

Commentary

On Proposed Amendments to Milwaukie Municipal Code (MMC)

Commentary at the front of this document summarizes the key changes in the proposed amendments. The actual text of the proposed amendments follows the commentary section.

CHAPTER 19.500 SUPPLEMENTARY DEVELOPMENT REGULATIONS

19.501 GENERAL EXCEPTIONS

19.501.1 Lot Size Exceptions

The wording of this section is revised to allow dwellings such as cottage cluster housing and rowhouses to be built on small lots. It would retain the policy of prohibiting single-family detached dwellings on lots under 3,000 sq ft in area. The policy has been re-written to be easier to understand.

19.501.2 Yard Exceptions

A. The City requires additional setbacks for properties along some streets as a means for planning for future road widening or sidewalk construction. The additional street setbacks along parts of Harrison St and 40th Ave would be reduced. The current regulations require excessively wide setbacks for these streets given the street classification and desired right-of-way width called for by the Transportation System Plan.

B. As a way to acknowledge that the existing environment of a neighborhood may not comply with the required setback requirements, current regulations allow an applicant to meet a reduced front yard setback if existing houses within 100 ft of the site have small front yard setbacks. The amendments would instead consider front yards within 200 ft of the site.

D. A new allowance would let a covered but unenclosed porch extend 5 ft into a required setback. Porches are a desirable urban design feature that increases community safety and improves the look of a dwelling. This allowance is meant to encourage porches.

19.501.3 Building Height Exceptions

B. This allowance is being moved into the appropriate base zone regulations in Chapter 19.300.

19.502 ACCESSORY STRUCTURES

19.502.2 Specific Provisions for Accessory Structures

Milwaukie adopted new accessory structure regulations in 2002 that included some basic design standards and limited height and building footprint. These standards have prevented the installation of very large accessory structures, but have been seen as too limiting in many cases. The proposed amendments would make allowances for larger structures while offsetting the impacts of larger structures by requiring increased setbacks. The proposed policy changes are described below:

- The first category of accessory structures allows small structures (less than 10 ft tall and under 200 sq ft) to be setback 3 ft from a side or rear lot line. The height and footprint thresholds correspond to the thresholds for structures that require a building permit. The intent is to allow more lenient standards for structures that would be installed on a property without any required review by the City.
- The second category allows moderately sized structure (up to 15 ft tall and 600 sq ft) to be setback further from the property line. This category corresponds closely to the current regulations on accessory structures for lots under 10,000 sq ft in area. One change is that the footprint size is increased from the current 500 sq ft limit.
- The third category allows accessory structures of a larger size if the structure meets the setback requirements for the primary structure on a lot. In most residential zones, this will require a 5 ft side yard setback and 20 ft rear yard setback. The height would be limited to 25 ft or no taller than the height of the primary structure, whichever is less. The footprint would be limited to a percentage of the primary structure's size. The maximum lot coverage standard would be applicable and may limit the overall size of an accessory structure more than the percentage limitation. The intent of this category is to allow larger accessory structures where they have increased setbacks from lot lines and are in proportion to the size and height of the primary structure on the lot.
- Structures would need to be separated by at least 4-5 ft from other structures on the same lot. The current regulation requires a 6 ft separation, which City staff believes is excessive.
- A section is added to clarify when a connection between a dwelling and a structure makes the accessory structure and addition, as opposed to two structures connected by a breezeway. This is important in determining whether accessory structure limitations are applicable.
- The design standards for accessory structures are expanded. In response to requests from citizens that the City limit the use of temporary materials on permanent buildings, plastic tarps would not be allowed on any size of accessory structure that is visible from the street. The basic design standards for accessory

structures over 200 sq ft in size would not change. Additional regulations for accessory structures over 600 sq ft in size would require a basic compatibility with the design of the primary structure on the lot.

- A new provision would allow ramps for persons with mobility impairments to extend into required setbacks.

19.502.3 Sustainability-Related Accessory Structures

This new section makes allowance for solar energy, wind energy, and rainwater collection systems as accessory structures. The public outreach for this project strongly supported the allowance of sustainability-related equipment. The current code does not necessarily prohibit these items; however, the current design standards and limitations may have the effect of discouraging or limiting the effectiveness of such equipment. The point of this section is to specifically allow these systems while placing appropriate limits to limit impacts to surrounding properties. New definitions are included that clarify that these systems are intended for use by individual properties, as opposed to larger scale systems that provide energy to multiple properties.

- The regulations for solar energy systems clarify the allowances, standards, and review process. These standards are modeled after regulations recently adopted by the City of Portland. The regulations make broad allowances for the installation of solar energy systems with limited review in response to recent state laws that limit the review that jurisdictions may apply to installation of solar energy systems.
- The regulations for wind energy systems clarify the allowances, standards, and review process. The proposed regulations are modeled after regulations recently adopted by Portland and Lincoln City.
- Allowances would be made for rainwater cisterns to be located near lot lines. These regulations help clarify that such systems are an allowed use as well as establish location requirements.

19.503 ACCESSORY USES

19.503.1 General Provisions

A. Clarifies that an accessory dwelling unit is not a guesthouse, and also adds a time limit for occupation of a guesthouse. Not having a specified limit has made it difficult for the City to prevent long-term living in what is supposed to be an accessory structure occupied on a limited basis.

B. Removes a prohibition of selling items on a site that are grown in a greenhouse accessory structure. A person could maintain a greenhouse and sell items from it on a pre-arranged basis (e.g. not having a roadside stand). This type of sales would not violate the rules on home occupations and should not be prohibited.

C and D. This would remove a legally unenforceable provision from two long-standing sections of code related to animal keeping. The City cannot require that surrounding property owners consent to keeping fowl or bees before allowing a property to keep them on site. The remaining portions of these provisions would still be enforceable.

19.504 SITE DESIGN STANDARDS

19.504.4 Buildings on the Same Lot

Revises a regulation that prohibits multiple dwelling structures on one lot in the R-10, 7, 5 and 3 zones. An exception would be allowed for a detached accessory dwelling unit, and for multiple dwelling structures that are part of a multifamily development in the R-3 zone.

19.504.11 Setbacks Adjacent to Transit; 19.504.10 On-Site Walkways and Circulation; 19.504.6 Transition Area Measures; 19.505.5 Building Orientation to Transit

The basic regulations in these sections are unchanged. The amendments would remove multifamily developments from the types of development to which these regulations apply. The new multifamily design standards in Subsection 19.505.3 and development standards in Section 19.302 would address the issues covered in 19.504 in a way that is more specific to multifamily housing.

19.504.8 Multifamily Recycling Requirements

These regulations have been moved into the multifamily design standards in Subsection 19.505.3.

19.505 BUILDING DESIGN STANDARDS

19.505.1 Design Standards for Single-Family Dwellings and Duplexes

This section replaces the existing design standards for single family home construction with new design standards. Single family homes and duplexes (where allowed outright) would continue to be permitted only through a clear and objective building permit review. The same standards would apply throughout Milwaukie. The standards are style-neutral, but focus on community design goals aimed at creating safer streets and attractive, human-scale development.

B. Applicability

Currently, design standards apply only to new home construction. Single family residential (SFR) additions that exceed 300sf on any street-facing facade, or remodels which convert a street-facing garage to habitable space would be required to meet the design standards.

C. Standards

1. Articulation. All buildings must incorporate design features such as: varying roof lines; offsets, balconies, projections; recessed or covered entrances; window reveals; or similar

elements to break up large expanses of blank walls. This promotes attention to detail, prohibits large blank walls and uniform boxes while still allowing flexibility in design.

2. Eyes on the Street. All buildings must provide defined entrances, and a combination of windows, porches, and/or balconies, on 15% of street-facing building face. This promotes human-scale design and street visibility.

3. Main Entrances. At least one entrance must face the street and be no more than 8' back from the longest street-facing wall. This promotes human-scale design, street visibility.

4. Detailed design. Each building must include 5 of 13 features listed on a "menu." This promotes attention to detail, human-scale design, while affording flexibility to use a variety of building styles. The "menu" approach allows a developer some flexibility to choose how a home design will meet the City's goals of achieving friendly development that addresses the public realm. Limiting the options allows staff to clearly determine, during building permit review, whether the standards are met. The design standards for new and remodeled SFR development allow a wide variety of housing styles to meet the standards. In other words, they do not prescribe a particular architectural style.

19.505.1.C.5 Duplexes

Duplex development would be subject to the single-family design standards as well as duplex-specific standards. The duplex specific standards are aimed at making the duplex structure appear as much like a single-family dwelling as possible. This includes standards to have uniform roofs, eaves, and other features for the entire building envelop, which makes the structure appear more like one cohesive unit. Entrances are also required to face separate streets if on a corner lot. If there is a single frontage, there is an allowance for the second entrance to be on the side or back.

A duplex is allowed outright in the R-5, R-3, R-2.5, R-2, R-1 and R-1-B zones. It is also allowed outright in some instances in the R-7 and R-10 zones. In other R-7 and R-10 areas, a Type II Review with public notice is required. See Section 19.910.2.

19.505.1.C.6 Rowhouse Access

The standards in this section help determine access requirements for rowhouse developments. Access standards are in Chapter 12 and administered by the Engineering Department. The standards in this subsection alert readers that on high-classification streets, rowhouses may have to share one common access, possibly encouraging parking areas toward the back yard areas. On lower classification streets, neighboring units are required to share access in order to minimize the amount of driveway accesses.

The City's Public Works Standards would, in nearly all cases, require a new sidewalk on rowhouse frontages to be setback behind a planter strip. This would allow the sidewalk to have an even plane along the rowhouse development frontage, as opposed to having an undulating surface across the driveway entry slopes.

19.505.2 Garage Standards

New standards would apply to garages, both attached and detached. New garages built within 50 ft of the street would be limited to prevent garages from dominating the front of a house and obscuring the path from the street to the front door.

19.505.3 Design Standards for Multifamily Housing

Milwaukie's current code does not contain any standards to regulate the design of multifamily developments. Multifamily developments tend to include larger and taller buildings, different site layouts, and a larger quantity of parking relative to typical single-family developments. As such, it is important for a community to have basic multifamily design standards to support neighborhood character and livability.

The purpose of the proposed design standards is to facilitate the development of attractive multifamily housing. The proposed regulations identify characteristics of good site and building design that, in combination, contribute to livability, safety, and sustainability; help create stronger communities; and foster a quality environment for people in and near the development.

