Radio, television, and other telecommunications transmitters and antennae;</p> <p>(3) Public or private schools;</p> <p>(4) Two-family dwelling (duplexes) on a lot of 8,000 square feet or more;</p> <p>(5) Day nursery, provided the residential character of the building is unchanged;</p> <p>(6) Use of an accessory building for a home occupation;</p> <p>(7) Planned Unit Development subject to the provisions of Section 10.5;</p> <p>(8) Manufactured Home Parks subject to the provisions of Section 10.5;</p> <p>(9) Golf Course;</p>	<p>(c)(2) As noted above, PC review is require for churches and public and semi-public buildings over 35’ in height. Also, the numbering hierarchy in this section has been corrected.</p> <p>(d)(1) This amendment clarifies that public and semi-public buildings require a CU except as listed above.</p>

Proposed Amendments	Commentary																								
<p>(10) Conditional Home Occupations subject to the provisions of Section 10.5; (11) Boat, camper, and trailer storage area on lot or parcel incidental to the permitted use subject to the provisions of Section 10.3; (12) Bed and Breakfast subject to the provisions of Section 10.6; (13) Zero side yard dwellings units subject to the provisions of Section 10.7. (14) Satellite dishes greater than one (1) meter in diameter.</p>																									
<p>(e) <u>Dimensional Standards</u> The following dimensional standards shall be the minimum requirements for all development in the RS Zone.</p> <p>***</p> <p>(2) Minimum Yard Setback Requirements. All principal and accessory structures shall maintain the following minimum yard setbacks. <u>Accessory structures shall be subject to the setback requirements in Section 7.2.:</u></p> <table border="0" data-bbox="110 926 873 1388"> <tr> <td>(A) Front Yard</td> <td>20 feet</td> </tr> <tr> <td>(B) Rear Yard Setbacks</td> <td></td> </tr> <tr> <td> (i) One-story building</td> <td>24 feet</td> </tr> <tr> <td> (ii) Two-story building</td> <td>30 feet</td> </tr> <tr> <td> (iii) 2-and-one-half story building</td> <td>36 feet</td> </tr> <tr> <td> (iv) Corner Lot</td> <td>14 feet</td> </tr> <tr> <td>(C) Side Yard Setbacks</td> <td></td> </tr> <tr> <td> (i) One-story building</td> <td>5 feet</td> </tr> <tr> <td> (ii) Two+ -story building</td> <td>6 feet</td> </tr> </table> <p>***</p> <p>(4) Minimum <u>Lot Width</u></p> <table border="0" data-bbox="203 1566 873 1686"> <tr> <td><u>(A)</u> Front Lot Line Width</td> <td>20 feet</td> </tr> <tr> <td><u>(B)</u> Interior Lot Width at Building Line</td> <td>50 feet</td> </tr> <tr> <td>(B) Corner Lot Width at Building Line</td> <td>70 feet</td> </tr> </table> <p>***</p>	(A) Front Yard	20 feet	(B) Rear Yard Setbacks		(i) One-story building	24 feet	(ii) Two-story building	30 feet	(iii) 2-and-one-half story building	36 feet	(iv) Corner Lot	14 feet	(C) Side Yard Setbacks		(i) One-story building	5 feet	(ii) Two+ -story building	6 feet	<u>(A)</u> Front Lot Line Width	20 feet	<u>(B)</u> Interior Lot Width at Building Line	50 feet	(B) Corner Lot Width at Building Line	70 feet	<p>(e)(2) As noted in the FAP App. A, the rear and side yard setbacks listed in Section 6.1 apply to accessory structures. Those setbacks conflict with the setbacks listed in Section 7.2. Section 7.2 applies to accessory structures in residential zones and accessory structures associated with residential uses in all zones.</p> <p>(4)(B) The subdivision code, which requires a 50-foot minimum at the building line for all lots. Consider deleting this requirement and making the 50' standard the general requirement.</p>
(A) Front Yard	20 feet																								
(B) Rear Yard Setbacks																									
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<u>(B)</u> Interior Lot Width at Building Line	50 feet																								
(B) Corner Lot Width at Building Line	70 feet																								
<p>(f) Single Family Dwelling Features. All single family dwellings shall have a private garage constructed of like materials and design to include 12-inch projecting eaves on all Mt. Angel Development Regulations Page 6-5 structures. All single family dwelling shall utilize</p>	<p>As recommended in the FAP App. A, language in Section 6.1(f) has been deleted. The language is replaced by the new</p>																								

Proposed Amendments	Commentary
<p>at least three (3) of the following design features to provide visual relief along the front of the home:</p> <p>(1) Dormers; (2) Gables; (3) Recessed entries; (4) Covered porch entries; (5) Cupolas; (6) Pillars or posts; (7) Bay or bow windows; (8) Offsets on building face or roof (minimum 16")</p>	<p>language in Section 7.4 General Development Standards.</p>
<p>6.2 RESIDENTIAL ZONE, MULTI-FAMILY (RM)</p> <p>***</p> <p>(b) <u>Permitted Uses</u>. The following uses are permitted in the RM Zone:</p> <p>(1) Any permitted, transitional, and conditional use allowed in the RS Zone except <u>for uses listed as Conditional Uses in Subsection (c) below; Bed and Breakfasts;</u></p> <p>***</p> <p>(d) Dimensional Standards The following dimensional standards shall be the minimum requirements for all developments in the RM Zone.</p> <p>***</p> <p>(2) Minimum Yard Setback Requirements. All principal and accessory structures shall maintain the following minimum yard setbacks. <u>Accessory structures shall be subject to the setback requirements in Section 7.2.:</u></p> <p>***</p>	<p>(b)(1) The existing language makes a number of uses permitted in the RM zone that are CU in RS zone. Some of these uses conflict with the CU list in RM (e.g., Satellite dishes greater than one (1) meter in diameter). The proposed amendment clarifies that the uses that are also listed as CU in RM are not permitted outright.</p> <p>(2) Similar to the RS zone, setbacks for accessory structures are regulated by 7.2 in residential zones.</p>
<p>6.3 RESIDENTIAL COMMERCIAL ZONE (RC)</p> <p>***</p> <p>(d) <u>Dimensional Standards</u>. The following dimensional standards shall be the minimum requirements for all developments in the RC Zone.</p> <p>(1) Minimum Lot Area <u>Coverage</u></p> <p>(A) Residential lot coverage is the same as in the RM Zone.</p>	<p>As noted in the FAP App. A, Section 6.3(d)(1) is called “Minimum lot area” but the standards listed under this subsection are lot coverage standards. The proposed amendment corrects this error.</p>

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<p>(B) All other uses shall occupy no more than 60 percent of the lot area.</p> <p>***</p>	
<p>6.4 GENERAL COMMERCIAL ZONE (CG)</p> <p>***</p> <p>(b) <u>Permitted Uses</u>. The following uses are permitted in the General Commercial Zone:</p> <p>***</p> <p>(11) The following businesses shall be permitted, provided that:</p> <ul style="list-style-type: none"> • The lot is paved with a concrete or asphalt surface; • The lot is screened from any adjoining residential zone by a sight-obscuring fence, wall, or hedge at least five (5) feet in height; and • All storage of merchandise and supplies shall be conducted wholly within a building or enclosed area, except for the provision of gas services ancillary to a repair or service station provided below. <p>(A) Automobile, truck, motorcycle, trailer, farm equipment, recreational vehicle and boat sales and repair;</p> <p>(B) Automobile service station, including towing services and vehicle washing and polishing facilities, and services;</p> <p>(C) Part and accessory sales for automobiles, trucks, motorcycles, trailers, farm equipment, recreational vehicles and boats;</p> <p>(D) Retail tire sales, service and repair; tire recapping <u>(conducted wholly within a building)</u>, service and repair, paint and body shop;</p> <p>(E) Lumber yard and contracting supplies for lumber, stone, masonry or metal (sales only);</p> <p>(F) Special trade contracting facilities such as floor laying, building equipment, masonry and stone, plumbing, electrical, metal work or painting;</p> <p>(G) Newspaper, periodical, publishing and printing;</p> <p>(H) Veterinary clinics;</p> <p>(I) Tire recapping (conducted wholly within a building); welding; blacksmith shop; public swimming pool; travel trailer park; contracting supplies, lumber, stone, masonry, metal (sales only); garage and repair shop; newspaper, periodical, publishing and printing; tractor and farm equipment, sales, and service; veterinary clinic; kennel; light components assembly; baker (wholesale and manufacture of bakery products)</p> <p>(J) Cabinet shop (conducted wholly within a building)</p> <p>(12) Accessory uses and structures;</p> <p>(A) Amateur radio antennas;</p> <p>(B) Satellite dishes not exceeding two (2) meters in diameter;</p>	<p>(b)(11) As noted in the FAP App. A, Baker/bakery is listed as both a permitted use and a conditional use. This is also the case for Public swimming pools, recreational vehicle park; kennel; light components assembly. It seems likely that originally the Code intended to permit these uses if all storage was wholly within a building or enclosed area; but if not, then to require CU.</p> <p>(11)(I) appears to be substantially redundant to the preceding list. Redundant uses have been deleted. The remaining uses in (I) are also listed under CU.</p>

