North Anchor Site – Development Code Summary

Current Comprehensive Plan Designation: East End General Commercial (EC)

Base Zoning District: East End General Commercial (EC)

Overlay and Design District: Downtown Redevelopment Design District (DRDD)

Review and Approval Procedure (LOC 50.07.001, 50.07.003.14):

- A Traffic Impact Study (TIS) will be required. Proposers may refer to the 2017 Traffic Analysis prepared by DKS Associates.
- Public notice is required. Applicants are required to conduct a preliminary meeting with the affected neighborhood associations before submitting a development review application.
- Likely will be classified as Minor Development per LOC 50.07.003.14.a.ii(5)
  - A public hearing before the Development Review Commission (DRC) will be required.
  - Any variances including design variances will be consolidated and reviewed at the same time as the development review application.

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<th>Uses Allowed in EC (per LOC 50.03.002-2)</th>
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<tr>
<td><strong>Building articulation</strong></td>
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<tr>
<td>Elevations facing a street or public court</td>
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</tbody>
</table>
### Elevations not facing a street or public court
- 4 ft. horizontal change in building plane every 40 vertical ft. (minimum)

### Elevations of stories above the 2nd floor
- Increase in horizontal change by 1 ft. for each story above 2nd floor (minimum)

### Required parking spaces – numerical method*

<table>
<thead>
<tr>
<th>Category</th>
<th>Minimum percent compact spaces</th>
<th>Compact parking spaces dimensions</th>
<th>Standard parking space dimensions</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>8 ft. x 16 ft. stalls</td>
<td>8.5-to-9 ft. x 16 ft. stalls (per angle)</td>
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<tr>
<td></td>
<td></td>
<td>20 ft. aisle width</td>
<td>24-to-26 ft. aisle width (per angle)</td>
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<td></td>
<td></td>
<td>1.5 ft. bumper overhang</td>
<td>2.5 ft. bumper overhang</td>
</tr>
</tbody>
</table>

### Parking design
- Minimum percent compact spaces: 50%

### Bicycle parking
- Residential: 1 space per 4 units
- Nonresidential: 2 spaces per 10,000 sq. ft.

### Bicycle parking space dimensions
- 2 ft. x 6 ft. stalls
- 5 ft. aisle width
- 7 ft. clearance overhead

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**Downtown Redevelopment District Design Standards [LOC 50.05.004.1 - 50.05.004.12]**

The construction of a new building within this district is subject to the requirements of the Downtown Redevelopment Design District, per LOC 50.05.004.1.a.

LOC 50.05.004.3.a stipulates that LOC 50.05.004.5 to 50.05.004.7 supersede LOC 50.06.001.5, Commercial, Industrial, and Multi-Family Development Standards for Approval, in its entirety for developments subject to this overlay district.

### 50.05.004.5 – Building Siting and Massing

**Complex massing required:** new buildings shall use the siting and massing characteristics of the Lake Oswego Style such as complex massing and asymmetrical composition.

- **50.06.001.7.c(i)(1)(a) – Building Articulation Standards for Multi-Family and Mixed-Use Structures apply:**
  - All building elevations facing a street or public court shall be articulated by providing a min. 4 ft. horizontal change in building plane at least every 30’.
    - Elevations not facing a street or court shall have articulation every 40’.
- For each story above the 2nd floor, the required horizontal change shall be increased by 1' (accounted for above in red).
  - A change in plane shall be provided through at least two of the following:
    - Projecting bays shall be measured at least 6 ft. in width
    - Building recesses measuring at least 6 ft. in width
    - Upper level balconies, measuring at least 4’ in width and not projecting more than 2 ft. beyond the façade.
    - Front porch or steep projections measuring at least 6 ft. in width.
    - Recessed building entries measuring at least 6 ft. in width

**Pedestrian-oriented siting:** new commercial buildings shall be sited in order to maximize the amount of building frontage abutting pedestrian ways.

**Roof forms:** new buildings shall use gable or hipped roof forms. Flat-roofed buildings shall only be allowed pursuant to a design variance.

**Number of stories:** new buildings shall be at least two stories tall, and new and remodeled buildings shall be no greater than three stories tall.
- A fourth story may be permitted if:
  - The fourth story is residential and is contained within a gabled or hipped roof;
  - The site is sloping and the structure has three or fewer stories on the uphill side;
  - The fourth story is significantly stepped back from the building plane created by the lower stories; or
  - Fourth story design elements are used to break up the mass of a building, create visual interest and variety, hide mechanical equipment, define an entry or define a particular building’s function. Examples of such design elements include dormers, towers, turrets, clerestories, and similar features.
- Single story buildings may be permitted if:
  - Limited to a small portion of a taller structure, such as an entry area, canopy over an outdoor restaurant, building ends or wings which relate to open space or as a step down to an adjacent one story viable existing structure; or
  - A minimum height of 20 ft. is maintained at the right-of-way or street side bldg edge.
- *Note:* if the finished floor level directly above a basement or unused under-floor space is more than 6’ above grade for more than 50% of the total perimeter, or is more than 12’ above grade at any point, such basement or unused under-floor space shall be considered as a story.

**Height limit:** 60 ft. for gabled or hipped roof, 41 ft. for flat roof.

**Entrances:** primary building entrances shall be oriented to pedestrian ways along streets, and secondary building entrances or tenant space shall be required along alleys to take advantage of and enhance the intimate scale of the alley space.
**Street corners:** new structures shall be located to preserve or create strong building edges at street corners, or – if a structure “cuts the corner” to create a building entry or to provide pedestrian space – shall use building design elements to create a structured corner.

### 50.05.004.6 – Building Design

**Lake Oswego Style required:** Buildings shall be designed using design elements of the Lake Oswego Style as defined in LOC 50.11.001 Appendix A.

- **Arts and Crafts Style 1900 – 1920:** steeply pitched gable roofs; prominent chimneys; casement & sash windows with many small panes; stucco, shingle, brick or horizontal siding, sometimes used in combination; simplified English vernacular elements.
- **English Tudor Style 1910 – 1935:** steeply pitched gable roof; prominent fluted chimneys; rectangular shape with vertical projections; bay, oriel, dormer, many paned windows; brick construction with sometimes intricate designs, wood framed construction with stucco finish, or a combination; Tudor arched or round-arched openings especially at the entrance door.
- **Oregon Rustic Style 1915 – 1940:** moderately pitched hipped and gable roofs; large stone chimneys; asymmetrical composition; numerous small windows, many panes, simple undecorated frames and dormer windows; log construction, board and batten or shingle siding, natural materials such as river boulders or rough stone; handcrafted rustic decorative elements.

**Storefront Appearance required:** buildings fronting on streets or alleys designed for pedestrian use shall create a storefront appearance on the ground floor.

- Accomplished through use of changing building planes, materials or window patterns, or by creating a break in awning or canopy construction at intervals of about 25 ft.
- Design required to maximize the opportunity for window shopping:
  - A minimum of 80% (linear) of the exterior ground floor abutting pedestrian ways shall be designed as storefront with display windows and entry features.
  - The bottom edge of windows along pedestrian ways shall be constructed no more than 30 in. above the abutting walkway surface and shall be no closer than 12 in. above the walkway surface.
  - Sufficient interior or soffit lighting to allow night-time window shopping shall be provided.

**Materials - Ground Floor:** buildings shall use masonry (including fabricated bricks, blocks, stucco and glass) as the predominant building material for walls on the ground floor. The design of these materials shall create an historic or vernacular Lake Oswego Style appearance.

**Materials - Upper Stories:** buildings shall use wood and glass as the predominant building materials for upper stories. Wood siding or cedar shingles may be used.

**Materials – Roof:** slate, tile, shakes or wood shingles, or synthetic materials that are designed to and do appear to be slate, tile, shake, or wood shingles; copper or zinc roofing materials in styles representative
of period architecture in the Lake Oswego Style, or metal roofs other than copper and zinc in subdued colors and on small roof sections; or – if a new or substantially remodeled building utilizes a flat roof – materials that will not cause roof repairs (patching) to be readily visible

**Prohibited Materials:** plastic, except when used to replicate old styles (e.g., vinyl clad windows, polyurethane moldings, plastic columns, etc.); metal or vinyl siding; mirrored glass; T-111 Type plywood; corrugated metal or fiberglass; standard form concrete block (not including split faced, colored or other block designs that mimic stone, brick or other similar masonry); and backlit fabrics, except that awning signs may be backlit fabrics for individual letters or logos.

**Ground Floor Design:** buildings shall have a strong ground floor cornice designed to separate the ground floor functions and materials from the upper story or stories and to provide continuity with cornice placement on abutting buildings. This includes but is not limited to:

- Use of the same or similar building materials and/or colors from storefront to storefront or building to building; or
- Painting the wood elements in the first floor storefront areas white, black, dark brown, dark green or gray-blue.

**Molding Design:** moldings, window casings and other trim elements shall be designed in a dimension and character reflecting the Lake Oswego Style. Larger dimensions may be used to exaggerate or illustrate a creative design concept or to match the scale of the new building. Moldings shall match or complement the detailing of adjacent buildings that comply with DRD.

