

CHAPTER 8 - SITE ORIENTATION AND DESIGN STANDARDS

- 8.010 Purpose. This section establishes a process for the review of development proposals in order to promote functional, safe, innovative, and attractive development that is compatible with the natural and manmade environment. [Adopted by Ord. 550, ef. 9/25/90]
- 8.020 Applicability. The provisions of this section apply to all zones and uses with the exception of single-family and two-family dwellings, and uses accessory to these dwellings. Site and design review considerations include the layout and design of all existing and proposed improvements including, but not limited to, buildings, structures, parking and circulation areas, outdoor storage, landscaping, service and delivery areas, outdoor recreation areas, retaining walls, cut and fill actions, accessways, pedestrian walkways, and buffering and screening. All applications for site and design review are subject to the requirements of this chapter and other applicable City ordinances. The Director shall refer applicants to the Planning Commission if any variances from the standards are required according to the provisions of chapter 6.200, Variance, of this code. [Adopted by Ord. 550, ef. 9/25/90]
- 8.030 Powers and Duties. Staff shall review all plans for compliance with this code and other applicable regulations of any jurisdiction. Staff may tailor the extent of the review by deleting or combining steps when not warranted by the scale of the development to ensure compliance. [Adopted by Ord. 550, ef. 9/25/90]
- 8.040 Additional Requirements - Site and Design Review. Conditions of approval may be imposed on a development subject to site and design review by advising the applicant of the reasons, in writing, that the conditions are necessary to meet the intent and purpose of the Comprehensive Land Use Plan, this code, and other applicable ordinances. Conditions may include the following:
- A. Include as part of the landscaped area, clearances from specified trees, rocks, water ponds or courses, or other natural features.
 - B. Establish the suitability of the landscape plan by having it prepared by a licensed landscape architect.
 - C. Obtain city engineer's approval of a grading and drainage plan for the collection and transmission of stormwater or groundwater.
 - D. Establish vehicle and pedestrian access facilities with due consideration to size, location, and grade.
 - E. Require dedication of public street right-of-way; a pedestrian way; or an easement for utilities, waterway, slope protection, or open spaces.
 - F. Install sidewalks.
 - G. Support a future street improvement in an agreement that will run with the land.
 - H. Modify elements of the design or proposed materials, color, texture, or shape of a structure, sign, or other feature of the development, providing that a specific

design feature is so inappropriate, incongruous with the surrounding area, or in some other way sufficiently detrimental to the aesthetics, property values, general stability, or other public welfare concern for the area or the City as a whole, that correction is necessary. In requiring modification, an alternate means of solution shall be provided, but the applicant is free to propose other alternatives.

- I. Install an on-site fire hydrant with a protective barricade.
- J. Install lighting for outdoor circulation and parking areas, including approval of the type and placement of the outdoor lighting.
- K. In case of commercial or industrial development, provide access by a frontage road having limited and controlled access onto an arterial street by means of traffic signals, traffic control islands, or other means that will preserve the traffic carrying capacity and safety of the arterial street, and that will avoid the cumulative effect of individual access points directly onto the arterial street.
- L. In the case of development that is not required to provide a frontage road, provide access to a street that intersects an arterial street instead of directly to the arterial street, preserve the traffic carrying capacity and safety of the arterial street, and avoid the cumulative effect of individual access points. [Adopted by Ord. 550, ef. 9/25/90]

8.050 Procedure and Submission Requirements.

- A. Site and design review shall be a Type II procedure. However, the Director shall refer a development proposal to the Planning Commission when the applicant requests variances or exceptions to this code which require a Type III level review. The Director may refer a development proposal which is particularly complex in nature to the Planning Commission for public hearing. Site and design review may also be conducted by the Planning Commission in conjunction with a conditional use application.
- B. Pre-Application Conference. Prior to filing site and design plans, the applicant shall confer with staff. The purpose of this conference is to provide an opportunity for the applicant to describe the proposed development, and for the staff to explain relevant land use policies, ordinances, standards, opportunities, and constraints which may be applicable to the site and type of the proposed development before the applicant has invested substantial time and resources or becomes committed to particular concepts or design solutions. An applicant should submit drawings, sketches, and descriptions that describe the proposed development at the time of pre-application conference.
- C. Filing Plans. A complete application with final drawings for site and design review shall be submitted to the Planning Division. An application shall not be deemed complete unless all information requested is provided and fees paid. Upon completion of a technical review by staff and approval by the Site and Design Review Committee, the site plan and landscape plan shall act as the official approved development plan, and any construction, addition, or extension of the buildings or structures to occur on that site shall be in strict compliance

with the approved site plan. If the property owner finds it necessary to vary from the approved landscape plan, an application shall be filed with the Planning Division requesting an amendment to the approved plan. Plans shall include all items listed below:

