

33.420.055 Design Standards

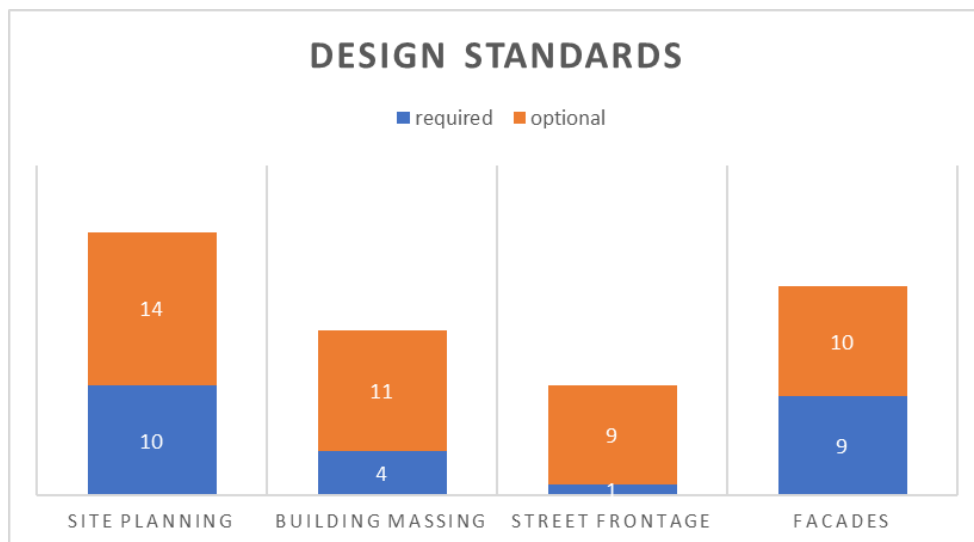
The design standards replace the current Community Design Standards located in 33.218. They apply to all areas of the City that have a Design overlay zone that do not have area specific guidelines (essentially all areas outside of the plan/design districts shown on Maps 420-1 through 420-5).

The Community Design Standards will remain in the Zoning Code since they are still applicable as an alternative for historic review for conservation landmarks and districts. However, sections of the code that refer to the Design overlay zone and process will be updated to indicate that the option to meet objective design standards is located with 33.420.

These standards were created with the Citywide Design Guidelines in partnership with the consultant DECA. The standards were developed to parallel the direction given under each of the 10 guidelines. However, they have been reorganized into different categorical subjects to help with a plan review. These subjects include:

- Site Planning
- Building Massing
- Street Frontage
- Facades
- Other (2 special optional standards)

Each subject includes a number of standards that must be considered for new development and alterations. Additional standards are reviewed using a point system (see chart below). New development and major remodels (defined in 33.910) of existing development will be required to meet a number of these standards based on the point ranking system. The size of the site determines the number of points required, since larger sites can often incorporate more design features.



33.420.055 Design Standards

The design standards apply as follows:

- A.** New development must meet all the standards in Table 420-2 that are identified as applying to new development. In addition, new development must meet enough of the standards identified as optional in Table 420-2 to total one point for each 1,000 square feet of site area up to a maximum required total of 20 points. Unless otherwise stated, points for each optional feature can only be used once. For sites that have an area greater than 20,000 square feet, at least one optional standard point must be earned in each of the following categories:
1. Site planning;
 2. Building massing;
 3. Street frontage; and
 4. Facades.
- B.** Alterations to existing development must meet all the standards in Table 420-2 that are identified as apply to alterations. Only the standards applicable to the alteration apply. In addition, major remodels must meet enough of the standards identified in Table 420-2 as optional to total one point for each 1,000 square feet of site area up to a maximum required total of 5 points.

Table 420-2

Commentary on Individual Standards

The Site Planning standards are identified with the moniker SP, and number from 1 to 24. 6 standards are required to be reviewed for alterations while 10 standards are required to apply to new development. The remaining standards are optional standards which can be chosen in different combinations for situations that require a certain number of points to be achieved.