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<p>(C) Collocated wireless communication facilities where the existing support structure height will not be increased by 20 feet or more.</p> <p>(c) <u>Conditional Uses</u>. The following uses are will be permitted as conditional uses, provided that such uses are approved in accordance with Section 5:</p> <p>(1) Self-service, short-term storage;</p> <p>(2) Public swimming pool <u>except as permitted above</u>;</p> <p>(3) Recreational vehicle park <u>except as permitted above</u>;</p> <p>(4) Kennel <u>except as permitted above</u>;</p> <p>(5) Light components assembly <u>except as permitted above</u>;</p> <p>(6) Bakery: wholesale and manufacture of bakery products <u>except as permitted above</u>;</p> <p>(7) Mini-storage warehouses.</p> <p>(8) Satellite dishes greater than two (2) meters in diameter;</p> <p>(9) Towers and ancillary wireless communication facilities, subject to the provisions of Section 18, provided that the facilities are not located within 350 feet of any residential zones.</p> <p>(10) Collocated wireless communication facilities where the existing support structure height will be increased by 20 feet or more.</p>	<p>(c) The proposed amendments would permit uses (2) – (6) outright if all storage is wholly within a building or enclosed area, otherwise CU would be required.</p>
<p>6.5 LIGHT INDUSTRIAL ZONE (IL) 6.6 PUBLIC AND SEMI-PUBLIC USE ZONE (PS)</p>	<p>No changes are proposed to these sections.</p>
<p>6.7 DOWNTOWN CORE ZONE OVERLAY DISTRICT (DC)</p> <p>(a) Purpose: To provide for an appropriate range of mixed use retail, service, and residential uses that are primarily dependent on pedestrian patronage. <u>Except as modified below, the standards of the underlying zone apply.</u></p> <p>(b) Permitted <u>Permitted</u> Uses. The following uses are permitted in the Downtown Commercial-Core <u>Commercial-Core</u> Zone:</p> <p>(1) <u>Within the General Commercial Zone: All uses are permitted or permitted as conditional uses as specified described in the General Commercial Zone except those listed in Section 6.4 (b) (11).</u></p> <p>(2) <u>Within the Residential Commercial Zone: All uses are permitted or permitted as conditional uses as specified in the Residential Commercial Zone.</u></p> <p>(3) <u>Within the Residential Commercial Zone: All uses are permitted or permitted as conditional uses as specified in the Residential Commercial Zone.</u></p> <p>(c) Dimensional Standards. The following dimensional standards shall be required for all development in the Downtown Core Zone:</p> <p>(1) Minimum Yard Setbacks</p>	<p>(a) Clarify that the overlay applies in addition to the standards of the underlying zones.</p> <p>(b) Discussion Point The DC Overlay applies over a number of different base zones (GC, RC and IL). As currently written, the code would allow all uses listed in the GC zone, except those in 6.4 (b)(11), to be permitted outright throughout the Downtown Core. The proposed amendments limit the uses to the underlying zones and retain the prohibition on</p>

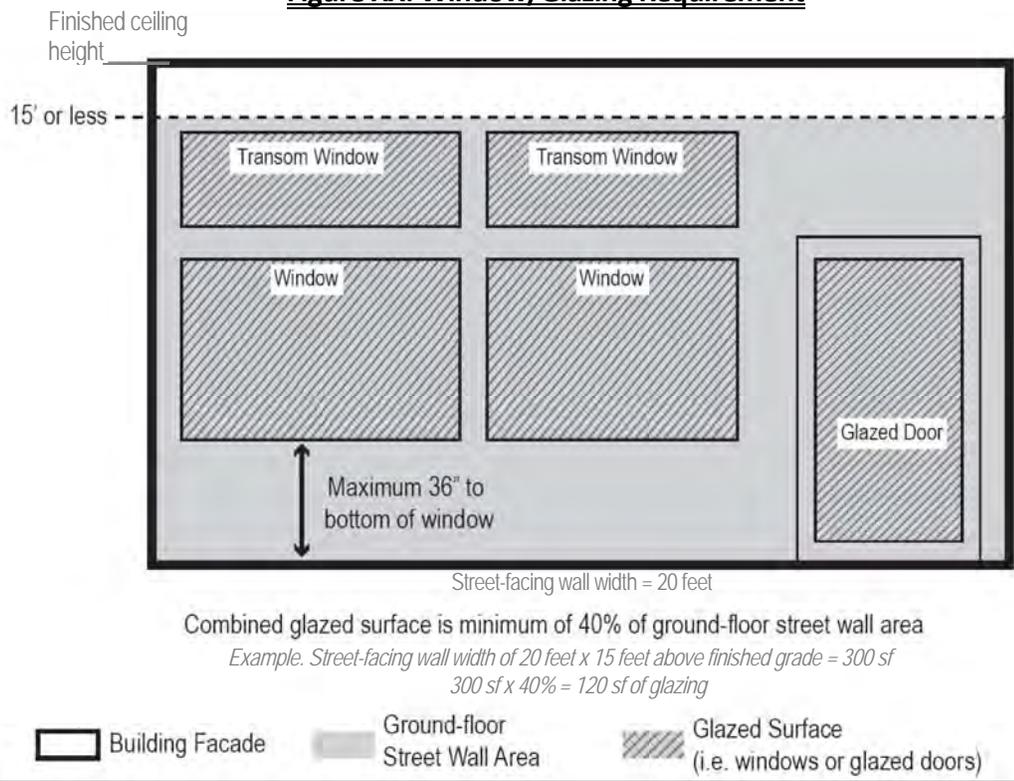
Proposed Amendments	Commentary
<p><u>development (e.g., live-work building with ground floor residence) and a front or street property line.</u></p> <p>e. <u>A significant tree or other environmental feature precludes strict adherence to the standard and will be retained and incorporated in the design of the project.</u></p> <p>f. <u>A public utility easement or similar restricting legal condition that is outside the applicant’s control makes conformance with the maximum setback impracticable. In this case, the building shall instead be placed as close to the street as possible given the legal constraint, and pedestrian amenities (e.g., plaza, courtyard, landscaping, outdoor seating area, etc.) shall be provided within the street setback in said location.</u></p> <p>g. <u>An expansion is proposed on an existing building that was lawfully created but does not conform to the above standard, and the building addition moves in the direction of compliance where practicable.</u></p> <p style="text-align: center;">Figure XX: Maximum Setback</p>  <p>The diagram illustrates a building footprint situated between two streets, Street A (bottom) and Street B (right). A dashed line represents the 'Property Line'. A '10' Maximum Allowed Setback' is shown as a horizontal arrow pointing from the building's front edge to the property line. Another '10' Maximum Allowed Setback' is shown as a vertical arrow pointing from the building's side edge to the property line. The building's frontage on Street A is labeled '50% of Street Frontage' with a horizontal double-headed arrow. The building's frontage on Street B is labeled '50% of Street Frontage' with a vertical double-headed arrow. A 'Plaza' is located at the bottom right corner of the building footprint. A 'Parking' area is located in the upper left portion of the property. The street names 'STREET A' and 'STREET B' are written vertically along their respective axes.</p>	<p>small to meet the standard, provided that 100% of the building(s) front façade is in compliance with the maximum setback.)?</p>