1. A project summary shall accompany the application, when deemed necessary, to describe any special circumstances which may require approval of variances or special exceptions by the Planning Commission. In addition, plans shall include the following, which may be combined, as appropriate, onto one or more drawings:
 2. The site analysis will provide the basis for the proper design relationship of the proposed development to the site, adjacent properties, existing manmade improvements (including, but not limited to, buildings and roads), and hillsides (slopes), streams and rivers, and other natural features. A site analysis shall include:
 - a. A fully dimensional vicinity map, drawn to scale, showing property lines of the lot being developed, all right-of-ways (roads and railroad tracks), and property lines of lots within 250 feet of the site.
 - b. A fully dimensional site map, drawn to scale, showing all existing structures, proposed structures, and phasing lines.
 - c. A site survey map showing the following features of the development area within 50 feet of the site is required:
 - i. Roads.
 - ii. Pedestrian and bicycle ways.
 - iii. Utility access.
 - iv. Easements (recorded or unrecorded).
 - v. Fences.
 - vi. Any features which cross property boundaries.
 - d. Depict the natural hazard areas, including potential flood or high groundwater; landslides; erosion, drainageways, and weak foundation soils; all seasonal and perennial streams, creeks, or rivers; marshes or wetland areas; underground springs; wildlife habitat areas; wooded areas; and surface features such as earth mounds and large rock outcroppings.
 - e. Show drainage patterns of the site and adjacent lands for a minimum distance of 250 feet around the perimeter of the site.

- f. Wetlands shall be delineated by a scientist following established State of Oregon procedures, as administered by the Oregon Division of State Lands.
 - g. A contour map based upon an actual field survey. The map shall be at two-foot intervals and delineated by a licensed surveyor if the site is mapped on the Title 3 Water Quality and Flood Management Area Map, has slopes in excess of 25%, or is on the Flood Insurance Rate Map. All other sites may be mapped at five or ten foot intervals. The contour map shall include a delineation of the vegetation corridor and slopes based upon sections 4.316, Width of Vegetation Corridor, and 4.317, Method for Determining Vegetation Corridors Next to Primary Protected Water Features, of this code.
 - h. The location of trees over six inches in caliper diameter as measured at 4½ feet from the ground; wooded areas, significant clumps or groves of trees; and specimen conifers, oaks, and other large deciduous trees.
 - i. In order to establish the pre-development vegetation coverings on sites mapped on the Metro Title 3 Water Quality Resource Areas and Flood Management Overlay District Map, submit either a complete vegetation inventory of the site or a current aerial photograph of the site if the site is mapped on the Title 3 map.
 - j. A hydrology and soils report, for any site subject to review under chapters 4.300, Vegetation Corridor and Slope District, and 4.600, Flood Management Area, of this code.
 - k. A traffic impact analysis when required pursuant to Section 2.150 of this code. [Adopted by Ord. No. 819, ef. 4/11/2014]
4. Site plan. The site plan is to show how the site will look after development. The site plan is not the construction plans, which will be submitted following site and design review or conditional use approvals, but may contain some of the elements of a construction plan. Structural calculations for buildings are not reviewed at this stage. The site plan shall be fully dimensional, drawn to scale, and include the following:
- a. The footprint of existing and new buildings, the layout of the parking lot and loading areas, and the points of ingress and egress.
 - b. Boundary lines and dimensions for the property and all proposed lot lines. Future building in phased developments shall be indicated.
 - c. A map key and identification information, including names and addresses of project designers.
 - d. Natural features which will be utilized as part of the required landscaping.
 - e. Location, dimensions, and names of all existing or platted streets or other public ways, easements, railroad right-of-ways, on or adjacent to the property.