**Enclosure or Screening of Mechanical Equipment:** mechanical equipment shall be mounted within gable or hip roof attics where possible. Roof mounted mechanical equipment on flat roofed structures shall be screened by parapet walls. Site located mechanical equipment shall be installed in below grade vaults where possible. Other building mounted mechanical equipment shall be screened from view to the maximum degree possible.

**Awnings and Canopies for Weather Protection:** buildings with more than one story shall provide awnings or canopies extending six ft. horizontally over windows and doors that face a public street, except:

- When a window abuts landscaping or where ground floor residential units face a public street, no awning or canopy is required.
- Bullnose, dome, circular, quarter-round, and waterfall awnings shall not be allowed.

**Outdoor Relationships:** buildings shall be designed to open up to outdoor seating and display areas that are intended to be accessory to an indoor use, such as a restaurant or cafe.

**Mixed Use Residential:** mixed-use buildings with a residential component shall define the residential portion of the structure through the use of design elements such as decks, balconies, landscaping, chimneys, dormers, gable or hipped roofs or step backs above the second story to provide upper story deck areas. Masonry should be used for chimney construction.
**Corner Buildings:** shall be designed to complement and be compatible with other corner buildings at the same intersection by repeating or echoing the same pattern of corner treatment by creating similar focal points such as entries, towers, material or window elements, signage, etc.; they shall reinforce building corners by repeating facade elements such as signs, awnings and window and wall treatments on both "Avenue" and "Street" sides; and – if the building "cuts" the corner at ground level – corners shall be anchored with a column supporting the upper levels or roof or with a free-standing column / obelisk and the area of the "cut" corner shall be equal to or greater than the public area in the abutting sidewalk.

**Alley Space:** shall be designed to minimize service functions, to screen trash/storage areas and to enhance pedestrian/patron use. Outdoor cafe seating, landscaping, signage, lighting and display features shall be included in alley design where feasible.

### 50.05.004.7 – View Protection

New development shall preserve and enhance any available views of Mount Hood and Lakewood Bay. Restaurants, outdoor cafes, housing and hotels shall be oriented to available views, where feasible.

- These regulations are not intended as a guarantee that a view will be preserved or created, only to require special and significant efforts to maintain and provide views.

LOC 50.05.004.3.b stipulates that LOC 50.05.004.8 supersedes LOC 50.06.004.1, Landscaping, Screening and Buffering, in its entirety for developments subject to the DRDD overlay district.

### 50.05.004.8 – Landscaping and Site Design Requirements

#### Amount of landscaping required:

- on-site, visible from the ground landscaping shall comprise 15% of the lot for residential and live/work development, or 10% for nonresidential development.
  - Vines on espaliers shall be placed along at least one building wall.
  - In addition to the minimum % requirement, landscaping for screening and buffering shall be required to screen public or private utility and storage areas and parking lots and as a separation between dissimilar uses.

#### Landscaping style and design:

- shall be coordinated with the building design so that landscaping complements the building design and shall incorporate elements such as iron/steel plant balconies, metal fences, railing and gates, masonry walls, window boxes, hanging plant brackets and other similar features.
  - Landscaping design shall be compatible with abutting or adjacent properties and shall consider the relationship of plantings, site furnishings and materials on those properties and the proposed site.
  - Landscaping may be placed in pots, raised planters, or flower boxes.
• Courtyards visible from the public street shall be provided on new commercial, multi-family and residential mixed use structures along any facade greater than 200 ft.
  - Required courtyards shall be at least 225 sq. ft. in area with no single dimension less than 15 ft. and shall contain landscaping or features that complement the design of the building and the surrounding structures and landscaping. Courtyard amenities, including art or fountains, may be required as part of the design by the reviewing authority.

**Street Trees:** shall be planted in conformance with the Street Tree List in the Lake Oswego Plant List, and City/LORA specifications for spacing, planting, root barriers, irrigation, lighting (up-lighting and holiday lighting), etc.

**Ground Floor Residential Use:** shall be separated from sidewalks by a landscape buffer. The landscape buffer may include stairs, railings, walls, pilaster columns or other similar features.

**Green Landscaping:** landscape design shall incorporate environmentally friendly design and planting concepts to the maximum degree possible.

**Street Furniture and Lighting:** shall be incorporated within the public right-of-way and in private areas open to public pedestrian activity, compliant with City of Lake Oswego requirements.

**Brick Paving:** Brick paving shall be required for sidewalk surface detail panels on numbered streets and at primary building entrances. Brick pavers are used to provide color and texture at north-south streets.
  - The use of brick, cobbles or flagstones as pavement for other pedestrian ways, courtyards or parking lots is encouraged, but is not required.

**Walls:** natural stone (preferably Columbia River Basalt) shall be used for retaining walls, courtyard walls or similar landscape applications.

**Gates and Hangers:** decorative iron gates and hangers for signs, flags and hanging baskets shall be required as part of the landscape plan and shall be designed in the Arts and Crafts style.

**Hanging Baskets:** any required landscaping shall include seasonal hanging flower baskets placed within parking lots and along streets and sidewalks.

**Art:** site design for a new or substantially remodeled existing building shall include locations for placing public or private art.

**Protecting Pedestrians:** in areas of potential vehicle/pedestrian conflict, City approved street furniture or bollards shall be used to help create a "protected zone" for the pedestrian.

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LOC 50.05.004.3.c stipulates that the parking standards (LOC 50.06.002) apply in full, but the requirements may be modified as provided in LOC 50.05.004.9, and exceptions may be granted as provided in LOC 50.08.003.2.b, Downtown Redevelopment Design District Variance.
Minimum required parking spaces: New uses shall provide the number of parking spaces required under 50.06.002. Existing on-street parking along the property frontage shall be used to calculate parking requirements. Parking determined by either the Numerical or Parking Study Method. In the DRD District, using the numerical method you reduce the standard parking space number to 75%, and then reduce by another 15% for projects 20,000 sf or larger, and then reduce by another 10% for retail, as follows:

- **All properties**: minimum parking requirement shall be 0.75 of the total required for each use pursuant to Table 50.06.002-3
- **Retail uses**: may further reduce their total parking requirements to 0.9 of the total spaces required (if located within 1,000 ft. of 100 or more residential units)
- **Within the EC zone**: properties may use the development size modifier, the 75% modifier for all properties in the DRDD, and the 90% retail use modifier.
- The Parking Study option is an alternative to the numerical method.

**Important note**: the City is currently amending its parking code to allow tandem parking for hotels and restaurants where an attendant is provided, and for employee parking.

- The ordinance (# 2832) is scheduled for a Planning Commission Hearing on November 13, 2019, and the code amendment is expected to be adopted sometime in early 2020.
- The City is also looking at the base parking number for other commercial uses and may adjust.

Maximum parking spaces: not to exceed 125% of minimum (except for residential parking)

Parking design: 50% of the total parking requirement shall be provided in compact car spaces

- Compact spaces: 8 ft. x 16 ft. stalls, 20 ft. aisle width, 1.5 ft. bumper overhang
- Standard spaces: 8.5-to-9 ft. x 16 ft. stalls, 24-to-26 ft. aisle width, 2.5 ft. bumper overhang
- Off-street parking: within commercial zones, parking may be provided on remote lots within said zones which are within 500 ft. of the property line of the use to be served.
  - Employee parking allowed within 1,000 ft. unless otherwise prohibited
- Bicycle parking: 1 space per 4 residential units, 2 spaces per 10,000 sq. ft. nonresidential
  - Bicycle parking spaces: 2 ft. x 6 ft. stalls, 5 ft. aisle width, 7 ft. clearance overhead
- Loading standards: Loading berths shall be required in sufficient numbers and size to adequately handle the needs of the development. Public rights-of-way may serve as loading areas, subject to City Engineer’s approval. No on-site loading berth was required for The Windward (Block 137).
Parking lot design: driveways shall be located to avoid breaking the storefront pattern along primary pedestrian ways.
  • Can be accessed from an alley. Not allowed along First Street without a design variance.

50.05.004.11 – Parking Structures

Parking structures:
  • Retail storefronts shall be located at the periphery of parking areas and structures.
    o The street side of residential parking structures may contain facilities or services for residents, such as laundry rooms, lobbies, or exercise rooms.
  • Building materials shall complement abutting buildings materials, and structure design shall reflect the massing, fenestration + detailing of adjacent + abutting buildings
  • Architectural elements such as frieze, cornice, trellis or other device shall be continued from a residential portion of the building
  • Entries shall be designed to be subordinate to the pedestrian entry in scale and detailing. If possible, parking structure entries shall be located away from the street, to the side or rear of the building.

LOC 50.05.004.3.d stipulates that LOC 50.05.004.12 shall apply in addition to street standards contained in the remainder of the Code.

50.05.004.12 – Street, Alley and Sidewalk Design

Intersection design:
  • Intersections on B Avenue shall create crosswalks in a different material and texture than the street paving (e.g., concrete, cobbles, or brick) to bridge the intervening streets.
  • Curb extensions shall be created at all intersections where feasible from a traffic management standpoint and unless such extensions would interfere with the turning and stopping requirements of emergency service vehicles (e.g., fire trucks, ambulances), buses or delivery vehicles. Such extensions will be designed to accommodate the turning and stopping requirements of such vehicles.