Proposed Amendments	Commentary
<p><u>3) Primary Entrances. This standard promotes pedestrian-friendly development by providing building entrances that are oriented to the sidewalk or other public space and connected with clearly-marked pedestrian walkways.</u></p> <p><u>(A) All new buildings shall have at least one primary entrance facing an abutting street (i.e., within 45° of the street property line) or, if the building entrance must be turned more than 45° from the street (i.e., front door is on a side or rear elevation) due to the configuration of the site or similar constraints, a pedestrian walkway must connect the primary entrance to the sidewalk.</u></p> <p><u>(B) Where a development contains multiple buildings and there is insufficient street frontage to meet the above building orientation standards for all buildings on the subject site, a building’s primary entrance may orient to plaza, courtyard, or similar pedestrian space containing pedestrian amenities. When oriented this way, the primary entrance(s), plaza, or courtyard shall be connected to the street by a pedestrian walkway.</u></p> <p><u>(4) Weather Protection. The intent of this standard is, through the use of awnings and canopies along the ground floor of buildings, to protect pedestrians from rain and provide shade; to encourage window shopping and lingering; and to create visual interest on the ground floor of a building.</u></p> <p><u>(A) All ground floor building entries shall be protected from the weather by canopies, or be recessed behind the front building façade at least 3 feet.</u></p> <p><u>(B) Weather protection shall comply with applicable building codes, and shall be designed to be visually compatible with the architecture of a building. Where applicable, weather protection shall be designed to accommodate pedestrian signage while maintaining required vertical clearance.</u></p> <p><u>(5) Windows and Doors. The standards of this section are intended to enhance street security and provide a comfortable pedestrian environment by providing ground-level transparency between the interior of buildings and the sidewalk.</u></p> <p><u>(A) For new buildings, unless the view of the building from the street is obstructed by another building, a minimum of 40 percent of the ground-floor street wall area must consist of openings (i.e., windows or glazed doors). The ground-floor street wall area is defined as the area up to the finished ceiling height of the space facing the street or 15 feet above finished grade, whichever is less.</u></p> <p><u>(B) Clear glazing is required for ground-floor windows.</u></p> <p><u>(C) The bottom edge of windows facing the street shall be constructed no more than 36 inches above grade (this shall not preclude additional windows being located above these windows).</u></p>	<p>(5)(A) Discussion Point</p> <p>As currently drafted, 40% windows is required on the ground floor. Should this be increased (e.g., 50%)?</p>

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- (D) Ground-floor windows for nonresidential uses shall allow views into storefronts, working areas, or lobbies. Signs are limited to a maximum coverage of 50 percent of the required window area.
- (E) For all building windows facing streets, the following window elements are prohibited:
- i. Reflective, tinted, or opaque glazing.
 - ii. Simulated divisions (internal or applied synthetic materials).
 - iii. Exposed, unpainted metal frame windows.

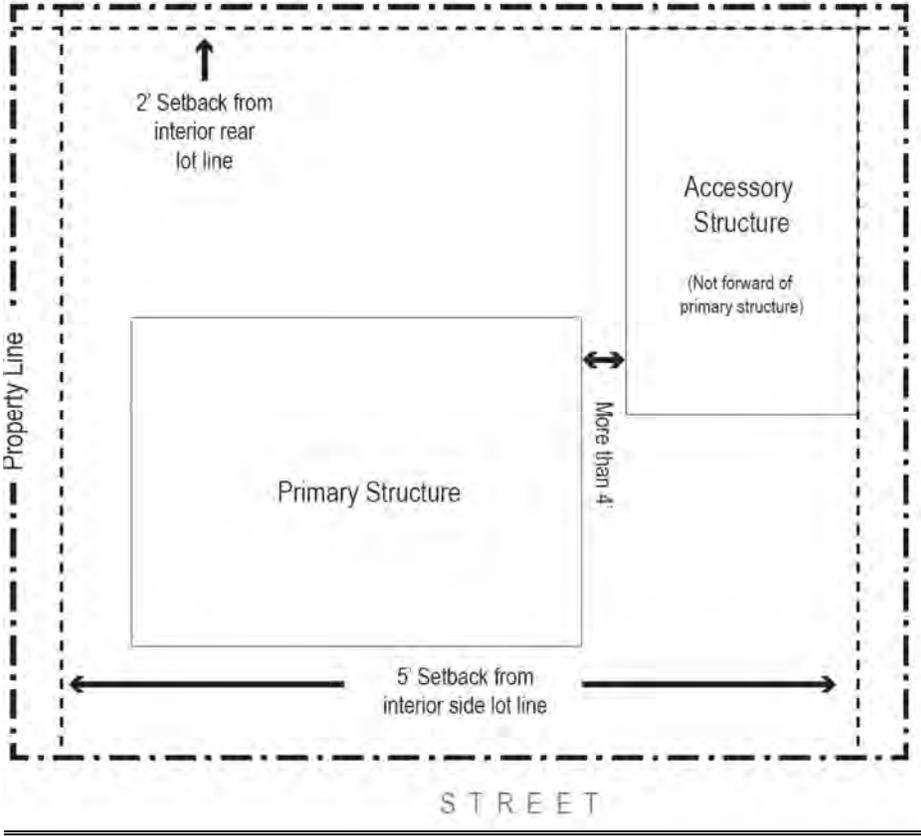
Figure XX: Window/Glazing Requirement



- (6) Rooftop Equipment and Screening. The intent of this standard is to integrate mechanical equipment into the overall building design.
- (A) Equipment under two feet in height does not require screening.
 - (B) Elevator mechanical equipment may extend above the height limit a maximum of 16 feet provided that the mechanical shaft is incorporated into the architecture of the building.
 - (C) Satellite dishes, communications equipment and all other roof-mounted mechanical equipment shall be limited to 10 feet in height, shall be set back a minimum of five feet from the roof edge, and shall be screened from public view and from views from adjacent buildings by one of the following methods:

Proposed Amendments	Commentary
<p><u>i. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building or wood fencing or masonry;</u></p> <p><u>ii. Green roof features or regularly maintained dense evergreen foliage that forms an opaque barrier when planted.</u></p> <p><u>(D) Required screening shall not be included in the building’s maximum height calculation.</u></p> <p><u>(e) Downtown Parking Exemption. Except as specified in subsections (1) and (2) below, development within the Downtown Core Zone Overlay District is exempt from the minimum off-street parking requirements in Section 8.6.</u></p> <p><u>(1) Residential development is required to meet the minimum off-street parking requirements in Section 8.6.</u></p> <p><u>(2) All uses which have more than 10 employees (based on maximum number of employees who will be at the site at one time, either on a single shift or an overlap of shifts) are required to provide a minimum of 50% of the off-street parking spaces required by Section 8.6.</u></p>	<p>(e)(2) Discussion Point</p> <p>As noted in the FAP, establish a threshold for large uses with higher number of employees. Any use over the threshold would be required to provide off-street parking (possibly at a reduced ratio). As currently drafted, the threshold for requiring parking for employers is 10 employees. Is this number appropriate for downtown Mt Angel?</p>
<p style="text-align: center;">SECTION 7</p> <p style="text-align: center;">GENERAL DEVELOPMENT STANDARDS</p> <p style="text-align: center;">7.1 YARD AND LOT STANDARDS</p> <p style="text-align: center;">7.2 ACCESSORY STRUCTURES</p> <p style="text-align: center;">7.3 HEIGHT AND OTHER EXCEPTIONS</p> <p style="text-align: center;"><u>7.4 SINGLE FAMILY DESIGN STANDARDS</u></p> <p style="text-align: center;"><u>7.5 MULTIFAMILY AND ATTACHED DWELLING DESIGN STANDARDS</u></p> <p style="text-align: center;"><u>7.6 PEDESTRIAN CONNECTIVITY STANDARDS</u></p>	<p>As recommended in the FAP, three new sections will be added to Section 7. See proposed amendments below.</p>
<p>7.1 YARD AND LOT STANDARDS</p> <p>***</p> <p>(c) No Parking In Front Yard, Yards Adjacent To A Street, Or Landscaped Areas. No parking shall be allowed exclusive of driveways within the required front yard area. The side yard and rear yard areas may be used for parking vehicles unless otherwise prohibited by this ordinance.</p> <p>The yard areas adjacent to a street shall not be used for the permanent storage of utility trailers, house or vacation trailers, boats, or other similar vehicles where such parking or storage might impair public safety and welfare.</p> <p>(d) Average Yard Setback Adjacent To A Street (Front And Exterior Side Yards). <u>Where a 20 foot minimum front setback is required, every Every building</u> requiring a front yard shall set back from the front line at least 20 feet, except in the instance where the average</p>	<p>(c) As noted in the FAP, some zones don’t have a front yard requirement. Deleting “required” accounts for places where a front yard is not required.</p> <p>(d) Not all zones require a 20’ setback. For example, RM and RC zones require 15’. The</p>