- f. The location of at least one protected temporary benchmark, the nearest survey pin of record, and spot elevations when needed.
 - g. Location and dimensions of all existing structures, improvements, or utilities, noting structures to be removed.
 - h. Community resources.
 - i. Approximate location and size of stormwater retention or detention facilities and storm drains.
 - j. Location, exterior dimensions, and calculations of square footage of the footprint of all proposed structures and impervious surfaces.
 - k. Relation to transit, location and dimension of parking and loading areas, pedestrian and bicycle circulation, and related accessways. Individual parking spaces shall be shown.
 - l. Orientation of structures showing windows and doors, entrances and exits.
 - m. Outdoor lighting. The fixtures shall be constructed or fully shielded in such a manner that all light emitted by the luminaire, either directly from the lamp or indirectly from the luminaire, is projected below the horizontal plane through the luminaire's lowest light emitting part. The fixtures shall also comply with the requirements of Troutdale Municipal Code, Chapter 8.26, Outdoor Lighting.
 - n. Service areas for waste disposal, recycling, loading, and delivery.
 - o. Location of mailboxes.
5. Grading plan. A preliminary grading plan indicating where, and to what extent, grading will take place, including general contour lines, slope ratios, slope stabilization proposals, and natural resource protection proposals consistent with the natural resource protection section of this ordinance.
 6. Architectural drawings.
 - a. Building elevations.
 - b. Building materials: color and type.
 7. Landscape plan. The landscape plan shall be at the same scale as the site plan. All identification information required on the site plan shall be shown on the landscaping and open space plan. It shall show:
 - a. Property and lot boundaries, and right-of-ways.
 - b. Structures and impervious surfaces, including parking lots.

- c. General landscape development plan, including plant specifications keyed to Plan Map and including botanical names, common names, sizes, numbers, methods of planting and maintenance, the location of existing plants, and groups of plants proposed.
 - d. Description of soil conditions and plans for soil treatment such as stockpiling of topsoil, addition of soil amendments, and plant selection requirements relating to soil conditions.
 - e. Erosion control, including plant materials and soil stabilization, if any.
 - f. Details of automatic irrigation system.
 - g. Landscape-related structures such as fences, terraces, decks, patios, shelters, play areas, etc.
 - h. Boundaries of open space, recreation, or reserved areas.
 - i. Location of pedestrian or bikeway circulation.
8. Signs.
- a. Freestanding signs:
 - i. Location of sign on site plan.
 - ii. Elevation of sign (indicate size, total height, height between bottom of sign and ground, color, materials, and means or illumination).
 - b. Wall or projecting signs:
 - i. Building elevation with location of sign (indicate size, color, materials, and means of illumination).
 - ii. Plot plan showing location of sign on building in relation to adjoining property. [Adopted by Ord. 550, ef. 9/25/90; Amended by Ord. 653, ef. 9/12/97; Amended by Ord. 702, ef. 11/24/00; Amended by Ord. 716, ef. 5/9/02]

8.052 Pedestrian Walkways. All industrial parks, commercial developments, and community service uses shall meet the following requirements for pedestrian walkways:

A. Number and Placement.

- 1. At least one pedestrian walkway shall be provided to each street, other than limited access freeways, abutting the property.
- 2. Pedestrian walkways shall connect building entrances to one another, to public street entrances, and to existing or planned transit stops.

3. Where practicable, on-site walkways shall connect with walkways, sidewalks, bike paths, alleyways, and other bicycle or pedestrian connections on adjacent properties used as, or planned for, industrial parks, commercial, multiple-family, or community service uses.
4. Where practicable, pedestrian walkways and driveways shall provide a direct connection to walkways and driveways on abutting developments.
5. A required walkway or walkway connection need not be provided where another required sidewalk or walkway route provides a reasonably direct alternate route. An alternate route is reasonably direct if the walking distance increases by less than 50%, but not more than 100 feet, over the other required route.
6. Pedestrian walkways are required between those parts of a site that people on the site normally would walk between. Walkways are not required between buildings or portions of a site which are not intended for, or likely to be used by, pedestrians. Such buildings and features include truck loading docks, warehouses not including office/warehouse combinations, automobile sales lots, temporary uses, outdoor storage areas, etc.