SP1 – Main Entrance Location. This standard is intended to provide some separation between commercial activities and residential uses that are located off-site. It is required to be met for new main entrances. For alterations to an existing entrance, an applicant can choose to come closer to conformance. This standard supports Design Guideline #3, "Facilitate Positive Relationships with Adjacent Surroundings".

SP2 – On-site Building Separation. This standard provides separation between residential buildings that face each other. The separation, at 10-feet is more than the building code requirement. It is a required standard for new development and new buildings on developed sites. This standard supports Design Guideline #8, "Support the comfort, safety and dignity of residents, workers and visitors through thoughtful site design".

SP 3 – Vertical Clearance to Pedestrian Circulation Systems. This standard ensures that any building projections or upper floor development maintains a 9-foot height above the site's pedestrian circulation. It is a required standard for new development and new buildings on developed sites. This standard supports Design Guideline #8, "Support the comfort, safety and dignity of residents, workers and visitors through thoughtful site design".

SP 4 – Offsetting Windows for Adjacent Building Walls. This standard is intended to promote dwelling unit privacy by requiring facing walls closer than 20-feet to each other to offset their windows. It is a required standard for new development and new buildings on developed sites. This standard supports Design Guideline #8, "Support the comfort, safety and dignity of residents, workers and visitors through thoughtful site design".

SP 5 – Siting of Utilities. This standard promotes the thoughtful location of utility meters by requiring they be located 20-feet from a main entrance. This applies to new meters installed as alterations or new development. This supports both Design Guideline #7, "Minimize and integrate. . . necessary building services", and Guideline #9, "Design for quality,with a clear and consistent execution".

SP 6 – Pervious Paving Materials. Limiting the amount of paving promotes more pleasant surfaces as well as meeting many other city goals. This standard also is anticipated to support changes to the multi-dwelling zones. This is a required standard for new surface parking and driveways, and supports Design Guideline #8 (see above).

Table 420-2
Design Standards
(note this is new table – not underlined for clarity)

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
Site Planning (SP1 – SP24)				
SP1	Main Entrance Locations: Locate main entrances for nonresidential tenant spaces at least 30-feet away from a lot line that abuts an RF through R2.5 zone. For alterations, the applicant may choose to come closer to compliance with the standard.	X	X	
SP2	On site Building Separation: Buildings containing dwelling units on the ground floor must be setback 10 feet from other buildings on the site that contain dwelling units on the ground floor. For alterations, the standard applies to new buildings on the site.	X	X	
SP3	Vertical Clearance to Pedestrian Circulation Systems: Projections over pedestrian circulation systems must be at least 9 feet above the grade of the walkway. For alterations, the standard only applies to new buildings	X	X	
SP4	Offsetting Windows for Adjacent Building Walls: Windows for dwelling units on a building that face windows for dwelling units on another building must be offset a minimum of 4-feet. This offset is measured on a horizontal plane from the center of the window. This standard applies only to new buildings containing dwelling units that have adjacent, facing walls within 20-feet of each other on site.	X	X	
SP5	Siting of Utilities: New electric and gas meters must be placed at least 20-feet from a main entrance	X	X	
SP6	Pervious Paving Materials: At least 20 percent of all new surface parking and driveways contain pavers or pervious paving materials	X	X	

Table 420-2

Commentary on Individual Standards (contd)

SP7 – Street and Pedestrian Connection. This standard lowers the base zone threshold for large site pedestrian requirements from 5-acres to 3 acres. It is required of new development. This standard supports Design Guideline #3, "Facilitate Positive Relationships with Adjacent Surroundings".

SP8 – Pedestrian Connection to Major Trails. This standard applies in the circumstance where a major trail designation is located next to the site. In these situations, new development must connect it's pedestrian circulation system to the trail. Note that is not relevant in situations where the trails runs along a street right-of-way, since the system would connect to the street anyway. This standard supports Design Guideline #3 as well as other context guidelines.

SP 9 – Site Features for Common Outdoor Areas. The standard promotes the on-site interaction between buildings and any common outdoor areas, by requiring building entrances and windows to face the outdoor area and to provide a place to sit. This standard applies to new development that also provides a common outdoor area. It supports Design Guideline #8, "Support the comfort, safety and dignity of residents, workers and visitors through thoughtful site design".

