

ORDINANCE NO. 902

AN ORDINANCE AMENDING THE STAYTON MUNICIPAL CODE, TITLE 17 (LAND USE AND DEVELOPMENT), TO IMPLEMENT THE STAYTON DOWNTOWN TRANSPORTATION AND REVITALIZATION PLAN BY ESTABLISHING THREE NEW ZONES, ESTABLISHING NEW DESIGN STANDARDS IN THE DOWNTOWN AREA, AMENDING THE STANDARDS FOR SIGNS AND PARKING AND REPEALING THE HISTORIC OVERLAY DISTRICT.

WHEREAS, Oregon Revised Statutes, Chapter 197 requires municipalities to adopt and implement a comprehensive land use planning program in accordance with statewide planning goals established by the Legislature and the Oregon Land Conservation and Development Commission;

WHEREAS, the Stayton Comprehensive Plan was amended in October 2007 by Ordinance 900 to incorporate the Stayton Downtown Transportation and Revitalization Plan;

WHEREAS, the current provisions in Title 17, Land Use and Development, of the Stayton Municipal Code (SMC) do not provide for the adequate zone designations, permitted uses, and design criteria to implement the Comprehensive Plan;

WHEREAS, following a public hearing, the Stayton Planning Commission has unanimously recommended that the Stayton City Council enact the proposed amendments to implement the plan; and

WHEREAS, following a public hearing, the Stayton City Council deems the proposed amendments to comply with the provisions of the Comprehensive plan;

NOW, THEREFORE, the Stayton City Council does ordain as follows:

SECTION 1. Stayton Municipal Code, Title 17 (Land Use and Development), is hereby amended as set forth in said Amendment appended hereto as Exhibit A, and by this reference, made a part hereof.

SECTION 2. The Official Zoning Map, as described in Stayton Municipal Code Title 17 Section 17.16.020.3 is hereby amended to create the Central Core Mixed Use Zone, Downtown Residential Mixed Use Zone and Downtown Medium Density Residential Zone, as shown on Detailed Map Showing Proposed New Downtown Zoning, appended hereto as Exhibit B and further described in Exhibit C appended hereto and by these referenced, made parts hereof.

SECTION 3. This Ordinance, shall be furnished to the State of Oregon, Department of Land Conservation and Development forthwith.

ADOPTED BY THE STAYTON CITY COUNCIL this 7th day of April, 2008.

CITY OF STAYTON

Signed: 4-7, 2008

BY: Virginia L. Honeywell
Virginia L. Honeywell, Mayor

Signed: 4/8, 2008

ATTEST: 
Don Eubank, Interim City Administrator

APPROVED AS TO FORM:



David A. Rhoten, City Attorney

EXHIBIT A

Part 1. Amend and add the following definitions to **Section 17.04.100:**

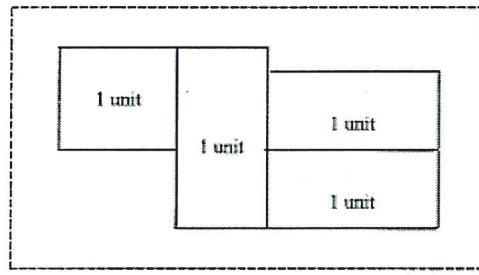
ALLEY: A public way or thoroughfare not more than 20 feet but not less than 10 feet in width which has been dedicated or deeded to the public for public use providing a secondary means of access to property, except in a downtown zone, where it may be the primary means of vehicular access.

ATTACHED RESIDENTIAL STRUCTURE: A single family attached dwelling, multiple family dwelling, duplex or triplex.

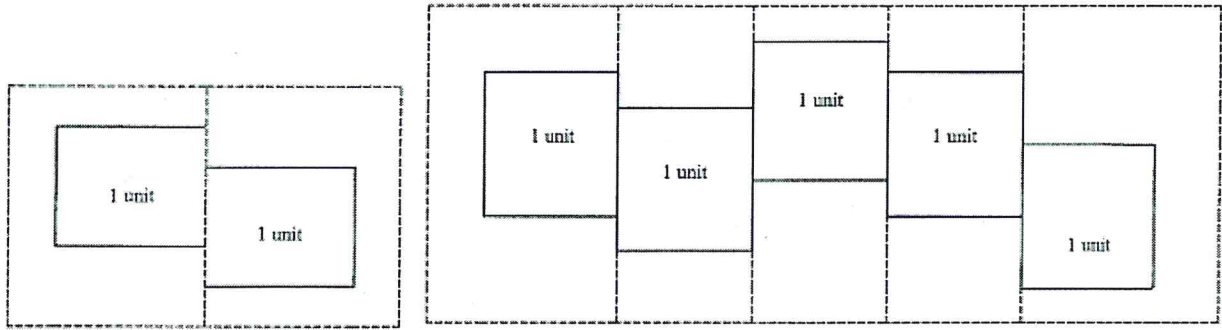
AWNING SIGN: Any sign that is part of or attached to an awning or canopy.

COMMUNITY SERVICE BUILDING: A building of less than 250 square feet in gross floor area that is used as a pump station for sewer or water service, switching or other facilities for telecommunications or other utility purposes.

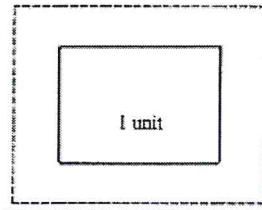
DWELLING, MULTIPLE FAMILY: A building, located on a single lot, or portion thereof designed for occupancy by 3-4 or more families living independently of each other.



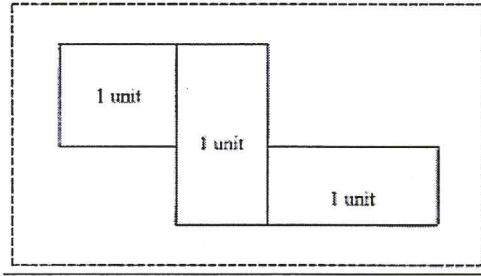
DWELLING, SINGLE FAMILY ATTACHED: A building containing two or more dwelling units, with each dwelling unit on a separate lot, but sharing common walls.



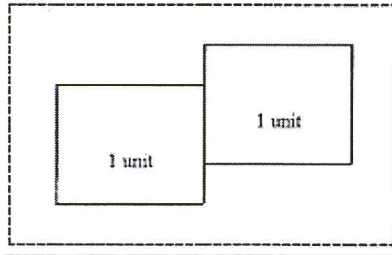
DWELLING, SINGLE FAMILY DETACHED: A detached building designed exclusively for occupancy by 1 family.



DWELLING, THREE-FAMILY (TRIPLEX): A building designed exclusively for occupancy by 3 families living independently of each other with all dwelling units located on a single lot.



DWELLING, TWO-FAMILY (DUPLEX): A building designed exclusively for occupancy by 2 families living independently of each other with both dwelling units located on a single lot.



FLOOR AREA, GROSS: The sum of the horizontal areas of the floor(s) of a structure enclosed by exterior walls, plus the horizontal area of any unenclosed portions of a structure such as porches and decks.

FLOOR AREA RATIO: The ratio of gross floor area within main buildings on a lot to the land area of the lot.

KIOSK: A structure with a ground area of less than 16 square feet, used to display advertising, notices, advertisements, etc.

PLAZA: An area adjacent to a street or a public sidewalk, open and accessible to the public.

Part 2. Amend Section 17.12.220.5.g to include reference to the new Downtown Design Standards.

- g. The proposed improvements shall meet all applicable criteria of either Section 17.20.190 Residential Design Standards, ~~or~~ Section 17.20.200 Commercial Design Standards, or Section 17.20.220 Downtown Development Design Standards.

Part 3. Amend **Section 17.16.020.2** by the addition of three new Downtown Zones and the deletion of the Historic Downtown Overlay Districts.

2. CLASSIFICATION OF ZONES. In order to designate and regulate the size and use of structures and lands within the City, the City is hereby divided into the following zoning districts:

Residential

- LD Low Density Residential
- MD Medium Density Residential
- HD High Density Residential

Downtown

- CCMU Central Core Mixed Use
- DRMU Residential Mixed Use
- DMD Downtown Medium Density Residential

Commercial

- CR Commercial Retail
- CG Commercial General
- ID Interchange Development

Industrial

- IC Industrial Commercial
- IL Light Industrial
- IA Industrial/Agricultural

Public

- P Public/Semi Public

Overlay Districts

- ~~HDR Historic Downtown Residential Business Overlay District~~
- ~~HDB Historic Downtown Business Overlay District~~
- NR Natural Resource Overlay District
- FP Flood Plain Overlay District

Part 4. Amend **Section 17.16.060.2** by the addition of three new Downtown Zones and deleting the Historic Downtown Overlay Districts.

17.16.060 DISTRICT PURPOSES

LOW DENSITY RESIDENTIAL. To provide for single family dwelling units and their accessory uses and, with conditional use approval, other uses compatible with single family dwelling units. Density shall not exceed 6 units per acre.

MEDIUM DENSITY RESIDENTIAL. To provide for single family, duplex, tri-plex, and mobile home parks, and other compatible uses with conditional approval. Density of development shall not exceed 12 dwelling units per acre.

HIGH DENSITY RESIDENTIAL. To provide for multifamily residential units, other compatible living units, their accessory structures and, with conditional use approval, other compatible uses. The minimum density shall be 13 units per acre. There shall be no upper limit to the maximum allowable dwelling density.

DOWNTOWN MEDIUM DENSITY RESIDENTIAL. To provide for compact residential development in proximity to the downtown core, subject to design requirements to assure a high level of quality. Density of development shall not be less than 10 dwelling units per acre and not exceed 15 dwelling units per acre.

COMMERCIAL RETAIL. To provide for retail, service, office, and other commercial activities, accessory uses and, with conditional use approval, other compatible uses. Not intended for exclusive residential uses although where the ground floor is devoted exclusively to commercial activities, residential units may be located on higher floor(s). (Ord. 898, August 20, 2007)

COMMERCIAL GENERAL. To provide for heavier commercial activities, their accessory structures, and other compatible uses. Not intended for exclusive residential uses although where the ground floor is devoted exclusively to commercial activities, residential units may be located on higher floor(s). (Ord. 898, August 20, 2007)

INTERCHANGE DEVELOPMENT. To assure that land located within 1,500 feet of a highway entrance/exit ramp is available for uses that are oriented to providing goods and services oriented to the traveling public. In providing for the location of highway-oriented service firms, it is

essential that the principal function of the intersection (the carrying of traffic to and from the highway in a safe and expeditious manner) be preserved.

CENTRAL CORE MIXED USE. To promote compact commercial and mixed commercial-residential development within the central downtown area of the city. This district encompasses the existing core area of the downtown, centered on 3rd Avenue.

DOWNTOWN RESIDENTIAL MIXED USE. To provide opportunities for residential, commercial and mixed use developments as part of the downtown area. This designation is applied to property north, west and east of the 3rd Avenue central core area, intended to become neighborhoods made up mainly of moderate-density residential uses, ranging from 12 - 30 units per acre, including attached residential structures, condominiums, and townhouses, but also allowing appropriate commercial uses and mixed use developments.

INDUSTRIAL COMMERCIAL. To provide for a mixing of light industrial activities and service related commercial activities in a specific area to reduce conflicts between industrial and general commercial uses.

LIGHT INDUSTRIAL. To provide for light manufacturing, assembly, or storage areas that will not conflict with less intensive uses.

INDUSTRIAL AGRICULTURE. To provide for the retention of agricultural activities where such activities are compatible or desirable within the urban environment.

PUBLIC/SEMI-PUBLIC. To allow for the location and use of lands, buildings, and facilities that are used by the public in a manner that will not unreasonably disrupt or alter areas of the community.

~~HISTORIC DOWNTOWN RESIDENTIAL BUSINESS AND BUSINESS OVERLAY DISTRICTS. To encourage continuity in the development pattern already established in the area and to provide flexible guidelines for design alternatives of downtown properties. To create a specific theme or reflect a specific period is not the purpose of this section. The architectural and site design standards established by the downtown historic overlay districts provide guidelines for alteration and new structures.~~

NATURAL RESOURCES OVERLAY DISTRICT. To protect aquifers, the natural riparian area adjacent to the North Santiam River, Mill Creek, Stayton Ditch, Salem Ditch, and Lucas Ditch. The overlay district establishes siting criteria and operating standards that minimize environmental impacts.

FLOODPLAIN OVERLAY.DISTRICT. To protect lives and property from the periodic inundation of flood waters and to comply with federal flood control regulations as expressed in the National Flood Insurance Program.

