

APPENDIX A TROUTDALE DEVELOPMENT CODE

DESIGN STANDARDS FOR CENTRAL BUSINESS DISTRICT

A.101 Purpose.

- A. The purpose of these design standards is to guide the design of buildings constructed in the CBD zoning district to ensure that, through appropriate use of facades, windows, building orientation, and architectural details, new structures and alterations of existing structures are physically and visually compatible with other buildings within the downtown business district. Existing buildings in the downtown area reflect architectural styles that were popular during the early to mid-twentieth century. It is the desire of the City to have buildings conform to architectural styles of this era. The design standards are intended to further define those characteristics that cause buildings to look like they were constructed during this period.
- B. These standards are intended to encourage good quality design in new building construction, enhance street safety, and provide a comfortable street environment by providing features of interest to pedestrians. Good design results in buildings that are in visual harmony with nearby buildings, leading to a central downtown district that is attractive, interesting, active, and safe. These qualities, in turn, contribute to the creation of a downtown core which facilitates easy pedestrian movement and establishment of a rich mixture of uses.

A.102 Dimensional Standards.

- A. Lot Area, Lot Width, and Lot Depth: As specified in the CBD zoning district.
- B. Setbacks: As specified in the CBD zoning district.
- C. Landscaping: Minimum 5% of site area, except that no minimum landscaping is required for the area between Historic Columbia River Highway and 2nd Street extended west to its intersection with 257th Avenue from 257th Avenue to the SE Sandy Street right-of-way.
- D. Building Height: The maximum height of a structure fronting on Historic Columbia River Highway shall be measured above the grade of Historic Columbia River Highway as it occurs adjacent to the lot.

A.103 Pedestrian Accessibility.

- A. Buildings shall maintain and enhance the pedestrian scale and orientation of the downtown core.
- B. Building entries must comply with the accessibility requirements of the Oregon State Structural Specialty Code.

- C. Special attention shall be given to designing a primary building entrance which is both attractive and functional.
 - D. Buildings located at the intersection of two streets shall consider the use of a corner entrance to the building.
 - E. Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.
- A.104 Compatibility with Existing Downtown Businesses. The size and shape of proposed construction shall be comparable with the size and shape of nearby traditional storefront buildings. Where building sizes will not be equivalent or comparable, larger building facades shall be broken down into units that resemble the size of existing storefront facades. Likewise, the form of new construction shall complement the general shape of existing, nearby storefront buildings and their features.
- A.105 Building Materials and Colors.
- A. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.
 - B. Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, and wood are encouraged. Metal is not allowed as the primary exterior building material, but it may be used for accents including awnings.
 - C. Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these decorative patterns include multicolored masonry units such as brick, stone, or cast stone, in layered or geometric patterns, or split-faced concrete block to simulate a rusticated stone-type construction.
 - D. Wood siding must be bevel, shingle siding, or channel siding and must not be applied in a diagonal or herringbone pattern. T1-11 style siding is not permitted.
 - E. Preferred colors for exterior building finishes are earth tones, creams, and pastels of earth tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors.
- A.106 Roof Materials, Parapets, and Roof Pitch.
- A. Pitched roof structures shall have a minimum roof pitch of 6:12.
 - B. Flat roofs are permitted with detailed stepped parapets or detailed brick coursing.

- C. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
- D. Visible sloped roofs must be a “non-color”: gray, black, or dark brown.
- E. Visible roof materials must be wood or architectural grade composition shingle, or sheet metal with standing or batten seam.
- F. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls, or by other approved means.

A.107 Building Orientation and Entrance Standards.

- A. Buildings must have an entrance connecting directly between Historic Columbia River Highway and the building interior. The entrance must be open to the public during all business hours.
- B. Building entrances must be architecturally emphasized and visible from the street.
- C. Due to the elevation difference between the Historic Columbia River Highway and the public parking lot, daylight basement type of construction is preferred. This method of construction has the benefit of causing all materials stored below Historic Columbia River Highway to be screened and secured behind sight-obscuring walls, adding to the attractiveness of the downtown area.