Multifamily residential development may take many forms, such as apartment buildings or "flats", several rowhouses on one lot, garden courtyard buildings, or other multiunit residential developments. Whether occupied as rentals or condominiums, the development would be reviewed by the multifamily design standards (as long as they are on a single lot of record). The review process and standards are modeled after multifamily standards recently adopted by the City of Gresham.

B. Applicability

These standards would apply to all new multifamily residential developments with three or more dwelling units on a single lot.

C. Review process

In order to comply with State law while allowing for creativity and variety, the City is proposing a two-track review process for multifamily development projects:

- Objective process: The project is reviewed by staff against clear standards (Type I review). A project must be approved if it meets all of the standards.
- Discretionary process: The project would reviewed by staff (Type II) with neighborhood notice and opportunity for input. The "discretionary" option uses design guidelines, which can be applied with some discretion. Design guidelines are intended to provide more flexibility for developers and opportunities for public review and input. A project must meet the guidelines, but can use various approaches and designs to do so.

The applicant can choose which review process they want to use. The City already has a Development Review process in place for reviewing new development that is

readily adaptable for applying to multifamily development projects once design standards are adopted.

D. Design Guidelines and Standards

These standards would address:

1. **Livability:** Encourages multifamily development that contributes to a livable neighborhood by incorporating visually pleasing design, minimizing the impact of vehicles, emphasizing pedestrian and bicycle connections, and providing public and private outdoor open spaces.
2. **Compatibility:** Encourages multifamily development that is appropriate in scale to the surrounding neighborhood and maintains the overall residential character of Milwaukee.
3. **Safety and Functionality:** Encourages multifamily development that is safe and functional by providing visibility into and within a multifamily development and by creating a circulation system that prioritizes bicycle and pedestrian safety.
4. **Sustainability:** Encourages multifamily development that promotes elements of sustainability such as energy conservation, preservation of trees and open space, quality building materials, and walking and biking.

Table 19.505.4 - Multifamily Design Guidelines and Standards

One table contains all of the criteria for approval of multifamily development - whether the project is undergoing Objective or Discretionary review. The table is organized so the important design principles are listed in the left-hand column.

The "Design Guideline" column lists qualitative criteria that describe the qualities the development should have. The City would use these guidelines to review and help shape a proposed development. This allows some flexibility for a developer/ architect to determine the best way for a project to meet the community goals, and would allow neighbors to weigh in on whether the project meets the criteria.

The "Design Standard" column lists measurable criteria for how to objectively determine whether a project is meeting community goals. These will be a useful reference even when a project is undergoing Discretionary review.

Cumulatively, the guidelines and standards address the following aspects of a project:

- Site layout, including open spaces and circulation patterns for vehicles and pedestrians.
- Orientation of buildings and entrances to provide a pedestrian-friendly approach.
- Building massing to ensure context sensitive scale.

- Exterior building façade articulation and building materials to promote neighborhood character similar to the predominant single-family development in Milwaukee.
- Landscaping to provide a buffer between multifamily and single-family developments.
- Compatibility with adjacent lower-density development through reduced building heights and screening.
- Incorporation of energy and water-saving design features and materials.

19.505.4 Design Standards for Cottage Cluster Housing

These are specific standards that would apply to cottage cluster housing. This type of housing features small dwellings on individual lots that share commonly owned areas such as open space and parking. They are a type of multifamily development that, in some cases, may fit into an existing neighborhood better than multifamily development in large, multi-unit structures.

These standards would apply instead of the base zone development standards in Section 19.302, due to the unique style of this housing type. The proposed regulations are modeled on Metro's suggested standards for cottage cluster housing. The key points are summarized below:

- This housing type is allowed in the R-3, R-2, R-2.5, R-1, and R-1-B zones.
- Cottage cluster housing requires the site to be subdivided prior to development. This ensures that the site is properly laid out for cottage cluster housing and encourages an owner-occupied housing style. The subdivision application would be heard by the Planning Commission. However, the development following the land division would be allowed outright without further public review.
- A cottage cluster development would need to have between 4-12 cottages, and is subject to the same density standards as other residential development.
- The site layout requires the cottages to face around a central common open space of at least 400 sq ft in size.
- The parking ratio is the same as for standard single-family development. The parking area is required to be grouped, rather than having parking at each structure. It must also be separate from the common open space.
- The cottages would be limited to 1,000 sq ft in size and have height limits of 18 ft. Specific development standards address lot coverage and building separation. Design standards require the cottages to generally reflect small-home, craftsman style development.

NEW TEXT IS SHOWN IN UNDERLINE AND DELETIONS OF CURRENT TEXT ARE SHOWN IN ~~STRIKEOUT~~. THIS DRAFT INCLUDES ONLY CHAPTERS AND SECTIONS OF CODE WITH PROPOSED AMENDMENTS AND SOME SURROUNDING SECTIONS FOR CONTEXT. CODE SECTIONS NOT INCLUDED IN THIS DRAFT WOULD NOT BE AMENDED.

CHAPTER 19.500

SUPPLEMENTARY DEVELOPMENT REGULATIONS

19.501 GENERAL EXCEPTIONS

The exceptions listed in Subsections 19.501.1–4 below are “by right” exceptions. “By right” exceptions ~~are either automatically required or allowed outright and~~ require no special review or approval by the City to implement.

19.501.1 Lot Size Exceptions

Any lot or parcel that was legally created but does not meet the area or dimensional requirements specified in Chapter 19.300 may be put to a use permitted by the requirements of the zoning ordinance, with the following limitations:

- A. The development must conform to all other applicable standards of Title 19, unless a variance is granted per Section 19.911.
- B. Single-family detached dwellings shall not be built on a lot with less than 3,000 sq ft of lot area.

~~If a lot or the aggregate of contiguous lots or parcels platted prior to effective date of the ordinance codified in this chapter has an area or dimension which does not meet the requirements of said ordinance, the lot or aggregate holdings may be put to a use permitted outright subject to the other requirements of the zone in which the property is located except that a residential use shall be limited to a single-family dwelling or to the number of dwelling units consistent with the density requirements of the zone. However, no dwelling shall be built on a lot with less area than 3,000 sq ft, or with no frontage on a public street. This section shall not apply in the downtown zones.~~

19.501.2 Yard Exceptions

- A. In addition to yard requirements listed for each zoning district, buildings along certain major streets are subject to additional yard requirements as provided in Table 19.501.2 below. Yards shall be measured so that the minimum distance from the center line of the right-of-way to the closest point of any building is the distance listed in Table 19.501.2 plus the yard requirement of the underlying zone.

Table 19.501.2 Additional Yard Requirements	
	Distance from Centerline (plus yard requirements in zone)
Major Street	
Firwood Street (55th Ave. to Stanley Ave.)	25'
Harmony Road	40'
Harrison Street (Milwaukie Expressway to 44th Ave.)	<u>30</u> 40'

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Harrison Street (Milwaukie Expressway to McLoughlin Blvd.)	30'
Harvey Street (32nd Ave. to 42nd Ave.)	25'
Howe Street (42nd Ave. to 43rd Ave.)	30'
Johnson Creek Boulevard	30'
King Road	40'
Table 19.501.2 CONTINUED Additional Yard Requirements	
Major Street	Distance from Centerline (plus yard requirements in zone)
Linwood Avenue	40'
Lake Road	30'
Logus Road	25'
Monroe Street (52nd Ave. to Linwood Ave.)	30'
Oak Street	30'
Oatfield Road	30'
Ochoco Street	30'
Olsen Street	25'
Railroad Avenue	30'
River Road (south of Lark St.)	30'
Roswell Street (32nd Ave. to 42nd Ave.)	25'
Washington Street (west of Railroad Ave.)	30'
Willow Street (Windsor Dr. to Stanley Ave.)	25'
17th Avenue (Ochoco St. to McLoughlin Blvd.)	40'
32nd Avenue (north of Harrison St.)	30'
37th Avenue (Lake Rd. to Grogan Ave.)	25'
40th Avenue (Harvey St. to Railroad Ave.)	<u>30</u> 40'
42nd Avenue (Johnson Creek Blvd. to Howe St.)	30'
42nd Avenue (Harrison St. to King Rd.)	30'
43rd Avenue (Howe St. to King Rd.)	30'
55th Avenue (Firwood St. to Johnson Creek Blvd.)	25'

B. The required front yard may be reduced below what is specified by Chapter 19.300. The reduction shall be based one of the two calculations described below; whichever yields the smaller required yard.

1. The required front yard may be reduced to the average front yard depth of the 2 smallest front yards that are on same right-of-way as and within 250 ft of the subject property.
2. The required front yard may be reduced to the average of the required front yard specified in Chapter 19.300 and the shallowest front yard along the same right-of-way as and within 250 ft of the subject property.

~~The following exceptions to the yard requirements are established for a lot in any one zone:~~

- ~~1. The required front yard need not exceed the average depth of the 2 abutting front yards within 100 ft of the proposed structure.~~
- ~~2. The required front yard need not exceed the average depth of the abutting front yard within 100 ft of the proposed structure and the required front yard depth.~~

~~C. Architectural features such as cornices, eaves, canopies, sunshades, gutters, steps, unroofed landings, and flues may project up to 24 in into a required side yard or 36 in into a required front or rear yard. Such features that extend from a residential accessory structure located less than 5 ft from a property line shall not be closer than 18 in from a property line.~~

D. A covered porch on a single-family detached dwelling may extend 5 ft into a required front yard if the following standards are met.

1. The porch is not enclosed on any side. Enclosures not extending more than 3 ft from the surface of the porch, railings, and retractable sunshades, screens, or netting are not considered to be enclosures.
2. The surface of the porch does not exceed 18 in in height above the average grade.
3. The porch is at least 5 ft from the front lot line.

19.501.3 Building Height Exceptions

Projections such as chimneys, spires, domes, elevator shaft housings, flagpoles, and other similar objects not used for human occupancy are not subject to the building height limitations of this chapter, except as provided in an L-F Zone.

- ~~A. Projections such as chimneys, spires, domes, elevator shaft housings, flagpoles, and other similar objects not used for human occupancy are not subject to the building height limitations of this chapter, except as provided in an L-F Zone.~~
- ~~B. One additional story may be permitted in excess of the required maximum standard. An additional 10% of site area that is retained in vegetation beyond the minimum is required for each additional story. This provision does not apply to the R-10, R-7, R-5, or downtown zones.~~

19.501.4 Density Exceptions

- A. In exchange for the dedication of parkland, residential density may be increased (and lot sizes decreased) so that overall parcel density remains the same.
- B. For any housing development proposed, an additional housing unit will be allowed for each unit priced for sale at 25% below the average new single-family housing cost. The cost shall be that established in the most recent edition of "Real Estate Trends," published semiannually by the Metropolitan Portland Real Estate Research Committee, Inc. Overall

project density may not exceed the allowable density plus 10%. The planned unit development density increase specified in Section 19.317 and this density increase are additive.