Part 5. Amend **Section 17.16.070.1** by the addition of three new Downtown Zones to Table 17.16.070.1 as shown on the attached revised table.

Part 6. Amend **Section 17.16.070.2** by the addition of three new Downtown Zones to Table 17.16.070.2 as shown on the attached revised table.

Part 7. Amend **Section 17.16.070.3** by the addition of three new Downtown Zones to Table 17.16.070.3 as shown on the attached revised table.

1. PERMITTED AND CONDITIONAL USES. The land uses permitted in each district are shown in Table 17.16.070.1. When a property is in an overlay zone, the stricter regulations of the two zones shall apply.

- P = Permitted Use
- C = Conditional Use
- S = Permitted Use after Site Plan Review
- C/S = Conditional Use after Site Plan Review
- = Prohibited Use

Table 17.16.070.1 Permitted Land Use

	LD	MD	HD	DMD	CR	CG	CCMU	DRMU	ID	IC	IL	IA	P
RESIDENTIAL USES													
1	P ¹	P ¹		P ¹									
1a			S ¹	S ¹			C/S ¹	S ¹					
2	P ¹	P		P ¹³									
3				P ¹³			C ¹	P ¹					
4				S ¹			C/S ¹	S ¹					
5			S ¹	S ¹	S ²	S ²	C/S ¹	S ¹					
6			S	S									
7											S		
8	P	P		P ¹									
9		S	S	S			C ¹	P ¹					
COMMERCIAL USES													
Retail Trade													
10					S	S	S	S					
11					C/S	S							
12					S	S	S	S					
13					S	S	S	S					
14					S	S	S	S	S	S		S	

	LD	MD	HD	DMD	CR	CG	CCMU	DRMU	ID	IC	IL	IA	P
15	Food & Beverage Stores				S ³	S	S	S	S ⁴				
16	Gasoline Stations				S	S			S				
17	General Merchandise Stores				S ³	S	S	S					
18	Gift & Novelty stores				S	S	S	S	S				
19	Manufactured Home Dealers									S			
20	Direct Selling Establishments (except food)					S				C			
Finance and Insurance													
21	Commercial Banking & Related Activities				S	S	S	S					
22	Securities, Other Financial Investments & Related Activities				S	S	S	S					
23	Insurance Carriers & Related Activities				S	S	S	S					
Professional, Scientific and Technical Services													
24	Offices of Professionals providing Legal, Accounting, Tax Preparation, Bookkeeping, Payroll, Advertising & Related Services				S	S	S	S					
25	Offices of Physicians, Dentists, & Other Health Practitioners				S	S	S	S					
26	Outpatient Care Centers				S	S	S	S		S			
27	Medical & Diagnostic Laboratories					S				S			
28	Home Health Care Services					S				S			
29	Architectural, Engineering, & Related Services				S	S				S			
30	Specialized Design Services				S	S	S	S		S			
31	Management, Scientific, Technical Consulting, Computer Systems Design, & Related Services				S	S	S	S					
32	Scientific Research & Development Services				C /S	S				S			
33	Veterinary & Pet Care Services				S	S	S	S					

	LD	MD	HD	DMD	CR	CG	CCMU	DRMU	ID	IC	IL	IA	P
Information													
34						S	S	S		S			
35					S	S	S	S					
36					S	S	S	S					
37			C/S		C/S	C/S	C/S	C/S					
38						S	S	S					S
Real Estate and Rental and Leasing													
39					S	S	S	S					
40						C/S				S	S		
41						C/S				S			
42						C/S	S	S					
43													
44										S	S		
Management of Companies and Enterprises													
45					S	S	S	S					
Arts, Entertainment and Recreation													
46					S	S	C/S	C/S				S ³	S ⁶
47							S	S					S
48												S	
49													S
50					S	S	C/S						
51									S				S

Exhibit A -- Amendments to Stayton Municipal Code Title 17 Land Use and Development Code to Implement the Stayton Downtown Transportation and Revitalization Plan

	LD	MD	HD	DMD	CR	CG	CCMU	DRMU	ID	IC	IL	IA	P
52	C	C	C	C	S	S	C	C	S				
53					S	S	S	S	S				
54						S							
Administrative Support Services													
55					S	S	S	S					
56						S	S	S		S			
57					S	S	S	S					
58					S	S	S	S					
59					S	S	S	S					
60										S	S		
61						S				S			
62						S				S		S	
Other Services													
63						S							
64						C/S				S	S		
65						C/S				S			
66						C/S				S			
67						S							
68										S	S		
69						S	S	S		S			
70					S	S	S	S					
71					S	S	S	S					
72													S
73					S	S	S	S					
74					S	S	S	S					

	LD	MD	HD	DMD	CR	CG	CCMU	DRMU	ID	IC	IL	IA	P
75					S	S	S	S					S
INDUSTRIAL USES													
Manufacturing													
76					S	S				S	S	C/S ⁷	
77										S	S		
78									S	C/S			
79										S			
79a										C/S			
										S			
82					S ⁸	S ⁸	S ⁸	S ⁸	S				
83										C/S			
84										C/S			
85									S	S			
86									S	S			
87									S	S			
88									S	S			
89									S	S			
90									S	S			
91									S	S			
Construction													
92										S	S		

	LD	MD	HD	DMD	CR	CG	CCMU	DRMU	ID	IC	IL	IA	P
93										S	S		
94										S	S		
Transportation and Warehousing													
95											C/S9		C/S
96											S		
97										S	S		
98					C/S	S	C/S	C/S		S			S
99										S	S		
100						S	S	S					S
101					C/S	S	S	S					
102										S	S		
103										S	C/S		
104										S			
Wholesale Trade													
105						C/S							
106						S				S			
107											S		C/S
108										S	S	S	S
109										S	S		S
110													S
Waste Management and Remediation Services													
111		S	S	S	S	S	S	S	S	S	S	S	S
112													S
113													S

	LD	MD	HD	DMD	CR	CG	CCMU	DRMU	ID	IC	IL	IA	P
114											C/S		
115											S		S ⁶
AGRICULTURAL USES													
116												S	
PUBLIC INSTITUTIONS													
Public Administration													
117					S	S	S	S					S
Health and Social Assistance													
118						S							S
119	C	C	C/S										
120	C/S	C/S	C/S		S	S	S	S		S	S ¹⁰		S ¹⁰
121	P	P	P				P	P					
Educational Services													
122					S	S	S	S					S
123					S	S	S	S					
124					S	S	S	S					
125					S	S	S	S					S
Religious and Civic Organizations													
126							S	S					S
127					S	S	S	S					
ACCESSORY & OTHER USES													
128	C	C	C		P	P	P	P	P	P	P	C	P
129	C	C	C		C/S	C/S	C/S	C/S	C/S	C/S	C/S	C	C/S
130	P	P	P ¹¹		P	P	P	P					
131	P	P	P		P	P	P	P	P	P	P	P	P
132	P	P	P		P	P	P	P	P	P	P	P	P
133					P	P	P	P	P	P	P	P	P
134					P	P	P	P	P	P	P	P	P

Exhibit A -- Amendments to Stayton Municipal Code Title 17 Land Use and Development Code to Implement the Stayton Downtown Transportation and Revitalization Plan

Notes to Table 17.16.070.1

- ¹ Subject to design requirements, see Chapter 17.20
- ² Only as part of mixed use development, and not on the ground floor
- ³ Limited to 10,000 square feet gross floor area
- ⁴ Convenience stores only
- ⁵ Limited to arenas and fairgrounds
- ⁶ Only owned by a public/semi-public entity
- ⁷ Fruit and Vegetable Canning, Pickling, Freezing, and Drying only
- ⁸ Quick printing or under 10,000 square feet gross floor area
- ⁹ Heliport only
- ¹⁰ As an accessory use only
- ¹¹ Only if no employees other than residents, otherwise, C
- ¹² Only one single family or manufactured home per lot
- ¹³ Site plan review is required if there is more than one duplex on a parcel.

(Table and footnote 13 amended by Ord. 898, August 20, 2007)

Table 17.16.070.2 Minimum Dimensional Requirements for Lots

	LD	MD	HD	DMD	CR	CG	CCMU	DRMU	ID	IC	IL	IA	P
Lot Area (square feet) ¹	8,000 ²	7,000 ³	6,000	7,000	0	0	0	0	0	0	0	5 acres	0
Lot Width (feet)	80 ⁴	70 ⁴	60 ⁴	40	0	0	0	0	0	0	0	0	0
Average Width (feet)	80	70	60	40	0	0	0	0	0	0	0	0	0

Notes to Table 17.16.070.2

- ¹ The decision authority may require larger lot areas at the time a partition or subdivision is approved if they determine that it is necessary to do any of the following:
 - a. Protect natural drainage ways.
 - b. Provide drainage or utility easement.
 - c. Protect future right-of-way.
 - d. Protect unbuildable steep slope areas above 15 percent slope.
 - e. Protect flood plain hazard or wetland areas.

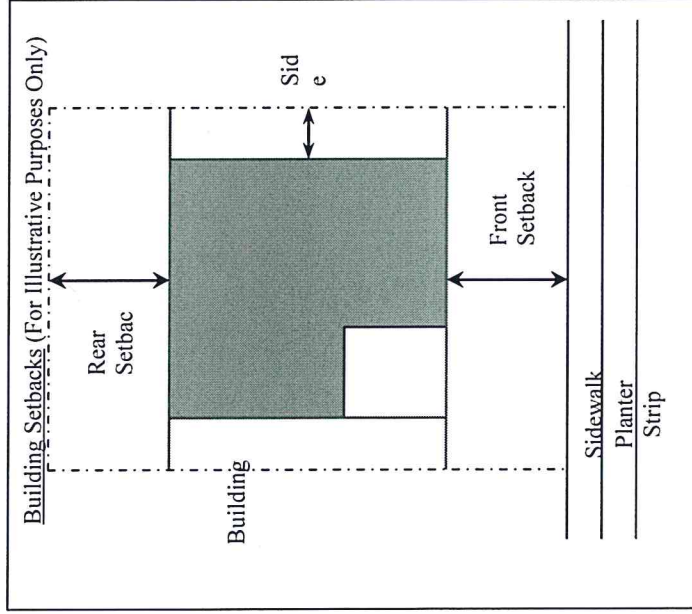
² 10,000 square feet for all lots east of a north-south line from the north City limits to the south City limits running along the center line of Tenth Avenue

³ A tri-plex requires a minimum lot area of 10,500 square feet

⁴ 40 feet for lots with frontage on a cul-de-sac

Table 17.16.070.3 Dimensional Requirements for Structures

	LD	MD	HD	DMD	CR	CG	ID	CCMU	DRMU	IC	IL	IA	P
Front Yard Setback (feet) ¹	20 ²	20 ²	20 ²	8	0	0	0	0	8	0	0	0	0
Side Yard Setback (feet)	5	5	5	8	0	0	0	8	8	0	0	0	0
Rear Yard Setback (feet)	20	15	15	8	0	0	0	8	8	0	0	0	0
Building Height (feet) ⁵	35 ⁶	35 ⁶	4	8	60 ⁷	60 ⁷	60 ⁷	8	8	4	4	4	60 ⁷



Notes to Table 17.16.070.3

¹ Front setbacks are also subject to the requirements of Section 17.20.080

² 25 feet to a garage entrance, except a garage on a back lot or flag lot. (Ord. 898, August 20, 2007)

Exhibit A -- Amendments to Stayton Municipal Code Title 17 Land Use and Development Code to Implement the Stayton Downtown Transportation and Revitalization Plan

- 3 10 feet when adjacent to a residential district, or as may be established through a site plan review
- 4 As may be established through a site plan review
- 5 Chimneys and antennas may exceed this limit. The maximum height of antennas shall be 55 feet, unless conditional use approval is obtained.
- 6 Or 2 ½ stories
- 7 Chimneys and antennas may exceed this limit. The maximum height of antennas shall be 15 feet above the highest point of the principal structure existing on the structure unless conditional use approval is obtained.
- 8 See the requirements of Section 17.16.080 further details and requirements.

Part 8. Amend Section 17.16.080. by the addition of the standards and requirements for the Downtown Central Core Mixed Use and Downtown Residential Mixed Use Zones and deletion of the Historic Downtown Residential and Business Overlay Districts.