Sidewalks: design shall consider and encourage opportunities for outdoor cafes, pushcart vendors, seasonal sidewalk sales, festivals and similar uses and activities which enliven pedestrian walkways.

Alleys: shall be incorporated into design plans as pedestrian and vehicular access ways.

Angle parking: on numbered streets, angle parking shall be installed when it will maximize the number of spaces provided and still comply with the capacity, service level and safety requirements of the street system.
50.05.004 DOWNTOWN REDEVELOPMENT DESIGN DISTRICT

1. PURPOSE

The purpose of this section, the Downtown Redevelopment Design District, is to guide the redevelopment of downtown Lake Oswego in a manner that creates a feeling of vitality and sense of place in order to attract private investment and redevelopment of the area and create a community center that reflects and enhances the character of the City of Lake Oswego.

(Ord. 2668, Amended, 12/01/2015; Ord. 2579, Repealed and Replaced, 03/20/2012)

2. APPLICABILITY

Except as otherwise expressly provided below, the following developments within the Downtown Redevelopment Design District (shown in Figure 50.05.004-A) are subject to the requirements of this section:

Figure 50.05.004-A: Downtown Redevelopment Design District

a. Construction of a new building;

b. Substantial remodeling of an existing building. For the purposes of this section, "substantial remodeling" means:

   i. Exterior remodeling that changes the appearance of more than 50% of any building elevation; or
ii. A restaurant building expansion of more than 100 sq. ft. or any other expansion of a building of more than 300 ft.

Exception: expansion is solely designed and constructed:

1. To provide for accessibility to the disabled,
2. To provide for energy conservation (e.g., addition of an entry vestibule),
3. To provide for screened recycling or trash storage, or
4. To relocate or screen visible exterior mechanical equipment so that such equipment is no longer visible;

c. In the R-2 zone, household living residential development and group care homes shall comply with the following DRDD standards in addition to the structure design standards of LOC 50.06.001.2 and 50.06.001.4:

i. Building Siting and Massing, LOC 50.05.004.5: Complex Massing and Roof Forms.

ii. Building Design, LOC 50.05.004.6: Lake Oswego Style; Materials; and Molding Design.

iii. Landscaping and Site Design Requirements, LOC 50.05.004.8: Street Trees; Brick Paving; and Walls.

(Ord. 2732, Amended, 02/21/2017; Ord. 2668, Amended, 12/01/2015; Ord. 2612-A, Amended, 05/21/2013; Ord. 2579, Repealed and Replaced, 03/20/2012)

3. RELATIONSHIP TO OTHER DEVELOPMENT STANDARDS

a. LOC 50.05.004.5 to 50.05.004.7 supersede LOC 50.06.001.5, Commercial, Industrial, and Multi-Family Development Standards for Approval, in its entirety for developments subject to this overlay district.

b. LOC 50.05.004.8 supersedes LOC 50.06.004.1, Landscaping, Screening and Buffering, in its entirety for developments subject to this overlay district.

[Cross-Reference: The Open Space Development Standard is not applicable to downtown development. LOC 50.06.005.1.b.i.]

c. The parking standards (LOC 50.06.002) apply in full, but the requirements may be modified as provided in LOC 50.06.004.9, and exceptions may be granted as provided in LOC 50.08.003.2.b, Downtown Redevelopment Design District Variance.

d. LOC 50.05.004.12 shall apply in addition to street standards contained in the remainder of this Code.

e. In the event of conflict between this overlay section and any other provision of this Code, the provisions in this section shall apply.

(Ord. 2644, Amended, 04/07/2015; Ord. 2643, Amended, 11/04/2014; Ord. 2579, Repealed and Replaced, 03/20/2012)

4. DEFINITION OF VILLAGE CHARACTER

As used in this section, "village character" means a community of small-scale structures that appears and operates like a traditional small town. A village is typically composed of an assembly of smaller mixed...
used structures often centered on a square or other public space or gathering area, such as a body of water, a transportation route or a landmark building. Adherence to village character is not intended to require an historical reproduction of a turn of the century small town, but rather to encourage the development of a sophisticated small city that is pedestrian friendly, creates a sense of community and attracts people to the downtown in the same manner and using similar design concepts as historic small towns and neighborhood centers.

(Ord. 2579, Repealed and Replaced, 03/20/2012)

5. BUILDING SITING AND MASSING

Building siting and massing shall create a village character by compliance with the following requirements:

a. **Complex Massing Required**

New buildings shall use the siting and massing characteristics of the Lake Oswego Style such as complex massing and asymmetrical composition. See 50.11.001, Appendix A – Lake Oswego Style.

b. **Pedestrian-Oriented Siting**

New commercial buildings shall be sited in order to maximize the amount of building frontage abutting pedestrian ways.

c. **Roof Forms**

New buildings shall use gable or hipped roof forms. Flat-roofed building shall only be allowed pursuant to LOC 50.08.003.

d. **Number of Stories**

New buildings shall be at least two stories tall, and new and remodeled building shall be no greater than three stories tall, except:

i. **Fourth Story**

A fourth story may be permitted subject the following:

1. The fourth story is residential and is contained within a gabled or hipped roof;
2. The site is sloping and the structure has three or fewer stories on the uphill side;
3. The fourth story is significantly stepped back from the building plane created by the lower stories; or
4. Fourth story design elements are used to break up the mass of a building, create visual interest and variety, hide mechanical equipment, define an entry or define a particular building’s function. Examples of such design elements include dormers, towers, turrets, clerestories, and similar features.

ii. **Single Story**

Single story construction may be permitted subject to the following:
It is limited to a small portion of a taller structure, such as an entry area, canopy over an outdoor restaurant, building ends or wings which relate to open space or as a step down to an adjacent one story viable existing structure; or

When a minimum height of 20 ft. is maintained at the right-of-way or street side building edge.

e. Height Limit

No building shall be taller than 60 ft. in height. No flat roofed building shall be taller than 41 ft. in height. Height shall be measured pursuant to this Code.

f. Entrances

When a new building is constructed or an existing building is substantially remodeled, the primary building entrances shall be oriented to pedestrian ways along streets to encourage increased pedestrian density on existing streets, sidewalks and other public ways. Secondary building entrances or tenant space shall be required along alleys to take advantage of and enhance the intimate scale of the alley space, as illustrated in Figure 50.05.004-B: Alley with Entrances and Figure 50.05.004-C: Alley without Entrances, below.

Figure 50.05.004-B: Alley with Entrances

Figure 50.05.004-C: Alley without Entrances
g. **Street Corners**

New structures shall be located to preserve or create strong building edges at street corners. Structures may "cut the corner" to create a building entry or to provide pedestrian space but shall use building design elements to create a structured corner as illustrated in Figure 50.05.004-D: Building Design at Street Corners, below.

![Figure 50.05.004-D: Building Design at Street Corners](image)

(Ord. 2783, Amended, 06/19/2018; Ord. 2579, Repealed and Replaced, 03/20/2012)

6. **BUILDING DESIGN**

Building elements shall be designed to create a village character through compliance with the following requirements:

a. **Lake Oswego Style Required**

Buildings shall be designed using building design elements of the Lake Oswego Style to create distinctive buildings which have richly textured, visually engaging facades. See LOC 50.11.001, Appendix A – Lake Oswego Style.

b. **Storefront Appearance Required**
Buildings fronting on streets or alleys designed for pedestrian use shall create a storefront appearance on the ground floor. This may be accomplished by changing buildings planes, materials or window patterns, or by creating a break in awning or canopy construction at intervals of about 25 ft. as illustrated in Figure 50.05.004-E: Break in Awning or Canopy Construction.

**Figure 50.05.004-E: Break in Awning or Canopy Construction**

In addition, such design shall maximize the opportunity for window shopping through compliance with the following requirements:

i. A minimum of 80% (linear measurement) of the exterior ground floor abutting pedestrian ways shall be designed as storefront with display windows and entry features.

ii. The bottom edge of windows along pedestrian ways shall be constructed no more than 30 in. above the abutting walkway surface and shall be no closer than 12 in. above the walkway surface.

iii. Sufficient interior or soffit lighting to allow night-time window shopping shall be provided.

c. Materials

i. Ground Floor

Buildings shall use masonry as the predominant building material for walls on the ground floor. "Masonry" includes fabricated bricks, blocks, stucco and glass. The design of these materials shall create an historic or vernacular Lake Oswego Style appearance as shown in LOC 50.11.001, Appendix A – Lake Oswego Style.

ii. Upper Stories

Buildings shall use wood and glass as the predominant building materials for upper stories. These materials are intended to soften the appearance of a building that sits on a heavier appearing masonry/glass base and thereby effectively creating a mixed use village appearance. Wood siding or cedar shingles may be used.

iii. Roof

Roofs shall use the following roofing materials:
(1) Slate, tile, shakes or wood shingles, or synthetic materials (e.g., concrete, pressed wood products, metal or other materials) that are designed to and do appear to be slate, tile, shake, or wood shingles.