B. Routing.

1. Pedestrian walkways shall be as direct as possible and avoid unnecessary meandering unless integrated into an overall site design which necessitates meandering.
2. Driveway crossings shall be minimized. Internal parking lot circulation and design shall maintain ease of access for pedestrians from streets and transit stops.
3. The on-site pedestrian circulation system shall connect adjacent streets to the main entrance of the primary structure on the site in the most direct route possible.

C. Design.

1. Pedestrian walkways shall be at least five feet in unobstructed width and shall be constructed to sidewalk standards as found in *City of Troutdale Construction Standards for Public Works Facilities* or according to Multnomah County or ODOT standards as applicable, except for portions of walkways in driveways and other vehicle maneuvering areas which shall be paved with a material different in color, texture, or composition than the surrounding driveway, or striped to city specifications. [Amended by Ord. 819, ef. 4/11/2014)
2. Walkways bordering perpendicular or angular parking spaces shall be at least eight feet wide unless concrete bumpers, bollards, curbing and landscaping, or other similar improvements are provided which prevent

parked vehicles from overhanging and obstructing the walkway. [Amended by Ord. 819, ef. 4/11/2014)

3. In parking lots three acres and larger intended for use by the general public, the walkway shall be raised or separated from parking, parking aisles and travel lanes by a raised curb, concrete bumpers, bollards, landscaping or other physical barrier. If a raised walkway is used, curb ramps shall be provided in accordance with the Americans with Disabilities Act Accessibility Guidelines. [Adopted by Ord. 819, ef. 4/11/2014)
 4. Stairs or ramps shall be provided where necessary to provide a direct route. Walkways without stairs shall have a maximum slope of eight percent and a maximum cross slope of two percent.
- D. ADA Compliance. The Americans with Disabilities Act (ADA) contains different and stricter standards for some walkways. For example, the maximum slope for walkways subject to ADA is five percent. Walkways up to eight percent slope are treated as ramps with special standards for railings and landings. The ADA applies primarily to the walkway which is the principal building entrance and walkways that connect transit stops to building entrances. Where ADA applies to a walkway, the stricter standards of ADA should apply. [Adopted by Ord. 622, ef. 4/13/95]

8.054 Accessways. Any Type II land division where further divisions are possible, Type III land divisions, industrial, commercial, and planned developments along existing and identified future transit routes shall meet the following requirements for accessways:

- A. Pedestrian Accessways to Adjacent Development. Potential pedestrian accessways connecting a proposed development to existing or future development on adjacent properties other than connections via the street system shall be identified. The development application shall designate these connections on the proposed site plan.
- B. Requirements. Accessways shall be provided in the following situations unless the city determines on the basis of physical constraints, logical development patterns, and similar factors that construction of a separate accessway is infeasible or inappropriate:
 1. When an accessway would reduce walking or cycling distance to an existing or planned transit stop, school, commercial or industrial development, or park by 300 feet and by at least 50% over the other available pedestrian routes and a street connection is not feasible. Other available pedestrian routes include sidewalks and walkways, including walkways within commercial centers, planned developments, and industrial parks. Routes may be across parking lots on adjoining properties if the route is open to public pedestrian use, hard surfaced, and unobstructed, e.g., not through landscaped areas unless step stones are provided.
 2. For cul-de-sacs and dead end streets where a street connection is determined to be infeasible or inappropriate.