19.502 ACCESSORY STRUCTURES

19.502.1 General Provisions

- A. No accessory structure shall encroach upon or interfere with the use of any adjoining property or public right-of-way including but not limited to streets, alleys, and public and private easements.
- B. Multiple accessory structures are permitted subject to building separation, building coverage, and minimum vegetation requirements of the zoning district in which the lot is located.
- C. An accessory structure shall comply with all of the requirements of the Uniform Building Code.
- D. Accessory structures excluding fences, pergolas, arbors, or trellises may not be located within the required front yard except as otherwise permitted in this chapter.
- E. An accessory structure must maintain a minimum side and rear yard setback of 5 ft, except where other requirements of this title are more restrictive.
- F. Alteration or modification of nonconforming accessory structures is subject to the provisions of Chapter 19.800 Nonconforming Uses and Development.
- G. Pergolas, arbors, and trellises are permitted in yards in all residential zones.

19.502.2 ~~Single-Family Residential~~ Specific Provisions for Accessory Structures

- A. The following standards apply for residential accessory structures on single-family detached, duplex, rowhouse, and cottage cluster properties. The standards in Subsection 19.502.2.A do not apply to pools, uncovered decks, and patios.

The purpose of these regulations is to allow accessory structures that accommodate the typical needs for a single family residence, while protecting the character of single family neighborhoods.

1. Development Standards.

- a. Required yard. The required yards for an accessory structure are grouped into the 3 categories listed below. All accessory structures shall at least meet the yard requirements of Category A. Accessory structures with a larger height and footprint must meet the increased yard requirements of Category B and C. The relationship between the yard requirements and structure height and footprint are described in Subsection 19.502.2.A.1.b, below.

- (1) Category A: Structure has a 3 ft yard from side and rear lot lines, a 10 ft yard from a street side lot line, and meets the base zone front yard requirement for a primary structure.
- (2) Category B: Structure has a 5 ft yard from side and rear lot lines, and meets the base zone street side yard and front yard requirements for a primary structure.
- (3) Category C: Structure meets all base zone yard requirements for the primary structure.

- b. Height and footprint. The maximum height and footprint allowed for an accessory structure is determined by the yard depths between the structure and the lot lines. An accessory structure is allowed the maximum building height and footprint listed in Table 19.502.2.A.1.b only if the structure meets or exceeds all the yard requirements listed in the column header.

Table 19.502.2.A.1 Residential Accessory Structure Height and Footprint Standards			
<u>Standard</u>	<u>Category A 19.502.2.A.1.a(1)</u>	<u>Category B 19.502.2.A.1.a(2)</u>	<u>Category C 19.502.2.A.1.a(3)</u>
<u>Maximum Building Height</u>	<u>10 ft</u>	<u>15 ft</u>	<u>Lesser of 25 ft OR not taller than highest point of the primary structure</u>
<u>Maximum Building Footprint</u>	<u>200 sq ft</u>	<u>600 sq ft</u>	<u>[75-100]% of primary structure</u>

- c. Other development standards.

- (1) Multiple accessory structures are allowed on a lot subject to lot coverage and minimum vegetation standards of the base zone.
- (2) A minimum of [4/5] ft is required between the exterior wall of an accessory structure and any other structure on a site.
- (3) A covered walkway or breezeway is allowed between a primary structure and accessory structure. Such connection shall not exempt the accessory structure from compliance with the standards of this section, unless the connection is fully enclosed and meets the building code definition of a conditioned space, and matches the design of the primary structure for roof, materials, and color.

2. Design Standards.

- a. PVC or plastic supports, and fabric, tarpaulin, or other similar materials are prohibited for all accessory structures visible from the right of way at a pedestrian level.
- b. Metal siding is prohibited on structures of more than 10 ft in height or a footprint greater than 200 sq ft. Exterior siding and roofing materials that are commonly used on residential structures shall be used.
- c. In addition to the standards of Subsection 19.502.2.A.3.a and b, structures greater than 15 ft in height with a footprint of 600 sq ft or more must have materials, colors and roof pitch that match or are generally compatible with that of the primary structure.

4. Roof Pitch.

There are no roof pitch requirements for an accessory structure with a height equal to or less than 10 ft. A 4/12 roof pitch is required accessory for an accessory structure with a height over 10 ft, unless this would conflict with another subsection requiring the roof pitch to be compatible with that of the primary structure on the property.

- A. ~~Residential accessory structures excluding pools, uncovered decks, and patios are subject to the following:~~

- ~~1. For lots 10,000 sq ft or less, the footprint of an accessory structure may not exceed 500 sq ft. For lots greater than 10,000 sq ft the footprint of an accessory building may not exceed 850 sq ft.~~
 - ~~2. An accessory structure may not exceed 15 ft in height as measured from the average finished grade within a 10-ft horizontal distance from the base of the building to the highest point of the roof.~~
 - ~~3. Flat roofs and shed roofs are prohibited on accessory structures that have a floor-to-ceiling height greater than 9 ft.~~
 - ~~4. The minimum roof pitch for accessory structures with other than a flat or shed roof is 4 in rise for every 12 in of run.~~
 - ~~5. The placement of fill to raise grade elevations that has the effect of exceeding building height limitations is prohibited.~~
 - ~~6. Metal siding is prohibited on accessory structures with a footprint greater than 120 sq ft. For accessory structures greater than 120 sq ft, exterior siding and roofing materials that are commonly used on residential structures shall be used.~~
- B. Fences, walls, and plantings may be constructed or maintained in yards with the following limitations:
1. Fences, walls, and plantings shall be constructed or maintained in yards only so as to permit unobstructed vision of passenger vehicle operations when approaching intersecting streets or driveways. Fences, walls, and plantings shall meet clear vision standards provided in Chapter 12.24. Fences and walls on lot perimeters in areas other than those obstructing the vision of passenger vehicle operators shall be constructed or maintained to the following standards:
 - a. Residential Zones and Residential Uses in All Zones

Maximum height is 6 ft for rear, street side, and side yards; 42 in for front yards, except that for flag lots fences in the front yard may be 6 ft. No electrified, barbed, or razor wire fencing is permitted. Specific standards for fences on cottage cluster developments are contained in Subsection 19.505.4.
 - b. Commercial Zones

Maximum height 6 ft. No electrified wire is permitted. Barbed or razor wire may be permitted for security purposes on top of a maximum height fence, following a Type II review per Section 19.1005 in which a determination has been made that the proposed fencing will not adversely impact the health, safety, or welfare of adjacent property occupants. All outdoor storage shall require a 6-ft-high sight-obscuring fence.
 - c. Industrial Zones

Maximum height 8 ft. No electrified wire is permitted. Barbed or razor wire may be permitted for security purposes on top of a maximum height fence, except where such fencing is proposed adjacent to residential zones or residential uses, in which case such may be allowed following a Type II review per Section 19.1005 in which a determination has been made that the proposed fencing will not adversely impact the health, safety, or welfare of adjacent property occupants. All outdoor storage shall require a sight-obscuring fence with a minimum height of 6 ft.

2. In all cases, fence and wall height shall be measured from the top of the fence or wall to the highest ground level within a 1-ft horizontal distance from the fence.
- C. Regardless of the yard requirements of the zone, a side, rear, or front yard may be reduced to 3 ft for an uncovered patio, deck, or swimming pool not exceeding 18 in. in height above the average grade of the adjoining ground (finished elevation).
- D. An uncovered ramp with handrails that provides access from grade to the elevation of the main entrance of a residential structure is allowed to exceed 18 in. in height.

19.502.3 Sustainability-Related Accessory Structures

- A. Purpose. The purpose of these regulations is to allow apparatus for the generation of renewable energy and collection of stormwater, subject to standards that ensure these structures are appropriate for their surroundings in both design and scale.
- B. Solar Energy Systems.
 1. The installation of a solar energy system is an outright permitted use in zones where commercial, industrial, and residential structures are allowed outright. Installation of solar equipment that does not meet the definition of a solar energy system shall be reviewed as a Community Service Use per Section 19.904, unless the use is allowed outright in a zone.
 2. Review Process for Installation of Solar Energy Systems.
 - a. The review of a standalone solar energy system that is not wholly supported by another structure is subject to the reviews required by applicable base zones and overlay zones.
 - b. The review of a solar energy system that is attached to a structure shall be as follows.
 - (1) The installation of a solar energy system on an historic resource that is designated either 'contributing' or 'significant' per Section 19.403 shall follow the procedures of that section for alteration of the resource.
 - (2) The installation of a solar energy system in downtown zones shall be exempt from Downtown Design Review per Section 19.907.
 - (3) The installation of a solar energy system on structures within the Willamette Greenway Zone or Natural Resource overlay is exempt from the review requirements of those zones.
 - (4) The installation of a solar energy system on structures that have been designated as a Conditional Use or a Community Service Use are exempt from the reviews of Sections 19.904.3 or 19.905.3.
 - (5) A Type I Development Review permit may be required for installation of a solar energy system depending upon the applicability criteria in Subsection 19.906.3. In no case shall a Type II or III Development Review application be required for installation of a solar energy system.
 3. Standards.
 - a. A standalone solar energy system is subject to the development standards that apply to the site. The design standards of Section 19.502.2.A.3 shall not be construed so as to prevent installation of a standalone solar energy system.

b. A solar energy system that is attached to a structure is subject to the following standards. A solar energy system may be proposed as part of an addition or modification that would increase the footprint, lot coverage, or building height of an existing structure.

(1) The solar energy system will not increase the lot coverage, footprint of the structure, or the peak height of the portion of the roof on which the system is installed.

(2) The solar energy system would be mounted so that the plane of the system is parallel to the slope of the roof; except that the plane of the system is allowed a minimum slope of [15-45] degrees from horizontal regardless of the slope of the roof.

C. Wind Energy Systems

1. A wind energy system is allowed outright as an accessory use in all zones. Installation of wind turbines and related equipment that does not meet the definition of a wind energy system shall be reviewed as a Community Service Use per Section 19.904, unless the use is allowed outright in a zone.

2. Review Process for Installation of Wind Energy Systems. The review of a freestanding or roof-mounted wind energy system is subject to the reviews required by applicable base zones and overlay zones.