SP 10 – Street Lot Line Parking Area Setback. This standard requires parking to be set back from the street lot line, to provide opportunities for building interaction or landscaping by the street. It is a required standard for new development. It supports Design Guideline #7, "Minimize and integrate parking and necessary building service."

SP 11 – Larger Common Outdoor Area. This standard encourages the provision of a common outdoor area. The size of the area is dependent on the pattern area of the city that the site is located. Sites further away from the city center often have larger areas of open space. This is an optional standard, worth 4 points since it requires the dedication of part of the site for this activity. The standard supports Design Guideline #2, "Build on the character and local identity of the place.

SP 12 – Indoor Common Rooms. This standard encourages a development to provide an indoor common space which can foster resident interaction and shared events. This is an optional standard, worth 2 points and was created to support Design Guideline #2 as well (see SP 11 above).

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
SP7	Street and Pedestrian Connection: The requirements of Chapter 33.130.292, Street and Pedestrian Connections, must be met for new development on sites that are more than three acres in size.		X	
SP8	Pedestrian Connection to Major Trails: New development on a site adjacent to a major trail designation, that is not also a street, must provide a connection from the trail to its pedestrian circulation system.		X	
SP9	Site Features for Common Outdoor Areas: Buildings located adjacent to common outdoor areas required by this title must meet the following: <ul style="list-style-type: none"> • At least 20 percent of the façade area that faces the common outdoor area must be windows or doors leading to lobbies, tenant spaces or dwelling units. • For each 200 square feet of common area, a minimum of four linear feet of seating or bench surfaces must be provided within the common area. • At least two entrances to individual dwelling units, or one entrance to a residential lobby must face the common area. 		X	
SP10	Street Lot Line Parking Area Setback: Surface parking must be set back at least 35-feet from street lot lines. Structured parking must be set back at least 20-feet from street lot lines.		X	
SP11	Larger Common Outdoor Area: Provide at least 500 square feet of common outdoor area with a minimum dimension of 20 feet by 20 feet on sites in the inner pattern area identified on Map 130-2. Provide at least 800 square feet of common open area with a minimum dimension of 20 feet by 20 feet on sites in the western or eastern pattern area identified on Map 130-2.			4 pts
SP12	Indoor Common Rooms: Provide an indoor common room with a minimum dimension of 20-feet by 20-feet. The indoor common room must meet the requirements of 33.130.228.B.2.b.(2)			2 pts

Table 420-2

Commentary on Individual Standards (contd)

SP13 – Common Outdoor Garden. This standard provides an incentive for a development to include a common garden space. To gain points for this, the garden space must be provided in addition to the common outdoor area stated in SP 11. Garden areas can help foster community within the development. This is an optional standard, worth 2 points and is created to support Design Guideline #2 as well (see SP 11 above)

SP14 – Children’s Outdoor Play Area. This standard allocates points for the development of a separate outdoor play area to be used by the development’s children. The requirements for the play area are similar to those that applied to the amenity bonuses in the multi-dwelling zones, but those are being removed with the Better Housing by Design project. There are different size requirements based upon the city’s pattern area, as larger sites are often located in the Western or Eastern pattern area. This is an optional standard worth 2 points and also supports Design Guideline #2.

SP15 – Tree Preservation. This standard encourages the preservation of larger existing trees, which have value to the site and neighborhood. The standard provides one point for each tree over 20 inches in diameter that is preserved, up to a maximum of 4 points. The standard supports Design Guideline #4 to “Integrate and enhance on-site features and opportunities to meaningfully contribute to a location’s uniqueness.

SP16 – Native Landscaping. This standard provides an incentive to use native plants for a part (30 percent) of their required landscaping. It is intended to apply in areas outside of environmental zones that have their own, separate, requirements. The standard helps to provide a link to the types of plants that originally grew in the area. It is an optional standard worth 1 point, and also supports Design Guideline #4 (see SP15 above).