3. For residential and mixed-use developments, bicycle and pedestrian connections shall be provided on public easements or right-of-ways when full street connections are not possible, with spacing of no more than 330 feet as measured from the near side right-of-way or easement line, except where prevented by topography, barriers such as railroads or freeways, or environmental constraints such as major streams and rivers.
- C. Routing. Accessways shall be located to provide a reasonably direct connection between likely pedestrian destinations. A reasonably direct connection is a route which minimizes out of direction travel for most of the people likely to use the accessway considering terrain, safety, and likely destinations.
- D. Design.
1. Accessways shall include at least a 15-foot wide right-of-way and a ten-foot wide usable surface.
 2. Accessways shall be as short as possible, and where possible, straight enough to allow one end of the accessway to be seen from the other.
 3. Where possible, accessways shall connect to street intersection corners. Mid-block accessway openings shall be avoided.
 4. Stairways shall be at least five feet wide and constructed to current building code specifications.
 5. Accessways shall be lighted either by streetlights on adjacent streets or pedestrian scale lighting along the accessway. Lighting shall comply with the requirements of Troutdale Municipal Code, Chapter 8.26, Outdoor Lighting.
 6. Bollards or similar devices shall be installed at entry points to prevent vehicles from traveling upon accessways.
- E. Fencing. Fences along accessways shall conform with section 5.050, Fences and Windscreens, of this code. Landscaping along the accessway shall not exceed 50% opacity at maturity. [Adopted by Ord. 622, ef. 4/13/95; Amended by Ord. 690, ef. 7/27/00; Amended by Ord. 716, ef. 5/9/02]
- 8.056 Transit Facility Design. Any Type II land divisions where further divisions are possible, and all Type III land divisions, multiple-family developments, community services uses, and commercial or industrial uses located on an existing or future transit route shall meet the requirements of Tri-Met for transit facilities. Applicants shall consult with Tri-Met to determine necessary transit facility improvements in conjunction with the proposed development. Proposals shall be consistent with the road crossing improvements that are identified in the City Transportation System Plan on streets with existing or planned transit service. [Adopted by Ord. 622, ef. 4/13/95; Amended by Ord. No. 819, ef. 4/11/2014]

8.058 Building Orientation. All commercial and community service uses, and any industrial use with 50 or more employees, located on parcels within 600 feet of existing or planned transit routes shall meet the following requirements:

A. Building Entrances.

1. Where practicable, buildings shall be oriented on the property in a transit friendly manner. At least one building entrance shall be oriented toward the transit street and shall be accessed from a public sidewalk. Public sidewalks shall be provided adjacent to public streets along the street frontage.
2. Buildings within 30 feet of the transit street shall have an entrance for pedestrians directly from the street to the building interior. This entrance shall be designed to be attractive and functional, and shall be open to the public during all business hours.
3. All uses in commercial zones must provide a public entrance on the facade of a building nearest to, and facing, a transit street or route. If the lot has frontage on more than one transit street, the building need only have one entrance oriented to a transit street, or to the corner where two transit streets intersect.

B. Setbacks.

1. Buildings shall be setback no more than 50 feet from a transit street, except that when a building is adjacent to a transit street that has a major transit stop within 500 feet of the building entrance, the building shall be setback no more than 20 feet from the transit street. Where the site is adjacent to more than one transit street, a building is required to meet the maximum setback standard on only one of the streets. [Amended by Ord. 819, ef. 4/11/2014]

8.059 Utility Undergrounding. Development subject to site and design review shall be required to install underground utilities including, but not limited to, natural gas, electric power, telecommunications facilities to serve the development and to convert existing overhead utilities to underground in accordance with Chapter 12.11 of the Troutdale Municipal Code. [Adopted by Ord. 792, ef. 9/25/08]

8.060 Maintenance. All approved on-site improvements shall be the ongoing responsibility of the property owner or occupant. The owner, occupant, or agent shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance, and shall be kept free of refuse and debris. All on-site improvements shall be controlled by maintaining, pruning, trimming, or otherwise so that:

- A. It will not interfere with the maintenance or repair of any public facility;
- B. It will not restrict pedestrian or vehicular access; and
- C. It will not constitute a traffic hazard because of reduced visibility. [Adopted by Ord. 550, ef. 9/25/90]

8.070 Compliance.

- A. The development site shall be checked by the staff to ensure compliance with final approved plans prior to issuance of an occupancy permit.
- B. The development must be completed as per the approved final plans including landscaping and recreation areas before the occupancy permit is issued.
- C. It shall be the duty of the Director to enforce these regulations, and to assure that conditions of final development approval are carried out. [Adopted by Ord. 550, ef. 9/25/90]

8.080 Appeal. The applicability of this chapter to a specific proposal and specific conditions necessary to meet these standards may be appealed to the Planning Commission by the applicant as specified in Chapter 16, Public Deliberations and Hearings, of this code. An appeal must be filed within ten days of the date of the letter of final action. [Adopted by Ord. 550, ef. 9/25/90]