Proposed Amendments	Commentary
<p>depth of the other buildings on the same side of the street are between 30 and ten (10) feet, then the average depth may be used. The average depth is the average of the distance from the closest part of the foundation of the existing buildings to the front property line where the existing buildings are within 200 feet of the center of the proposed building, on the same side of the street, within the same block.</p> <p>If existing buildings are within less than ten (10) feet of the property line, then no less than ten feet shall be used in figuring the average, or if existing buildings are more than 30 feet from the property line then no more than 30 feet shall be used in figuring the average.</p> <p>***</p>	<p>code has been amended to only apply to those zones where the front setback is 20'?</p>
<p>7.2 ACCESSORY STRUCTURES</p> <p>(a) <u>Application Of Regulations.</u> The regulations herein set forth shall apply to all residential zones and to structures in any other zone used in connection with residential purposes. Accessory structures shall be located within the rear or interior yard. A maximum of two (2) are permitted.</p> <p>(b) <u>Height.</u> The maximum height of any accessory structure shall be eight (8) feet at the lot line <u>minimum setback specified below</u>. Such maximum height may be increased one (1) foot for each one (1) foot of distance from the <u>minimum setback</u> lot line to a maximum height of 20 feet. Roof drainage shall be accommodated within the confines of the property.</p> <p>(c) <u>Front Yards And Yards Adjacent To Streets.</u> Any accessory structure, except fences, which has any portion extending above grade shall observe the yard requirements the same as the main building <u>not be closer to the front lot line than the primary structure.</u></p> <p>(d) <u>Side Yards, Interior.</u> Accessory structures not attached to the main building located in an interior side yard shall be set back at least five (5) feet from any lot line.</p> <p>(e) <u>Rear Yards.</u> Within interior rear yards and portions of rear yards not abutting a street, <u>accessory structures not attached to the main building shall be set back at least two (2) feet from any lot line</u> an accessory structure may be placed on the property line except along an alley. All structures except fences shall be at least five (5) feet from the alley.</p>	<p>(b) The current standards create confusion regarding the placement of accessory structures. As recommended by City staff, the proposed amendments would clarify that they cannot be located within setbacks and that the height is measured starting at the setback line not the lot line.</p> <p>(c) The proposed amendment clarifies that accessory structures have to be flush with (or further back) the primary structure regardless of the front setback.</p> <p>(e) The setback along rear lot lines would be increased from zero to 2 feet to allow for the maintenance of fences and structures.</p>

Proposed Amendments	Commentary
<p style="text-align: center;"><u>Figure XX: Accessory Structure Placement</u></p> 	
<p>7.3 HEIGHT AND OTHER EXCEPTIONS</p>	<p>No changes are proposed to this section.</p>
<p><u>7.4 SINGLE FAMILY DESIGN STANDARDS</u></p> <p><u>(a) Purpose. The following standards are intended to ensure that single family development is compatible with existing building and neighborhoods and that the appearance of all neighborhoods is enhanced through creation of attractively designed housing.</u></p> <p><u>(b) Applicability. These standards and requirements shall apply to all new single-family homes and each half of a duplex. Except as specifically provided in this Section, the standards and requirements of the underlying zoning and other Sections of this Ordinance shall apply.</u></p>	<p>7.4 is a new section; however, much of the proposed language is from the existing Infill Overlay (14.6). As noted in the FAP, this approach is recommended to establish standards for residential development that will apply city-wide.</p> <p>(b) Discussion Point Should this section apply to major additions/alterations as well as new homes? If</p>

Proposed Amendments	Commentary
<p><u>(c) Standards.</u></p> <p><u>(1) Review Process for Single-Family and Two-Family Dwellings. Single-family and two family dwellings shall meet the standards of this Section. Appeals of the Administrator’s decision shall be to the Planning Commission.</u></p> <p><u>(2) Building Orientation: Except for flag lots, each single-family home and each half of a duplex shall have its front façade and front door oriented towards the street. Where public street frontage is not provided and lots are served by a private accessway, the fronts of residential buildings shall be oriented to the private accessway.</u></p> <p><u>(3) All dwellings and accessory structures shall include eaves with a minimum projection of twelve (12) inches. All windows and doors on the primary street facing façade shall be provided with trim material (2 inch minimum nominal width). Dwellings on corner lots shall also provide windows and doors with trim (2 inch minimum nominal width) occupying a minimum of ten percent on all secondary street facing facades.</u></p> <p><u>(4) All single-family dwellings shall have a private garage constructed of like materials and design. A garage may not be located closer to the front lot line than the rest of the dwelling.</u></p> <p><u>(5) Design Elements: New single-family and two family dwellings shall incorporate design elements on the primary street facing façade as specified below. The number of design elements required on the primary street facing façade is specified in subsection (A). The formula for calculating the width of the garage relative to the total width of the street facing facade is specified in subsection (B). The list of design elements from which applicants shall choose is provided in subsection (C).</u></p>	<p>yes, the City could apply it to alterations except:</p> <ol style="list-style-type: none"> 1. Additions and alterations adding less than 50 percent to the existing floor area of the structure. 2. Additions or alterations not facing a public street. <p>(c)(1) moved from 14.6(a); however, SF and duplex would not be subject to review by the Design Review Board.</p> <p>(c)(2) moved from 14.6(b) and edited slightly for clarity.</p> <p>(c)(3) includes existing requirement from 6.1(f) and new language that replaces 14.6(5) which required trim around the windows, doors, frieze, and corners of buildings.</p> <p>(c)(4) combines existing requirement in 6.1(f) with new language. It replaces 14.6(c) which required that garages be set back behind the front facade of the house by at least five feet.</p> <p>(c)(5) Discussion point This section requires new houses provide a certain number of design elements and “rewards” house design with less garage width by requiring fewer elements. It’s based on an approach used in the City of</p>

Proposed Amendments	Commentary																
<p><u>(A) The number of design elements required on the primary street facing façade is specified in the table below.</u></p> <p style="text-align: center;"><u>Table XX : Number of Required Design Elements</u></p> <table border="1" data-bbox="154 409 1177 1129"> <thead> <tr> <th data-bbox="154 409 844 478"><u>Garage Width Percent (Street Facing Attached Garage)</u></th> <th data-bbox="844 409 1177 478"><u>Number of Required Design Elements</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="154 478 844 552"><u>Up to 50 percent</u></td> <td data-bbox="844 478 1177 552"><u>5 elements</u></td> </tr> <tr> <td data-bbox="154 552 844 625"><u>Greater than 50 percent and up to 60 percent</u></td> <td data-bbox="844 552 1177 625"><u>6 elements</u></td> </tr> <tr> <td data-bbox="154 625 844 768"><u>Greater than 60 percent and up to 70 percent. In no case shall the width of the garage exceed 70 percent of the primary street facing façade except for a garage-under home design.</u></td> <td data-bbox="844 625 1177 768"><u>7 elements</u></td> </tr> <tr> <td colspan="2" data-bbox="154 768 1177 806" style="text-align: center;"><u>Other Garage Types</u></td> </tr> <tr> <td data-bbox="154 806 844 949"><u>Garage door 90 degrees to street</u></td> <td data-bbox="844 806 1177 949"><u>3 elements plus windows occupying 10 percent of garage wall facing the street</u></td> </tr> <tr> <td data-bbox="154 949 844 1058"><u>Detached Garage (An independent, self-supporting structure separated from the dwelling by at least 6 feet)</u></td> <td data-bbox="844 949 1177 1058"><u>4 elements plus 4 elements on the garage</u></td> </tr> <tr> <td data-bbox="154 1058 844 1129"><u>Rear-Loaded Garage or no Garage</u></td> <td data-bbox="844 1058 1177 1129"><u>4 elements</u></td> </tr> </tbody> </table> <p><u>(B) The width of the garage relative to the total width of the street facing is used to determine the required number of design elements required by subsection (A):</u></p> <ul style="list-style-type: none"> <li data-bbox="251 1262 1226 1423"><u>i. Formula: the width of garage divided by width of primary street facing façade multiplied by 100. For example: A 40 foot wide home with a 20 foot wide garage would result in 50 percent (20/40 = 0.5 x 100 = 50 percent) garage to home ratio.</u> <li data-bbox="251 1478 1185 1596"><u>ii. The width of the garage is measured from the outside garage walls. The width of the primary street facing façade is the entire width of the structure including the garage facing the front lot line.</u> <li data-bbox="251 1650 1221 1768"><u>iii. A garage-under home design where the garage is on the lower level and the entrance to the home is above, is permitted in compliance with the design feature requirements as specified above.</u> 	<u>Garage Width Percent (Street Facing Attached Garage)</u>	<u>Number of Required Design Elements</u>	<u>Up to 50 percent</u>	<u>5 elements</u>	<u>Greater than 50 percent and up to 60 percent</u>	<u>6 elements</u>	<u>Greater than 60 percent and up to 70 percent. In no case shall the width of the garage exceed 70 percent of the primary street facing façade except for a garage-under home design.</u>	<u>7 elements</u>	<u>Other Garage Types</u>		<u>Garage door 90 degrees to street</u>	<u>3 elements plus windows occupying 10 percent of garage wall facing the street</u>	<u>Detached Garage (An independent, self-supporting structure separated from the dwelling by at least 6 feet)</u>	<u>4 elements plus 4 elements on the garage</u>	<u>Rear-Loaded Garage or no Garage</u>	<u>4 elements</u>	<p>Sandy. Is the number of elements required appropriate for Mt Angel?</p>
<u>Garage Width Percent (Street Facing Attached Garage)</u>	<u>Number of Required Design Elements</u>																
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<u>Rear-Loaded Garage or no Garage</u>	<u>4 elements</u>																

Proposed Amendments **Commentary**

Figure XX: Garage Width



(C) Design Elements. The list of design elements from which applicants shall choose is provided in the Table below. The minimum standard must be met in order for the design element to qualify as one of the required elements; however, applicants may choose to vary from these standards for non-required design elements.