SP17 – Native Trees. This standard incentivizes using native trees for the vast majority (80%) of required trees on site. Native trees are more adaptable to the area and reflect on the existing landscaping in many open areas throughout Portland. It is possible to meet both SP16 and SP17 to achieve 2 points. The standard further supports Design Guidelin #4 (see SP15 above).

SP18 – Group of Trees. This standard applies specifically to the East Pattern area where strands of native evergreen trees (primarily Douglas Firs) have been identified as a feature of this area. The standard encourages the planting of native evergreens to provide for future stands of trees with new development. A total of 2 points can be gained for planting 5 trees in a group. The standard further supports Design Guidelin3 #4 (see SP15 above).

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
SP13	Common Outdoor Garden: In addition to SP11 above, provide a shared community garden of at least 600 square feet in area with a minimum dimension of 20 feet by 20 feet.			2 pts
SP14	Children’s Outdoor Play Area: Provide a separate area that is at least 500 square feet for a children’s play area on sites in the inner pattern area identified on Map 130-2. Provide at least 800 square feet for a children’s play area in the western or eastern pattern area identified on Map 130-2. The play area must include accessible paths and either a play structure of 100 square feet, a swing structure with at least 4 swings, or a permanent wading pool.			2 pts
SP15	Tree Preservation: Preserve existing trees onsite. For each tree preserved that is greater than 20 inches in diameter, 1 pt may be gained up to a maximum of 4 pts. Each tree must be documented in an arborist report to verify its dimension, that it is not dead, dying or dangerous, and that it is not on the Nuisance Plants list			4 pt max
SP16	Native Landscaping: At least 30 percent of the landscaped area on site is planted with native plants. To meet this requirement, the landscaping must include a combination of native trees, shrubs and groundcover. This applies to areas located outside of environmental zones.			1 pt
SP17	Native Trees: At least 80 percent of planted trees must be native trees from the Portland Plant list. This applies to areas located outside of environmental zones.			1 pt
SP18	Grouping of Trees: Within the eastern pattern area identified on Map 130-2, plant at least 5 evergreen trees from the Portland Plant list in a group. Trees in the group must be a minimum of 5 feet in height and planted a maximum of 15-ft from the nearest adjoining tree in the group.			2 pts

Table 420-2

Commentary on Individual Standards (contd)

SP19 – Screening of Utilities. This standard augments the requirement in SP5 (locating utilities away from main entrance) while providing an incentive to screen the utilities from the street. Two options are provided to gain one point. The standard relates to Design Guideline #7, “Minimize and integrate parking and necessary building services”, and Guideline #9, “Design for quality, using enduring materials and strategies with a clear and consistent execution”.

SP20 – Vehicle Areas. This awards two points for projects that don't provide parking. This also could free up the site to provide other design features. This standard would be used in places where parking is not required. Otherwise, an adjustment would be required to invoke the standard. It is consistent with Design Guideline #7 (see above).

SP21 – Covered Parking Areas. This standard incentivizes incorporating the parking into the building which limits the amount of surface parking that is located on site. The standard is worth 2 points and supports Design Guideline #7 (see above).

SP22 – Alternative Covered Vehicle Areas. This standard provides an alternative to SP21. Vehicle and parking areas may choose to apply other shade options such as roofed or shade structures or trees. The standard is worth 1 point and supports Design Guideline #7 (see above).

SP23 – Pervious Paving Materials Bonus. This standard augments the pervious paving requirement of SP6 by providing one point for increasing the amount of pervious paving from 20 percent to 60 percent of the surface parking and driveways. The standard supports Design Guideline #8 to “Support the comfort, safety and dignity of residents, workers and visitors through thoughtful site design”.

SP24 – Separation of Dwelling Unit Entries from Vehicle Areas. The intent of this standard is to limit the effects of parking and vehicle areas on adjacent ground-floor dwelling units by providing physical separation between the unit entrance and the vehicle area and incorporating livability standards that provide some physical features, landscaping, or outdoor space between the vehicle area and the dwelling unit entry. The standard is worth 2 points and supports both Design Guidelines #7 and #8 (see SP19 and SP23 for descriptions of Design Guidelines #7 and #8 respectively).