A.108 Building Facades.

- A. Ornamental devices, such as molding, entablature, and friezes, are encouraged at the roofline. Where such ornamentation is present in the form of a linear molding or board, the band must be at least 8 inches wide.
- B. Alcoves, Porches, Arcades, etc. Buildings must incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain and sun. Awnings and entrances may be designed to be shared between two structures.
- C. Traditional Storefront Elements. For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:
 - 1. Front and side building walls placed within 10 feet of abutting street right-of-way boundaries.
 - 2. Clearly delineated upper and lower facades.

3. A lower facade dominated by large display windows and a recessed entry or entries.
 4. Smaller, regularly spaced windows in the upper floor.
 5. Decorative trims, such as window hoods, surrounding upper floor windows.
 6. A decorative cornice near the top of the facade.
- D. Change in Relief of Building. Buildings must include changes in relief on ten percent of their Historic Columbia River Highway facades. Relief changes include cornices, bases, fenestration, fluted masonry, or other treatments for pedestrian interest and scale.

A.109 Windows.

- A. Windows which allow views to the interior activity or display areas are encouraged. Windows shall include sills at the bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
- B. Ground Floor Windows. All new buildings must provide ground floor windows along Historic Columbia River Highway.
1. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.
 2. Required windows must have a sill no more than 4 feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than two feet above the finished floor level, up to a maximum sill height of 6 feet above grade.
 3. Glass curtain windows are not permitted fronting Historic Columbia River Highway.
 4. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows along street facades.
 5. Any wall that faces Historic Columbia River Highway must contain at least 20% of the ground floor wall area in display areas, windows, or doorways. Blank walls are prohibited.
 6. Ground floor windows are also required on facades facing any public parking lot. The minimum requirement is 16 square feet per story or 6% of the facade, whichever is greater.
- C. Upper Floor Window Standards.

1. Glass area dimensions shall not exceed 5'x7'. (The longest dimension may be taken either horizontally or vertically.)
2. Windows must have trim or molding at least 2 inches wide around their perimeters.
3. At least half of all the window area in upper floors must be made up of glass panes with dimensions no greater than 2'x3'. Windows that have 1'x1' grid inside double-pane glass are appropriate and are encouraged.

A.110 Landscaping/Streetscape.

- A. Benches, outdoor seating, and trash receptacles must complement the existing ornamental street lighting and be in keeping with the overall architectural character of the downtown.
- B. Benches and other streetscape items may be placed within the public right-of-way, but must not block free movement of pedestrians. A minimum pedestrian walkway width of 5 feet must be maintained at all times.

A.111 Lighting.

- A. All building entrances and exits must be well lighted.
- B. Exterior lighting must be an integral part of the architectural design, complement the existing ornamental street lighting, and be in keeping with the overall architectural character of the downtown.
- C. The minimum lighting level for building entries is 4 foot-candles. Lighting must be a pedestrian scale and the source light must be shielded to reduce glare.

A.112 External Storage. The external storage of merchandise and/or materials directly or indirectly related to a business is prohibited.

A.113 Outdoor Seasonal Displays of Merchandise. Outdoor seasonal displays of merchandise are permitted during business hours only. A minimum pedestrian walkway width of five feet must be maintained at all times.

A.114 Trash and Recycling Storage.

- A. Each structure shall provide for collection of its trash and recyclable materials within the boundaries of each parcel.
- B. All trash collection areas must be located within the structure, or behind the building in an enclosure, in accordance with the provisions of Chapter 11.015, Garbage and Recycling Container Enclosures, of this code.

A.115 Signage.

- A.116 Additional Requirements. The provisions of this appendix to the Troutdale Development Code shall be applicable to any construction or change in use subject to site and design review. The Site and Design Review Committee will evaluate construction for compliance with these provisions and guidelines in the Downtown Concept Plan.