

## ORDINANCE NO. 1015

### AN ORDINANCE AMENDING STAYTON MUNICIPAL CODE (SMC) TITLE 17, UPDATING THE REGULATIONS FOR THE COLOR SCHEME OF BUILDINGS AND STANDARDS FOR AWNINGS IN THE DOWNTOWN ZONES

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 City of Stayton has adopted Title 17 of the Stayton Municipal Code as the Land Use and Development Code;

WHEREAS, the adopted Downtown Stayton Transportation and Revitalization Plan includes policies to support the development of design and compatibility standards for renovations and new developments in the downtown areas;

WHEREAS, SMC Title 17, Chapter 20 of the Land Use and Development Code, Section 17.20.220, establishes the development standards within the Downtown zones;

WHEREAS, Section 17.20.220.3.e.6) contains standards that require awnings along entrances of buildings in the downtown area;

WHEREAS, Section 17.20.220.3.g.4) contains standards regarding the colors of building exteriors in the downtown area;

WHEREAS, notice of proposed amendments was sent to the Department of Land Conservation and Development more than 35 days in advance of the Planning Commission's public hearing;

WHEREAS, the Stayton Planning Commission has initiated the process for amending the Land Use and Development Code, in accordance with Section 17.12.175.3, and following a public hearing has recommended that the Stayton City Council enact the recommended amendments; and

WHEREAS, the Stayton City Council, following a public hearing, notice of which was published in the Stayton Mail on January 3, 2018, does find that the amendments proposed by the Planning Commission are appropriate and are consistent with the Comprehensive Plan and Downtown Stayton Transportation and Revitalization Plan.

NOW, THEREFORE, the City of Stayton ordains:

**Section 1. Awning Standards Amended.** Section 17.20.220.3.e.6) is hereby amended as follows:

- 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.~~
  - a) When installing new awnings, they shall extend out from the building front to cover at least two-thirds of the sidewalk unless a building is setback from the front property line or it is shown that such a distance will interfere with existing trees, poles, etc., to provide pedestrian protection from the elements. Awnings shall be maintained in good repair and kept clean and free of moss and algae.
  - b) Awnings shall be flat or sloping. Awnings shall be made of metal, wood, canvas or similar materials. Rounded bubble or plastic awnings are prohibited. Fully glazed awnings are not permitted.

- c) Awnings shall fit within the window bays either above the main glass or the transom light) so as not to obscure or distract from significant architectural features.
- d) The color of the awning shall be compatible and attractive with its attached building.
- e) Lighting which provides illumination to the sidewalk and signage is required from dusk until midnight.
- f) Awnings shall be a minimum of eight feet above the sidewalk.

**Section 2. Downtown Color Palette Amended.** Section 17.20.220.3.g.4) is hereby amended as follows:

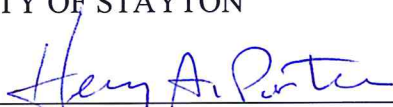
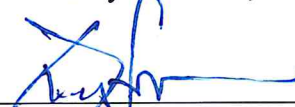
- 4) Predominant colors shall be earth tones, defined as shades of green, red, gray, brown and yellow with a light reflecting value of no less than 15 or no more than 50% or less. ~~Table 17.20.220.1 illustrates acceptable earth tone colors. Pastel tones, defined as any hue with a shade of 60% or more, may be used as accent and trim. Bright colors are prohibited.~~ A palette of approved colors shall be maintained in the office of the Planning and Development Department for reference.
  - a) Contrasting colors shall be used to accentuate and highlight trim, windows, and other building features, and are exempt from the color palette and light reflecting values required for the body of the building. The City Planner shall approve the combination of colors used for body and trim as consistent with the overall theme desired for the downtown area.
  - b) Buildings on the National Register of Historic Places shall be exempt from these requirements.

**Section 3. Table 17.20.220.1 Deleted.** Table 17.20.220.1 is hereby deleted from the Code.

**Section 4. Effective Date.** This Ordinance shall not become effective until the 30<sup>th</sup> day after adoption by the Stayton City Council and execution by the Mayor, or a representative of the Mayor. In the event of a timely appeal to LUBA, this Ordinance shall not become effective until the LUBA appeal is finally resolved, including any appeals from the decision of LUBA.

**Section 5.** A copy of this Ordinance shall be furnished to the State of Oregon, Department of Land Conservation and Development forthwith.

ADOPTED BY THE STAYTON CITY COUNCIL this 16<sup>th</sup> day of January, 2018.

		CITY OF STAYTON	
Signed: <u>1/16</u> , 2018	BY:		Henry A. Porter, Mayor
Signed: <u>Yia</u> , 2018	ATTEST:		Keith D. Campbell, City Administrator