3. General Standards.

a. The minimum distance between the ground and any part of a rotor blade must be at least 20 ft.

b. Wind energy systems may not be illuminated, nor may they bear any signs or advertising.

c. Wind energy systems must have automatic braking, governing, or feathering system to prevent uncontrolled rotation, overspeeding, and excessive pressure on the support structure, rotor blades, and turbine components.

d. All wiring serving small wind energy systems must be underground.

e. Noise produced by wind energy systems may not exceed 45 dBA measured at the property line.

f. Wind energy systems must not cause any interference with normal radio and television reception in the surrounding area, with any public safety agency or organization, radio transmissions, or with any microwave communications link. The owner shall bear the costs of immediately eliminating any such interference should any occur, or must immediately shut down the system or parts of the system causing the interference.

g. A finish (paint/surface) must be provided for the wind energy system that reduces the visibility of the facility, including the rotors. In most circumstances this condition may be satisfied by painting the support structure and rotors with flat light haze gray paint. If the support structure is unpainted it must be of a single color throughout its height. The owner must maintain the finish, painted or unpainted, so that no discoloration is allowed to occur.

h. The rotor sweep area, as defined by the American Wind Energy Association, is 50 sq ft in residential zones and 150 sq ft in all other zones.

4. Standards for freestanding systems. Wind energy systems may be mounted on a tower detached from other structures on the lot.
 - a. Setback. A freestanding wind energy system is not allowed in a required front yard or street side yard, and must be at least 10 ft away from any side or rear lot line. All portions of the support pole, blades, guy wires, and associated structures or equipment must meet these standards.
 - b. Height. The pole and turbine are subject to the base zone height limit for primary structures. An increase of 1 additional foot in height is allowed for every foot that the wind energy system is setback beyond what is required in Subsection 19.502.3.B.3.a, up to a maximum of 50% above the base zone height limit.
 - c. Number. A maximum of 1 freestanding small wind generator system may be allowed on a lot of 15,000 square feet or less. One additional freestanding system is allowed for each 7,500 square feet of lot area above 15,000 square feet.
5. Standards for roof-mounted systems. Wind energy systems may be mounted on the roof of a structure.
 - a. Setback. The roof-mounted wind energy system is subject to the minimum yard requirements of the building on which it is mounted.
 - b. Height. Roof-mounted systems may not be more than 50% above the base zone height limit, or [30-45] ft above the building on which it is mounted, whichever is less.
 - b. Number. There is no maximum number of roof-mounted systems permitted.

D. Rainwater Cisterns.

1. A rainwater cistern installed below-ground, at grade, or above ground is a permitted accessory use for all properties.
2. A rainwater cistern that meets the standards listed below may encroach up to [2-3] ft into a required yard, but not be closer than [2-3] ft from any lot line. Rainwater cisterns that meet these standards are not subject to any design or materials standards.
 - a. The rainwater cistern is not mounted more than 2 ft above grade.
 - b. The rainwater cistern's storage capacity is [60-80] gallons or less.
3. A rainwater cistern that exceeds the standards listed in Subsection 19.502.3.B.2 are considered accessory structures and are subject to the applicable base zone, overlay zone, and accessory structure standards.
4. A below-ground rainwater cistern shall be located at least 3 ft away from any lot line.

19.503 ACCESSORY USES

19.503.1 General Provisions

Accessory uses shall comply with all requirements for the principal use except where specifically modified by this chapter and shall comply with the following limitations:

- A. A guesthouse without kitchen facilities may be maintained accessory to a dwelling, provided that the guesthouse is not occupied for more than 4 months in a calendar year. A detached accessory dwelling unit approved per Subsection 19.910.1 is not considered a guesthouse.

- B. A greenhouse or hothouse may be maintained accessory to a dwelling ~~provided nothing grown is sold on the premises.~~
- C. ~~Keeping of livestock or poultry shall be in buildings that fully comply with building and sanitary codes.~~ The keeping of chickens or other domestic or domesticated fowl shall not exceed 50 in number ~~and shall require the written consent of all owners of real property (or a part thereof) within 100 ft of any point on the boundary of the property on which the chickens or domesticated fowl are proposed to be kept.~~
- D. Keeping of colonies of bees shall be prohibited except that the Planning Commission may approve an application to keep not more than 2 colonies of bees ~~whenever such application is accompanied by the written consent of all the owners of real property (or a part thereof) within 100 ft of any point on the boundary of the property on which the bees are proposed to be kept.~~
- E. Amateur and CB radio equipment and operations shall be considered an accessory use. Radio and television structures or towers outside of dwellings shall be subject to building regulations. Such structures and towers shall conform to height, yard, and other standards of the Zoning Ordinance. Any deviation from these standards will require a variance by the Planning Commission. Operational characteristics and limitations of such equipment shall be as established and administered by the FCC.

19.504 SITE DESIGN STANDARDS

19.504.1 Clear Vision Areas

A clear vision area shall be maintained on the corners of all property at the intersection of 2 streets or a street and a railroad according to the provisions of the clear vision ordinance in Chapter 12.24.

19.504.2 Maintenance of Minimum Ordinance Requirements

No lot area, yard, other open space, or off-street parking or loading area shall be reduced by conveyance or otherwise below the minimum requirements of this title, except by dedication or conveyance for a public use.

19.504.3 Dual Use of Required Open Space

No lot area, yard, or other open space or off-street parking or loading area which is required by this title for one use shall be used to meet the required lot area, yard, or other open space or off-street parking area for another use, except as provided in Subsection 19.605.4.

19.504.4 Buildings on the Same Lot

- A. In R-10, R-7, and R-5 Zones, only one primary dwelling shall be permitted per lot. A detached accessory dwelling unit may be permitted per Subsection 19.910.1.
- B. In the R-3 zone, only 1 single family detached dwelling shall be permitted per lot. A detached accessory dwelling unit may be permitted per Subsection 19.910.1. Multifamily housing with multiple structures designed for dwelling purposes may be permitted as a conditional use per Section 19.905.

~~A minimum distance of 6 ft as measured between the closest points of the structures shall be maintained between a building designed for dwelling purposes and other buildings on the same lot. In R-10, R-7, R-5, and R-3 Zones, only 1 building designed for dwelling purposes shall be permitted per lot.~~

19.504.5 Distance from Property Line

Where a side or rear yard is not required and a structure is not to be erected at the property line, it shall be set back at least 3 ft from the property line.

19.504.6 Transition Area Measures

Where ~~multifamily~~, commercial, or industrial development is proposed adjacent to properties zoned for lower-density residential uses, the following transition measures shall be required. These additional requirements are intended to minimize impacts on lower-density residential uses. The downtown zones are exempt from this subsection.

- A. All yards that abut, or are adjacent across a right-of-way from, a lower-density zone shall be at least as wide as the required front yard width of the adjacent lower-density zone. This additional yard requirement shall supersede the base zone yard requirements for the development property where applicable.
- B. All yards that abut, or are adjacent across a right-of-way from, a lower-density zone shall be maintained as open space. Natural vegetation, landscaping, or fencing shall be provided to the 6-ft level to screen lower-density residential uses from direct view across the open space.

19.504.7 Minimum Vegetation

In the vegetation area a maximum of area shall be for planting and a minimum for bark dust. Plans for development shall include landscaping plans which shall be reviewed for conformance to this standard.

19.504.8 ~~Multifamily Recycling Requirements~~

~~A. Purpose~~

~~This subsection is intended to promote recycling and to meet requirements of ORS 459.165, which requires local jurisdictions to provide opportunities for recycling, and ORS Chapter 90, which requires landlords to provide a location in multifamily residential dwelling projects for recycling.~~

~~B. Definition~~

~~For the purposes of this subsection, the following definition shall apply:~~

~~“Recycling collection area” means a specific location where recyclable materials may be deposited and contained for regular collection by a material collection service.~~

~~C. Applicability~~

~~All new multifamily apartment and condominium dwelling projects, and projects proposing unit expansion to existing multifamily apartment and condominium dwellings, must provide area(s) for recycling collection subject to the standards herein.~~

~~D. Recycling Collection Area Standards~~

~~Standards for recycling collection areas are as follows:~~

- ~~1. The recycling collection area must provide containers to accept the following recyclable materials: glass, newspaper, corrugated cardboard, tin, and aluminum.~~
- ~~2. The recycling collection area must be located at least as close to the dwelling units as the closest garbage collection/container area.~~
- ~~3. Recycling containers must be covered either by roof or weatherproof lids.~~

- ~~4. If located outdoors, the recycling collection area must be screened from the street and adjacent properties by sight-obscuring materials.~~
 - ~~5. The recycling collection area(s) must have a collection capacity of at least 100 cu ft in size for every 10 dwelling units or portion thereof.~~
 - ~~6. The recycling collection area must be easily accessible to collection service personnel between the hours of 6:00 a.m. and 6:00 p.m.~~
 - ~~7. The recycling collection area and containers must be clearly labeled, to indicate the type and location of materials accepted, and properly maintained to ensure continued use by tenants.~~
 - ~~8. City Fire Department approval will be required for all recycling collection areas.~~
 - ~~9. Review and comment for all recycling collection areas will be required from the appropriate franchise collection service.~~
- ~~E. Review of recycling collection areas for new multifamily dwelling projects that require conditional use approval shall be made by the Planning Commission following the procedures of Section 19.1006 Type III Review.~~
- ~~F. Review of recycling collection areas for new multifamily projects that are permitted outright shall be made at the time of project building permit review following the procedures of Section 19.1004 Type I Review.~~

19.504.10 On-Site Walkways and Circulation

A. Requirement

All development subject to Chapter 19.700 (excluding single-family and multifamily residential development) shall provide a system of walkways that encourages safe and convenient pedestrian movement within and through the development site. Redevelopment projects that involve remodeling or changes in use shall be brought closer into conformance with this requirement to the greatest extent practicable. On-site walkways shall link the site with the public street sidewalk system. Walkways are required between parts of a site where the public is invited to walk. Walkways are not required between buildings or portions of a site that are not intended or likely to be used by pedestrians, such as truck loading docks and warehouses.

B. Location

A walkway into the site shall be provided for every 300 ft of street frontage.

C. Connections

Walkways shall connect building entrances to one another and building entrances to adjacent public streets and existing or planned transit stops. On-site walkways shall connect with walkways, sidewalks, bicycle facilities, alleys, and other bicycle or pedestrian connections on adjacent properties used or planned for commercial, multifamily, institutional, or park use. The City may require connections to be constructed and extended to the property line at the time of development.