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8.200 MULTIPLE-FAMILY, ATTACHED, DUPLEX, AND TRIPLEX DWELLING DESIGN STANDARDS

8.205 Purpose. The purpose of this chapter is to provide general design standards for residential dwellings other than single-family detached, zero lot line dwellings, and duplex dwellings on separate lots. This chapter is intended to promote and ensure that high quality architectural building designs for these types of residential developments are maintained throughout the City. [Adopted by Ord. 716, ef. 5/9/02]

8.210 Applicability. In addition to the development standards of the underlying zoning district or overlay zoning district and applicable sections of Chapter 8, Site Orientation and Design Standards, of this code, the provisions of this chapter apply to all residential dwellings other than single-family detached, zero lot line dwellings, and duplex dwellings on separate lots. This chapter does not apply to apartment units built above, below, or behind the street level floor of a commercial use. [Adopted by Ord. 716, ef. 5/9/02]

8.215 General Design Standards.

- A. **Building Entrances**. The primary entrance to buildings that do not have residential units above or below other residential units shall face toward a public or private street, unless the lot configuration, site characteristics, onsite circulation, or other conditions make it impractical to face a building's primary entrance to the street. Exception: A primary entrance is not required to face a street designated as an arterial.
- B. **Building Separation**. Multiple residential buildings on a single tax lot shall be separated at least 15 feet from one another.
- C. **Pedestrian Access and Circulation**.
 - 1. Private streets or driveways greater than 20 feet in length and that serve more than one dwelling unit shall have sidewalks on at least one side that connect to the nearest public street.
 - 2. Each primary entrance to a residential building shall be connected to a sidewalk onsite that connects to either a public street, private street, or driveway.
 - 3. Onsite pedestrian circulation shall be continuous and connect streets abutting the site, ground level entrances, common buildings such as laundry and recreation facilities, parking areas, shared open space and play areas, abutting transit stops, and any pedestrian amenities such as plazas, resting areas, and viewpoints. There shall be at least one pedestrian connection to an abutting street frontage for each 200 linear feet of street frontage.
 - 4. Vehicle/pedestrian conflicts shall be minimized by providing pedestrian routes that are separated from parking lots, including onsite sidewalks that connect to garbage enclosures or recycling areas and mailboxes. [Adopted by Ord. 716, ef. 5/9/02]

- 8.220 Architectural Elements and Building Facades. The architectural design of each building should impart a feeling of neighborhood scale. Residential units should be designed with vertical and horizontal offsets to break up rooflines, define private outdoor areas, allow greater views, and admit light and air to unit interiors. Large, blank walls shall be avoided. Windows and projecting walls shall be used to break up larger walls in order to establish visual interest.
- A. No wall of a residential building shall exceed a length of 40 feet without a foundation offset of at least four feet for a distance of at least 16 feet.
 - B. The wall of a building that faces a public street shall incorporate architectural features including, but not limited to, at least three of the following:
 - 1. Porches.
 - 2. Balconies.
 - 3. Dormer windows.
 - 4. Recesses/alcoves.
 - 5. Unique entry areas, such as porticos or atriums.
 - C. The same level of architectural design and quality of materials shall be applied to all sides of the building.
 - D. The following window detail shall be incorporated into the building design:
 - 1. Windows shall account for at least 15% of any rear or front building elevation no matter what the building's orientation on the lot is.
 - 2. Windows shall account for at least 10% of any side building elevation no matter what the building's orientation is.
 - 3. All windows shall have outer casings or frames.
 - E. Garages, carports, and accessory structures should maintain the same level of design, aesthetic quality, and architectural compatibility as the residential structure(s).
 - F. Roofline offsets shall be provided at intervals of 40 feet or less to create variety in the massing of structures and relieve the effect of a single, long roof. Roofline offsets shall be a minimum four-foot variation either vertically from the gutter line, or horizontally.
 - G. The rooflines of attached dwellings shall be multi-gabled or have varied parapets over every unit's main entrance.
 - H. Rooflines, porches, and doors shall have trim. [Adopted by Ord. 716, ef. 5/9/02]