17.16.080 **HISTORIC DOWNTOWN CENTRAL CORE MIXED USE AND DOWNTOWN RESIDENTIAL AND BUSINESS OVERLAY MIXED USE ZONES DISTRICTS**

1. ~~The Architectural and Site Design Standards established by the downtown historic overlay districts provide guidelines for alteration and new structures.~~ PURPOSES. This section implements the Downtown Stayton Transportation & Revitalization Plan which calls for the downtown area to accommodate intensive commercial, residential, and mixed-use development. The downtown area is envisioned as the focus of the community, incorporating these uses in a pedestrian-oriented district. The Downtown Central Core Mixed Use (CCMU) and Downtown Residential Mixed Use (DRMU) zones are designed to work together to result in a lively, prosperous downtown which serves as an attractive place to live, work, shop, and recreate with less reliance on the automobile than might be found elsewhere in the community.
2. ~~BOUNDARIES OF THE DOWNTOWN HISTORIC BUSINESS AND RESIDENTIAL OVERLAY DISTRICTS. USE AND DIMENSIONAL RESTRICTIONS.~~

In addition to the restrictions contained in Section 17.16.070, the following additional restrictions apply with the CCMU and DRMU Zones.

- a. ~~The Historic Downtown Business Overlay District is described as: both sides of Third Avenue from the south side of Burnett Street to the south side of Water Street and both sides of Second Avenue from the south side of Ida Street to the south side of Water Street, and intersecting east/west cross streets.~~ Within the CCMU Zone, new dwellings shall be permitted only within buildings where the entire ground floor is in commercial use, or behind buildings where the entire ground floor is in commercial use.
- b. ~~The Historic Downtown Residential Business Overlay District is described as: both side of Third Avenue from the south side of Washington Street to the north side of Burnett Street, and both sides of Second Avenue from the south side of Washington Street to the north side of Ida Street, and intersecting east/west cross streets.~~ The maximum building footprint size permitted for any building occupied entirely by a commercial use or uses shall be 10,000 square feet.
- c. Floor Area Ratio
 - 1) Purpose. The floor area ratio (FAR) is a tool for regulating the intensity of development. Minimum ratios help to ensure that more intensive forms of building development will occur in those areas appropriate for larger-scale commercial buildings and higher residential densities.
 - 2) FAR Standard. The minimum floor area ratios below apply to all non-residential building development. In mixed-use developments, residential floor space is included in the calculations of floor area ratio to determine conformance with minimum FAR.
 - 3) The minimum floor area ratio for the construction of a new building in the CCMU Zone shall be 0.5:1 and in the DRMU Zone shall be 0.35:1. There is no maximum floor area ratio in these zones.

d. Any property with only residential use shall contain a minimum of 12 dwelling units per acre. There is no maximum density restriction.

e. Building Setback Requirements.

1) Purpose. Required building setbacks work with standards for building height and size, and floor area ratios to ensure placement of buildings in a way which creates an attractive streetscape and pleasant pedestrian experience. These regulations also ensure compatibility of building scale, leading to a coherent design scheme appropriate for the various land use districts of the Downtown.

2) Minimum Setbacks.

a) Front.

i. There is no minimum front setback requirement in the CCMU or the DRMU zones for nonresidential buildings or mixed use buildings.

ii. Residential buildings shall have a minimum 5-foot front yard setback. For single-family attached dwellings or multifamily dwellings with direct auto access from the street, the garage entrance must be either less than 5 feet or more than 18 feet from the front lot line. For single-family attached dwellings with direct auto access from the street, a garage entrance shall not be closer to the front lot line than any other portion of the front facade of the building.

b) Side. There is no minimum side yard setback in the CCMU or the DRMU zones. However, any building located less than 4 feet from a side lot line shall be built at the side lot line with a common wall or provision for a future common wall.

c) Rear. There is no minimum rear setback requirement in the CCMU or the DRMU zones for nonresidential buildings or mixed use buildings. Residential buildings shall have a minimum 10-foot rear yard setback.

3) Maximum Setbacks.

a) Front.

i. Within the CCMU Zone, a nonresidential building or mixed use building shall not be more than 10 feet from the front lot line. However, a front setback of no more than 20 feet may be permitted when enhanced pedestrian spaces and amenities are provided in accordance with section 17.16.080.2.h. A residential building shall not be more than 20 feet from the front lot line.

ii. Within the DRMU Zone, a building shall not be more than 20 feet from the front lot line. However, a front setback exceeding 20 feet may be permitted when enhanced pedestrian spaces and amenities are provided in accordance with section 17.16.080.2.h.

iii. In both downtown zones, there is no maximum setback for a residential building that is located behind a nonresidential building.

b) Side. There is no maximum side yard setback in the CCMU or the CRMU zones.

c) Rear. There is no maximum rear setback requirement in the CCMU or the CRMU zones.

d) Conformance with maximum setback distance is achieved when no portion of a building facade is farther from the lot line than the distance specified above.

f. Building Height.

- 1) Purpose. The minimum and maximum building height standards are used to establish building scales in specific areas of downtown, in order to achieve a pedestrian-friendly character that supports a wide variety of residential and commercial uses. Buildings that are compatible in terms of scale help to create a harmonious visual setting which enhances the livability of a neighborhood and helps to bring about the successful mixing of diverse land uses and activities.
- 2) Minimum. In the CCMU or DRMU zones the minimum building height shall be 2 stories. The minimum building height standard applies to new commercial, residential, and mixed-use buildings. It does not apply to community service buildings accessory structures, one-time additions or expansions of non-conforming buildings of no more than 25% and less than 1,000 square feet, or to buildings with less than 1,000 square feet of floor area
- 3) Maximum. In the CCMU or DRMU zones the maximum building height shall be 4 stories, which in total shall not exceed 60 feet.
- 4) The floor area of the second story shall comprise not less than 50% of the total ground floor area. When such a partial second story is constructed or installed, the second story floor space shall be located over that portion of the ground floor which is nearest the abutting street or streets.
- 5) In addition to conforming to the Ground Floor Windows requirements of Section 17.20.220.4.i for any new commercial or mixed-use building subject to a 2-story height minimum, at least 20% of the upper facade area shall be made up of display areas or windows for all facades facing a street.

h. Enhanced pedestrian spaces and amenities. Enhanced pedestrian spaces and amenities consist of features such as plazas, arcades, courtyards, outdoor cafes, widened sidewalks, benches, shelters, street furniture, public art, or kiosks.

3. HISTORIC DOWNTOWN BUSINESS OVERLAY DISTRICT.

- a. Description. This area is defined by historic commercial buildings built with wood, brick, or tile and cast stone that are: built without setback from the sidewalk, having no space between buildings, often having architectural detailing, and hosting a diverse system of awnings, canopies and overhangs to encourage pedestrian use.
- b. Alterations/Restorations. A property owner shall obtain approval for alteration/restorations from the City for any construction that requires a building permit.
- e. The following items are encouraged for alterations and restorations:
 - 1) Repainting of block
 - 2) Restoration of original materials
 - 3) Detailing of parapets with patterned or relief cornices and stepping
 - 4) Recessed entries oriented toward the street
 - 5) Large plate glass windows with transoms on the first floor

- 6)Upper story use of vertical, double hung windows
- 7)Fabric awnings (retractable or fixed) and flat awnings
- 8)Natural color of original materials should be retained
- 9)Use of 2-3 colors when painting
- 10)Replacing lost architectural elements
- 11)Eliminating multiple pane windows except in restoration of transoms
- 12)Kickplate/Bulkhead
- 13)Stringcourse

d. The following are discouraged in restorations:

- 1)Painting of brick
- 2)Sandblasting unless treated
- 3)Plastic bubble awnings
- 4)Replacement or addition of doors, windows or other architectural features and materials that are not compatible with the original building design
- 5)Multi pane windows/muntins

e. New Buildings and Structures. New buildings and structures fronting streets should be in keeping with the original architectural character, color, mass, scale and materials of the building to which they are added and to the neighboring buildings. New buildings and structures should maintain the continuity of the multi-story buildings and the clear distinction between street level commerce and upper floor offices or residences through facade treatment and articulation.

1)Site Design.

- a)Sidewalks should be adjacent to the street.
- b)Buildings should promote viewing of waterways. Pedestrian walkways are encouraged.
- c)Landscaped off street parking should be provided behind buildings or on designated city parking lots.
- d)Service delivery areas shall be located behind buildings.
- e)Building fronts and entrances shall face the street with facades at the front property line except for any eating establishment with outdoor seating between the building and the front lot line.
- f)For corner lots, entrances shall be oriented to the corner.

2)Architectural Design.

a)Building Height.

- i. Corner buildings, 2 stories, 35 feet maximum, should be the tallest building on the block.
- ii. Interior buildings, 2 stories, 30 feet maximum.

b)Building Width.

- i. ~~All new buildings should build from side lot line to side lot line. An exception to this standard would be an area specifically designed as plaza space, courtyard, dining space or rear access for public pedestrian walkways.~~
- ii. ~~New buildings whose street frontage is more than 25 feet shall be designed so they convey a sense of division through the use of either, pilasters, windows and door openings, recessed entries, off sets or other architectural details.~~
- e) ~~Building Scale. The overall size and proportions of new structures shall be compatible with the scale of adjacent historic buildings. The relationship between the height and width of the main facade of the building shall be compatible with adjoining buildings.~~
- d) ~~Roof Form:~~
 - i. ~~Roof forms should be consistent with those commercial buildings of the downtown core.~~
 - ii. ~~Parapet, parapet gables and flat roof forms are acceptable.~~
 - iii. ~~Pitched roof forms visible from the street and associated with residential structures are unacceptable.~~
 - iv. ~~Detailing of the parapets with patterned or relief cornices and stepping is strongly recommended.~~
- e) ~~Materials:~~
 - i. ~~Building materials should be consistent with predominant materials used on buildings of a similar period within the downtown core.~~
 - ii. ~~The use of wood for windows is encouraged. Reflective and smoked glass is discouraged. Window design should replicate the windows of the historic period and be consistent with those used in other buildings in the downtown core.~~
- f) ~~Color:~~
 - i. ~~The predominant color shall be derived from a specific color palette of earth tones similar to those used from 1905-1930. New colors may be designated by the decision authority to allow for the same kind of flexibility and freedom that created the original appearance of downtown.~~
 - ii. ~~Buildings should retain variety and each building should be painted in a different color palette.~~
 - iii. ~~Very bright or neon paint used to attract attention to the building is prohibited.~~
- f. ~~Streetscape Design. A comprehensive streetscape program consisting of street trees, street lighting, sidewalk and crosswalk paving shall be developed for the Historic Downtown Business Overlay District.~~
- 1) ~~Landscape:~~
 - a) ~~The building architecture should be the dominant feature and street trees should be planted and pruned back from building facades.~~
 - b) ~~Tree plantings meet the standards as specified in Sections 17.20.090.7 and 17.20.170.2.~~
 - e) ~~Planters beautify the downtown and should be encouraged throughout downtown and near benches. Bench height should provide for easy seating. Sidewalk elements, such~~

as planters, should be designed and made with materials compatible with the architecture of the downtown area.

d) Pedestrian rights-of-way should be improved with materials, such as concrete blocks, brick or stone, at the pedestrian crossings.

2) Street Lights. A light fixture identified on the International Dark-Sky Association's list of Period or Vintage light fixtures (or other equivalent fixture approved by the City Planner) on a decorative aluminum post shall be placed within the public right-of-way.

g. Signage. It is recognized that signage is a key component in identifying businesses and in contributing to the livelihood of the street. Individuality is encouraged, but signage should not be the dominant feature of a building or site in the Historic Downtown Business Overlay District. New design and restoration should maintain a system of signage that identifies businesses and is visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.

1) Permitted Signs. Exclusive of all signs allowed in Section 17.20.140.3

a) Wall signs, window signs, canopy and projecting signs attached to buildings should be comparable in scale without obscuring the architectural features.

b) Window signs should be at eye level to entice pedestrians.

c) The use of gold leaf window signs and custom-made neon signs at an appropriate scale is encouraged.

d) Awning or valance signs are encouraged.

e) Hanging signs that use front lighting are encouraged.

f) The size of wall, awning, window and projecting right-angle signs shall be suggestive of those used during the historic period.

g) The re-creation of old signs, using historic photos and paint analysis to determine the character and color of an old sign, is encouraged where allowable by the standards of Section 17.20.140.

h) Signs under awnings may be as low as 6'6" above the sidewalk if needed to accommodate an historic awning design.

i) Murals, which do not advertise and have a cultural theme, are not considered commercial signs and are exempt from the requirements of this code.

j) Real estate signs not to exceed 16 square feet.

k) All signage existing on February 18, 2003.

h. Demolition. A demolition permit shall be required in this district where there is common wall construction.