D. Routing

Walkways shall be reasonably direct. Driveway crossings shall be minimized. Internal parking lot circulation and design shall provide reasonably direct access for pedestrians from streets and transit stops to primary buildings on the site.

E. Design Standards

Walkways shall be constructed with a hard surface material and shall be no less than 5 ft in width. If adjacent to a parking area where vehicles will overhang the walkway, a 7-ft-wide walkway shall be provided. The walkways shall be separated from parking areas and internal driveways using curbing, landscaping, or distinctive paving materials. On-site walkways shall be lighted to an average 5/10-footcandle level. Stairs or ramps shall be provided where necessary to provide a direct route.

19.504.11 Setbacks Adjacent to Transit

The following requirement applies to all new multifamily, commercial, office, and institutional development within 500 ft of an existing or planned transit route measured along the public sidewalk that provides direct access to the transit route:

When adjacent to a street served by transit, new commercial, office, or institutional development, including uses authorized under Section 19.904 Community Service Uses, shall be set back no more than 30 ft from the right-of-way that is providing transit service.

- A. An individual building may be set back more than 30 ft, provided the building is part of an approved phased development that will result in a future building(s) that complies with the 30-ft setback standard.
- B. For sites with multiple buildings, the maximum distance from a street with transit to a public entrance of the primary building shall be no more than 100 ft.
- C. If the proposed building is part of an institutional campus, the Planning Director may allow flexibility in the setback and orientation of the building. As a trade-off for this flexibility, enhanced sidewalk connections shall be provided between the institutional building(s) and nearby transit stops.
- D. If the site abuts more than 1 street served by transit, then the maximum setback requirement need only apply to 1 street.

19.505 BUILDING DESIGN STANDARDS

19.505.1 Design Standards for Single-Family Dwellings and Duplexes

- A. Purpose. The design standards for single-family dwellings and duplexes require a minimum level of design on every dwelling. These standards are intended to promote attention to detail, human-scale design, street visibility, and privacy of adjacent properties, while affording flexibility to use a variety of architectural styles.
- B. Applicability. The design standards in this section apply to the types of development listed below.
 - 1. New single-family detached dwellings, duplexes, and rowhouses on individual lots.
 - 2. Expansions of single-family detached or duplex dwellings that add more than 300 sq ft to any street-facing façade. When applicable, design standards apply only to the expanded façade.
 - 3. Remodels that convert an attached garage to a habitable residential space. When applicable, the design standards apply only to the street-facing façade of the garage being converted.
 - 4. Manufactured homes on lots outside of a manufactured home park are subject to the requirements of Section 19.506 and the standards of this subsection. Manufactured home on lots outside of a manufactured home park are exempt from standards of this

subsection that are deemed to be more restrictive than the requirements of Oregon Revised Statute 197.307(5).

C. Standards. All buildings that meet the applicability provisions in Subsection 19.505.1.B shall meet the following design standards. The graphics provided are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. An architectural feature may be used to comply with more than one standard.

1. Articulation. All buildings shall incorporate design elements that break up all street-facing façades into smaller planes as follows. See Figure 19.505.1.C.1 for illustration of articulation.

a. For buildings with 30-60 ft of street frontage, a minimum of 2 of the following elements shall be provided along the street-facing façades.

(1) A porch at least 5 ft deep

(2) A balcony that is at least 2 ft deep and is accessible from an interior room;

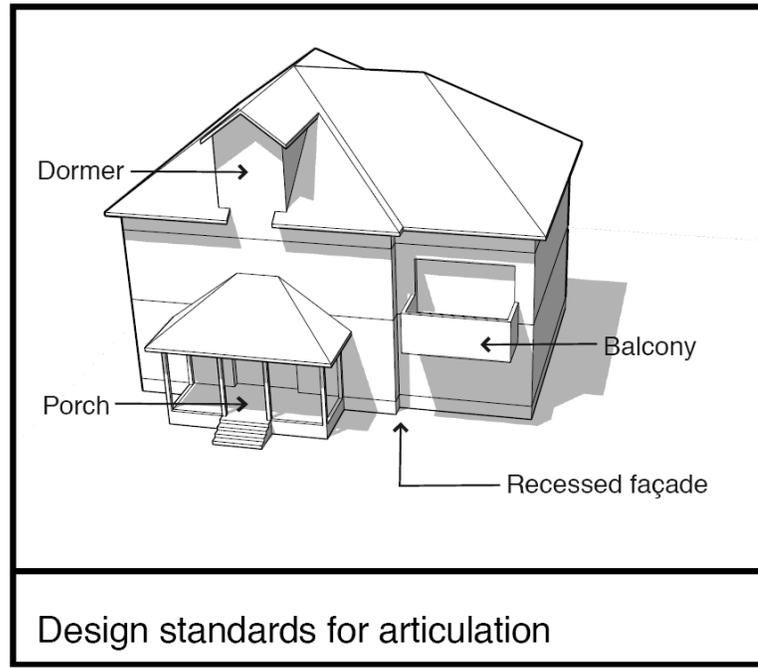
(3) A bay window that extends at least 2 ft in width; or

(4) Recessing a section of the façade by at least 2 ft in depth and 6 ft in length.

b. For buildings with over 60 ft of street frontage, at least one element in (a)(i-iii) above shall be provided for every 30 ft of street frontage. Elements shall be distributed along the length of the façade so that there is no more than 30 ft between two elements.

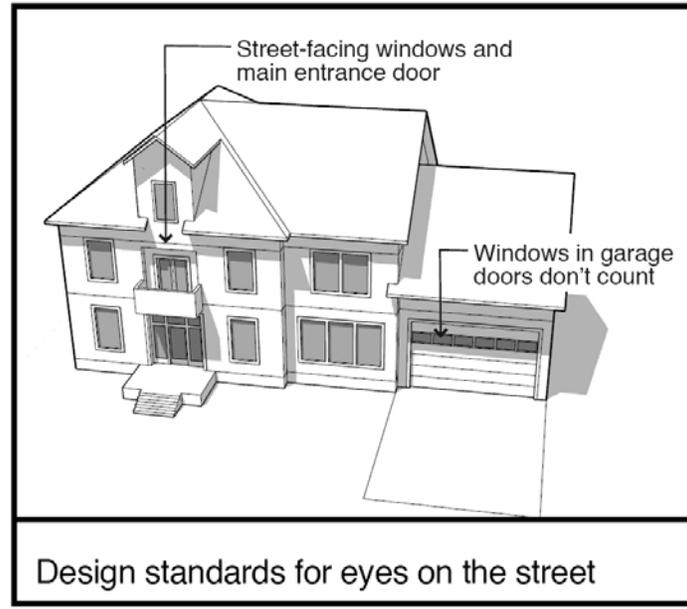
c. For buildings with less than 30 ft of street frontage, one of the elements in (a)(i-iii) above shall be provided along the street-facing facade.

Figure 19.505.1.C.1 Building Articulation



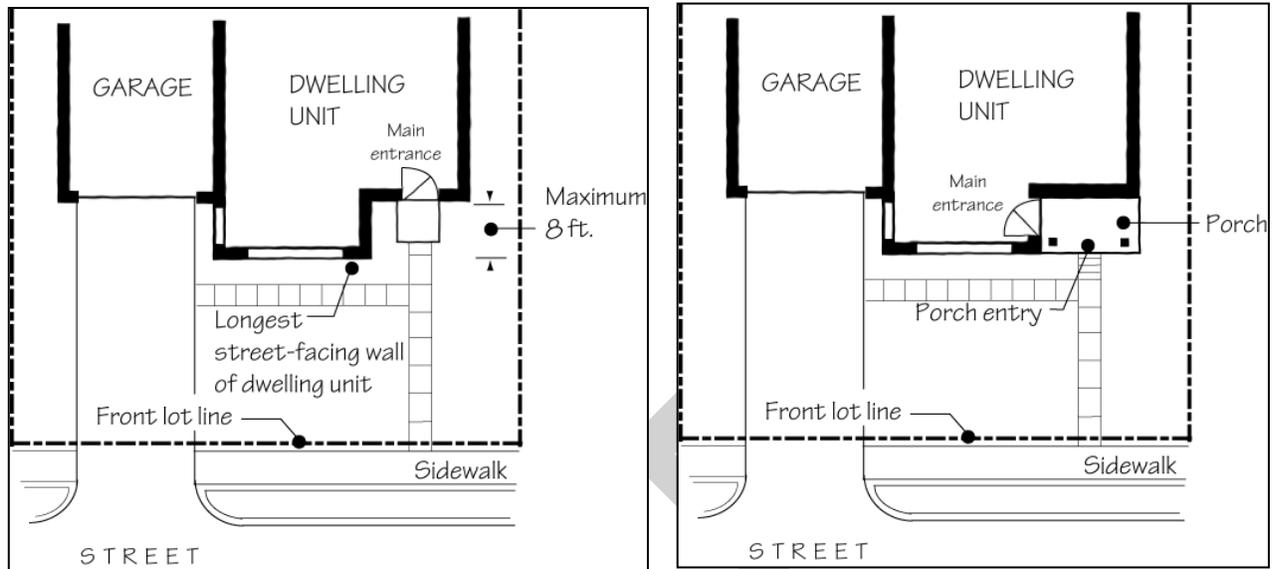
2. Eyes on the street. At least 15% of the area of each street-facing façade must be windows or entrance doors. See Figure 19.505.1.C.2 for illustration of eyes on the street.
- a. Windows used to meet this standard must be transparent and allow views from the building to the street. Glass blocks and privacy windows in bathrooms do not meet this standard.
 - b. Windows in attached garage doors do not count toward meeting this standard, but windows in attached garage walls do count toward meeting this standard.
 - c. Window area is considered the entire area within the outer window frame, including any interior window grid.
 - d. Doors used to meet this standard must face the street or be at an angle of no greater than 45 degrees from the street.
 - e. Door area is considered the portion of the door that moves. Door frames do not count toward this standard.

Figure 19.505.1.C.2 Eyes on the Street



3. Main entrances. At least one main entrance for each building must:
- a. Be no further than 8 ft behind the longest street-facing wall of the building; and
 - b. Face the street, or be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens up onto a porch, the porch must:
 - (1) Be at least 25 sq ft in area with a minimum 4 ft depth
 - (2) Have at least one porch entry facing the street
 - (3) Have a roof that is no more than 12 ft above the floor of the porch.
 - (4) Have a roof that covers at least 30% of the porch area.