(2) Copper or zinc roofing materials in styles representative of period architecture in the Lake Oswego Style. Metal roofs other than copper and zinc shall only be allowed in subdued colors and on small roof sections, not as a whole roof application.

(3) If new or substantially remodeled building utilizes a flat roof, materials that will not cause roof repairs (patching) to be readily visible.

iv. Prohibited Materials

The following exterior building materials or finishes are prohibited:

(1) Plastic, except when used to replicate old styles (e.g., vinyl clad windows, polyurethane moldings, plastic columns, etc.);

(2) Metal or vinyl siding;

(3) Mirrored glass;

(4) T-111 Type plywood;

(5) Corrugated metal or fiberglass;

(6) Standard form concrete block (not including split faced, colored or other block designs that mimic stone, brick or other similar masonry); and

(7) Backlit fabrics, except that awning signs may be backlit fabrics for individual letters or logos.

d. Ground Floor Design

Buildings shall have a strong ground floor cornice designed to separate the ground floor functions and materials from the upper story or stories and to provide continuity with cornice placement on abutting buildings as shown in Figure 50.05.004-F: Ground Floor Design.

Figure 50.05.004-F: Ground Floor Design

Methods for compliance with this requirement include but are not limited to:
i. Use of the same or similar building materials and/or colors from storefront to storefront or building to building; or

ii. Painting the wood elements in the first floor storefront areas white, black, dark brown, dark green or gray-blue. This color range is not intended to be an exclusive list, but is recommended to create compatibility and design strength at the ground floor storefront level while encouraging diversity with multi-tenant buildings and in large lot (whole block) developments.

e. Molding Design

Moldings, window casings and other trim elements shall be designed in a dimension and character reflecting the Lake Oswego Style. Larger dimensions may be used to exaggerate or illustrate a creative design concept or to match the scale of the new building. Moldings shall match or complement the detailing of adjacent buildings that comply with this section.

f. Enclosure or Screening of Mechanical Equipment

Mechanical equipment shall be mounted within gable or hip roof attics where possible. Roof mounted mechanical equipment on flat roofed structures shall be screened by parapet walls to the maximum degree possible. Site located mechanical equipment shall be installed in below grade vaults where possible. Other building mounted mechanical equipment shall be screened from view to the maximum degree possible.

g. Awnings and Canopies for Weather Protection

Buildings with more than one story shall provide awnings or canopies extending six ft. horizontally over windows and doors that face a public street, as shown in Figure 50.05.004-G: Awning Design and Brick Pavement Panel, except when a window abuts landscaping or where ground floor residential units face a public street, no awning or canopy is required. Bullnose, dome, circular, quarter-round and waterfall awnings shall not be allowed.

Figure 50.05.004-G: Awning Design and Brick Pavement Panel

h. Outdoor Relationships

Buildings shall be designed to open up to outdoor seating and display areas that are intended to be accessory to an indoor use, such as a restaurant or cafe.

i. Mixed Use Residential
Mixed use buildings with a residential component shall define the residential portion of the structure through the use of design elements such as decks, balconies, landscaping, chimneys, dormers, gable or hipped roofs or step backs above the second story to provide upper story deck areas as shown in Figure 50.05.004-F: Ground Floor Design and Figure 50.05.004-H: Mixed Use Residential. Masonry should be used for chimney construction.

**Figure 50.05.004-H: Mixed Use Residential**

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**j. Corner Buildings**

Buildings located on street corners shall:

i. Be designed to complement and be compatible with other corner buildings at the same intersection by repeating or echoing the same pattern of corner treatment by creating similar focal points such as entries, towers, material or window elements, signage, etc.

ii. Reinforce building corners by repeating facade elements such as signs, awnings and window and wall treatments on both "Avenue" and "Street" sides.

iii. If the building "cuts" the corner at ground level, anchor the corner with a column supporting the upper levels or roof or with a free-standing column or obelisk. The area of the "cut" corner shall be equal to or greater than the public area in the abutting sidewalk as shown in LOC 50.11.001, Appendix A – Lake Oswego Style, Figure 2.

**k. Alley Space**

Alley space shall be designed to minimize service functions, to screen trash/storage areas and to enhance pedestrian/patron use. Outdoor cafe seating, landscaping, signage, lighting and display features shall be included in alley design where feasible.

(Ord. 2732, Amended, 02/21/2017; Ord. 2612-A, Amended, 05/21/2013; Ord. 2579, Repealed and Replaced, 03/20/2012)

7. **VIEW PROTECTION**
New development shall preserve and enhance any available views of Mount Hood and Lakewood Bay by compliance with the following requirements. These regulations are not intended as a guarantee that a view will be preserved or created, only to require special and significant efforts to maintain and provide views.

a. Street trees on "A" Avenue shall be selected and located to preserve views of Mt. Hood.

b. New structures shall be designed and located to preserve and enhance views of Lakewood Bay from the south end of Block 138 and from the Lakewood Bay bluff.

c. Restaurants, outdoor cafes, housing and hotels shall be oriented to available views, especially views of Lakewood Bay, where feasible. Public gathering places shall be designed to maximize any available toward Lakewood Bay.

d. Staff may require site sections, photographs, view diagrams, survey spot elevations, view easements and other similar tools in order to ensure compliance with the requirements of this section.

(Ord. 2579, Repealed and Replaced, 03/20/2012)

8. LANDSCAPING AND SITE DESIGN REQUIREMENTS

a. **Purpose.** Landscaping shall be designed to enhance building design, enhance public views and spaces, define the street, provide buffers (screening) and transitions, and provide for a balance between shade and solar access.

b. **Amount of Landscaping Required.**
   
   i. Landscaping on the site, visible from the ground, shall comply with the following amounts:
      
      (1) Residential and live/work: 15% of the lot.
      
      (2) Nonresidential development: 10% of the lot.
      
   ii. Vines on espaliers shall be placed along at least one building wall.
      
   iii. In addition to the landscaping required in subsection 8.b.i of this section, landscaping for screening and buffering shall be required:
      
      (1) To screen public or private utility and storage areas and parking lots.
      
      (2) As a separation between dissimilar uses.

c. **Style and Design.**

   i. Landscaping shall be coordinated with the building design so that landscaping complements the building design. Landscape design shall incorporate elements such as iron/steel plant balconies, metal fences, railing and gates, masonry walls, window boxes, hanging plant brackets and other similar features that complement the character of the building design.

   ii. Landscaping may be placed in pots, raised planters, or flower boxes.

   iii. Courtyards visible from the public street shall be provided on new commercial, multi-family and residential mixed use structures along any facade greater than 200 ft. Required courtyards shall be at least 225 sq. ft. in area with no single dimension less than 15 ft. and shall contain landscaping or features that complement the design of the building and the surrounding structures and landscaping.
Courtyard amenities, including art or fountains, may be required as part of the design by the reviewing authority.

iv. Landscaping design shall be compatible with abutting or adjacent properties and shall consider the relationship of plantings, site furnishings and materials on those properties and the proposed site.

d. Street Trees. Street trees shall be planted in conformance with the Street Tree List in the Lake Oswego Plant List, and City/LORA specifications for spacing, planting, root barriers, irrigation, lighting (uplighting and holiday lighting), etc.

e. Ground Floor Residential Use. Residential uses at the ground floor shall be separated from sidewalks by a landscaped buffer (see LOC 50.05.004.6.d). The landscape buffer may include stairs, railings, walls, pilaster columns or other similar features.

f. Green Landscaping.

i. Landscape design shall incorporate the following environmentally friendly design and planting concepts to the maximum degree possible:

1. Use plant materials that are best suited for the areas of the site, e.g., water, soil, sun and shade.

2. Use plant materials, soils, and soil amendments which minimize the use of fertilizers, particularly ones containing phosphate.

3. Use drought-tolerant plants, when possible, to minimize water usage.

4. Incorporate native plantings and utilize plant materials which are grown in the Pacific Northwest; nuisance and invasive plants, as identified in the Lake Oswego Master Plant list in LOC 50.11.004, Appendix D, and the Invasive Tree Species List on file at the Planning Department are prohibited.

5. Use plant materials that are pest and disease resistant to minimize or avoid the use of pesticides and fungicides.

6. Irrigation shall use methods and watering schedules which minimize water consumption. These may include drip, micro-spray or bubbler emitters for trees and shrub beds. Irrigation systems shall be designed with solar powered controllers when practicable.

7. Design tree and vine placement to provide shade on ground and wall surfaces during warm months.

ii. The landscape plans shall include instructions for the continued maintenance of the landscaping, which shall include the following:

1. When necessary, utilize soil amendments and soil mulches to preserve moisture content.

2. Irrigation shall avoid systems which throw water into the air especially during high wind or high temperature periods. Watering should occur between 6:00 p.m. and 9:00 a.m.

3. Plant during seasons when plants will be less stressed and requires less initial watering.

4. Plant trees "bare root" when possible.
(5) When possible, plant turf by seed (not sod), to promote deep root development which will make the turf more drought tolerant.

g. Street Furniture and Lighting

Buildings shall incorporate street furniture and lighting within the public right-of-way and in private areas open to public pedestrian activity. Street furniture and lighting shall comply with designs approved by the City of Lake Oswego as shown in Figure 50.05.004-I: Street Furniture and Lighting.