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
SP19	<p>Screening of Utilities: Utilities must be screened from the street in one of the following ways:</p> <ul style="list-style-type: none"> • New gas and electric meters must be screened from the street by a wall; • New gas and electric meters must be located at least 20-feet from a street lot line.. 			1 pt
SP20	<p>Vehicle Areas: There is no vehicle area on the site.</p>			2 pts
SP21	<p>Covered Parking Areas: At least 90 percent of proposed parking spaces must be covered by a building. Note that the development may elect to meet SP21 or SP22, but not both.</p>			2 pts
SP22	<p>Alternative Covered Vehicle Areas: At least 50 percent of the vehicle area on the site must be covered by buildings, reflective roof shade structures with a Solar Reflectance Index (SRI) greater than 75, or by tree canopy. The amount of shade from tree canopy is determined by the diameter of the mature crown spread stated for the species of tree. Note: the development may elect to meet SP22 or SP21, but not both.</p>			1 pt
SP23	<p>Pervious Paving Materials Bonus: At least 60 percent of all new surface parking and driveways must be paved with pavers or pervious paving materials.</p>			1 pt
SP24	<p>Separation of Dwelling Unit Entry from Vehicle Areas: Doors leading to new ground floor dwelling units that face a vehicle area must be set back 8-feet from the vehicle area and the setback area must include two features from the following list:</p> <ul style="list-style-type: none"> • A wall or fence that is 3-feet high; • Landscaping that meets the L2 standard; • A landscaped berm that is at least 3-feet high; • A tree within the small tree category; • Individual private open space of at least 48 square feet where the floor of the open space is 2 feet above the grade of the vehicle area; or • A change of grade where the door to the dwelling unit is 2-feet above the grade of the vehicle area. 			2 pt

Table 420-2

Commentary on Individual Standards (contd)

The Building Massing standards are identified with the moniker BM, and number from 1 to 15. 4 standards are required to be reviewed for alterations and new development. The remaining standards are optional standards which can be chosen in different combinations for situations that require a certain number of points to be achieved.

BM1 - Building Height. This standard is a carryover from the Community Design Standards and limits taller buildings (those over 55-feet high) from being able to use the standards. Generally, this height limit is within the maximum limit for many multi-dwelling residential and commercial/mixed use zones. The standard is clarified to allow standard building projections to exceed the height limit, similar to the base zones. The standard is required for any new building, and is consistent with the context standards, especially #3, "Create positive relationships with adjacent surroundings". Taller buildings benefit from the public engagement and discussion that is part of design review.

BM2- Ground Floor Height. This standard ensures that ground floor spaces provide a prominent role in the building's massing by requiring a minimum height for ground floor commercial and ground floor residential, while acknowledging the different requirements of each. The standard is required for new buildings. The standard supports Design Guideline #5, "Design the sidewalk level of buildings to be comfortable, pleasant and human-scaled.

BM3 - Roof Pitch. This standard fosters a more urban environment along our Civic Corridors within the Inner Pattern Area. The standard requires more prominent buildings (those over 35-ft in height) to provide flat roofs as opposed to pitched roofs which are more associated with smaller scale residential development. It is limited in scope to the close-in Civic Corridors and is associated with Design Guideline #3 to "create positive relationships with adjacent surroundings".

BM4 - Rooftop Equipment. This standard applies to new installations of rooftop equipment, which can include any type of installation on the roof, including mechanical equipment, antennas, vents, fans, air ducts, conduits, etc. This standard is less restrictive than the exemption listed earlier in the chapter. The standard supports Design Guideline #3 (see BM3 above) as well as Guideline #7 to "minimize necessary building services".

BM5 - Ground Floor Height Bonus. This standard augments BM2 by providing 3 points for projects that choose to raise the ground floor to 15-feet for commercial and 12-feet for residential uses. This standard is optional, worth 3 points, and further supports Design Guideline #5 (see BM2 above).