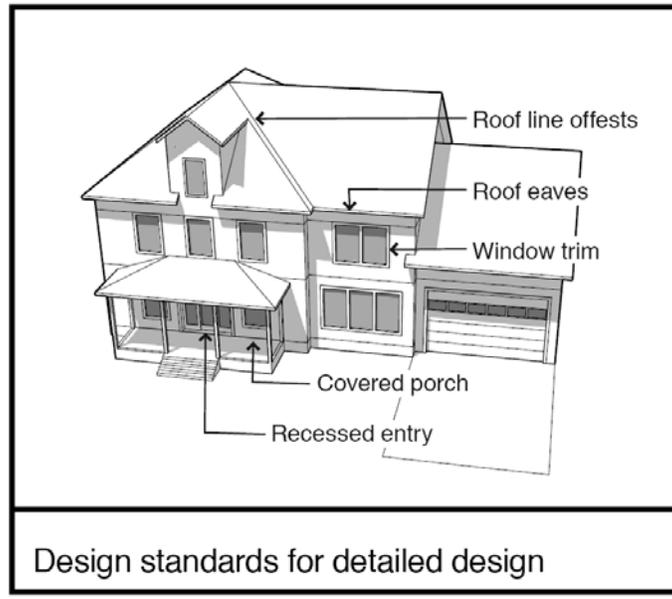
Figure 19.505.1.C.3 Main Entrances



4. Detailed design. All buildings shall include at least 5 of the following features on any street-facing façade. See Figure 19.505.1.C.4 for illustration of detailed design elements.
- a. Covered porch at least 5 ft deep, as measured horizontally from the face of the main building façade to the edge of the deck, and at least 5 ft wide.
 - b. Recessed entry area at least 2 ft deep, as measured horizontally from the face of the main building façade, and at least 5 ft wide.
 - c. Offset on the building face of at least 16 in from one exterior wall surface to the other.
 - d. Dormer that is at least 4 ft wide and integrated into the roof form.
 - e. Roof eaves with a minimum projection of 12 in from the intersection of the roof and the exterior walls.
 - f. Roof line offsets of at least 2 ft from the top surface of one roof to the top surface of the other.
 - g. Tile or wood shingle roofs.
 - h. Horizontal lap siding between 3 to 6 in wide (the visible portion once installed).
 - i. Brick, cedar shingles, stucco or other similar decorative materials covering at least 40% of the street-facing façade.
 - j. Gable roof, hip roof, or gambrel roof design.
 - k. Window trim around all windows at least 3 in wide and 5/8 in deep.

- l. All windows recessed at least 3 in as measured horizontally from the face of the building façade.
- m. Balcony that is at least 3 ft deep, 5 ft wide, and accessible from an interior room.
- n. One roof pitch of at least 200 sq ft in area that is sloped to face the southern sky and has its eave line oriented within 30 degrees of the true north/south axis.

Figure 19.5xx Detailed Design Elements



- 5. Standards for Duplexes. In addition to the other standards in Subsection 19.505.1, duplexes shall also comply with the following standards.
 - a. The height of each of the units shall be within 4 ft of each other.
 - b. The exterior finish of the structure must be the same for both units , or visually match in type, size and placement.
 - c. The predominant roof pitch over each unit must be the same.
 - d. The eaves must be uniform for entire structure.
 - e. The trim must be the same in type, size, and location for entire structure.
 - f. Windows must match in proportion and orientation for entire structure.
 - g. For duplexes or corner lots, each entrance is required to face a separate street frontage. Where an existing house is being converted, one main entrance with internal access to both units is allowed.
 - h. For duplexes facing one frontage, the following standards apply.
 - (1) Only 1 entrance is required to face the frontage.
 - (2) Where more than one entrance to the structure faces the street, each separatee entrance is required to meet the standards of Subsection 19.505.1.c.3.

(3) A second entrance is not allowed within [10-15] feet of side or rear property line.

6. Standards for Rowhouse Access.

The standards in this section coordinate with, but do not substitute for, the standards of Chapter 12.16, Access Management, as they relate to rowhouse development. Nothing in these regulations shall prohibit abutting rowhouses or groups of rowhouses from sharing access beyond the requirements specified below.

a. Rowhouses that share common walls and have one rowhouse on a corner lot shall take access on the street with the lowest classification. If only one lot has frontage on the street with the lowest classification, access for all rowhouses shall be consolidated into a single access point on the lowest classification street. Access easements and associated maintenance agreements shall be granted as necessary to provide access to the other rowhouses.

b. Rowhouses on a collector or arterial street that share common walls are required to combine site access into one access. Access easements and associated maintenance agreements shall be granted as necessary to provide access to the rowhouses.

c. Rowhouses on neighborhood or local streets that share common walls shall combine accesses as described below.

(1) If only 2 rowhouses share a common wall, the access way shall be shared and centered on the common lot line between the two lots.

(2) If 3 rowhouses share common walls, the Engineering Director shall have discretion to determine if shared access is required between any or all of the units.

(3) If 4 rowhouses share common walls, the end units and the units abutting the end unit shall share access, and the accessway shall be centered on the common lot line between the abutting units.

19.505.2 Garage Standards

A. Purpose. These standards are intended to prevent garages from obscuring or dominating the street-facing facade of a dwelling and provide for a pleasant pedestrian environment in residential areas.

B. Applicability. The standards in this section apply to all new attached and detached garages on properties with a single-family detached dwelling, duplex, or rowhouse when the street-facing facade of the garage is located within 50 ft of the front property line.

C. Standards.

1. The front of the garage can be no closer to the front lot line than the front of the house. The following exceptions apply:

a. A garage may extend up to 5 ft in front of the house if there is a covered front porch and the garage does not extend beyond the front of the porch.

b. A garage may extend up to 5 ft in front of the house if the garage is part of a two-story facade that has a window at least 12 sq ft in area on the second story that faces the street.

Proposed Code Amendment

2. The width of a street-facing garage wall may not exceed 35% of the width of the street-facing wall of the house, or 12 ft, whichever is greater.
 3. Garages may be side-oriented to the front lot line if the “eyes on the street” standard in 19.505.1.C.2 is met.
- A. ~~All new single-family attached and detached dwelling units shall meet the following design standards:~~
- ~~1. The main entrance of the dwelling shall be oriented to the street upon which the lot fronts or which provides vehicle access. The main entrance shall be considered to be oriented to the street if the front door faces the street or if the front door leads to a porch, patio, or sidewalk that is located in the front yard.~~
 - ~~2. The area of windows on all exterior wall elevation(s) facing the street shall be at least 12% of the area of those elevations. Roofs, including gable ends, shall not be included in wall area.~~
- B. ~~All dwellings, except temporary dwellings approved in accordance with this chapter, shall include at least 3 of the following features on any building elevation that faces, or is visible to, the street (if on a corner lot, visible to the street where the dwelling takes access). Manufactured homes are subject to additional requirements of this chapter:~~
- ~~1. Covered porch at least 5 ft deep.~~
 - ~~2. Entry area recessed at least 2 ft from the exterior wall to the door.~~
 - ~~3. Bay or bow window that projects at least 1 ft from exterior wall.~~
 - ~~4. Offset on the building face of at least 16 in from 1 exterior wall surface to the other.~~
 - ~~5. Dormer.~~
 - ~~6. Roof eaves with a minimum projection of 12 in from the intersection of the roof and the exterior walls.~~
 - ~~7. Roof line offsets of at least 16 in from the top surface of one roof to the top surface of the other.~~
 - ~~8. Attached garage.~~
 - ~~9. Cupola.~~
 - ~~10. Tile or wood shingle roofs.~~
 - ~~11. Horizontal lap siding.~~
 - ~~12. Brick covering at least 40% of the building elevation that is visible from the street.~~

19.505.3 Design Standards for Multifamily Housing

- A. Purpose. The purpose of these design standards is to help facilitate the development of attractive multifamily housing that encourages multi-modal transportation. The regulations identify characteristics of good site and building design, which contribute to livability, safety, and sustainability, help create a stronger community and foster a quality environment for people utilizing the development and in the surrounding neighborhood.
- B. Applicability. The standards in this section apply to all new multifamily developments with three or more dwelling units on a single lot. Cottage clusters housing and rowhouses on their own lots are subject to separate standards and are therefore exempt from 19.505.4.

Housing development that emulates the style of cottage cluster housing or rowhouses and is done on a single lot are subject to the standards of this subsection.

C. Review process. Two possible review processes are available for review of multifamily development: Objective and Discretionary. An applicant may choose which process to use. The Objective process uses clear objective standards that do not require the use of discretionary decision-making. The Discretionary process uses design guidelines that are more discretionary in nature and are intended to provide the applicant with more flexibility in designing the multifamily development. Regardless of the review type, the applicant must demonstrate how the standards or guidelines are being met.

1. Projects reviewed through the Objective process will be evaluated through a Type I Development Review pursuant to Chapter 19.906.

2. Projects reviewed through the Discretionary process will be evaluated through a Type II Development Review pursuant to Chapter 19.906.

3. The two Objective and the Discretionary review types may not be combined for one project. For example, a project may not use some of the Objective standards and some of the Discretionary guidelines in one application; an applicant must choose either the Objective or Discretionary review process.

D. Design guidelines and standards. Applicable guidelines and standards for multifamily design are located in Table 19.505.4. The illustrations provided in Figure 19.5xx are intended to illustrate how development could comply with these standards and should not be interpreted as requiring a specific architectural style. The guidelines and standards are intended to achieve the following principles that the City encourages for multifamily development:

1. Livability. Development should contribute to a livable neighborhood by incorporating visually pleasing design, minimizing the impact of vehicles, emphasizing pedestrian and bicycle connections and providing public and private open spaces for outdoor use.

2. Compatibility. Development should have a scale that is appropriate to the surrounding neighborhood and maintains the overall residential character of Milwaukee.

3. Safety and Functionality. Development should be safe and functional by providing visibility into and within a multifamily development and by creating a circulation system that prioritizes bicycle and pedestrian safety.

4. Sustainability. Development should incorporate sustainable design and building practices, such as energy conservation, preservation of trees and open space, quality building materials, and alternative transportation modes.