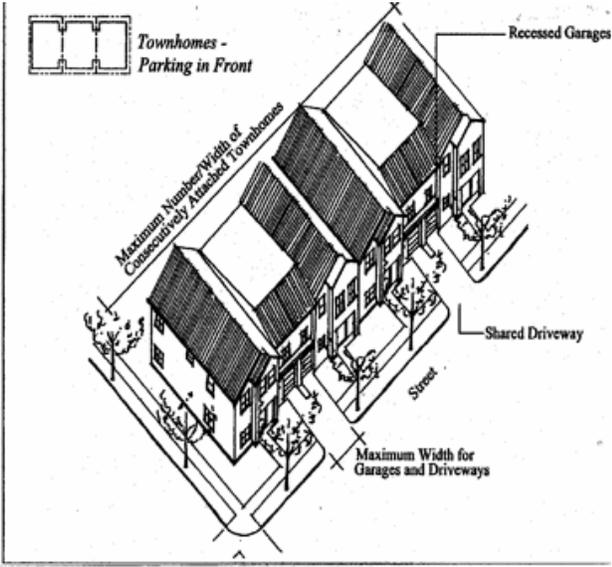
Table XX : Design Elements

<u>Design Element</u>	<u>Minimum Standard</u>
<u>Dormers</u>	<u>Must be at least three (3) feet wide</u>
<u>Pitch Roof</u>	<u>Must be a hip and gable roof with a minimum pitch of 4/12 Jerkinhead and gambrel roofs can also be used.</u>
<u>Covered porch entry</u>	<u>Must be a minimum 40 square foot and a minimum five (5) feet deep</u>
<u>Front porch railing</u>	<u>Must be around at least two (2) sides of the porch</u>
<u>Front facing second story balcony</u>	<u>Must project from the wall of the building a minimum of four (4) feet and be enclosed by a railing or parapet wall</u>
<u>Building face off-sets</u>	<u>Must include two (2) or more off-sets of 16 inches or greater</u>
<u>Roof overhang</u>	<u>Must be 16 inches or greater</u>

(C) Discussion point
 Some of the items listed are from the City of Sandy's development code, others are based on Mt Angel's current requirements. The list would replace the City's current design requirements for front porches (14.6(d)), vertically oriented windows (14.6(e)), and pitch roofs (14.6(g)). Those items would become optional elements rather than requirements. Should any of these items be requirements rather than options?

Proposed Amendments		Commentary
<u>Columns, pillars or posts</u>	<u>Must be at least four (4) inches wide and contain larger base materials</u>	
<u>Gables</u>	<u>Must be cross or diagonal bracing, shingles, trim, corbels, exposed rafter ends, or brackets</u>	
<u>Siding of shakes, shingles, brick, natural stone, cultured stone, natural wood</u>	<u>Must occupy at least 60 square feet of the street façade</u>	
<u>Differentiated base materials of natural stone, cultured stone, or brick</u>	<u>Must extend at least 36 inches above adjacent finished grade and occupy a minimum of 10 % of the overall primary street facing façade</u>	
<u>Trim on windows and doors</u>	<u>Must be 4 inch minimum nominal width and 0.5 inch nominal depth on windows and doors on the primary street facing façade. Windows must have a window sill.</u>	
<u>Vertically oriented windows</u>	<u>Must be oriented vertically, with proportions of at least 3:2 on all street facing windows. Large horizontally oriented “picture windows” are not permitted; a series of vertical windows may be used instead.</u>	
<u>Recessed window glazing</u>	<u>Must be recessed minimum of 2 inches inside the window casing</u>	
<u>Bay or bow windows</u>	<u>Must extend a minimum of 12 inches outward from the main wall of a building and forming a bay or alcove in a room within the building</u>	
<u>Windows and front door</u>	<u>Must occupy a minimum of 15 percent of the primary street facing façade (not including the roof and excluding any windows in a garage door)</u>	
<u>Sidelight and/or transom windows</u>	<u>Must be associated with the front door or windows in the front door</u>	
<u>Window grids</u>	<u>Must be on all façade windows (excluding any windows in the garage door or front door)</u>	
<u>Reduced garage door size</u>	<u>Must be either a maximum nine (9) foot wide garage door(s) or a garage door designed to resemble two smaller garage doors (i.e., 9 feet wide or less) (This element is only applicable to street facing garages).</u>	
<u>Recessed front facing garage</u>	<u>Garage door is recessed at least two feet behind the primary street facing façade.(This element is only applicable to street facing garages)</u>	
<u>Other items as proposed by the applicant meeting the intent of this section</u>	<u>Must be approved the City Manager or designee.</u>	
<p><u>(6) Fences. Fences/Walls. Fences and walls in front yards and corner side yards shall be no more than four (4) feet in height and shall not be solid in design. Along rear and interior</u></p>		

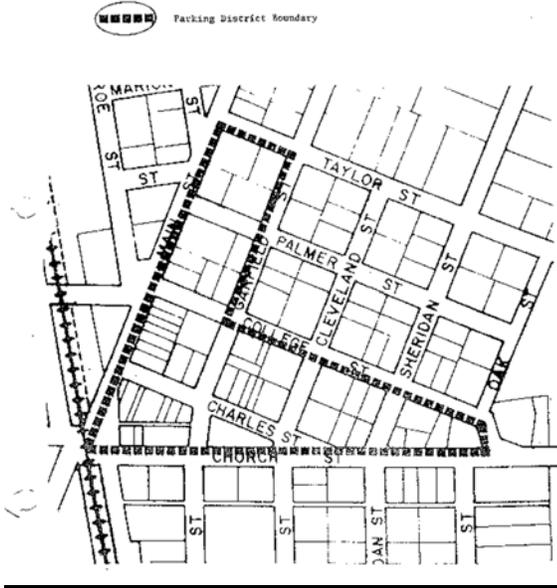
Proposed Amendments	Commentary
<p><u>yard lines, walls may be solid and may be up to six (6) feet in height, except in front and side yards that abut a street or public access easement, where wall height shall be less than four (4) feet within ten (10) feet of the street or public access easement.</u></p> <p><u>(7) Development Pattern. Except as may be permitted through the planned unit development process, no more than four identical structures in a row shall be allowed.</u></p> <p><u>(8) Dwelling Height. The maximum height permitted for a new dwelling on an existing lot, or lots created through a partition, shall be 20 feet or the average height of the dwellings on all abutting parcels in the same underlying zoning district, whichever is higher. The Planning Commission may approve a taller dwelling through a conditional use process.</u></p>	<p>(c)(6) moved from 14.6(j)</p> <p>(c)(7) moved from 14.6(k)</p> <p>(c)(8) Discussion point This requirement was moved from 14.6(l). Does the city want to keep some variation of the existing height standard that limits homes to 20 feet or an average of the abutting home heights?</p>
<p><u>7.5 ATTACHED SINGLE FAMILY DWELLING (TOWNHOUSE) DESIGN STANDARDS</u></p> <p><u>(a) Purpose. The following standards are intended to ensure that attached single family development is compatible with existing building and neighborhoods and that the appearance of all neighborhoods is enhanced through creation of attractively designed housing.</u></p> <p><u>(b) Applicability. These standards and requirements shall apply to all new attached single-family homes. Except as specifically provided in this section, the standards and requirements of the underlying zoning and other Sections of this Ordinance shall apply.</u></p> <p><u>(c) Standards.</u></p> <p><u>(1) Attached single family dwellings are permitted in those zones which permit multifamily dwellings on the ground floor.</u></p> <p><u>(2) The minimum lot area: 3,500 sf for each attached single family dwelling.</u></p> <p><u>(3) Interior Lot Width at Building Line: 24 feet.</u></p> <p><u>(4) The setback requirements of the applicable zone shall be applied to the townhouse building(s) except that the setback for the common wall on a townhouse is reduced to zero (0).</u></p>	<p>7.5 Discussion point In the Infill Overlay (14.7), attached single family dwellings (townhouses) are combined with multifamily. However, appropriate standards for townhouses are somewhat different because each unit is on its own lot. The draft standards proposed here would allow townhouses in the RM and RC zones. These zones currently allow multi-family dwelling, three (3) unit 10,500 square feet plus 3,500 square feet per unit in excess of 3 units. In order for the lots to be narrow enough for the units to be attached, the standards allow a 24 ft lot width and no interior side setback.</p>