Figure 50.05.004-I: Street Furniture and Lighting

h. Brick Paving

Where a development is proposed abutting to a sidewalk or intersection, brick paving shall be required for sidewalk surface detail panels on numbered streets and at primary building entrances as shown in the paving detail diagrams. Brick pavers shall be used to provide color and texture on north-south streets. The use of brick, cobbles or flagstones as pavement for other pedestrian ways, courtyards or parking lots is encouraged, but is not required. See Figure 50.05.004-J: Paving Materials and Design, below.

Figure 50.05.004-J: Paving Materials and Design
i. Walls

New and substantially remodeled buildings shall use natural stone (preferably Columbia River Basalt) for retaining walls, courtyard walls or similar landscape applications as illustrated in Figure 50.05.004-K: Wall Materials and Design.

Figure 50.05.004-K: Wall Materials and Design
j. **Gates and Hangers**

Decorative iron gates and hangers for signs, flags and hanging baskets shall be required as part of the landscape plan and shall be designed in the Arts and Crafts style.

k. **Hanging Baskets**

Any required landscaping shall include seasonal hanging flower baskets placed within parking lots and along streets and sidewalks.

l. **Art**

The site design for a new or substantially remodeled existing building shall include locations for placing public or private art.

m. **Protecting Pedestrians**

In areas of potential vehicle/pedestrian conflict, City approved street furniture or bollards (see Figure 50.05.004-I: Street Furniture and Lighting) shall be used to help create a "protected zone" for the pedestrian.
n. Undergrounding of Utilities

Overhead utilities shall be placed underground, unless the City Engineer determines that undergrounding is not practical based upon site conditions.

o. Buffering Between EC and R-DD

Any development in the EC zone that abuts a dissimilar use in the R-DD zone must provide a minimum of 15 ft. of landscaped area to separate, screen, and, as applicable, buffer noise, lighting or other impacts between the dissimilar uses.

(Ord. 2783, Amended, 06/19/2018; Ord. 2732, Amended, 02/21/2017; Ord. 2648, Amended, 02/17/2015; Ord. 2526, Amended, 12/18/2012; Ord. 2579, Repealed and Replaced, 03/20/2012)

9. PARKING REQUIREMENTS

Parking shall be designed to provide adequate space while preserving and enhancing the village character of Lake Oswego, through compliance with the following criteria:

a. Number of Spaces

New uses shall provide the number of parking spaces required under the City of Lake Oswego Parking Standards (LOC 50.06.002), modified as follows:

i. New uses within existing buildings may demonstrate compliance with the parking requirement through the use of existing spaces on adjacent property if the applicant complies with all of the following criteria:

   (1) The applicant demonstrates that the proposed use has substantially different peak period parking needs than uses served by the parking spaces on the adjacent property. Evidence necessary to support such demonstration may include a by-the-hour parking study, patron use evidence from register tapes, or written employees’ transportation and parking policies.

   (2) The applicant demonstrates that he or she has permission of the owner of the adjacent property to utilize his or her property for parking, either by an easement or a parking agreement or leases that will last for the life of the use.

   (3) The location of the adjacent property complies with LOC 50.05.004.9.b.

ii. High-turnover eating or drinking establishments such as coffee shops, ice cream parlors and "take-and-bake" food services may vary from the parking requirements for restaurants by providing evidence that demonstrates the short-term nature of their employee and patron parking needs. In no case, however, shall parking be reduced below the number of spaces that would be required for an equal size retail store.

iii. Existing on-street parking along the property frontage shall be used to calculate parking requirements.

iv. In the portion of the downtown shopping and business district shown on Figure 50.05.004-L: Downtown – No Additional Required Parking, below, no additional parking shall be required for existing or proposed uses when:

   (1) A retail use locates in an existing structure, or
(2) An existing structure is expanded, the ground floor footprint does not increase in area, and no parking is removed.

Figure 50.05.004-L: Downtown – No Additional Required Parking

b. Employee and Patron Parking Restrictions

Employee and patron parking shall be restricted to available parking within the commercial district as follows:

i. On-site parking,

ii. Owner or easement parking for patrons within 500 ft. of the business site,

iii. Owner or easement parking for employees within 1,000 ft. of the business site, or

iv. On-street parking along the property frontage.

(Ord. 2783, Amended, 06/19/2018; Ord. 2668, Amended, 12/01/2015; Ord. 2643, Amended, 11/04/2014; Ord. 2579, Repealed and Replaced, 03/20/2012)

10. PARKING LOT DESIGN

Parking shall be designed in compliance with the following criteria:

a. Parking configuration and circulation shall be designed to provide access from streets within the district and direct traffic away from residential zones, particularly delivery vehicles. Off-site, signal or signage improvements may be required if needed to direct traffic away from residential zones.
b. Driveways to parking areas shall be located to avoid breaking the storefront pattern along primary pedestrian ways. First Street south of "B" Avenue shall be considered a primary pedestrian way.

c. Parking lots and structures shall be sited and designed to mitigate adverse lighting and noise impacts on residents. The reflection of sound by the lake surface shall be specifically considered.

(Ord. 2579, Repealed and Replaced, 03/20/2012)

11. PARKING STRUCTURES

In addition to compliance with the requirements of LOC 50.05.004.10, a proposed parking structure or garage shall comply with the following design standards:

a. Retail storefronts at the ground level of parking structures shall be located at the periphery of parking areas and structures. The street side of residential parking structures may contain facilities or services for residents, such as laundry rooms, lobbies, or exercise rooms.

b. Building materials shall complement abutting building materials as illustrated in Figure 50.05.004-M: Parking Structure Building Materials and Entries. In cases where a parking structure extends to the periphery of a site, the design of the structure shall reflect the massing, fenestration and detailing of adjacent and abutting buildings.

Figure 50.05.004-M: Parking Structure Building Materials and Entries

c. Architectural elements such as a frieze, cornice, trellis or other device shall be continued from a residential portion of the building onto a parking structure.

d. Entries shall be designed to be subordinate to the pedestrian entry in scale and detailing. If possible, parking structure entries shall be located away from the street, to the side or rear of the building.
e. If possible, parking structures should be designed so that portions of the parking structure decks are used for landscaping or entry courts to abutting buildings.

f. Parking structures shall be detailed at ground level in a manner similar to adjacent or abutting buildings in order to create a strong/emphasized base.

(Ord. 2579, Repealed and Replaced, 03/20/2012)

12. STREET, ALLEY AND SIDEWALK DESIGN

Street, sidewalk and alley design shall safely and efficiently provide for vehicular and pedestrian travel while enhancing village character through compliance with the following design standards. These standards shall apply in addition to any other City requirements for street, alley or sidewalk design. In the event of a conflict, the provisions of this section shall control.

a. "A" Avenue

Any improvements to "A" Avenue shall be designed and constructed in conformance with the 1994 Concept Plan as it exists now or may in the future be amended by LORA. This plan identifies turn lane configuration, island location, signal location and general scope of the project. "A" Avenue shall be designed to blend with and continue the design themes of the Demonstration Street Project as shown in Figure 50.05.004-N: Demonstration Street Project, or in conformance with the completed construction plans for the next phase if such plans are available and have been approved by LORA.

b. Intersection Design

i. Intersections on "A" and "B" Avenues shall create crosswalks in a different material and texture than the street paving (e.g., concrete, cobbles, or brick) to bridge the intervening streets.

ii. Curb extensions shall be created at all intersections where feasible from a traffic management standpoint and unless such extensions would interfere with the turning and stopping requirements of emergency service vehicles (e.g., fire trucks, ambulances), buses or delivery vehicles. Such extensions will be designed to accommodate the turning and stopping requirements of such vehicles.

c. Sidewalks
Sidewalk design shall consider and encourage opportunities for outdoor cafes, pushcart vendors, seasonal sidewalk sales, festivals and similar uses and activities which enliven pedestrian walkways.

d. Alleys

Alleys shall be incorporated into design plans as pedestrian and vehicular accessways.

e. Angle Parking

On numbered streets, angle parking shall be installed when it will maximize the number of spaces provided and still comply with the capacity, service level and safety requirements of the street system.

[Cross-Reference: LOC 42.08.400 – Sidewalk Standards.]

(Ord. 2797, Amended, 11/06/2018; Ord. 2579, Repealed and Replaced, 03/20/2012)

13. CLEAR AND OBJECTIVE HOUSING STANDARDS FOR APPROVAL

a. Purpose

By compliance with the clear and objective standards of this article, the purpose of the Downtown Redevelopment District Design Standard, to guide the redevelopment of downtown Lake Oswego in a manner that creates a village character with a feeling of vitality and sense of place in order to attract private investment and redevelopment of the area and create a community center that reflects and enhances the village character of the City of Lake Oswego, will be met.

b. Clear and Objective Track 2 Alternative Applicability

A development in the Downtown Redevelopment District (shown in Figure 50.05.004-O) that involves a structure for residential mixed use, multi-family residential, or attached single-family (three or more units) housing that creates new dwelling units may comply with this article in lieu of compliance with LOC 50.05.004.1 through 50.05.004.12.