1) A demolition permit shall be obtained from the City Planner

2) Upon securing a demolition permit, the property owner shall notify in writing, the City of Stayton and adjoining property owner(s) that share a common wall construction 10 days prior to beginning demolition.

4. HISTORIC DOWNTOWN RESIDENTIAL BUSINESS OVERLAY DISTRICT (TRANSITION AREA).

- a. ~~Description. This area was once predominantly residential in nature and now include homes that have been converted to businesses or new buildings constructed for the purpose of conducting business but featuring residential-like facades. The area is architecturally residential and should remain so to maintain continuity and retain its neighborhood appearance.~~
- b. ~~Restoration of existing buildings is encouraged.~~
- 1) ~~Additions to residential buildings in the Historic District are controversial and shall be reviewed by the Planning Commission to ensure compatible massing, roof forms, materials and window and door types.~~
 - 2) ~~To maintain the residential character of the district a minimum 4/12 roof pitch and/or one that is compatible with neighboring uses shall be required for all new buildings.~~
 - 3) ~~Setbacks for new buildings shall be determined through the site plan review process in Section 17.12.220 except the front yard which shall be either the average front yard setback for buildings in the block in which the property is located but no less than 10 feet.~~
 - 4) ~~Landscaping beyond the minimum proscribed by Section 17.20.090 of this code is encouraged.~~
- e. ~~Streetscape Design. A comprehensive streetscape program, consisting of street trees, street lighting, sidewalk and crosswalk paving is encouraged in the Historic Downtown Residential Business Overlay District.~~
- 1) ~~Street Lights. A light fixture identified on the International Dark Sky Association's list of Period or Vintage light fixtures (or other equivalent fixture approved by the City Planner) on a decorative aluminum post shall be placed within the public right-of-way.~~
 - 2) ~~Street Trees. Tree plantings shall meet the standards as specified in Sections 17.20.090.7 and 17.20.170.2.~~
- d. ~~Signage. It is recognized that signage is a key component in identifying businesses and in contributing to the livelihood of the street. Individuality is encouraged, but signage should not be the dominant feature of a building or site in the Historic Downtown Residential Business Overlay District. New design and restoration should maintain a system of signage that identifies businesses and is visible to both pedestrian and automobile traffic without detracting from the architecture or overpowering the streetscape.~~
- 1) ~~Permitted Signs shall be:~~
 - a) ~~Wall signs, window signs, canopy and projecting signs attached to buildings should be comparable in scale without obscuring the architectural features.~~
 - b) ~~Window signs should be at eye level to entice pedestrians.~~
 - c) ~~The use of gold leaf window signs and custom-made neon signs at an appropriate scale is encouraged.~~
 - d) ~~Awning or valance signs are encouraged.~~
 - e) ~~Hanging signs that use front lighting are encouraged.~~
 - f) ~~The size of wall, awning, window and projecting right-angle signs shall be suggestive of those used during the historic period.~~

- g) ~~The re-creation of old signs, using historic photos and paint analysis to determine the character and color of an old sign, is encouraged where allowable by the standards of Section 17.20.140.~~
 - h) ~~Signs under awnings may be as low as 6'6" above the sidewalk if needed to accommodate an historic awning design.~~
 - i) ~~Murals, which do not advertise and have a cultural theme, are not considered commercial signs and are exempt from this section.~~
 - j) ~~Real estate signs not to exceed 16 square feet.~~
 - k) ~~Monument signs are allowed.~~
 - l) ~~All signage existing on February 18, 2003.~~
- e. ~~Demolition. A demolition permit shall be required in this district where there is common wall construction.~~
- 1) ~~A demolition permit shall be obtained from the City Planner~~
 - 2) ~~Upon securing a demolition permit, the property owner shall notify in writing, the City of Stayton and adjoining property owner(s) that share a common wall construction 10 days prior to beginning demolition.~~

Part 9. Amend **Section 17.16.090.1** to remove the Natural Resources Protection Overlay District from the new Downtown mixed use zones.

1. BOUNDARIES OF THE NR DISTRICT. The NR Overlay district shall include lands that are:
 - a. 100 feet from the normal high water line of the North Santiam River, Mill Creek, Lucas Ditch, Salem Ditch north of Shaff Road, except for areas within the HD, CR, CG, CCMU, DRMU, and ID zones.
 - b. 50 feet from the normal high water line of the Salem Ditch and the Stayton Ditch, except for areas within the CR, CG, CCMU, and DRMU ~~CG~~-zones.

The provisions, requirements, and restrictions found herein shall be in addition to those found in the underlying primary zone. Where there are conflicts between the requirements of the NR Overlay zone and the requirements of the underlying primary zone, the more restrictive requirements shall apply.

Part 10. Amend **Section 17.20.050.2** to apply the fence standards for commercial zones to the new Downtown zones.

2. COMMERCIAL AND DOWNTOWN ZONES.
 - a. No fences shall be allowed in the front yard.
 - b. Fencing of outdoor service areas shall meet the standards of Section 17.20.200.3.b.4.
 - c. Open fences up to 10 feet in height and solid fences up to 7 feet in height shall be allowed for screening of open storage areas.
 - d. Except as provided in Section 17.20.090.13, fences located in rear and side yards shall be no more than 7 feet in height.

Part 11. Amend **Section 17.20.060.7.e** to replace the current parking requirements in the historic Districts with new standards for the Downtown Zones.

- e. ~~Historic District Parking Standards. Within the HDR and HDB overlay districts, parking space requirements for commercial uses are reduced to 50 percent of the required number of spaces, and required customer parking may be provided on street.~~ Downtown Parking Standards.

1) Minimum Parking Requirements.

The provisions of Section 17.20.060.7.a above do not apply within the CCMU and DRMU zones. The City recognizes that the Downtown Zones have provision for public parking and shared parking spaces as well as a supply of on-street parking without adverse affects on traffic movement. Therefore there is no required minimum off-street parking for non-residential uses in the CCMU and DRMU zones. Residential uses in the DRMU zone must provide a minimum of 1.0 parking space per dwelling unit.

2) Maximum Off-Street Parking Permitted.

In order to prevent off-street parking from covering more land area than necessary, a maximum parking limit is established in the CCMU and DRMU zones. In these zones, a property shall not provide more parking spaces than 125% of the minimum otherwise required by Section 17.20.060.7.a for the uses on the property, except a residential use may provide up to 2.0 parking spaces per dwelling unit provided at least one of the spaces is within an enclosed garage.

Part 12. Amend **Section 17.20.060.9.a.2)** to exempt retail establishments in the Downtown Zones from the off-street loading requirements.

- 2) Except in the CCMU and DRMU zones, retail~~Retail~~, wholesale, warehouse and industrial operations with a gross floor area of more than 5,000 square feet require the following:

Table 17.20.060.9.a Minimum Loading Bay Requirements

Square Feet (gross floor area)	Number of Bays
5,001 to 40,000	1
40,001 to 70,000	2
70,001 to 100,000	3
100,001 to 140,000	4

Each 90,000 square feet over 140,000 square feet requires one additional bay.

In the CCMU and DRMU zones loading bays are not required. However, site design for retail trade uses and eating and drinking places shall provide for delivery access from an alley where possible and shall otherwise allow delivery vehicles to park in such a manner as to not block a sidewalk or driveway entrance from a street.

Part 13. Amend **Section 17.20.090.2** to exempt the CCMU Zone from the landscaping and screening requirements.

- 2. **BASIC PROVISIONS.** Landscaping and screening standards apply to all zones except the Low Density (LD) Residential and Commercial Core Mixed Use. The minimum area of a site to be retained in landscaping shall be as follows:

Table 17.20.090.2 Minimum Landscape Percentage

Zoning District or Use	Minimum Improvement Per Lot
Medium Density (MD) Residential	20%
High Density (HD) Residential	20%
Commercial Retail (CR)	15%
Commercial General (CG)	15%
Downtown Residential Mixed Use (DRMU)	8%
Interchange District (ID)	15%
Industrial Commercial (IC)	15%
Light Industrial (IL)	
Lots 2.00 acres in area or less	15%
Lots larger than 2.00 acres but smaller than 4.00 acres	10%
Lots of 4.00 acres in area or more	8%
Public, Semi-Public (P)	15%

Part 14. Amend **Section 17.20.140.4.1** to allow signs to be erected on the public sidewalk in the CCMU and DRMU zones.

1. Signs attached to any pole, post, utility pole, or placed by its own stake in the ground in a public right-of-way. This restriction shall not apply to bulletin boards for public use as authorized by the City Council. This restriction shall not apply to sidewalk signs within the CCMU or DRMU zone erected in compliance with the provisions of Section 17.20.140.9-A.e.

Part 15. Add a new **Section 17.20.140.9-A** with provisions for signs in the CCMU and DRMU zones.

9-A. SIGNS IN THE DOWNTOWN ZONES. The following regulations shall apply to signs in the Downtown Zones.

- a. Sign Types and Maximum Number of Signs. Within the CCMU and DRMU zones, the following sign types are allowed:
 - 1) Any combination of wall, canopy, projecting, and window signs not exceeding the sign area limitations.
 - 2) Sidewalk signs in conformance with Section 17.20.140.9-A.e. below.
- b. Number of Signs. Each business may have one wall, canopy or projecting sign attached to a building for each side of the building facing a street or public sidewalk the business occupies, not including awning signs.
- c. Total Allowed Area. The total allowed sign area for any business in the CCMU or DRMU zones is one square foot of sign area per lineal foot of building frontage for the individual business, up to a maximum of 30 square feet.
- d. Maximum Sign Height. Wall or wall-mounted signs shall not be taller than 20 feet and shall not project above the parapet or roof eaves.
- e. Sidewalk Signs. Any business located in the CCMU or DRMU zone may have one sign erected on the public sidewalk in conformance with the following standards.
 - i. A sidewalk sign shall be either an A-frame sandwich sign or be a hanging sign supported by a metal frame inserted into a hole the sidewalk provided by the City.

- ii. The sign shall be entirely outside of the area of a right-of-way corner that is between the curb and the lines created by extending the property line to the curb face. See Figure 17.20.140.9-A.1
- iii. A sidewalk sign shall be placed either within six inches of the curb line or within 2 feet of the front lot line, in order to minimize interference with pedestrians. In either location, the sign shall not obstruct a continuous through pedestrian zone of at least six feet in width. See Figure 17.20.140.9-A.2

Figure 17.20.140.9-A.1
Placement of Portable Signs in the R-O-W

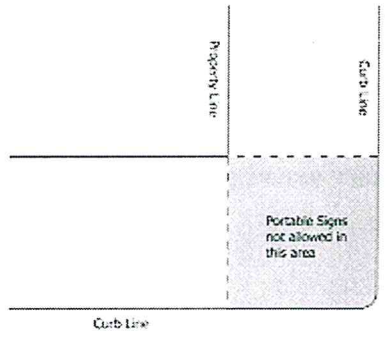
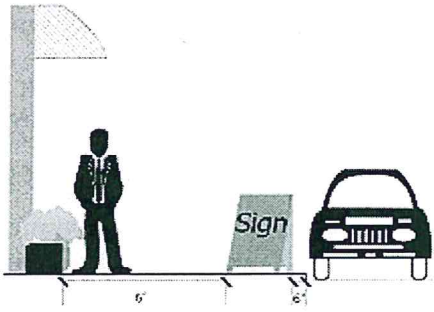


Figure 17.20.140.9-A.2
Placement of Portable Signs in the R-O-W



- iv. The maximum sign area of a sandwich sign shall be 6 square feet, counting only one side of the sandwich sign. The maximum sign area of a hanging sign shall be 4 square feet.
- v. A sidewalk sign may be erected only during the hours a business is open.
- vi. A sidewalk sign shall not be illuminated.

Part 16. Amend **Section 17.20.160.3** to add the new downtown mixed use zones to the list of zones where collocation of wireless communication facility antennas are permitted on existing buildings.