Proposed Amendments	Commentary
<p><u>(5) No more than four (4) single family attached dwellings may be attached in a single building.</u></p> <p><u>(6) Each unit shall provide a minimum of seventy-two (72) square feet of private outside open area (patio/deck/lawn). The minimum width or depth of the open area(s) shall be four (4) feet.</u></p> <p><u>(7) The single family design standards in Section 7.4 shall apply to attached single family dwellings. In addition, attached single family dwellings receiving access directly from a public or private street shall comply with all of the following standards. These standards are intended to minimize interruption of adjacent sidewalks by driveway entrances, slow traffic, improve appearance of the streets, and minimize paved surfaces for better storm water management. See Figure XX - Townhomes with Street Access, below.</u></p> <p><u>(A) When garages face the street, they shall either be:</u></p> <ul style="list-style-type: none"> <u>(i) Recessed behind the front elevation (i.e., living area or covered front porch) by a minimum of four (4) feet; or,</u> <u>(ii) Flush with the front elevation, provided there is a balcony or living area above the garage that is either flush with the front elevation or projects beyond it.</u> <p><u>(B) The maximum allowable driveway width facing the street is twelve (12) feet per dwelling unit.</u></p> <p><u>(C) The maximum combined garage frontage per unit is fifty percent (50%) of the total building façade facing the street. For example, a unit with a twenty-four (24) foot wide façade facing the public street may have twelve (12)-feet of garage facing the street.</u></p> <p><u>Figure XX – Attached Single Family Dwellings with Street Access</u></p> 	

Proposed Amendments	Commentary
<p><u>7.6 MULTIFAMILY DESIGN STANDARDS</u></p> <p><u>(a) Purpose. The following standards are intended to ensure that multifamily development is compatible with existing building and neighborhoods and that the appearance of all neighborhoods is enhanced through creation of attractively designed housing.</u></p> <p><u>(b) Applicability. These standards and requirements shall apply to all new multifamily developments. Except as specifically provided in this Section, the standards and requirements of the underlying zone and other Sections of this Ordinance shall apply.</u></p> <p><u>(c) Standards.</u></p> <p><u>(1) Review Process for Multifamily and Attached Dwellings. Multifamily shall meet the standards of this Section.</u></p> <p><u>(2) Offsets and Variation. Plans for multifamily buildings shall incorporate design features such as varying rooflines, offsets, balconies, projections (e.g., overhangs, porches, or similar features), recessed or covered entrances, window reveals, or similar elements that break up otherwise long, uninterrupted elevations. Such elements shall occur at a minimum interval of 30 feet, and each floor shall contain at least two elements from the following options:</u></p> <p><u>(A) Recess (e.g., porch, courtyard, entrance balcony, or similar feature) that has a minimum depth of four feet;</u></p> <p><u>(B) Extension (e.g., floor area, porch, entrance, balcony, overhang, or similar feature) that projects a minimum of two feet and runs horizontally for a minimum length of four feet; or</u></p> <p><u>(C) Offsets or breaks in roof elevation of two feet or greater in height.</u></p>	<p>7.5 is a new section; however, much of the proposed language is from the existing Infill Overlay (14.7) with some modifications to make the standards more clear and objective. As recommended in the FAP, this approach will establish standards for residential development that will apply city-wide.</p> <p>(b) Discussion Point Should this section apply to alterations as well as new development? If yes, the City could apply it to alterations except: 1. Additions and alterations adding less than 50 percent to the existing floor area of the structure. 2. Additions or alterations not facing a public street.</p> <p>(c)(1) moved from 14.6(a)</p> <p>(c)(2) replaces 14.6(b) with clear and objective requirement for offsets and variation from the DLCD Model Code.</p>

Proposed Amendments	Commentary
<p style="text-align: center;"><u>Figure XX – Multifamily Detailed Design</u></p>  <p><u>(3) Front Facades. All primary, ground-floor common entries or individual unit entries of street frontage units shall be oriented to the street, not to the building interior or to a parking lot.</u></p> <p><u>(4) Main Entrance. Primary structures must be oriented with their main entrance facing the primary street frontage of the site. If the site is on a corner it may have its main entrance oriented to either street or to the corner.</u></p> <p><u>(5) Parking. Parking and loading areas may not be located between the primary structure and right-of-way on which the structure fronts. If there is no alley and motor vehicle access is from the street, parking must be either in a garage that is attached to the primary structure, in a detached accessory structure located at least 50 feet from the front property line, or in a parking area at the side or rear of the site.</u></p> <p><u>(6) Parking Lot Landscaping. Where more than four surface parking spaces are provided abutting a residential district or street, a minimum five (5)-foot-wide landscaped yard shall be established between the parking lot and abutting residential district or street. The landscaped yard area shall be planted with a continuous three (3)-foot-high hedge that will reach maturity within five (5) years.</u></p>	<p>(c)(3) moved from 14.6(c). Requirement to divide elevation into smaller planes of 500 sf or less has been deleted as it is partially redundant with (2)</p> <p>(c)(4) moved from 14.6(d)</p> <p>14.6(e), which required unit definition, and 14.6(f) which required roof offsets at intervals of 100', have been deleted as they are partially redundant with (2).</p> <p>(c)(5) moved from 14.6(g)</p> <p>(c)(6) moved from 14.6(h)</p>

Proposed Amendments	Commentary
<p><u>(7) Screening. All mechanical, electrical, communications, and service equipment shall be screened from public view by parapets, walls, fences, landscaping, or other suitable means.</u></p>	<p>(c)(7) moved from 14.6(b)</p>
<p><u>7.6 PEDESTRIAN CONNECTIVITY STANDARDS</u></p> <p><u>(a) Purpose: The following standards are intended to provide for safe, reasonably direct and convenient pedestrian access and circulation. The standards also support and complement the recommended building design standards for the downtown core by emphasizing the pedestrian walkway system.</u></p> <p><u>(b) Applicability: The following standards apply to all new developments and major expansions/remodels. Single-family developments are exempt from these standards.</u></p> <p><u>(c) Standards:</u></p> <p><u>1. Continuous Walkway System. A pedestrian walkway system shall extend throughout the development site and connect to adjacent sidewalks, if any, and to all future phases of the development, as applicable.</u></p> <p><u>2. Safe, Direct, and Convenient. Walkways within developments shall provide safe, reasonably direct, and convenient connections between primary building entrances and all adjacent parking areas, recreational areas, playgrounds, and public rights-of-way conforming to the following standards:</u></p> <p style="padding-left: 40px;"><u>a. The walkway is reasonably direct. A walkway is reasonably direct when it follows a route that does not deviate unnecessarily from a straight line or it does not involve a significant amount of out-of-direction travel.</u></p> <p style="padding-left: 40px;"><u>b. The walkway is designed primarily for pedestrian safety and convenience, meaning it is reasonably free from hazards and provides a reasonably smooth and consistent surface and direct route of travel between destinations. The City may require landscape buffering between walkways and adjacent parking lots or driveways to mitigate safety concerns.</u></p> <p style="padding-left: 40px;"><u>c. The walkway network connects to all primary building entrances, consistent with the building design standards of this Code and, where required, Americans with Disabilities Act (ADA) requirements.</u></p> <p><u>3. Vehicle/Walkway Separation. Except as required for crosswalks, per subsection 4, below, where a walkway abuts a driveway or street it shall be raised six inches and curbed</u></p>	<p>As recommended in the FAP, this code language was taken from Oregon Model Code for Small Cities: Section 3.3 Access and Circulation Pedestrian Access and Circulation</p> <p>(b) Discussion Point Should this section apply to major expansions/remodels as well as new development? If yes, what thresholds are appropriate?</p> <p>The appropriate curb face for the raised walkway is 6" according</p>

Proposed Amendments	Commentary
<p><u>along the edge of the driveway or street. Alternatively, the City may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is physically separated from all vehicle maneuvering areas. An example of such separation is a row of bollards (designed for use in parking areas) with adequate minimum spacing between them to prevent vehicles from entering the walkway.</u></p> <p><u>4. Walkway Width and Surface. Walkways, including access ways, shall be constructed of concrete, asphalt, brick or masonry pavers, or other durable surface, as approved by the City Engineer, and not less than five feet wide. Multi-use paths (i.e., designed for shared use by bicyclists and pedestrians) shall be concrete or asphalt. The City may also require six foot wide, or wider, concrete sidewalks in developments where pedestrian traffic warrants walkways wider than five feet.</u></p>	<p>to Mt. Angel Public Works Design Standards, Streets, Section 2.19 d. (detail 210).</p>
<p>SECTION 8 OFF-STREET PARKING AND LOADING</p>	
<p>8.1. NEW AND EXISTING FACILITIES TO PROVIDE PARKING AND LOADING 8.2. REDUCTION OF REQUIRED PARKING AREA PROHIBITED</p>	<p>No changes are proposed to these sections.</p>
<p>8.3 REDUCTION OF PARKING AND LOADING AREA ALLOWED IN THE <u>DOWNTOWN CORE BUSINESS-CENTER</u></p> <p>Off-street parking and off-street loading area requirements for a particular use as enumerated in this Ordinance are not required for a new or expanding use when located within the Parking District delineated in Exhibit "A" <u>Downtown Core Zone Overlay District.</u></p> <div style="text-align: center;"> <p>Exhibit A</p>  </div>	<p>As recommended in the FAP, these proposed amendments expand the area where off-street parking is not required and also simplifies the structure of the code by removing a layer of regulation (two “overlays” blended into one).</p> <p>Remove Exhibit A at the end of Section 8. NOTE: the Parking District will also be removed from the official Zoning Map</p>