Figure 50.05.004-O: Downtown Redevelopment District

[Image of map of Downtown Redevelopment District]

c. Relationship to Other Development Standards

i. LOC 50.06.001.7.c.i and 50.06.001.7.c.ii, Standards for Multi-Family and Residential Mixed Use Structures, and Standards for Townhouse/Rowhouse Structures shall apply where required by this
Code section. All other standards in LOC 50.05.001.7 are superseded by the standards in this article of the overlay district.

ii. LOC 50.05.004.8 shall apply in addition to the requirements of LOC 50.06.004.1, Landscaping, Screening and Buffering, but exceptions to the requirements of LOC 50.06.004.1 may be granted as provided in LOC 50.08.003.2.b, Downtown Redevelopment Design District Variance.

iii. The parking standards (LOC 50.06.002) apply in full, but the requirements may be modified as provided in LOC 50.05.004.9, and exceptions may be granted as provided in LOC 50.08.003.2.b, Downtown Redevelopment Design District Variance.

iv. LOC 50.05.004.12 shall apply in addition to street standards contained in the remainder of this Code.

v. In the event of conflict between this overlay section and any other provision of this Code, the provisions in this section shall apply.

d. Definition of Village Character

As used in this section, “village character” means a community of small-scale structures that appears and operates like a traditional small town. A village is typically composed of an assembly of smaller mixed used structures often centered on a square or other public space or gathering area, such as a body of water, a transportation route or a landmark building. Adherence to village character is not intended to require an historical reproduction of a turn-of-the-century small town, but rather to encourage the development of a sophisticated small city that is pedestrian friendly, creates a sense of community and attracts people to the downtown in the same manner and using similar design concepts as historic small towns and neighborhood centers.

e. Building Siting and Massing

i. Purpose

The purpose of the following building siting and massing standards is to create a village character by ensuring that structures are sited and designed to achieve the following:

(1) Reference a human scale that is appropriate to the size and scale of Downtown Lake Oswego.

(2) Maximize pedestrian activity.

(3) Preserve and/or create strong building edges at street corners.

(4) Break up the building mass.

(5) Create visual interest and variety.

(6) Define entries and building functions.

ii. Complex Massing Required

(1) New buildings shall comply with the Building Articulation requirements in LOC 50.06.001.7.c.i and 50.06.001.7.c.ii.

(2) Significant breaks shall be created along building facades at least once every 120 linear ft. by either setting back the facade at least 20 ft. or breaking the building into separate structures.
Breaks shall be at least 15 ft. wide and shall be continuous along the full height of the building. For structures greater than two stories, the width and depth of the break shall increase by five additional ft. per story.

iii. Pedestrian Oriented Siting

New buildings with street-facing ground floor commercial uses shall be sited at the property line, with the exception of facade setbacks provided to comply with building articulation and landscaping requirements. Buildings with ground floor residential uses shall be set back to comply with the four-ft. minimum landscaped buffer required by the landscaping and site design requirements of this section.

iv. Roof Forms

New buildings shall comply with the roof style and roof pitch requirements associated with the chosen Lake Oswego architectural style in LOC 50.05.004.13.f.i. Flat roofed buildings shall only be allowed pursuant to LOC 50.08.005.

v. Number of Stories

New buildings shall be at least two stories tall, and new and remodeled buildings shall be no greater than three stories tall, except:

1. Fourth Story

A fourth story may be permitted subject to the following:

(a) The fourth story is residential and is contained within a gabled or hipped roof;

(b) The site is sloping and the structure has three or fewer stories on the uphill side;

(c) The fourth story is stepped back at least eight ft. from the building plane created by the lower stories; or

(d) Dormers, towers, clerestories are included in the fourth story.

2. Single-Story

Single-story construction may be permitted subject to the following:

(a) It is an area covered by a secondary roof form, including an entry area, canopy over an outdoor restaurant or drive-through, building ends or wings which relate to open space or as a step down to an adjacent one-story viable existing structure; or

(b) When a minimum height of 20 ft. is maintained at the right-of-way or street side building edge.

vi. Height Limit

No building shall be taller than 60 ft. in height. No flat roofed building shall be taller than 41 ft. in height. Height shall be measured pursuant to this Code.

vii. Entrances

1. Purpose
These standards are intended to encourage increased pedestrian density on existing streets, sidewalks and other public ways, and to take advantage of and enhance the intimate scale of the alley space.

(2) When a new building is constructed or an existing building is substantially remodeled, the primary building entrances shall be oriented to pedestrian ways along streets and secondary building entrances or tenant space shall be required along alleys as generally illustrated in Figure 50.05.004-P: Alley with Entrances, and Figure 50.05.004-Q: Alley without Entrances, below.

![Figure 50.05.004-P: Alley with Entrances](image)

![Figure 50.05.004-Q: Alley without Entrances](image)

viii. Street Corners

(1) New multi-family and mixed use residential structures located at the corner of two streets shall locate the primary building entry at or within 20 ft. of the corner of the building. In addition, these buildings shall address the corner through one or more of the following methods, as illustrated in Figure 50.05.004-R. Where other buildings at the same intersection have any of these treatments, repeat the existing treatment/s. Corner treatments shall be repeated no more than twice at any intersection.

(a) Set back the corner of the building, such that it creates a plaza or forecourt space in front of the building entrance;
(b) Provide a chamfered (or 45-degree “cut”) corner, or a rounded building corner;

(c) Provide increased building height (and associated roof forms) at or within 20 ft. of the corner of the building;

(d) In addition to the above methods, the corner may be emphasized by special paving materials within the sidewalk at the corner.

(2) Repeat at least three of the following design elements from other buildings at the same intersection:

(a) Location and orientation of main entrance.

(b) Window size and orientation.

(c) Upper story facade treatments.

(d) Primary and secondary roof forms.

(e) Ground floor wall heights.

(3) Where buildings front both a “Street” and A or B Avenue, reinforce building corners by repeating at least two of the following building facade elements on the street and avenue sides: signs, ground floor awnings, ground floor window patterns, and/or ground and upper floor material treatments.

(4) If the building "cuts" the corner at ground level, anchor the corner with a column supporting the upper levels or roof or with a freestanding column or obelisk. The area of the “cut” corner shall be equal to or greater than the public area in the abutting sidewalk as shown in LOC 50.11.001, Appendix A – Lake Oswego Style, Figure 2.

Figure 50.05.004-R: Building Design at Street Corners
f. Building Design

Purpose: The following building design requirements achieve a village character through building massing, composition, materials, ground floor design treatments, and other building design elements in the Lake Oswego Style:

i. Lake Oswego Style Required

(1) Purpose

The following standards are intended to create distinctive buildings which have richly textured, visually engaging facades.

(2) New structures in the Downtown Redevelopment Design District shall be designed in accordance with the following traditional architectural styles: Arts and Crafts, English Tudor, or Oregon Rustic style. Structures shall provide all of the Required Design Elements outlined below for the chosen architectural style/s. Photo examples for each style are provided for reference in LOC 50.11.001, Appendix A.

(a) Arts and Crafts Style Required Design Elements: Structures built according to the Arts and Crafts style shall provide all of the following design elements:

   (i) Massing/Composition:

   (A) Asymmetrical composition required. This requirement is met when the building form and detailing are not identical on both sides of a central line dividing the facade (see Figure 50.05.004-S).
(B) Multi-Family Residential and Mixed Use Structures: See LOC 50.06.001.7.c.i and ii for building articulation requirements.

(ii) Roof: Steeply pitched gable with a minimum pitch of 10:12. Dormers are exempt from minimum pitch requirement.

(iii) Exterior Building Materials: Stucco, shingle, brick, stone, horizontal wood or wood/fiber-based horizontal siding (or a combination thereof).

(iv) Windows: Casement and sash windows with multi-paned glazing. Picture windows are permitted on the ground floor only. “Snap on,” surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).

Figure 50.05.004-S: Asymmetrical Composition Required

(v) Additional Design Elements: In addition to the Required Design Elements, above, structures built according to the Arts and Crafts style in the Downtown Redevelopment Design District shall provide at least one of the following design elements:

(A) Roof Style: Dormers, or intersecting or multiple gable dormers or roof forms.

(B) Materials: Simplified English vernacular elements such as simulated half-timbered walls.

(C) Windows: Segmental and round arched openings used for accent.

(D) Molding: Minimum 3.5-in. wide trim on doors and windows.

(E) Other Elements: Prominent stone or masonry chimneys.

(b) English Tudor Style Design Required Elements

Structures built according to the English Tudor style in the Downtown Redevelopment Design District shall provide the following design elements:

(i) Massing/Composition:

(A) Asymmetrical composition required. This requirement is met when the building form and detailing are not identical on both sides of a central line dividing the facade (see Figure 50.05.004-S).

(B) Multi-Family Residential and Mixed Use Structures: See LOC 50.06.001.7.c.i and 50.06.001.7.c.ii for building articulation requirements.
(ii) Roof: Steeply pitched gable roof with a minimum pitch of 10:12. Dormers are exempt from this requirement.

(iii) Exterior Building Materials: Brick, stucco, and/or stone.