3. COLLOCATION OF WCF ANTENNAS ON EXISTING BUILDINGS, UTILITY OR LIGHT POLES, AND WATER TOWERS.

- a. Permitted Use. Such collocation shall be considered an outright permitted use provided that the antennas and ancillary facilities comply with the standards of this section, and the antennas extend no more than 10 feet above and no more than 2 feet horizontally away from the existing structure, and the collocation site is zoned CR, CG, CCMU, DRMU, ID, IC, IL, IA or P.
- b. Site Plan Review. Such collocation shall be a permitted use subject to a site plan review approval provided that the antennas and ancillary facilities comply with the standards of this section, the antennas extend no more than 20 feet above and no more than 4 feet horizontally away from the existing structure, and the collocation site is zoned HD, CR, CG, CCMU, DRMU, ID, IC, IL, IA or P. As part of collocation on a utility or light pole, the existing pole may be replaced if needed for structural soundness provided the height of the pole is not increased and the diameter of the pole is not increased by more than 20%.

Part 17. Amend **Table 17.20.170.4.c.3** to add the new downtown zones to the parking area lighting standards.

Table 17.20.170.4.c.3 Parking area lighting standards

Feature	Commercial Zones	Downtown Zones	Industrial Zones
Maximum Mounting Height	20 feet	<u>14 feet</u>	25 feet
Maximum Average Illumination Level	0.3 foot-candle	<u>0.3 foot-candle</u>	0.5 foot-candle
Uniformity Ratio*	4:1	<u>4:1</u>	4:1
Minimum Color Rendering Index**	65	<u>65</u>	20

* Uniformity ratio is the ratio of average illumination to minimum illumination

** Color rendering Index is a measure of how a light changes perception of colors. Incandescent lamps have a CRI of 100, metal halide 70-75, mercury vapor 50, high pressure sodium 22 and low pressure sodium 44.

Part 18. Amend **Table 17.20.170.4.d.6** to add the new downtown zones to the security area lighting standards.

Table 17.20.170.4.d.6 Security area lighting standards

Feature	Commercial Zones	Downtown Zones	Industrial Zones
Maximum Mounting Height	20 feet	<u>14 feet</u>	25 feet
Average Horizontal Illumination Level on Ground	no more than 1.0 foot-candle	<u>no more than 1.0 foot-candle</u>	no more than 1.5 foot-candle
Average Illumination Level on Vertical Surface	no more than 1.0 foot-candle	<u>no more than 1.0 foot-candle</u>	no more than 1.5 foot-candle
Minimum Color Rendering Index*	65	<u>65</u>	20

* Color Rendering Index is a measure of how a light changes the perception of colors. Incandescent lamps have a CRI of 100, metal halide 70-75, mercury vapor 50, high pressure sodium 22 and low pressure sodium 44.

Part 19. Amend **Section 17.20.190** to clarify that the multi-family residential design standards apply to all attached residential dwellings.

17.20.190 MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS

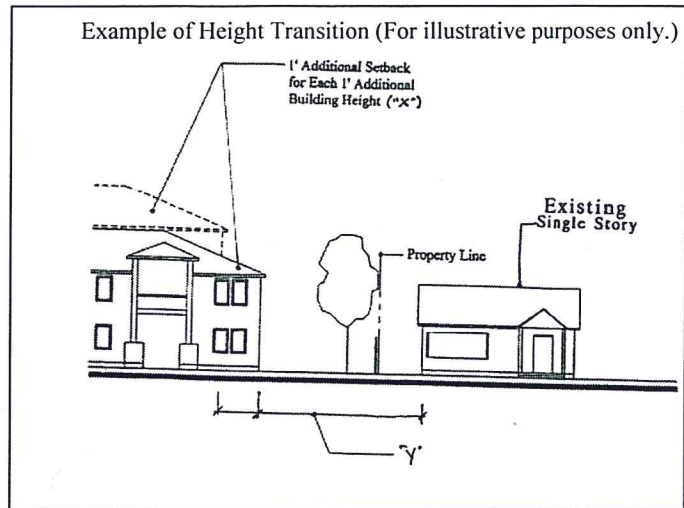
1. PURPOSE. The purpose of ~~the multi-family~~ these design standards is to promote development that is aesthetically pleasing, compatible with the surrounding neighborhoods and provides a variety of pleasing architectural styles while reducing any adverse effects on surrounding property owners and the general public. These standards shall apply to any new ~~duplexes or multi-family dwellings~~ attached residential structure.
2. SITE DESIGN.
 - a. Maximum Lot Coverage. Lot coverage shall not exceed the percentages shown in Table 17.20.190.2.a:

Table 17.20.190.2.a Maximum Lot Coverage for Multi-family Uses

Multi-Family Use	Maximum Coverage
<u>Single Family Attached, Duplex, or Triplex</u>	50%
<u>Buildings with 4 or more Multi-family dwellings units</u>	60%

Lot coverage is calculated as the percentage of a lot or parcel covered by buildings or structures (as defined by the foundation plan area) and other structures with surfaces greater than 36 inches above the finished grade. It does not include paved surface-level development such as driveways, parking pads, and patios.

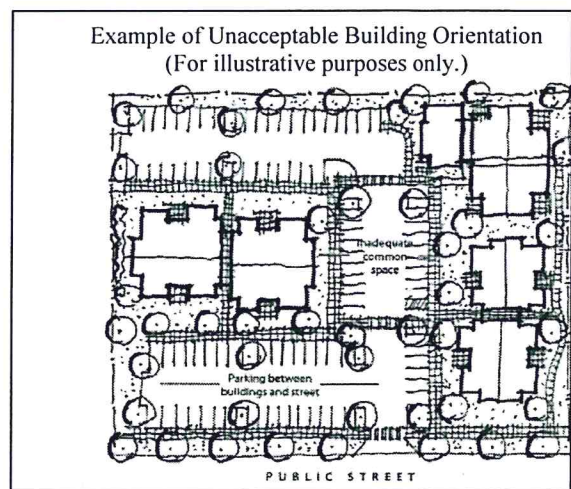
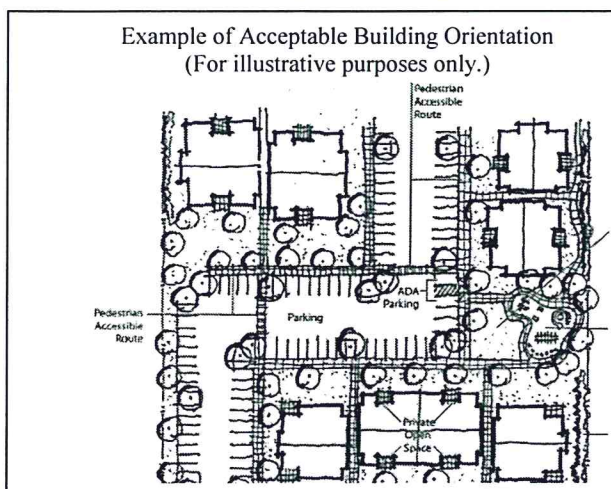
- b. Height Step Down. To provide compatible scale and relationships between new multi-story attached residential structures duplexes and multi-family buildings and adjacent single-family dwellings, the multi-story building(s) shall “step down” to create a building height transition to adjacent single-family building(s).



The transition standard is met when the height of any portion of the taller structure does not exceed 1 foot of height for every foot of separation between the adjacent single-family building and that portion of the taller structure.

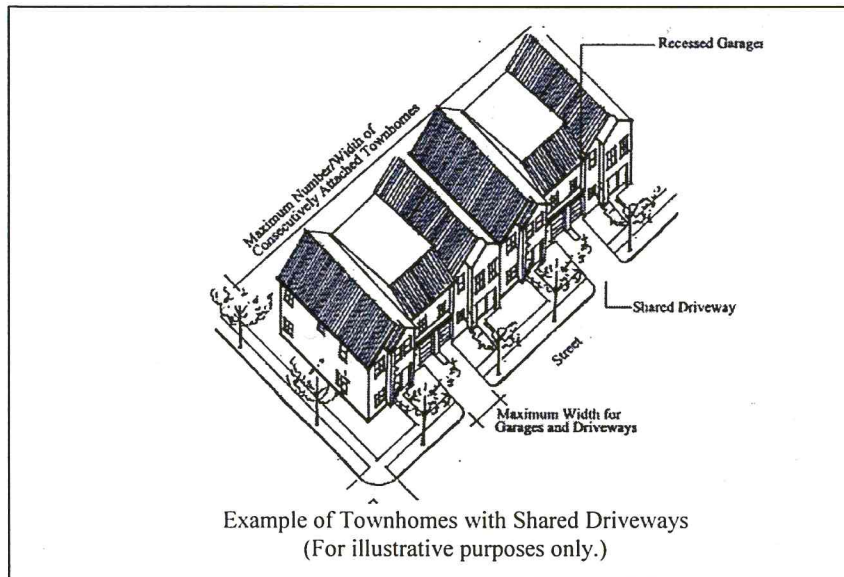
- c. Building Orientation Standards. All new attached residential structures duplexes and multi-family developments shall have buildings that are oriented to the street. The following standards will apply:

- 1) All buildings shall comply with the setback standards of the zoning district where the development is located.
- 2) Except as provided in subsections 3 and 4, below, all attached residential structures duplexes and multi-family buildings shall have at least 1 primary building entrance (i.e. dwelling entrance, a tenant space entrance, a lobby entrance, or breezeway/courtyard entrance serving a cluster of units) facing an adjoining street, or if on a side elevation, not more than 20 feet from a front lot line.



- 3) Any duplex located on a corner lot shall be oriented so that the architectural front of each unit faces a separate street.

- 4) Long access balconies and/or corridors shall not be used. No more than 4 units shall access from a single balcony.
- 5) Off street parking, driveways, and other vehicle areas shall not be placed between buildings and the street(s) to which they are oriented, except that townhouses with garages that face a street may have 1 driveway access located between the street and primary building entrance for every 2 dwelling units following vehicle areas when the decision authority finds they will not adversely affect pedestrian safety and convenience.

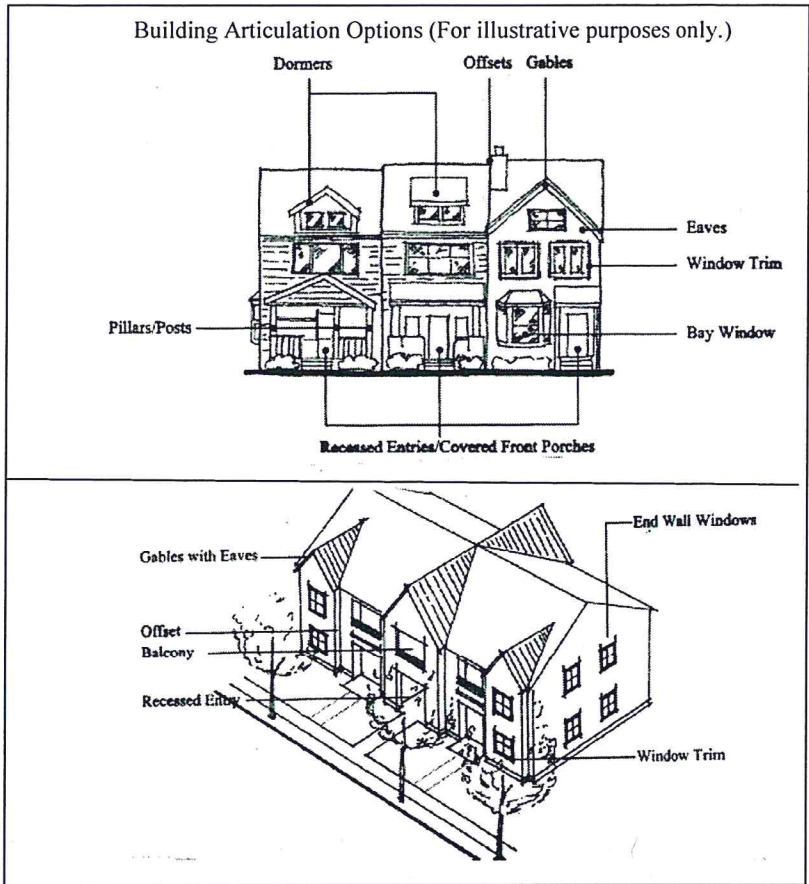


- 6) Parking and maneuvering areas, driveways, active recreation areas, loading areas, and dumpsters shall not be located between attached residential structures ~~multi-family buildings~~ and adjacent single family homes.
- 7) When there is insufficient street frontage for building orientation in a development with multiple buildings to face the street, a primary entrance may be oriented to a common green, plaza or courtyard. When oriented this way, the primary entrance(s) and common green, plaza or courtyard shall be connected to the street by a pedestrian walkway meeting the standards of Section 17.26.020.5 ~~of this title~~.
- 8) Trash Receptacles. Trash receptacles shall be oriented away from building entrances and set back at least 10 feet from any public right-of-way and adjacent residences. Receptacles shall be screened with an evergreen hedge or solid fence of materials similar to the primary building of not less than 6 feet in height. The receptacle must be accessible to trash pick-up trucks.