BM6 - Preservation of Existing Facades. This standard provides an incentive to preserve the façade of an existing building and incorporate it into the alteration or building addition. This helps to link the past with the present. The standard is worth 3 points to acknowledge the potential engineering effort to satisfy the standard. The standard supports Design Guideline #10, "Design for resilience to the changing needs of the city", while also addressing the contextual issues within Guidelines #2 and #3.

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
<i>Building Massing (B1 – B15)</i>				
BM1	Building Height: New buildings and structures must not exceed 55 feet in height. Exceptions to the height limit allowed under this Title may exceed this limit.	X	X	
BM2	Ground Floor Height: For ground floor commercial space in new buildings, the distance from the finished floor to the bottom of the ceiling structure above must be at least 12 feet. For ground floor residential spaces, the height is 10 feet. The bottom of the structure includes supporting beams.	X	X	
BM3	Roof Pitch: The following applies to sites located in the Inner Pattern area within Map 130-2 that are adjacent to a Civic Corridor. New buildings that are more than 35 feet high must provide a roof with a maximum 1/12 pitch.	X	X	
BM4	Rooftop Equipment: New rooftop equipment must be screened by a parapet that is as tall as the equipment, or the rooftop equipment must be set back 3-feet for every 1 foot of height above the roof or parapet.	X	X	
BM5	Ground Floor Height Bonus: For ground floor commercial space in new buildings, the distance from the finished floor to the bottom of the ceiling structure above must be at least 15 feet. For ground floor residential spaces, the height is 12 feet. The bottom of the structure includes supporting beams.			3 pts
BM6	Preservation of Existing Facades: For building alterations or additions, the alteration preserves more than 50 percent of the existing building façade. The existing building must have a net building area of least 2,000 square feet.			3 pts

Table 420-2

Commentary on Individual Standards (contd)

BM7 - Vertical Extension of Existing Building Columns. This standard is intended to work with BM6 above to provide an additional incentive to preserve an existing façade into a development and to carry on features such as vertical columns into any new upper stories. The standard includes minimum requirements for the column extension to achieve the one point. Similar to BM6, the standard supports the context *Guidelines #2 & #3* along with *Guideline #10* as a way to link the past development into the new addition.

BM8 - Maximum Building Setbacks at the Corner. This optional standard is intended to foster urban-scale development in areas that are anticipated for growth, which are town and neighborhood centers, civic and neighborhood corridors. The standard awards 1 point for buildings that are built up to the corner intersection to provide a direct relationship with the street. The standard supports *Design Guideline #3*, "Create positive relationships with adjacent surroundings".

BM9 - Building Massing at the Corner. Similar to BM8, this optional standard is intended to foster urban-scale development in areas that are anticipated for growth, which are town and neighborhood centers, civic and neighborhood corridors. The standard awards one point for buildings that include their highest elevation within 20-feet of the corner intersection. The standard supports *Design Guideline #3* (see BM8).

BM10 - Building Window Requirements at the Corner. Similar to BM8 and 9, this optional standard is intended to foster urban-scale development in areas that are anticipated for growth, which are town and neighborhood centers, civic and neighborhood corridors. The standard awards one point for buildings that concentrate additional glazing within 30 feet of the corner to provide "eyes on the street" at the corner. The standard supports *Design Guideline #3* (see BM8).

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
BM7	<p>Vertical Extension of Existing Building Columns: Alterations or additions to a building whose street-facing façade includes projecting vertical columns must continue the column features vertically to the new street-facing façade above the existing façade. To qualify, the existing columns must be at least six inches wide, and must project out at least four inches from the adjoining building wall. The new column extensions must be the same width and project out the same amount as the existing columns</p>			1 pt
BM8	<p>Maximum Building Setbacks at the Corner: The following applies to new buildings located on corner sites within a town center, neighborhood center, civic corridor or neighborhood corridor where there is no minimum street setback. On the corner of two intersecting streets, the building must be within 5 feet of both street lot lines. At least one of the street-facing walls must be at least 40 feet long.</p>			1 pt
BM9	<p>Building Massing at the Corner: The following applies to new buildings located on corner sites within a town center, neighborhood center, civic corridor or neighborhood corridor. The building's highest exterior wall elevation must be within 20 feet of the corner intersection. This wall elevation must project 3 feet above an adjacent wall elevation</p>			1 pt
BM10	<p>Building Window Requirements at the Corner: The following applies to new buildings located on corner sites within a town center, neighborhood center, civic corridor or neighborhood corridor. At least 30 percent of each wall facing the street within 30 feet of the corner intersection must be windows or main entrance doors. Windows and doors used to meet ground floor window requirements may be used to meet this standard.</p>			2 pts