(iv) Windows: Multi-paned picture, bay, oriel, casement, and/or dormer windows. "Snap on," surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).

(v) Additional Design Elements: In addition to the required design elements, above, residential and residential mixed use structures built according to the English Tudor style in the Downtown Redevelopment Design District shall provide at least one of the following design elements:

(A) Roof Style: Double gable roof forms and/or dormers.

(B) Windows: Leaded glass windows.

(C) Building Materials: Complex brick courses that may include running bond, common bond, Flemish, and English bond patterns; or imitation half-timbering.

(D) Molding: Minimum 3.5-in. wide trim on doors and windows. Trim should be of a contrasting color to the adjacent building wall. Brick buildings may provide contrasting stone moldings. Decorative trims are also encouraged.

(E) Other Elements: Prominent stone or masonry chimneys; tudor-arched (as illustrated in the 1650 North Shore example in LOC 50.11.001, Appendix A) or round-arched openings, particularly in the entrance door.

(c) Oregon Rustic Required Design Elements

Structures built according to the Oregon Rustic style in the Downtown Redevelopment Design District shall provide the following design elements:

(i) Massing/Composition:

(A) Asymmetrical composition required. This requirement is met when the building form and detailing are not identical on both sides of a central line dividing the facade (see Figure 50.05.004-S).

(B) Multi-Family Residential and Mixed Use Structures: See LOC 50.06.001.7.c.i and 50.06.001.7.c.ii for building articulation requirements.

(ii) Roof Style: Hipped and/or gable roofs (may be used in combination) with a minimum pitch of 5:12.

(iii) Eaves: Minimum eaves of 18 in.

(iv) Exterior Building Materials: Horizontal lap siding, board and batten, shingled siding, wood logs (unpeeled or half rounded) applied as siding, or combinations thereof. Stone (including river boulders) may be used in foundations or as siding for first-floor levels.

(v) Windows: Multi-paned windows required. "Snap on," surface-applied window mullions are prohibited (simulated divided light windows wherein the mullion is integral to the window assembly are permitted).
(vi) Additional Design Elements: In addition to the required design elements, above, residential and residential mixed use structures built according to the Oregon Rustic style in the Downtown Redevelopment Design District shall provide at least one of the following design elements:

(A) Windows: Functional shutters.

(B) Molding: Minimum 3.5-in. wide trim on doors and windows. Molding should be simple, square cut, or single-angle cut trim. Carved accents such as newel posts, exterior banisters, railing, etc. are also encouraged.

(C) Building Materials: Natural, clear wood or semi-transparent finishes (instead of opaque paint).

(D) Other Elements: Prominent stone chimney.

ii. Storefront Appearance Required

Buildings fronting on streets or alleys designed for pedestrian use shall create a storefront appearance on the ground floor. This is accomplished by complying with LOC 50.06.001.7.c.ii, Building Facade Elements.

In addition, such design shall maximize the opportunity for window shopping through compliance with the following requirements:

(1) A minimum of 80% (linear measurement) of the exterior ground floor abutting pedestrian ways shall be designed as storefront with display windows and entry features.

(2) The bottom edge of windows along pedestrian ways shall be constructed no more than 30 in. above the abutting walkway surface and shall be no closer than 12 in. above the walkway surface.

(3) Sufficient interior or soffit lighting to allow nighttime window shopping shall be provided.

iii. Materials

(1) Ground Floor

Multi-family and residential mixed use structures shall use masonry on a minimum of 75% (linear measurement) of any street-facing ground floor building facade. Ground floor masonry materials shall be selected from the list of exterior building materials provided within the required or additional design elements for each of the Lake Oswego styles outlined in this Code section. "Masonry" also includes fabricated bricks, blocks, stucco and glass.

(2) Upper Stories

Multi-family and residential mixed use structures shall use both wood and glass on a minimum of 60% (linear measurement) of each upper-story facade. Upper floor building materials shall be selected from the list of exterior building materials provided within the required and/or additional design elements for each of the Lake Oswego styles (see LOC 50.11.001, Appendix A). For the purposes of this standard, "wood" includes any wood or composite wood/cement board material outlined within the Lake Oswego styles in LOC 50.05.004.13.f.i. These materials are intended to soften the appearance of a building that sits on a heavier appearing masonry/glass base and thereby effectively creating a mixed use village appearance.
(3) Roof

Roofs shall use the following roofing materials:

(a) Slate, tile, shakes or wood shingles, or synthetic materials (e.g., concrete, pressed wood products, metal or other materials) that are designed to and do appear to be slate, tile, shake, or wood shingles.

(b) Copper or zinc roofing materials in styles representative of period architecture in the Lake Oswego Style. Metal roofs other than copper and zinc shall only be allowed in subdued colors and on small roof sections, not as a whole roof application.

(c) If a new or substantially remodeled building utilizes a flat roof, materials that will not cause roof repairs (patching) to be readily visible.

(4) Prohibited Materials

The following exterior building materials or finishes are prohibited:

(a) Plastic, except when used to replicate old styles (e.g., vinyl-clad windows, polyurethane moldings, plastic columns, etc.);

(b) Metal or vinyl siding;

(c) Mirrored glass;

(d) T-111 type plywood;

(e) Corrugated metal or fiberglass;

(f) Standard form concrete block (not including split faced, colored or other block designs that mimic stone, brick or other similar masonry); and

(g) Backlit fabrics, except that awning signs may be backlit fabrics for individual letters or logos.

iv. Ground Floor Design

(1) Ground Floor Cornice: Multi-family and mixed use residential structures shall visually distinguish the ground floor from upper floors through at least one of the following methods:

(a) Provide a cornice separating the ground floor functions and materials from the upper story or stories. Ground floor cornice lines shall provide continuity with cornice placement on abutting buildings as shown in Figure 50.05.004-T: Ground Floor Design.

(b) Provide a change in building material between the ground floor and upper floors.

Figure 50.05.004-T: Ground Floor Design
Ground floor storefront design: Mixed use and commercial structures providing ground floor commercial uses shall comply with the following requirements:

(a) Use the same building materials and/or colors from storefront to storefront within a single building; or

(b) Paint the wood elements in the first floor storefront areas white, black, dark brown, dark green or gray-blue. This color range is recommended to create compatibility and design strength at the ground floor storefront level while encouraging diversity with multi-tenant buildings and in large lot (whole block) developments.

v. Molding Design

Moldings, window casings and other trim elements shall be as required by the chosen Lake Oswego Style. Larger dimensions than the stated minimum molding widths may be used to exaggerate or illustrate a creative design concept or to match the scale of the new building.

vi. Enclosure or Screening of Mechanical Equipment

Mechanical equipment shall be screened from view. Rooftop mechanical equipment shall not be visible from any sidewalk along public streets or any open space adjacent to the proposed development. To accomplish this, rooftop equipment shall be screened by either a parapet or architectural screen that is at least as tall as the equipment, or by setting back the equipment from the roof edges sufficient to restrict views of the equipment, at a minimum three ft. for each foot of height of the equipment. Solar or other renewable energy systems are exempt from this screening requirement, provided they meet the requirements in LOC 50.04.003.4.b. Other mechanical equipment located on site shall also be screened from view. Any utility box placed along a street front of a building shall be buried.

vii. Awnings and Canopies for Weather Protection

Buildings with more than one story shall provide awnings or canopies extending six ft. horizontally over windows and doors that face a public street, as shown in Figure 50.05.004-U: Awning Design and Brick Pavement Panel, except when a window abuts landscaping or where ground floor residential units face a public street no awning or canopy is required. Bullnose, dome, circular, quarter-round and waterfall awnings shall not be allowed.

Figure 50.05.004-U: Awning Design and Brick Pavement Panel
viii. Outdoor Relationships

Buildings shall be designed to open up to outdoor seating and display areas that are intended to be accessory to an indoor use, such as a restaurant or cafe.

ix. Mixed Use Residential

Mixed use buildings with a residential component shall define the residential portion of the structure by providing at least one of the following elements as shown in Figure 50.05.004-T or Figure 50.05.004-V: decks or balconies, landscaping, chimneys, dormers, or building step backs above the second story. Brick or stone masonry shall be used for chimney construction.

Figure 50.05.004-V: Mixed Use Residential

x. Alley Space

Alley space shall be designed to minimize service functions, to screen trash/storage areas and to enhance pedestrian/patron use. Outdoor seating, landscaping, signage, lighting and display features shall be included in alley design.

g. Landscaping and Site Design Requirements

i. Purpose

The following standards are intended to ensure that landscaping and site design elements help create a “village character” by providing high-quality landscape elements. Landscaping should be designed to enhance building design, enhance public views and spaces, define the street, provide buffers (screening) and transitions, break up scale and proportion, and provide for a balance between shade and solar access.

ii. Amount of Landscaping Required
(1) Landscaping on the site, visible from the ground, shall comply with the following amounts:

(a) Residential and live/work: 15% of the lot.

(b) Nonresidential development: 10% of the lot.

(2) Vines on espaliers shall be placed along at least one building wall.

(3) In addition to the landscaping required in subsection 8.b.i of this section, landscaping for screening and buffering shall be required:

(a) To screen public or private utility and storage areas and parking lots.