**Table 19.505.4
Multifamily Design Guidelines and Standards**

<u>Design Element</u>	<u>Design Guideline (Discretionary Process)</u>	<u>Design Standard (Objective Process)</u>
<p><u>A. Private Open Space</u></p>	<p>The development should provide individual private open spaces for dwelling units. Private open space should have direct access from the dwelling unit and should be visually and/or physically separate from common areas.</p> <p>The development may use common open space in lieu of private opens space if the common open space is of high-quality and serves the functions that would be accommodated by private open space.</p>	<p>Private open space (patios or balconies) shall be provided as follows:</p> <ol style="list-style-type: none"> 1. For each dwelling unit located on the ground floor, or within 5 feet of finished grade, a minimum of 96 square feet of private open space, with a minimum dimension of 5 ft. 2. For each dwelling unit located more than 5 feet above finished grade, a minimum of 48 square feet of private open space. 3. For each dwelling unit with private open space, a direct and accessible route shall be provided from the dwelling to the private open space. 4. Private open space shall be visually separated from common open space and adjacent dwelling units through the use of landscaping, fencing or a wall.
<p><u>B. Common Open Space</u></p>	<p>The development should provide sufficient open space for the purpose of outdoor recreation, scenic amenity, or shared exterior space for people to gather.</p>	<p>Common open space shall be provided as follows:</p> <ol style="list-style-type: none"> 1. For buildings with more than 5 dwelling units, a minimum of 10% of the gross site area, or 750 square feet, whichever is greater, shall be designated as common open space. 2. The minimum dimension for any shared open space shall be 20 feet. 3. Designated open space shall contain one or more of the following: recreation area, protection of sensitive lands, play fields, children’s play area, sport courts, gardens, swimming pools, walking trails, pedestrian amenities, or similar open space amenities for residents. 4. If a development includes a children’s play area, the play area shall be located such that it is visible from at least 50% of the abutting units. Play areas shall not be located within required yard setbacks.
<p><u>C. Pedestrian Circulation</u></p>	<p>Site design should promote safe, direct and usable pedestrian facilities and connections throughout the development. Ground floor units should provide a clear transition from the public realm to private spaces.</p>	<p>The on-site pedestrian circulation system shall include the following:</p> <ol style="list-style-type: none"> 1. Continuous connections between the primary buildings, streets abutting the site, ground level entrances, common buildings, common open space, and vehicle and bicycle parking areas. 2. At least one pedestrian connection to an abutting street frontage for each 200 linear feet of street frontage. 3. For sites greater than 40,000 square feet, a direct connection

**Table 19.505.4
Multifamily Design Guidelines and Standards**

<u>Design Element</u>	<u>Design Guideline (Discretionary Process)</u>	<u>Design Standard (Objective Process)</u>
		<p>from one end of the site to the other to facilitate travel through the site.</p> <p>4. Pedestrian walkways shall be separated from vehicle parking and maneuvering areas through physical barriers such as planter strips, raised curbs, or bollards.</p>
<p>D. Vehicle Parking</p>	<p>Parking should be integrated into the site in a manner that does not detract from the design of the building, the street frontage, or the site.</p>	<p>Parking for the development shall comply with the following:</p> <p>1. On site surface parking areas, garages, and vehicle circulation areas shall not be located between the façade of a primary building(s) and an abutting street right-of-way.</p> <p>2. Parking located to the side of the primary building shall be limited to 50% of the linear frontage of that side.</p> <p>3. All attached garages shall be located at least 4 feet behind the front building façade.</p> <p>4. Detached garages or carports shall reflect the architectural style and/or building materials used for the dwelling structure(s).</p>
<p>E. Building Orientation & Entrances</p>	<p>Buildings should be located with the principal façade oriented to the street or a street-facing open space such as a courtyard. Building entrances should be well-defined and promote user comfort.</p>	<p>1. The primary building entry or entries for ground floor units shall face the street right-of-way or a central courtyard. Secondary entries may face parking lots or other interior site areas.</p> <p>2. Building entrances shall be visually prominent and receive architectural emphasis through the use of recesses, projections, corner entry, landscape treatments or other similar technique.</p> <p>3. For sites not on an arterial street, at least 50% of a site's street frontage (not including accessways) shall be occupied by buildings that are located no further than 10 feet from the required setback line.</p> <p>4. For sites on an arterial street, at least 50% of a site's street frontage (not including accessways) shall be occupied by buildings that are located no further than 20 feet from the required setback line.</p>

**Table 19.505.4
Multifamily Design Guidelines and Standards**

Design Element	Design Guideline (Discretionary Process)	Design Standard (Objective Process)
<p><u>F. Building Façade Design</u></p>	<p><u>1. Changes in wall planes, layering, horizontal datums, vertical datums, building materials, color, or fenestration shall be incorporated to create simple and visually interesting buildings.</u> <u>2. Windows and doors shall be designed to create depth and shadows and to emphasize wall thickness and give expression to residential buildings.</u> <u>3. Windows shall be used on the façade to provide articulation to the façade and visibility into the street.</u> <u>4. Blank, windowless walls in excess of seven hundred fifty (750') square feet are prohibited when facing a public street unless required by the Building Code. In instances where a blank wall exceeds seven hundred fifty (750') square feet, it shall be articulated or intensive landscaping shall be provided.</u> <u>5. Building Façade Transition. Adjacent building façades need to be compatible.</u> <u>7. Garage doors shall be integrated into the design of the larger façade in terms of color, scale, materials, and building style. and building style.</u></p>	<p><u>1. Street-facing elevations shall be divided into wall planes that reflect individual dwelling units. This can be achieved by doing one or more of the following:</u> <u>a. Incorporating elements such as porches or decks into the wall plane.</u> <u>b. Recessing the building a minimum of 2 feet in depth by 6 feet in length.</u> <u>c. Extending an architectural bay at least 2 feet from the primary street-facing façade.</u> <u>2. Buildings shall occupy a minimum of 25% of the total street-facing façade.</u> <u>3. Buildings shall have, at a minimum, a base and top.</u> <u>a. The "base" (ground floor level) shall be considered from grade and it shall be twelve to twenty 15 feet tall. The base shall include a distinct physical transition between the base and any upper floors. The transition could include a change in brick pattern and other materials, articulation of a floor line, change in window types, or other similar indication of transition.</u> <u>b. The "top" of a building shall be considered either the upper story or the top of the façade and shall have a distinct visual design from the "base" through material treatment, color, texture, or change in materials or roof form.</u> <u>4. To avoid long, monotonous, uninterrupted walls, buildings shall incorporate exterior wall off-sets, projections and/or recesses. At least 1 foot of horizontal variation shall be used at intervals of 40 feet or less along the building's primary façade on the ground floor level.</u></p>
<p><u>G. Building Materials</u></p>	<p><u>Buildings should be constructed with architectural materials that provide a sense of permanence and high quality.</u> <u>1. Street-facing façades shall consist predominantly of a simple palette of long lasting timeless materials such as brick, stone, stucco, wood siding, and wood shingles.</u> <u>2. A hierarchy of building materials shall be</u></p>	<p><u>1. The following building materials are prohibited on street-facing building facades and shall not collectively be used on more than 35% of any other building façade:</u> <u>a. Vinyl PVC siding</u> <u>b. T-111 Plywood</u> <u>c. Exterior insulation finishing (EIFS)</u> <u>d. Corrugated metal</u> <u>e. Plain concrete or concrete block</u></p>

**Table 19.505.4
Multifamily Design Guidelines and Standards**

<u>Design Element</u>	<u>Design Guideline (Discretionary Process)</u>	<u>Design Standard (Objective Process)</u>
	<p>incorporated that are durable and reflect a sense of permanence and quality of development.</p> <p>3. Limited Materials. Split-faced block and gypsum reinforced fiber concrete (for trim elements) shall only be used in limited quantities.</p> <p>4. Fencing shall be durable, maintainable, and attractive.</p>	<p>f. Spandrel glass</p> <p>g. Sheet pressboard</p> <p>2. The following fence materials are prohibited:</p> <p>a. Plastic or vinyl</p> <p>b. Chain link</p>
<p>H. Landscaping</p>	<p>Landscaping of multifamily developments should be used to provide a canopy for open spaces and courtyards, and to serve as a buffer from adjacent homes. Existing, healthy trees should be preserved whenever possible. Landscape strategies that conserve water shall be included. Hardscapes shall be shaded where possible. Existing mature, healthy trees should be preserved when possible.</p>	<p>1. For every 2,000 square feet of site area, one tree shall be planted or one existing tree shall be preserved.</p> <p>a. New trees must be on the city's list of approved tree species.</p> <p>b. Preserved tree(s) must be at least 6 inches in diameter at breast height (DBH) and cannot be an invasive or prohibited species per the city's tree list.</p> <p>2. Trees shall be planted to provide, at maturity, canopy coverage to at least one-third of any established common open space or courtyard.</p> <p>3. On sites with a side or rear lot line that abuts an R-10, R-7, or R-5 zone, landscaping or a combination of fencing and landscaping shall be used to provide a sight-obscuring screen six feet in height along the abutting property line.</p>
<p>I. Screening</p>	<p>Mechanical equipment, garbage collection areas, and other site equipment and utilities should be screened so they are not visible from the street and public or private open spaces. Screening should be visually compatible with other architectural elements in the development.</p>	<p>Mechanical and communication equipment and components shall be screened so they are not visible from streets and other street level public spaces, including alleys. They shall be screened in a manner that is compatible with the architectural character of the building.</p> <p>1. Appropriate screening for rooftop equipment includes parapet walls or architecturally compatible fabricated enclosures such as panels and walls.</p> <p>2. The Planning Director may require a review of screening of rooftop equipment by requesting sight line studies.</p> <p>3. Solar equipment is exempt from this requirement.</p> <p>4. Utilities such as transformers, heating and cooling, electric meters and other utility equipment shall be not be located within five (5) feet of a front entrance and shall be screened with landscape materials.</p>
<p>J. Recycling Areas</p>	<p>Recycling areas should be appropriately sized to accommodate the amount of recyclable materials</p>	<p>1. The recycling collection area must provide containers to accept the following recyclable materials: glass, newspaper, corrugated</p>