3. ARCHITECTURAL STANDARDS.

- a. Building Length. The continuous horizontal distance as measured from end wall to end wall of individual buildings shall not exceed 100 feet.
- b. Articulation. All attached residential structure ~~duplexes and multi-family dwellings~~ shall incorporate design features to break up large expanses of uninterrupted walls or roof planes. Along the vertical face of all building stories, such elements shall occur at a minimum interval of 30 feet and each floor shall contain at least 2 of the following elements.

- 1) Recess (e.g. deck, patio, courtyard, entrance or similar feature) that has a minimum depth of 4 feet.
- 2) Extension (e.g. deck, patio, entrance, overhang, or similar feature) that projects a minimum of 2 feet and runs horizontally for a minimum length of 4 feet.
- 3) Offsets or breaks in roof elevation of 2 feet or greater in height.



- c. Street-side facades. All building elevations visible from a street right-of-way shall provide prominent defined entrances and a combination of windows, porches, and/or balconies. A minimum of 40% of an elevation facing a street, and a minimum of 30% of other elevations visible from a public right-of-way shall meet this standard.

“Percent of elevation” is measured as the total square footage of a vertical plane containing doorways, porches, balconies, terraces and/or windows divided by the total square footage of that elevation (front, rear or side).

- d. Exterior Stairways. Stairways shall be incorporated into the building design. External stairways, when necessary, shall be recessed into the building, sided using the same siding materials as the building, or otherwise incorporated into the building architecture.
- e. Design Features. The minimum number of required design features for an attached residential structure ~~a multi-family development~~ is determined by the number of dwelling units in each building as shown in Table 17.20.190.3.e.

Table 17.20.190.3.e Minimum Number of Design Features

Number of Units	Minimum Number of Features
2 - 6	5
7 - 20	8
21 or more	10

The following design features may be used to meet the requirements of this subsection. Features not included on the list may be used if approved by the decision authority.

- 1) Dormers
 - 2) Gables
 - 3) Recessed entries
 - 4) Covered porch entries or porticos
 - 5) Cupolas or towers
 - 6) Pillars or posts
 - 7) Eaves; a minimum 18 inches of projection
 - 8) Off-sets in building face or roof; a minimum 16 inches
 - 9) Window trim; minimum of 3 inches wide
 - 10) Bay windows
 - 11) Balconies
 - 12) Decorative patterns on exterior finish such as: shingles, wainscoting, ornamentation or similar features.
 - 13) Decorative cornice or pediments (for flat roofs)
- f. Building Materials. Plain concrete, corrugated metal, plywood, sheet press board, T-111 siding shall not be used as exterior finish material.
4. OPEN SPACE.
- a. Common Open Space. Of the landscaping required by Section 17.20.090, a minimum of 10% of the site area shall be designated and permanently reserved as common open space in all multi-family developments with more than 10 units, in accordance with the following criteria:
 - 1) The site area is defined as the lot or parcel on which the development is to be located, after subtracting any required dedication of street right-of-way.
 - 2) Streets, driveways, and parking areas, including areas required to satisfy parking lot landscape standards, shall not be applied towards the minimum useable open space requirement.
 - 3) In meeting the common open space standard, the multi-family development shall contain one or more of the following: outdoor recreation area, protection of sensitive lands, play fields, outdoor playgrounds, outdoor sports courts, swimming pools, walking paths, or similar open space amenities for residents.
 - 4) The common open space shall have a minimum average width of 15 feet and a minimum average length of 15 feet.
 - b. Private Open Space. Private open space areas shall be required for dwelling units based on all of the following criteria:
 - 1) A minimum of 60% of all ground-floor housing units shall have front or rear patios or decks measuring at least 40 square feet.
 - 2) A minimum of 60% of all upper-floor housing units shall have balconies or porches measuring at least 30 square feet.

5. LIGHTING. All attached residential structures duplexes and multi-family dwellings shall meet the standards of Section 17.20.170.

Part 20. Amend **Section 17.20.200.1** to amend the commercial design standards to not apply within the downtown zones.

1. PURPOSE. The purpose of the commercial standards to ensure that the public health, safety and general welfare are protected and the general interest of the public is served. The standards provide for originality, flexibility, and innovation in site planning and development including architecture, landscaping, parking design and enhancement of the special characteristics that make Stayton a unique place to live. The standards of this section apply to all types of non-residential development and to any building with a mix of non-residential and residential uses, except in the Downtown zones, where the standards of Section 17.20.220 apply. (Ord. 898, August 20, 2007)

Part 21. Add a new **Section 17.20.220** containing the design standards for development in the downtown zones.

17.20.220 DOWNTOWN DEVELOPMENT DESIGN STANDARDS

1. Purpose. The following design standards apply to all commercial, attached residential, and mixed-use structures located within the Downtown Zones. The purpose of these standards is to assure a high quality, pedestrian-oriented development pattern in the downtown area consistent with the vision expressed in the Downtown Transportation and Revitalization Plan. The provisions of this section do not change the range of uses permitted on a property except as described in this section.
2. Design Standards for Attached Residential Structures. The standards of this section apply to development of attached residential structures in the Downtown Zones.
 - a. Landscaping. The purpose of this standard is to create an attractive landscaped area when residential structures are set back from the front lot line. In addition to the requirements of Section 17.20.090, landscaping must be provided between structures and the street, as follows:
 - 1) Foundation landscaping. All street-facing elevations must have landscaping along their foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:
 - a) The landscaped area must be at least 3 feet wide;
 - b) There must be at least one three-gallon shrub for every 3 lineal feet of foundation. Shrubs shall meet the plant material requirements of Section 17.20.090.8; and
 - c) Ground cover plants must cover the remainder of the landscaped area in accordance with Section 17.20.090.8.
 - 2) Front yard trees. There must be at least one tree in front of each residential structure. On corner lots, there must be one tree for each 30 feet of frontage on the side street. Tree selection is subject to an approved tree list maintained by the Public Works Director.
 - b. Building setback on public streets and public plazas. The purpose of this standard is to reinforce the existing development pattern in downtown Stayton where buildings are placed close to the street.

- 1) Primary buildings must not be set back from the front lot line more than 20 feet.
- 2) A primary building may be set back from the front lot line more than 20 feet where the building has frontage on a public plazas and the following standards are met.
 - a) A building wall that faces the plaza must be at the edge of the public plaza. Where the site has two frontages that are on the plaza, this standard must be met on both frontages. Where there are more than two such frontages, this standard must be met on any two frontages; and
 - b) For ground floor residential uses, the building wall may be set back from the lot line to allow for a front porch at a main entrance. The maximum setback is 6 feet. The area between the building and an adjacent plaza must be hard-surfaced for use by pedestrians as an extension of the sidewalk.
- c. Residential buffer. The purpose of this standard is to provide a transition in scale where a Downtown Zone is adjacent to a residential zone. Where a site in a Downtown Zone abuts or is across a street from an LD or MD zone, the following is required:
 - 1) On sites that abut an LD or MD zone the following must be met:
 - a) In the portion of the site within 25 feet of the residential zone, the building height limits are those of the adjacent residential zone; and
 - b) A 10 foot deep area landscaped to the standards of Section 17.20.090 must be provided along any lot line that abuts the residential zone.
 - 2) On sites across the street from a LD or MD zone the following must be met:
 - a) On the portion of the site within 15 feet of the intervening street, the height limits are those of the residential zone across the street; and
 - b) A 10 foot deep area landscaped to the standards of Section 17.20.090 must be provided along the lot line across the street from the residential zone. Pedestrian and bicycle access is allowed, but may not be more than 6 feet wide.
- d. Avoid large monumental building elevations. The purpose of this standard is to provide for variety and articulation of buildings similar to the existing development pattern in downtown Stayton. In addition to the Architectural Standards set out in Section 17.20.190.3, the front elevation of large structures must be divided into smaller areas or planes. When the front elevation of a structure is more than 750 square feet in area, the elevation must be divided into distinct planes of 500 square feet or less. For the purpose of this standard, areas of wall that are entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, are also individual building wall planes. This division may be accomplished by any feature found in Section 17.20.190.3.b.
- e. Roofs. The purpose of this standard is to require traditional roof forms consistent with existing development patterns in downtown Stayton. Roofs should have significant pitch, or if flat, be designed with a cornice or parapet. Primary structures must have either:
 - 1) A sloped roof with a pitch that is no flatter than 6/12 and no steeper than 12/12; or
 - 2) A roof with a pitch of less than 6/12 if either:
 - a) The space on top of the roof is used as a deck or balcony that is no more than 150 square feet in area and is accessible from an interior room; or

- b) A cornice or parapet that meets the following:
 - i. There must be two parts to the cornice or parapet. The top part must project at least 6 inches from the face of the building and be at least 2 inches further from the face of the building than the bottom part of the cornice or parapet; and
 - ii. The cornice or parapet shall be at least 18 inches high on buildings greater than less than 30 feet in height and at least 24 inches high on buildings 30 feet or greater in height.

- f. Main entrance. The purpose of this standard is to locate and design building entrances that are safe, accessible from the street, and have weather protection.
 - 1) Location of main entrance. The main entrance of the primary structure must face the street lot line or plaza. Where there is more than one front lot line or plaza, the entrance may face either of them or to the corner. For residential developments there are the following exceptions:
 - a) For buildings that have more than one main entrance only one entrance must meet this requirement.
 - b) Entrances that face a shared landscaped courtyard are exempt from this requirement.
 - 2) Front porch at main entrances to residential uses in a mixed-use development. In the DRMU Zone, there must be a front porch at the main entrance to residential portions of a mixed-use development, if the main entrance faces a street. If the porch projects out from the building it must have a roof. If the roof of a required porch is developed as a deck or balcony it may be flat. If the main entrance is to a single dwelling unit, the covered area provided by the porch must be at least 6 feet wide and 4 feet deep. If the main entrance is to a porch that provides the entrance to 2 or more dwelling units, the covered area provided by the porch must be at least 9 feet wide and 7 feet deep.

- g. Vehicle areas. The purpose of this standard is to emphasize the traditional development pattern in downtown Stayton where buildings connect to the street, and where vehicular parking and loading areas are of secondary importance.
 - 1) Alleys. If the site is served by an alley, access for motor vehicles must be from the alley, not from a street frontage.
 - 2) Vehicle areas between the building and the street. Except for allowed parking in front of approved garages, there are no vehicle areas allowed between the building and the street. If a site is a corner lot, this standard must be met on both frontages. If a site has more than two front lot lines, this standard must be met on two frontages.
Each dwelling unit in an attached residential structure is allowed one 9-foot wide driveway.
 - 3) Parking areas in the front yard. Except for allowed parking in front of approved garages, parking areas may not be located in the front yard.
 - 4) Attached garages. When parking is provided in a garage attached to the primary structure and garage doors face a street all of the following standards must be met:
 - a) The garage must not be more than 40 percent of the length of the building frontage or 8 feet long, whichever is greater.