Proposed Amendments	Commentary
8.4. LOCATION 8.5. JOINT USE	No changes are proposed to these sections.
<p>8.6 OFF-STREET PARKING *** <u>Industrial Uses</u></p> <p>(o) Storage <u>Manufacturing/Warehouse</u>; 0-49,999 square feet of floor area One (1) space per 5,000 square feet or one (1) space per employee, whichever is greater</p> <p>50,000-99,000 square feet of floor area One (1) space per 10,000 square feet or one (1) space</p> <p>(p) Manufacturing Establishment with 100,000 or more square feet of floor area One (1) space per 15,000 square feet or one (1) space per employee, whichever is greater</p> <p><u>(p)</u> (q) Wholesale Establishment One (1) space per employee or 1,000 square feet of gross floor area, whichever is greater, plus one (1) space per 700 square feet of patron-serving area</p>	As recommended in the FAP, these proposed amendments establish a minimum parking requirement for manufacturing uses less than 100,000 square feet.
8.7. OFF-STREET LOADING REQUIREMENTS 8.8. PARKING AND LOADING AREA DEVELOPMENT REQUIREMENTS 8.9. GENERAL PROVISIONS, OFF-STREET PARKING AND LOADING 8.10. HANDICAPPED PARKING 8.11. ACCESS TO STATE HIGHWAYS	No changes are proposed to these sections.
<p style="text-align: center;">SECTION 9 NONCONFORMING BUILDINGS AND USES SECTION 10 SPECIAL USE REQUIREMENTS</p>	No changes are proposed to these sections.
<p style="text-align: center;">SECTION 11 SIGN PROVISIONS</p>	
11.1 SIGN REGULATION PURPOSE 11.2 DEFINITIONS RELATING TO SIGNS 11.3 GENERAL LIMITATIONS 11.4 SIGNS GENERALLY PERMITTED 11.5 PROHIBITED SIGNS 11.6 PERMIT REQUIREMENTS	No changes are proposed to these sections.

Proposed Amendments	Commentary
<p>11.7 Design Review Requirements</p> <p>All signs permitted within the Commercial General (CG) or Residential Commercial (RC) zones of the City shall conform to the following design review criteria, unless otherwise provided for in this Ordinance:</p> <p>(b) The following styles of lettering shall be required unless other lettering is approved by the Design Review Committee <u>Design Review Board</u>: Black Chancery, Gothic (Old English), Fraktur, Frank Normal (True Type), Parchment (True Type), Textura, Valiant, Vivaldi Italic (True Type), Kunstler, Clairvaux, San Marco, Blackletter, Modern Blackletter, or Modern Chancery <u>Medici Script Std (adobe.com and myfonts.com), Blackletter 686 (myfonts.com), Frakto Regular (myfonts.com), Wilhelm Klingspor Gotisch (myfonts.com), Wedding Text (myfonts.com), Magdeburg (myfonts.com), Stuttgart Gothic (myfonts.com), Albrecht Durer Gothic (myfonts.com), Fleischmann Gotisch PT (myfonts.com), Textur Gotisch DFR (myfonts.com), Francesca Gothic (myfonts.com), Richmond Fraktur Regular (myfonts.com), Dala Text (myfonts.com), Kings Quest (myfonts.com), (Fette) Gotisch EF Bold (myfonts.com), Jessen Schrift D (myfonts.com), Royal Bavarian Plain and Fancy (myfonts.com), DS-Andreas-Schrift (fraktur.com), DS-Caslon-Gotisch (fraktur.com), DS-Claudius (fraktur.com), DS-Fette Gotisch (fraktur.com), DS-Gutenberg (fraktur.com), DS-Wilhelm-Klingspor-Schrift (fraktur.com), DS-Lincoln-Gotisch (fraktur.com), DS-Maximilian (fraktur.com), DS-Maximilian-Zierbuchstaben (fraktur.com), DS-Peter-Jessen-Schrift (fraktur.com), DS-Ratdolt-Rotunda (fraktur.com), DS-Strallburg (fraktur.com), DS-Tannenberg (fraktur.com), DS-Wallau (fraktur.com), DS-Weill-Gotisch (fraktur.com), DS-Alte Schwabacher (fraktur.com), DS-Ehmcke-Schwabacher (fraktur.com), DS-Offenbacher Schwabacher (fraktur.com), DS-Offernbacher Schwabadher Zusatzpaket (fraktur.com)</u> (Copies of the lettering styles are available from the City Recorder.)</p>	<p>As recommended in the FAP, these proposed amendments change all references to “Design Review Board” for consistency.</p> <p>City staff has also suggested that the list of zones be updated as many of those currently listed are no longer available. The updated list is from the City of Leavenworth’s “Sign Lettering Styles for the Bavarian Village of Leavenworth”. Rather than include this updated list of lettering styles in the Development Code, the City may want to create a separate handbook illustrating these styles. However, doing so outside the scope of the TGM code assistance grant.</p>
<p>11.8 PERMIT APPROVAL OR DENIAL 11.9 RESIDENTIAL SIGN REGULATIONS 11.10 COMMERCIAL AND INDUSTRIAL SIGN REGULATIONS 11.11 NONCONFORMING SIGNS 11.12 ENFORCEMENT OF SIGN ORDINANCE</p>	<p>No changes are proposed to these sections.</p>
<p>11.13 Special Category Signs</p> <p>(j) Mural Signs. In addition to the allowable sign area, mural signs are allowed subject to prior approval of the Design Review Committee <u>Design Review Board</u>. Upon application, the Design Review Committee <u>Design Review Board</u> may authorize such mural signs upon a finding that the design and placement of the proposed sign contributes to the Bavarian Theme District, if applicable. The Design Review Committee <u>Design Review Board</u> may also authorize specific placement of such mural signs off-premises or in a manner, which exceeds the applicable size or height limits</p>	<p>As recommended in the FAP, these proposed amendments change all references to “Design Review Board” for consistency.</p>

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<p>prescribed herein. The findings of the Design Review Committee <u>Design Review Board</u> shall be based upon specific standards adopted by the committee and shall be submitted in writing to the City Administrator or designee who shall attach same to the application for sign permit.</p>	
<p>11.14 CONSTRUCTION AND MAINTENANCE STANDARDS 11.15 VARIANCES 11.16 ILLUMINATED SIGNS 11.17 SIGN REMOVAL</p>	<p>No changes are proposed to these sections.</p>
<p style="text-align: center;">SECTION 12 FLOOD DAMAGE PREVENTION</p>	<p>No changes are proposed to this section.</p>
<p style="text-align: center;">SECTION 13 HISTORIC PRESERVATION</p>	<p>No changes are proposed to this section.</p>
<p style="text-align: center;">SECTION 14 INFILL DEVELOPMENT OVERLAY ZONE 14.1. PURPOSE 14.2. APPLICABILITY 14.3. MINIMUM INFILL DEVELOPMENT POTENTIAL REQUIREMENTS (80 PERCENT RULE) 14.4. INCENTIVE LAND DIVISION STANDARDS 14.5. STREET, ACCESS AND PEDESTRIAN WAY STANDARDS 14.6. RESIDENTIAL DEVELOPMENT STANDARDS 14.7. ADDITIONAL MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS</p>	<p>As recommended in the FAP, Sections 14.6 and 14.7 are proposed to be deleted.</p>
<p>14.1. PURPOSE 14.2. APPLICABILITY 14.3. MINIMUM INFILL DEVELOPMENT POTENTIAL REQUIREMENTS (80 PERCENT RULE) 14.4. INCENTIVE LAND DIVISION STANDARDS 14.5. STREET, ACCESS AND PEDESTRIAN WAY STANDARDS</p>	<p>No changes are proposed to these sections.</p>
<p>14.6 RESIDENTIAL DEVELOPMENT STANDARDS The following standards which are intended to ensure that infill development is compatible with existing buildings and neighborhoods shall apply within the Infill Development Overlay Zone, superseding other provisions of this Ordinance. Except as specifically provided in this Section, the standards and requirements of the underlying zoning and other Sections of this Ordinance shall apply. (a) Review Process for Single Family and Two Family Dwellings. Single family and two family dwellings shall meet the standards of this Section and shall be subject to review</p>	<p>As recommended in the FAP, Sections 14.6 and 14.7 have been deleted. Residential Development Standards are proposed to be included as Section 7.4 and 7.5 Single Family and Multi Family, respectively.</p>