- 8.225 Off-Street Parking, Garages, and Carports. In addition to the standards of Chapter 9, Off-Street Parking and Loading, off-street parking for multiple-family, attached, duplex, and triplex dwellings on a single lot shall include these design standards:
- A. Parking lots may not be located between a multiple-family structure and the right-of-way the structure fronts on.
 - B. If there is no parking lot or alley access to attached, duplex, or triplex dwellings, and motor vehicle access is from the street, parking must be either in an attached garage that is set back a minimum of five feet behind the front door of the residential structure, in a detached accessory structure located at least 50 feet from the front property line, or in a parking area at the side or rear of the site, or shall comply with the following standards:
 - 1. The garage door width of the dwelling is 50% or less of the width of the street facing elevation, and does not extend beyond the front door; or
 - 2. The garage door is behind or even with the front door and the dwelling has a roofed front porch, which is at least 1/3 as wide as the front elevation and at least five feet deep. The porch may encroach within the required front yard setback a maximum of five feet without a variance provided the foundation for the dwelling complies with the minimum front setback standard; and
 - 3. The street facing wall of the dwelling contains at least one window on the ground floor that allows visibility of the street.
 - C. Side and rear yard setbacks for parking lots and/or garages shall be the same as the minimum building setbacks of the underlying zoning district or the same as the minimum building setback of any adjacent residential zoning district, whichever is more restrictive. Side and rear yard setbacks based on building height shall not be applied to parking lots or the access driveways. [Adopted by Ord. 716, ef. 5/9/02; Amended by Ord. 770, ef. 2/23/06]
- 8.230 Outdoor Private Space. Outdoor private space is required for each residential unit of multiple-family, attached, duplex, and triplex dwellings.
- A. Each ground level dwelling unit shall have an attached accessible outdoor private space of not less than 60 square feet in area. Individual outdoor areas for ground level units must be visually screened from each other by walls, fences, or vegetation screening that is at least six feet high and totally sight-obscuring.
 - B. Each upper level unit shall have an attached outdoor private space, such as a balcony, of not less than 60 square feet in area. The area shall be enclosed, screened, or otherwise designed to provide privacy from adjacent units by walls, building offsets, or similar sight-obscuring screening. [Adopted by Ord. 716, ef. 5/9/02]

8.235 Recreation Areas.

- A. Recreational facilities or open space areas are required for multiple-family and attached dwelling developments which contain six or more dwelling units on one tax lot. Such recreational facilities and open space areas must be located on the development site or on a lot adjacent to the site. Common recreation areas, whether indoor, outdoor, or both, shall be provided at the rate of at least 200 square feet per dwelling unit. No more than 50% of the required recreation area may be in passive open space. Recreation facilities may include children's play structures and play equipment and shall be located outside of bioswales, detention ponds, steep slopes, or a vegetation corridor as defined in this code. More than one recreation area may be developed on the site. Any play structure exceeding ten feet in height must comply with the underlying zoning district setbacks.
- B. Recreation facilities or open space areas are not required for development within 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. [Adopted by Ord. 716, ef. 5/9/02; Amended by Ord. 770, ef. 2/23/06]

8.240 Authority to Adjust Standards.

- A. Because of the diverse topography, parcel configurations, and site characteristics within the city, it is neither practical nor feasible to uniformly apply these design standards to all development projects. The Director shall use reasonable discretion in determining whether the standards in sections 8.215-8.235 of this chapter are practical for individual developments. The Director is authorized to grant administrative adjustments to these design standards upon making the following written findings:
 - 1. The adjustment is justified due to unique site conditions.
 - 2. The proposal will be consistent with the desired character of the area.
 - 3. Any impacts from the adjustment are mitigated to the extent practical.
- B. When, in the Director's opinion, an adjustment to a design standard is not justified, the request shall be handled as a variance in accordance with the procedures of chapter 6.200, Variance, of this code. The Director's decision to adjust a specific standard is a Type II decision under section 2.100, Type II Procedure, of this code, and may be appealed to the Planning Commission as specified in Chapter 16, Public Deliberations and Hearings, of this code. [Adopted by Ord. 716, ef. 5/9/02]