(b) As a separation between dissimilar uses.

iii. Style and Design

(1) Landscaping and courtyards shall be coordinated with the building design so that landscaping and courtyard features complement the building design. This shall be accomplished by incorporating the same materials and/or colors into landscape and courtyard elements as used within the building, or by incorporating accent materials and/or colors from the building. This requirement applies to landscape and courtyard elements such as iron/steel plant balconies, metal fences, railing and gates, masonry walls, paving, window boxes, hanging plant brackets.

(2) Landscaping may be placed in pots, raised planters, or flower boxes.

(3) Courtyards visible from the public street shall be provided on new multi-family and residential mixed use development along any facade longer than 200 ft. Courtyards shall be at least 225 sq. ft. in area with no single dimension less than 15 ft. and shall include one or more of the following elements: seating, art, or fountains/water features.

iv. Street Trees

Street trees shall be planted in conformance with the Street Tree List in the Lake Oswego Plant List, and City/LORA specifications for spacing, planting, root barriers, irrigation, lighting (uplighting and holiday lighting), etc.

v. Ground Floor Residential Use

Residential uses at the ground floor shall be separated from sidewalks by a four-ft. minimum landscaped buffer (see LOC 50.05.004.6.d). The landscape buffer may include stairs, railings, walls, pilaster columns or other similar features.

vi. Green Landscaping

(1) Landscape design shall incorporate the following environmentally friendly design and planting concepts:

(a) Utilize plant materials that are best suited for the areas of the site, e.g., water, soil, sun and shade.

(b) Incorporate native and drought-tolerant plantings and utilize plant materials which are grown in the Pacific Northwest.
(c) To minimize or avoid the use of pesticides and fungicides, use plant materials that are pest- and disease-resistant or that attract beneficial insects.

(d) Irrigation systems shall be pressurized to limit water loss.

(e) Design tree and vine placement to provide shade on ground and wall surfaces during warm months.

(f) Use root barriers to protect trees and avoid damage to pavement when planting trees near sidewalks and other paved areas.

(2) The landscape plans shall include instructions for the continued maintenance of the landscaping, which shall include the following:

(a) Use soil amendments and soil mulches to preserve moisture content.

(b) Avoid or minimize the need to fertilize turf.

(c) Water between 8:00 p.m. and 9:00 a.m.

vii. Street Furniture and Lighting

Buildings shall incorporate street furniture and lighting within the public right-of-way and in private areas open to public pedestrian activity. Street furniture and lighting shall comply with designs approved by the City of Lake Oswego as shown in Figure 50.05.004-W: Street Furniture and Lighting.

Figure 50.05.004-W: Street Furniture and Lighting

viii. Brick Paving

Where a development is proposed abutting to a sidewalk or intersection, brick paving shall be required for sidewalk surface detail panels on numbered streets and at primary building entrances as shown in the paving detail diagrams. Brick pavers shall be used to provide color and texture on north-south streets. The use of brick, cobbles or flagstones as pavement for other pedestrian ways, courtyards or parking lots is encouraged, but is not required. See Figure 50.05.004-X: Paving Materials and Design, below.
ix. Walls

New and substantially remodeled buildings shall use natural quarried stone (preferably Columbia River Basalt) for all retaining or freestanding walls as illustrated in Figure 50.05.004-Y: Wall Materials and Design.

x. Gates and Hangers

Decorative iron gates and hangers for signs, flags and hanging baskets shall be required as part of the landscape plan and shall be designed in the Arts and Crafts style.
xi. Hanging Baskets

Any required landscaping shall include seasonal hanging flower baskets placed within parking lots and along streets and sidewalks.

xii. Art

The site design for a new or substantially remodeled existing building shall include locations for placing public or private art.

xiii. Protecting Pedestrians

In areas of potential vehicle/pedestrian conflict, City-approved street furniture or bollards (see Figure 50.05.004-W: Street Furniture and Lighting) shall be used to help create a “protected zone” for the pedestrian.

h. Parking Requirements

Parking shall be designed to provide adequate space while preserving and enhancing the village character of Lake Oswego, through compliance with the following criteria:

i. Number of Spaces

New uses shall provide the number of parking spaces required under the City of Lake Oswego Parking Standards (LOC 50.06.002), modified as follows:

(1) New uses within existing buildings may demonstrate compliance with the parking requirement through the use of existing spaces on adjacent property if the applicant complies with all of the following criteria:

   (a) The applicant demonstrates that the proposed use has substantially different peak period parking needs than uses served by the parking spaces on the adjacent property. Evidence necessary to support such demonstration may include a by-the-hour parking study, patron use evidence from register tapes, or written employees’ transportation and parking policies.

   (b) The applicant demonstrates that he or she has permission of the owner of the adjacent property to utilize his or her property for parking, either by an easement or a parking agreement or leases that will last for the life of the use.

   (c) The location of the adjacent property complies with LOC 50.05.004.9.b.

(2) High-turnover eating or drinking establishments such as coffee shops, ice cream parlors and “take-and-bake” food services may vary from the parking requirements for restaurants by providing evidence that demonstrates the short-term nature of their employee and patron parking needs. In no case, however, shall parking be reduced below the number of spaces that would be required for an equal size retail store.

(3) Existing on-street parking along the property frontage shall be used to calculate parking requirements.

(4) In the portion of the downtown shopping and business district shown on Figure 50.05.004-Z: Downtown – No Required Parking, below, no parking shall be required for existing or proposed uses when:
(a) A retail use locates in an existing structure; or

(b) An existing structure is expanded and the ground floor footprint does not increase in area.

**Figure 50.05.004-Z: Downtown – No Required Parking**

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### ii. Employee and Patron Parking Restrictions

Employee and patron parking shall be restricted to available parking within the commercial district as follows:

1. On-site parking;
2. Owner or easement parking for patrons within 500 ft. of the business site;
3. Owner or easement parking for employees within 1,000 ft. of the business site; or
4. On-street parking along the property frontage.

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### i. Parking Lot Design

Parking shall be designed in compliance with the following criteria:

1. Parking configuration and circulation shall be designed to provide access from streets within the district and direct traffic away from residential zones, particularly delivery vehicles.

2. All parking lot lights shall be directed downward and shielded in order to avoid light trespass on abutting properties. Parking lots abutting residential use shall be designed to minimize noise levels generated from vehicles such that normal use of the lot does not result in noise levels exceeding 60 dBA as measured at the edge of the parking lot or area abutting a residential use.

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### j. Parking Structures

In addition to compliance with the requirements of LOC 50.05.004.10, a proposed parking structure or garage shall comply with the following design standards:
i. Retail storefronts at the ground level of parking structures shall be located at the periphery of parking areas and structures. The street side of residential parking structures may contain facilities or services for residents, such as laundry rooms, lobbies, or exercise rooms.

![Figure 50.05.004-AA: Parking Structure Building Materials and Entries](image)

ii. Architectural elements such as a frieze, cornice, trellis or other device shall be continued from a residential portion of the building onto a parking structure.

iii. Vehicle entries shall be located back from the street and sidewalk, to the side, or to the rear of the building.

iv. Parking structures shall be designed so that portions of the parking structure decks are used for landscaping or entry courts to abutting buildings.

v. Parking structures shall use the same ground level building materials and cornice line height as the adjacent or abutting buildings in order to create a strong/emphasized base.

k. Street, Alley and Sidewalk Design

Purpose: Street, sidewalk and alley design should safely and efficiently provide for vehicular and pedestrian travel while enhancing village character through compliance with the following design standards. These standards shall apply in addition to any other City requirements for street, alley or sidewalk design. In the event of a conflict, the provisions of this section shall control.

i. "A" Avenue

Any improvements to "A" Avenue shall be designed and constructed in conformance with the 1994 Concept Plan as it exists now or may in the future be amended by LORA. This plan identifies turn lane configuration, island location, signal location and general scope of the project. "A" Avenue shall be designed to blend with and continue the design themes of the Demonstration Street Project as shown in Figure 50.05.004-BB: Demonstration Street Project, or in conformance with the completed construction plans for the next phase if such plans are available and have been approved by LORA.

![Figure 50.05.004-BB: Demonstration Street Project](image)
ii. Intersection Design

(1) Intersections on "A" and "B" Avenues shall create crosswalks in a different material and texture than the street paving (e.g., concrete, cobbles, or brick) to bridge the intervening streets.

(2) Curb extensions shall be created at all intersections where feasible from a traffic management standpoint and unless such extensions would interfere with the turning and stopping requirements of emergency service vehicles (e.g., fire trucks, ambulances), buses or delivery vehicles. Such extensions will be designed to accommodate the turning and stopping requirements of such vehicles.

iii. Alleys

Alleys shall be incorporated into design plans as pedestrian and vehicular accessways.

iv. Angle Parking

On numbered streets, angle parking shall be installed when it will maximize the number of spaces provided and still comply with the capacity, service level and safety requirements of the street system.

(Ord. 2797, Amended, 11/06/2018; Ord. 2783, Amended, 06/19/2018; Ord. 2732, Amended, 02/21/2017; Ord. 2644, Amended, 04/07/2015; Ord. 2651, Added, 02/17/2015)