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<p>by the Design Review Committee. Appeals of the Administrator’s decision shall be to the Planning Commission.</p> <p>(b) <u>Building Orientation.</u> New residential buildings shall have their primary orientation towards the street and shall incorporate features such as front porches, windows, doorways, and paved walkways that connect to sidewalks (or shared accessways). Unless the curvature of the street makes it impractical, the primary residential structure shall be oriented so that the front building line is parallel to the abutting street. Where Mt. Angel Development Regulations Page 14-4 public street frontage is not provided and lots are served by a private accessway, the fronts of residential buildings shall be oriented to the private accessway.</p> <p>(c) <u>Garage Location.</u> Garages shall be set back behind the front facade of the house by at least five feet. For single family and duplex uses, three car garages are permitted only when the garage door for the third car is set back from the front wall plane of the main garage by at least two (2) feet. A conditional use permit is required for garages accommodating more than three cars on a single family or duplex lot.</p> <p>(d) <u>Front Porches.</u> New residential buildings shall have a usable covered, but not enclosed, outdoor front porch. Porch dimensions shall be a minimum of six (6) feet in depth and a minimum of eight (8) feet in length. Porches shall have a gable, hip, or shed roof, shall be supported by boxed or round columns, and shall have a perimeter railing.</p> <p>(e) <u>Windows.</u> Windows shall be oriented vertically, with proportions of at least 3:2. Large horizontally oriented “picture windows” are not permitted; a series of vertical windows may be used instead.</p> <p>(f) <u>Trim and Details.</u> Trim shall be used around the windows, doors, frieze, and corners of buildings. Details shall be used around the porch, fascia board, and window and door tops.</p> <p>(g) <u>Roofs.</u> Hip and gable roofs with a minimum pitch of 4/12 shall be provided where an abutting property includes a main structure with a minimum roof pitch of 4/12. In all other cases, a minimum pitch of 3/12 shall be provided. Jerkinshead and gambrel roofs can also be used. Each roof shall incorporate a hip, shed, eyebrow, or gable dormer in its roof design.</p> <p>(h) <u>Parking Location.</u> With the exception of driveway parking, off street parking areas and parking lots shall not be located in the front yard.</p> <p>(i) <u>Yards.</u> Front and side yards that abut the street shall be visually open to the street. In these areas, fences and hedges shall be less than four (4) feet in height.</p> <p>(j) <u>Fences/Walls.</u> Fences and walls in front yards and corner side yards shall be no more than four (4) feet in height and shall not be solid in design. Along rear and interior yard lines, walls may be solid and may be up to six (6) feet in height, except in front and side yards that abut a street or public access easement, where wall height</p>	

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<p>shall be less than four (4) feet within ten (10) feet of the street or public access easement.</p> <p>(k) <u>Development Pattern</u>. Except as may be permitted through the planned unit development process, no more than four identical structures in a row shall be allowed.</p> <p>(l) <u>Front Yard Setback</u>. The minimum front yard setback shall be 15 feet, measured from the edge of the right of way or public easement line to the front of the structure. The minimum setback for garages shall be 20 feet from the edge of the right-of-way or public easement line.</p> <p>(m) <u>Dwelling Height</u>. The maximum height permitted for a new dwelling on an existing lot, or lots created through a partition, shall be 20 feet or the average height of the dwellings on all abutting parcels in the same underlying zoning district, whichever is higher. The Planning Commission may approve a taller dwelling through a conditional use process.</p> <p>14.7 ADDITIONAL MULTIFAMILY RESIDENTIAL DEVELOPMENT STANDARDS</p> <p>The following standards, which are intended to ensure that infill development is compatible with existing buildings and neighborhoods, shall apply within the Infill Development Overlay Zone, superseding other provisions of this Ordinance. Except as specifically provided in this Section, the standards and requirements of the underlying zone and other Sections of this Ordinance shall apply.</p> <p>(a) <u>Review Process for Multifamily and Attached Dwellings</u>. Multifamily and attached dwellings shall meet the standards of this Section, and shall be subject to review by the Design Review Board in accordance with the procedures set forth in Ordinance 617.</p> <p>(b) <u>Scale</u>. Buildings with walls greater than 80 feet in length shall include street facades that are varied and articulated at regular 20, 30, 40, or 50 foot intervals along the facade to provide the appearance of smaller buildings. Articulation shall be achieved through use of offsets, jog, variation of finishes, projections, entries, or other forms of distinctive changes.</p> <p>(c) <u>Front Facades</u>. All primary, ground floor common entries or individual unit entries of street frontage units shall be oriented to the street, not to the building interior or to a parking lot. The front elevation of large structures must be divided into smaller areas or planes of 500 square feet or less. Projecting features such as porches, balconies, bays, dormer windows, and roof pediments are encouraged for structures facing a street.</p> <p>(d) <u>Main Entrance</u>. Primary structures must be oriented with their main entrance facing the primary street frontage of the site. If the site is on a corner it may have its main entrance oriented to either street or to the corner.</p> <p>(e) <u>Unit Definition</u>. Emphasize each dwelling unit by including a roof dormer or bay windows on the street facing elevation, or by providing a roof gable or porch that faces the street.</p> <p>(f) <u>Roof Lines</u>. Hipped or gabled roofs are recommended. Roof line offsets shall be provided at intervals of 100 feet or less to create variety in the massing of structures and</p>	

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<p>relieve the effect of a single, long roof. Roof line offsets shall be a minimum eight (8) foot variation either vertically from the gutter line or horizontally.</p> <p>(g) Parking. Parking and loading areas may not be located between the primary structure and right of way on which the structure fronts. If there is no alley and motor vehicle access is from the street, parking must be either in a garage that is attached to the primary structure, in a detached accessory structure located at least 50 feet from the front property line, or in a parking area at the side or rear of the site.</p> <p>(h) Parking Lot Landscaping. Where more than four surface parking spaces are provided abutting a residential district or street, a minimum five (5) foot wide landscaped yard shall be established between the parking lot and abutting residential district or street. The landscaped yard area shall be planted with a continuous three (3) foot high hedge that will reach maturity within five (5) years.</p> <p>(i) Screening. All mechanical, electrical, communications, and service equipment shall be screened from public view by parapets, walls, fences, landscaping, or other suitable means.</p>	
<p>SECTION 15 BAVARIAN THEME DISTRICT</p>	<p>No changes are proposed to these sections.</p>
<p>SECTION 16 DESIGN REVIEW BOARD</p>	
<p>16.1 Purpose A Design Review Board is hereby created and established to promote the general public welfare and to assist the Planning Commission in enhancing, protecting and preserving aesthetic appeal and beauty of the City. <u>The Board serves as an advisory board to city staff or the Planning Commission.</u></p>	<p>These amendments are intended to clarify that the Design Review Board serves as an advisory board, not as an official decision-making authority.</p>
<p>16.2. MEMBERSHIP 16.3. OFFICERS</p>	<p>No changes are proposed to these sections.</p>
<p>16.4 Review Authority The Design Review Board shall review: (a) All Bavarian Theme District applications per Section 15. (b) All Sign Permits under Section 18 of the Zoning Ordinance. (c) The Design Review Board shall review and approve all permit applications for the building or location of structures subject to Section 1.10(b)(manufactured home) and Section 6.1(f) of the Zoning Ordinance for conformance to those applicable Section requirements. (d) May review other design issues referred to the Board by the Planning Commission.</p>	<p>As recommended in the FAP, the amendments remove language that suggests the Design Review Board should review single-family dwelling projects. Manufactured homes should be treated the same as site-built homes.</p>

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<p>16.5 Procedures Upon receipt of an application requiring review by the Design Review Board the City Recorder shall:</p> <p>(a) Within 72 hours notify the Board of the receipt of application and either provide copies to all Board members or indicate where copies are available for viewing by the Board members.</p> <p>(b) Each Board member shall within 72 hours notify the City Recorder of either approval of the design as submitted or request a full Board meeting on the application.</p> <p>(c) A Board meeting shall be scheduled in accordance with applicable law and the adopted rules of procedure of the Board.</p> <p><u>(d) For Type I Reviews, the Board advises the City staff planner.</u></p> <p><u>(e) For Type II and III reviews, the Board advises the Planning Commission.</u></p>	<p>As recommended in the FAP, 16.5 Procedures have been updated to clarify the role of the Board as advisory to the City planner or Planning Commission.</p>
<p>16.6 Appeals An appeal by an aggrieved party must be filed with the Recorder within ten (10) days of the date of mailing of the Notice of Decision of the Design Review Board to the Planning Commission. The appeal must be files in writing and state wherein the board failed to conform to provisions of the applicable ordinances.</p>	<p>If the Board is advisory-only it is not making appealable decisions/ Appeals will be done in accordance with the City's procedures in Section 2.</p>