**Table 19.505.4
Multifamily Design Guidelines and Standards**

<u>Design Element</u>	<u>Design Guideline (Discretionary Process)</u>	<u>Design Standard (Objective Process)</u>
	<p><u>generated by residents. Areas should be located such that it provides convenient access for residents and for waste and recycling haulers. Recycling areas located outdoors should be appropriately screened or located so that the area is not a prominent feature viewed from the street.</u></p>	<p><u>cardboard, tin, and aluminum.</u> <u>2. The recycling collection area must be located at least as close to the dwelling units as the closest garbage collection/container area.</u> <u>3. Recycling containers must be covered either by roof or weatherproof lids.</u> <u>4. If located outdoors, the recycling collection area must be screened from the street and adjacent properties by sight-obscuring materials.</u> <u>5. The recycling collection area(s) must have a collection capacity of at least 100 cu ft in size for every 10 dwelling units or portion thereof.</u> <u>6. The recycling collection area must be easily accessible to collection service personnel between the hours of 6:00 a.m. and 6:00 p.m.</u> <u>7. The recycling collection area and containers must be clearly labeled, to indicate the type and location of materials accepted, and properly maintained to ensure continued use by tenants.</u> <u>8. City Fire Department approval will be required for all recycling collection areas.</u> <u>9. Review and comment for all recycling collection areas will be required from the appropriate franchise collection service.</u></p>
<p><u>K. Sustainability</u></p>	<p><u>Multifamily development should optimize energy efficiency by designing for building orientation for passive heat gain, shading, day-lighting, and natural ventilation. Use sustainable materials, particularly those with recycled content. Sustainable architectural elements shall be incorporated increase occupant health and maximize a building's positive impact on the environment.</u></p>	<p><u>In order to promote more sustainable development, multifamily developments shall incorporate the following elements:</u> <u>1. Either building orientation that does not preclude utilization of solar panels, or an eco-roof on top of the building or carport that covers 20% of the building footprint.</u> <u>2. Windows that are operable by building occupants</u> <u>3. Windows that are high quality, durable and energy efficient with insulating double or triple panes</u> <u>4. Window orientation, natural shading, and/or sunshades designed to effectively limit summer sun and to allow for winter sun penetration.</u> <u>5. Projects with greater than forty thousand (40,000) square feet of floor area shall meet at least one (1) of the following:</u> <u>a. A vegetated roof for a minimum of 30% of the total roof surface</u></p>

**Table 19.505.4
Multifamily Design Guidelines and Standards**

<u>Design Element</u>	<u>Design Guideline (Discretionary Process)</u>	<u>Design Standard (Objective Process)</u>
		<p><u>b. For a minimum of 75% of the total roof surface, a white roof with a Solar Reflectance Index (SRI) of 78 or higher if the roof has a 3:12 roof pitch or less, or Solar Reflectance Index (SRI) of 29 or higher if the roof has a roof pitch greater than 3:12;</u></p> <p><u>c. A system that collects rainwater for reuse on-site (e.g., site irrigation) for a minimum of 50% of the total roof surface;</u></p> <p><u>d. An integrated solar panel system for a minimum of 30% of the total roof or building surface. Solar panels may also be placed on the facade of the buildings at the discretion of the Manager; or;</u></p> <p><u>e. Another sustainable element approved by the Planning Director.</u></p>
<p><u>L. Privacy Considerations</u></p>	<p><u>Multifamily development should consider the privacy of and sight lines to adjacent properties.</u></p>	<p><u>In order to protect the privacy of adjacent properties, multifamily developments shall incorporate the following elements:</u></p> <ol style="list-style-type: none"> <u>1. Buildings shall be oriented for privacy, to the extent practicable, both within the project and to the neighborhood.</u> <u>2. The placement of windows and openings, including balconies, above the first story shall not create a direct line of sight into the living space or the back yard of adjacent properties.</u> <u>3. Where privacy between adjacent residences is a concern, windows shall be staggered, placed at the top third of the wall, or frosted.</u>
<p><u>M. Safety</u></p>	<p><u>Multifamily development should be designed to maximize visual surveillance, create defensible spaces, and define access to and from the site. Provide lighting that is adequate for safety and surveillance, while not imposing lighting impacts to nearby properties. The site should be generally consistent with the principles of Crime Prevention Through Environmental Design:</u></p> <p><u>Natural Surveillance – Areas where people and their activities can be readily observed.</u></p> <p><u>Natural Access Control- Guide how people come to and from a space through careful placement of entrances, landscaping, fences, and lighting.</u></p> <p><u>Territorial Reinforcement – Increased definition of space improves proprietary concern and reinforces</u></p>	<ol style="list-style-type: none"> <u>1. Visible Dwelling Front. The front entry to a building on a street or on a courtyard shall be oriented towards the street which the dwelling faces or towards a central courtyard. At least seventy percent (70%) of the street or courtyard frontage shall be visible from the front door; a ground floor window (except a garage window); or a second story window placed no higher than 3.5 ft from the floor to the bottom of the window sill.</u> <u>2. All outdoor common areas and streets shall be visible from fifty (50%) percent of the units that face it. A unit meets this criterion when at least 1 window of a frequently used room, such as a kitchen, living room and dining room, but not bedroom or bathroom, faces the common area.</u> <u>3. Uses on the site shall be illuminated as follows:</u> <ol style="list-style-type: none"> <u>a. Parking and loading areas – 0.5 foot-candle minimum</u> <u>b. Walkways – 0.5 foot-candle minimum and average of 1.5 foot-</u>

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Multifamily Design Guidelines and Standards**

<u>Design Element</u>	<u>Design Guideline (Discretionary Process)</u>	<u>Design Standard (Objective Process)</u>
	social control.	<p>candles.</p> <p>c. Building entrances – 1.0 foot-candle minimum with an average of 3.5 foot-candles, except that secondary entrances may have an average of 2.0 foot-candles.</p> <p>4. Maximum illumination at the property line shall not exceed one-half (0.5) foot candle. However, where a site abuts a non-residential district, maximum illumination at the property line shall not exceed one (1) foot candle.</p> <p>5. Developments shall use full cut-off lighting fixtures to avoid off site lighting, night sky pollution and shining lights into residential units.</p>

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19.505.4 Design Standards for Cottage Cluster Housing

A. Purpose. These regulations are intended to: support the growth management goal of more efficient use of urban residential land; support development of diverse housing in accordance with the Comprehensive Plan; increase the variety of housing types available for smaller households; provide opportunities for small, detached dwelling units within existing neighborhoods; and provide opportunities for creative, diverse, and high quality infill development that is compatible with existing neighborhoods.

B. Applicability. These standards apply to cottage cluster housing, as defined in Section 19.201, wherever this housing type is allowed by the base zones in Chapter 19.300. The standards apply to development of new cottage clusters and modifications to existing cottage cluster development.

C. Land Division.

1. A subdivision or replat is required prior to the development of cottage cluster housing to create the lots and tracts that will comprise the cottage cluster development. The subdivision or replat shall be reviewed per the procedures in Title 17, and the requirements of Chapter 19.700 are also applicable.

2. The lot size and dimension standards in Section 19.302 are not applicable to lots and tracts in a cottage cluster development.

3. The minimum and maximum density standards in Section 19.302 are applicable to the subdivision or replat to create cottage cluster development. Area proposed for commonly owned tracts, including off-street parking areas, are included in calculations for minimum and maximum density.

D. Development Standards. The standards listed below are the applicable development and design standards for cottage cluster housing. The base zone development standards for height, yards, lot coverage, and minimum vegetation, and the design standards in Subsection 19.505.1 are not applicable to cottage cluster housing.

1. Dwelling size.

The total floor area of each cottage unit shall not exceed 1,000 square feet. Total floor area is the area included with the surrounding exterior walls, but excluding any space where the floor to ceiling height is less than six feet.

2. Number of cottages allowed.

The number of cottages allowed shall not exceed the dwelling unit maximum of the base zone in which the cottage cluster development is located. A cottage cluster development shall include a minimum of 4 cottages and a maximum of 12 cottages.

3. Separation of cottage cluster developments.

Cottage housing developments shall be separate from each other by at least 1,000 feet.

4. Maximum height.

The height limit for all structures shall not exceed 18 feet. Cottages or amenity buildings having pitched roofs with a minimum slope of 6:12 may extend up to 25 feet at the ridge of the roof.

5. Common space.

Cottage housing units shall be oriented around a central common space. The common open space must be at least 400 square feet per cottage housing unit. The common space shall have cottage units facing at least two sides. Open space with a dimension of less than 20 feet shall not be included in the calculated common open space.

6. Private open space.

Each cottage housing unit shall be provided with a private use open space on the ground of at least 300 square feet with no dimension of less than 10 feet on one side. It should be contiguous to each cottage, for the exclusive use of the cottage resident, and oriented toward the common open space.

7. Ownership

Cottages are for residential use only and may not be operated as transient accommodations. Cottage housing developments shall be created by subdividing the land to create individual parcels and may include shared amenities owned in common.

8. Separation of structures.

All structures shall maintain no less than 10 feet of separation within the cluster. Eaves may project into the required separation up to 12 inches.

9. Parking requirements.

There shall be at least one off street parking space per dwelling unit.

10. Parking areas.

a. Setback a minimum of 5 to 20 feet from the street, depending on the orientation of the structure or lot. If the structure or lot is perpendicular to the street, the narrow dimension may be within 5 feet of the street. If parallel to the street the lot or structure must be at least 20 feet from the street.

b. Clustered and separated from the common areas by landscaping and/or an architectural screen. Solid board fencing shall not be allowed as an architectural screen;

c. Screened from public streets and adjacent residential uses by a landscaping and/or architectural screen, which shall not include a solid board fence.

11. Setbacks.

Setbacks for all structures from the property lines shall be an average of 10 feet, but shall not be less than 5 feet and not less than 15 feet from a public street.

12. Useable Porches.

Each unit shall have a covered porch with an area of at least 80 square feet and a minimum dimension of 5 feet. The porches on at least half the units shall face the common space.

13. Fences.

All fences on the interior of the development shall be no more than 3 feet in height. Fences along the exterior of the development may be up to 6 feet in height, except as restricted by intersection clear vision standards. Chain link fences shall not be allowed.

14. Maximum lot coverage and impervious area.

The total footprint of all structures shall not exceed 40 percent of the site area.
Impervious surfaces shall not exceed 60 percent of the site area.

15. Cottage Design standards.

a. Cottages fronting a street shall avoid blank walls by including at least one of the following:

(1) Changes in exterior siding material and paint color;

(2) Windows which may include bay windows; and/or

(3) Building modulation with a depth measuring at least one foot.

b. Structures shall be provided with substantial exterior trim elements consistent with traditional northwest cottage design and small home craftsmanship.

19.505.5 Building Orientation to Transit ~~19.505.2 Building Orientation to Transit~~

The following requirement applies to all new multifamily, commercial, office, and institutional development within 500 ft of an existing or planned transit route measured along the public sidewalk that provides direct access to the transit route:

New buildings shall have their primary orientation toward a transit street or, if not adjacent to a transit street, a public right-of-way which leads to a transit street. The primary building entrance shall be visible from the street and shall be directly accessible from a sidewalk connected to the public right-of-way. A building may have more than 1 entrance. If the development has frontage on more than 1 transit street, the primary building entrance may be oriented to either street or to the corner.