- b) The front of the garage shall be set back at least 4 feet from the front facade of the house.
- c) Unless the garage serves three or more residential units, garage doors that are part of the street-facing elevations of a primary structure may be no more than 75 square feet in area.
- d) There may be no more than one garage door per 16 feet of building frontage.
- 5) Driveways. Driveways for attached residential structures must meet the following.
 - a) Driveways may be paired so that there is a single curb-cut providing access to two attached houses. The maximum width allowed for the paired driveway is 18 feet.
 - b) There must be at least 18 feet between single or paired driveways. The distance between driveways is measured along the front lot line.
- h. Foundation material. The purpose of this standard is to minimize the impact of exposed foundations. Plain concrete block or plain concrete may only be used as exposed foundation material if the foundation material is not revealed more than 18 inches above the finished grade level adjacent to the foundation wall. Otherwise, exterior finish materials must be used.
- i. Exterior finish materials. The purpose of this standard is to require high quality materials that are complementary to the traditional materials used in downtown Stayton.
 - 1) Smooth concrete block, plain concrete, corrugated metal, full-sheet plywood, synthetic stucco, and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each facade. Composite boards manufactured from wood or other products, such as hardboard or hardiplank, may be used when the visible portion of the board product is less than 6 inches wide.
 - 2) Where wood products are used for siding, the siding must be shingles, or horizontal siding, not shakes or board and batten.
 - 3) Where horizontal siding is used, it must be shiplap or clapboard siding composed of boards with an exposure of 3 to 6 inches, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 6 inches or less in width.
- j. Windows. The purpose of this standard is to require the design of buildings, particularly windows, to follow original traditions established by older buildings in downtown Stayton. Street-facing windows must meet the following. Windows in rooms with a finished floor height 4 feet or more below grade are exempt from this standard:
 - 1) Each window must be square or have the vertical dimension greater than the horizontal dimension;
 - 2) A horizontal window may be created when:
 - a. Two or more vertical windows are grouped together to provide a horizontal opening in the wall facade, and they are either all the same size, or no more than two sizes are used. Where two sizes of windows are used in a group, the smaller window size must be on the outer edges of the grouping. The windows on the outer edges of the

grouping must be vertical; the center window or windows may be vertical, square, or horizontal; or

- b. There is a band of individual lites across the top of the horizontal window. These small lites must be vertical and cover at least 20 percent of the total height of the window.
 - k. Trim. The purpose of this standard is to require the design of buildings, particularly the use of trim around major building elements, to follow original traditions established by older buildings in downtown Stayton. Trim must mark all building rooflines, porches, windows and doors on all elevations. The trim must be at least 3½ inches wide. Buildings with an exterior material of stucco or masonry are exempt from this standard.
 - l. Roof-mounted equipment. The purpose of this standard is to minimize the visual impact of roof-mounted equipment. All roof-mounted equipment, including HVAC facilities and satellite dishes and other communication equipment, must be screened in one of the following ways. Solar heating or solar electric panels are exempt from this standard:
 - 1) A parapet as tall as the tallest part of the equipment;
 - 2) A screen around the equipment that is as tall as the tallest part of the equipment; or
 - 3) The equipment is set back from the street-facing perimeters of the building 3 feet for each foot of height of the equipment.
 - m. Exterior stairs and fire escapes. The purpose of this standard is to minimize the visual impact of fire escapes and exterior stairs. Exterior stairs, other than those leading to a main entrance, must be at least 40 feet from all streets. Fire escapes must be at least 40 feet from all streets.
 - n. Roof eaves. The purpose of this standard is to require the design of buildings, particularly projecting roof eaves, to follow original traditions established by older buildings in downtown Stayton. Roof eaves must project from the building wall at least 12 inches on all elevations. Buildings that take advantage of the cornice option are exempt from this standard.
 - o. Trash Receptacles. The purpose of this standard is assure that the location of trash receptacles does not detract from the visual appeal of downtown Stayton. In addition to the standards of Section 17.20.190.2.c.8, trash receptacles must be stored in the rear yard.
3. Standards for All Commercial and Mixed Use Structures. The standards in this section apply to development of all structures in the Downtown zones that are not used exclusively for residential use. These standards also apply to exterior alterations in these zones.
- a. Building placement and the street. The purpose of this standard is to create an attractive area when commercial or mixed-use structures are set back from the property line. Landscaping, an arcade, or a hard-surfaced expansion of the pedestrian path must be provided between a structure and the street. All street-facing elevations must meet one of the following options. Structures built to the front lot line are exempt from the requirements of this subsection. Where there is more than one front lot line, only those frontages where the structure is built to the front lot line are exempt from the requirements of this paragraph.
 - 1) Foundation landscaping option. All street-facing elevations must have landscaping along their foundation. This landscaping requirement does not apply to portions of the

building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet all of the following standards:

- a) The landscaped area must be at least 3 feet wide.
 - b) There must be at least one shrub, meeting the plant material requirements of Section 17.20.090.8, for every 3 lineal feet of foundation.
 - c) Ground cover plants must cover the remainder of the landscaped area in accordance with Section 17.20.090.8.
- 2) Hard-surface sidewalk extension option. The area between the building and the street lot line must be hard-surfaced for use by pedestrians as an extension of the sidewalk.
- a) The building walls may be set back no more than 6 feet from the street lot line, unless the hard-surfaced area is designated as a public plaza.
 - b) For each 100 square feet of hard-surface area between the building and the street lot line at least one of the following amenities must be provided. Structures built within 2 feet of the street lot line are exempt from the requirements of this paragraph.
 - i. A bench or other seating;
 - ii. A tree;
 - iii. A landscape planter;
 - iv. A drinking fountain;
 - v. A kiosk.
- b. Reinforce the corner. The purpose of this standard is to emphasize the corners of buildings at street intersections as places with high levels of pedestrian activity and visual interest. On structures with at least two frontages on the corner where two public sidewalks meet:
- 1) The primary structures on corner lots at the property lines must be within 6 feet of both street lot lines. Where a site has more than one corner, this requirement must be met on only one corner;
 - 2) At least one of the street-facing walls must be at least 40 feet long;
 - 3) The highest point of the building's street-facing elevations must be within 25 feet of the corner;
 - 4) The location of a main building entrance must be on a street-facing wall and either at the corner, or within 25 feet of the corner; and
 - 5) Parking areas or entrances to parking areas are not permitted within 40 feet of the corner.
- c. Avoid large monumental building elevations. The purpose of this standard is to provide for variety and articulation of buildings similar to the existing development pattern in downtown Stayton. The front elevation of large structures must be divided into smaller areas or planes. When the front elevation of a structure is more than 750 square feet in area, the elevation must be divided into distinct planes of 500 square feet or less. For the purpose of this standard, areas of wall that are entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, are also individual building wall planes. This division can be accomplished by features found in Section 17.20.200.4.

d. Residential Buffer. The purpose of this standard is to provide a transition in scale where the Downtown Zone is adjacent to a residential zone. Where a site in a Downtown Zone abuts or is across a street from a residential zone, the following is required:

1) On sites that abut an LD or MD zone the following must be met:

a) In the portion of the site within 25 feet of the residential zone, the building height limits are those of the adjacent residential zone; and

b) A 10-foot deep area landscaped to the standards of Section 17.20.090 must be provided along any lot line that abuts the residential zone.

2) On sites across the street from a residential zone the following must be met:

a) On the portion of the site within 15 feet of the intervening street, the height limits are those of the residential zone across the street; and

b) A 10-foot deep area landscaped to the standards of Section 17.20.090 must be provided along the property line across the street from the residential zone. Pedestrian and bicycle access is allowed, but may not be more than 6 feet wide.

e. Building Orientation and Primary Entrance: The purpose of this section is to require buildings and entrances to be oriented to the street, with windows looking out onto and surveying the street, in order to make walking safer and direct. Requirements for orientation and primary entrances are intended to provide for convenient, direct, and accessible pedestrian access to and from public sidewalks; provide a safe, pleasant and enjoyable pedestrian experience by connecting activities within a structure to the adjacent sidewalk; and promote walking to and between retail and commercial activities.

All new buildings that are not exclusively residential in the Downtown Zones shall comply with the following standards for Building Orientation and Primary Entrance:

1) All buildings shall have their primary entrances face an abutting street, rather than a parking area. The primary entrance is defined as the principal entry through which people enter the building. A building may have more than one primary entry, as defined in the Uniform Building Code.

2) Buildings shall have a primary entrance connecting directly between the street and the building interior. This entrance shall be open to the public during all business hours.

3) Primary building entrances shall be architecturally emphasized and visible from the street.

4) Exterior lighting should be an integral part of the architectural and landscape design. The minimum lighting level for building entries is 4 foot-candles. Lighting shall be a pedestrian scale, between 3 feet and 12 feet in height and the source light shall be shielded to reduce glare.

5) For building facades over 100 feet in length facing a street, two or more building entrances on the street must be provided.

6) At a minimum, building entrances shall incorporate arcades, roofs, porches, alcoves, porticoes or awnings that protect pedestrians from the rain and sun. Rain and sun protection is encouraged along all street frontages. Any building feature designed to protect pedestrians from sun and rain may extend over the street right of way up to 8 feet.

- 7) If the building has frontage on more than one street, the building shall provide a primary entrance oriented to one of the streets, or a single entrance to the corner where two streets intersect.
- f. Vehicle areas. The purpose of this standard is to emphasize the traditional development pattern in downtown Stayton where buildings connect to the street, and where vehicular parking and loading areas are of secondary importance.
- 1) Alleys. If the site is served by an alley, access for motor vehicles must be from the alley, not from a street frontage.
 - 2) Vehicle areas between the building and the street. Except for allowed parking in front of approved garages, there are no vehicle areas allowed between the building and the street. If a site is a corner lot, this standard must be met on both frontages. If a site has more than two front lot lines, this standard must be met on two frontages.
 - 3) Access to vehicle areas and adjacent residential zones. Access to vehicle areas must be located at least 20 feet from any adjacent residential zone.
 - 4) Parking lot coverage. No more than 35 percent of the site may be used for vehicle parking areas.
 - 5) Vehicle area screening. Where vehicle areas are across a local street from a residential zone, there must be a 6-foot wide landscaped area along the front lot line that meets the standards of Section 17.20.090.
- g. Exterior finish materials. The purpose of this standard is to require high quality materials that are complementary to the traditional materials used in downtown Stayton.
- 1) Along 3rd Avenue, commercial and mixed use buildings shall be constructed of materials complementary to existing materials including textured pre-cast concrete block, clay (terra cotta) tile, brick, stucco and wood frame.
 - 2) Smooth concrete block, plain concrete, corrugated metal, full-sheet plywood, synthetic stucco, and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10% of the surface area of any facade. Composite boards manufactured from wood or other products, such as hardboard or hardiplank, may be used when the board product is less than 6 inches wide. Foundation material may be plain concrete or plain concrete block when the foundation material does not extend for more than 3 feet above the finished grade level adjacent to the foundation wall.
 - 3) Where there is an exterior alteration to an existing building, the exterior finish materials on the portion of the building being altered or added must visually match the appearance of those on the existing building. However, if the exterior finishes and materials on the existing building do not meet the standards of Section 17.20.220.4.g.1, above, any material that meets the standards of Section 17.20.220.4.g.1 may be used.
 - 4) Predominant colors shall be earth tones, defined as shades of green, red, gray, brown and yellow with a value of 50% or less. Table 17.20.220.1 illustrates acceptable earth tone colors. Pastel tones, defined as any hue with a shade of 60% or more, may be used as accent and trim. Bright colors are prohibited.

Table 17.20.220.1. Pallet of Acceptable Earth Tone Colors for Building Exteriors

			
A:7 Bluish Gray	A:8 Blackish Green	A:9 Moderate Reddish Brown	B:1 Light Yellowish Brown
			
B:2 Dark Yellow	B:3 Light Yellow	B:4 Moderate Yellow	B:5 Light Brown
			
B:6 Moderate Brown	B:7 Moderate Yellowish Brown	B:8 Grayish Brown	B:9 Moderate Yellow Green
			
B:10 Grayish Green	B:11 Grayish Olive Green	B:12 Grayish Green	B:13 Moderate Olive Brown
			
B:14 Dark Grayish Olive	B:15 Dark Grayish Yellow	B:16 Light Grayish Olive	B:17 Light Olive
			
B:18 Dark Reddish Brown	B:19 Black		

h. Roof-mounted equipment. The purpose of this standard is to minimize the visual impact of roof-mounted equipment. All roof-mounted equipment, including HVAC facilities and satellite dishes and other communication equipment, must be screened in one of the following ways. Solar heating and solar electric panels are exempt from this standard.

- 1) A parapet as tall as the tallest part of the equipment;
 - 3) The equipment is set back from the street-facing perimeters of the building 3 feet for each foot of height of the equipment.
- i. Ground floor windows. The purpose of this standard is to require interesting and active ground floor uses where activities within buildings have a positive connection to pedestrians in downtown Stayton. All exterior walls on the ground level which face a front lot line, sidewalk, plaza or other public open space or right-of-way must meet the following standards:
 - 1) The windows must be at least 50% of the length and 25% of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade.
 - 2) Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows set into the wall. The bottom of the windows must be no more than 4 feet above the adjacent exterior grade.
 - j. Distinct ground floor. The purpose of this standard is to emphasize the traditional development pattern in downtown Stayton where the ground floor of buildings is clearly defined. The ground level of the primary structure must be visually distinct from upper stories. This separation may be provided by:
 - 1) A cornice above the ground level;
 - 2) An arcade;
 - 3) Changes in material or texture; or
 - 4) A row of clerestory windows on the building's street-facing elevation.
 - k. Roofs. The purpose of this standard is to encourage traditional roof forms consistent with existing development patterns in downtown Stayton.
 - 1) In the CCMU Zone, roofs shall be flat, and designed with a cornice or parapet. Buildings must have a roof with a pitch of less than 6/12 and a cornice or parapet that meets the following:
 - a) There must be two parts to the cornice or parapet. The top part must project at least 6 inches from the face of the building and be at least 2 inches further from the face of the building than the bottom part of the cornice or parapet.
 - b) The height of the cornice or parapet is based on the height of the building as follows:
 - i. Buildings 10 feet or less in height must have a cornice or parapet at least 12 inches high.
 - ii. Buildings greater than 10 feet and less than 30 feet in height must have a cornice or parapet at least 18 inches high.
 - iii. Buildings 30 feet or greater in height must have a cornice or parapet at least 24 inches high.
 - 2) In the DRMU Zone, roofs shall be flat, and designed with a cornice or parapet, or steeply pitched. Buildings must have:

a) A sloped roof with a pitch that is no flatter than 6/12 and no steeper than 12/12; or

b) A roof with a pitch of less than 6/12 and a cornice or parapet that meets the standards of Section 17.20.220.4.k.1)b) above.

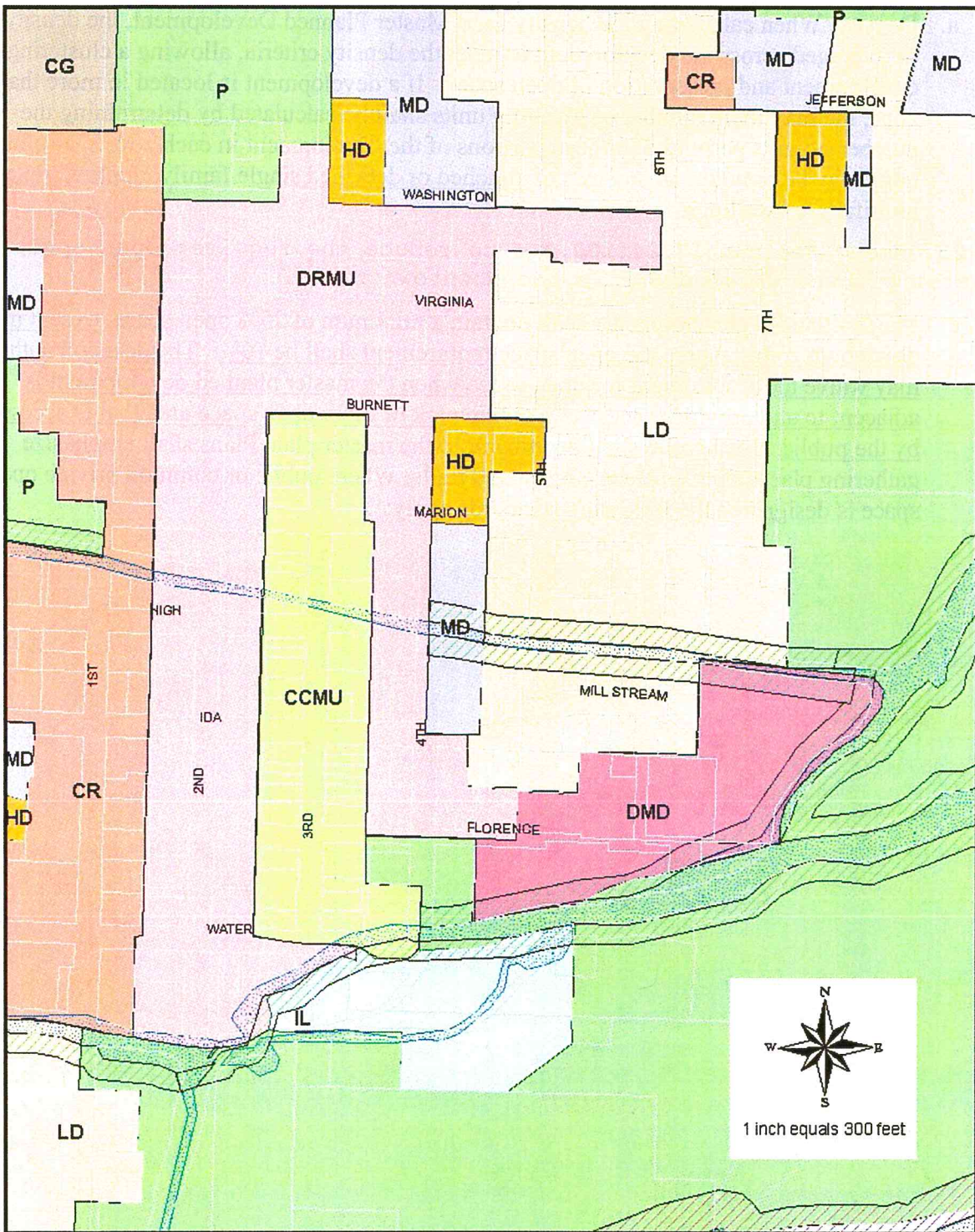
Part 22. Amend **Section 17.24.100.3.a** to reflect changes in terminology referring types of dwellings.

- a. Density. When calculating the density for a Master Planned Development, the density may be averaged across the development to meet the density criteria, allowing a clustering of development and preservation of open space. If a development is located in more than one zone, the maximum number of dwelling units shall be calculated by determining the number of units permitted in those portions of the development in each zone. Dwelling units may be provided in any mix of attached or detached single family, duplex, triplex, or multifamily dwellings.

Part 23. Amend **Section 17.24.100.3.e** to reduce the required open space in a master planned development in the downtown zones.

- e. Master Planned Developments shall contain a minimum of 25% open space, except in the downtown zones, where the open space requirement shall be 10%. The decision authority may waive the requirement for open space when the master planned development is adjacent to and provides access to a public park or other open space area that is accessible by the public. Open space shall be integral to the master plan. Plans shall emphasize gathering places such as plazas, parks and trails. Where public or common private open space is designated the following standards apply:

Exhibit B Detailed Map Showing Proposed Zoning to Implement Downtown Plan



**APPENDIX C
DESCRIPTIONS OF ZONE BOUNDARIES**

Unless otherwise stated, references to streets, alleys, or ditches refers to the centerline of such feature.

1. Boundaries of the new Downtown Residential Mixed Use Zone

Beginning at the intersection of N Sixth Avenue and E Washington Street and proceeding westerly to N Third Avenue; thence northerly a distance of 155 feet to a point; thence westerly parallel to E Washington Street a distance of 132 feet to the northwest corner of Marion County Assessors Map 91W10DB, parcel 2200; thence southerly to E Washington Street; thence westerly to a point 142 feet west of N Second Avenue; thence southerly to E Water Street; thence westerly to a point 129 feet westerly of N First Avenue; thence southerly to the Stayton Ditch; thence northeasterly to E Water Street; thence westerly to the alley between N Third Avenue and N Second Avenue; thence northerly to E Burnett Street; thence easterly to a point 142 feet east of N Third Avenue; thence southerly to E Marion Street; thence easterly to the alley between N Third Avenue and N Fourth Avenue; thence southerly to E Florence Street; thence easterly to a point 230 feet east of N Fourth Avenue; thence northerly to the northeast corner of Marion County Assessors Map 91W10DC, parcel 7600; thence westerly to the southeast corner of Marion County Assessors Map 91W10DC, parcel 7500; thence northerly to E Ida Street; thence westerly to N Fourth Avenue; thence northerly to E Burnett Street; thence easterly to the alley between N Fourth Avenue and N Fifth Avenue; thence northerly to a point 105 feet south of E Washington Street; thence easterly to N Fifth Avenue; thence southerly to a point 130 feet south of E Washington Street; thence easterly to the northeast corner of Marion County Assessors Map 91W10DB, parcel 3800; thence southerly to north parcel line of Marion County Assessors Map 91W10DB, parcel 3700; thence easterly to N Sixth Avenue; thence northerly to E Washington Street and the point of beginning.

2. Boundaries of the new Central Core Mixed Use Zone

Beginning at a point on E Burnett Street 112 feet east of N Third Avenue and proceeding westerly to the alley between N Second Avenue and N Third Avenue; thence southerly to E Water Street; thence easterly to N Fourth Avenue; thence northerly to a point 140 feet south of E Florence Street; thence westerly to and then along the south parcel line of Marion County Assessors Map 91W10DC, parcel 12400 to the alley between N Second Avenue and N Third Avenue; thence northerly to E Marion Street; thence westerly to a point 112 feet east of N Third Avenue; thence northerly to E Burnett Street and the point of beginning.

3. Boundaries of the new Downtown Medium Density Residential Zone

Beginning on E Florence Street, at a point 230 feet east of N Fourth Avenue and proceeding northerly to the southwest corner of Marion County Assessors Map 91W10DC, parcel 7200; thence easterly to the southeast corner of Marion County Assessors Map 91W10DC, parcel 7200; thence northerly to the northeast corner of Marion County Assessors Map 91W10DC, parcel 7200; thence easterly along the southerly boundary of Mill Stream Woods Subdivision, phases I and II to the southeast corner of Mill Stream Woods Subdivision Phase II; thence northerly to Salem Ditch; thence easterly to Stayton Ditch; thence southwesterly and westerly to

a point 130 feet east of N Fourth Avenue; thence northerly to E Florence Street; thence easterly 100 feet to the point of beginning.

4. Areas to be changed from Commercial General to Commercial Retail

Beginning on E Washington Street at point 130 feet east of N First Avenue and proceeding northerly to the northeast corner of Marion County Assessors Map 91W10DB, parcel 1700; thence westerly to N First Avenue; thence southerly to a point that is on an easterly extension of the north parcel line of Marion County Assessors Map 91W10CA, parcel 600; thence westerly to point 415 feet west of N First Avenue; thence southerly to the alley between W Washington Street and W Virginia Street; thence easterly to appoint 170 feet west of N First Avenue; thence southerly to the alley south of W Virginia Street; thence westerly 50 feet; thence southerly to the southwest corner of Marion County Assessors Map 91W10CA, parcel 10700; thence easterly to the northwest corner of Marion County Assessors Map 91W10CA, parcel 10900; thence southerly to the southwest corner of Marion County Assessors Map 91W10CA, parcel 11100; thence easterly to N First Avenue; thence northerly to E Washington Street; thence easterly to the point of beginning.

Also, beginning on N First Avenue at its crossing of Salem Ditch and proceeding westerly along Salem Ditch to N Alder Avenue; thence southerly to W Ida Street; thence easterly 125 feet; thence southerly along the west parcel line of Marion County Assessors Map 91W10CD, parcel 3100 to the southeast corner of Marion County Assessors Map 91W10CD, parcel 6600; thence westerly to the northeast corner of Marion County Assessors Map 91W10CD, parcel 6500; thence southerly to Stayton Ditch; thence easterly to a point 130 feet east of S First Avenue; thence northerly to E Water Street; thence easterly to the alley between N First Avenue and N Second Avenue; thence northerly on an extension of the alley to E Ida Street; thence westerly to N First Avenue; thence northerly to Salem Ditch and the point of beginning.

5. Area to be changed from Commercial Retail to Medium Density Residential

Beginning on N Fourth Avenue at its crossing of Salem Ditch and proceeding easterly along Salem Ditch to a point 135 feet east of N Fourth Avenue; thence southerly to E Ida Street; thence westerly to N Fourth Avenue; thence northerly to Salem Ditch and the point of beginning.

6. Area to be changed from Commercial General to High Density Residential

Beginning at the intersection of N Fourth Avenue and E Burnett Street and proceeding easterly to the alley between N Fourth Avenue and N Fifth Avenue; thence southerly to E Marion Street; thence westerly to N Fourth Avenue; thence northerly to E Burnett Street and the point of beginning.

7. Area to be changed from Commercial Retail to Public/Semi-Public

Beginning on E Washington Street at a point 242 west of N Third Avenue and proceeding northerly to the northwest corner of Marion County Assessors Map 91W10DB, parcel 1900; thence easterly to N Third Avenue; thence southerly 55 feet; thence westerly to the northwest corner of Marion County Assessors Map 91W10DB, parcel 2200; thence southerly to E Washington Street; thence westerly to the point of beginning.

8. Area to be changed from Commercial General to Public/Semi-Public

Beginning at the intersection of E Florence Street and N Fourth Avenue and proceeding westerly to the alley between N Third Avenue and N Fourth Avenue; thence southerly 120 feet; thence easterly to the N Fourth Avenue; thence northerly to E Florence Street and the point of beginning.