Table 420-2

Commentary on Individual Standards (contd)

BM11 - Building Signage at the Corner. Similar to previous items, this optional standard is intended to foster urban-scale development in areas that are anticipated for growth, which are town and neighborhood centers, civic and neighborhood corridors. The standard awards one point for buildings that place a projecting sign within 10-feet of the corner. Signage directs people's attention to the corner. By limiting the size to 32 square feet or less, it allows the sign itself to be exempt from specific standards or a review. The standard supports Design Guideline #3 (see BM8).

BM12 - Building Facades on Local Service Streets. This standard encourages a development on the side street to break up their façade into smaller segments which may relate better to smaller development that is often found on the side streets. Projects that provide these features achieve 3 points. This standard also supports Design Guideline #3 (see BM8).

BM13 - Buildings Surrounding Outdoor Area. This standard encourages common outdoor areas to have enough light and air above it. It does this by limiting the building's height around the outdoor area. The standard is worth 2 points and contributes to Design Guideline #8, "Support the comfort, safety and dignity of residents, workers and visitors through thoughtful site design.

BM14 - Ecoroof. This standard encourages an ecoroof of a size, large enough to provide an ecological benefit to the development and the area. The standard is worth 3 points and supports Design Guideline #10, "Design for resilience, considering adaptability to the changing needs of the city, climate change impacts, and the health and stewardship of the environment".

BM 15 - Reflective Roof Structure. This standard provides one point for treating the roof area with a reflective surface, which can reduce energy consumption and the heat-island effect. This standard also supports Design Guideline #10 (see above).

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
BM11	Building Signage at the Corner: The following applies to new buildings located on corner sites within a town center, neighborhood center, civic corridor or neighborhood corridor. At least one projecting sign must be provided within 10 feet of the corner. The sign may be up to 32 square feet in area and meet the requirements of Title 32.			1 pt
BM12	Building Facades on Local Service Streets: Buildings with street facing walls on local service streets must divide the building elevations into distinct wall planes measuring 1,500 square feet or less. To qualify, the façade plane must be offset in depth by at least 2-feet from adjacent facades. Facades may also be separated by a balcony or architectural projection that projects at least 2 feet from adjacent facades for a minimum distance of 8 feet. Projections into street right-of-way do not count toward meeting this standard.			3 pts
BM13	Buildings Surrounding Outdoor Areas: Buildings that surround a common open area on more than 75 percent of the open area sides must not be taller than two-times the shortest width of the outdoor area. As an example, if the outdoor area is 20-feet by 30-feet, the buildings immediately surrounding this open area could be up to 40-feet above the grade of the open area.			2 pts
BM14	Ecoroof: Provide an ecoroof on the site that covers at least 40 percent of the building roof area or 2,000 square feet, whichever is greater.			3 pts
BM15	Reflective Roof Surface: At least 90 percent of the roof area not covered by rooftop equipment, vents, skylights, stairwells or elevator enclosures must be made of an Energy Star certified reflective roof product.			1 pt

Table 420-2

Commentary on Individual Standards (contd)

The Site Frontage standards are identified with the moniker SF, and number from 1 to 10. 1 standard is required to be reviewed for alterations and new development. The remaining standards are optional standards which can be chosen in different combinations for situations that require a certain number of points to be achieved.

SF1 - Ground Floor Entry. This required standard applies to new development on the site. The intent is to ensure that a new ground floor entry is not partially obstructed by support columns that can shield the view of the main entrance from the street frontage. These columns often support the building above and are next to recessed entries, especially those on the corner. The standard provides a limited horizontal clearance between the entry and the column. It supports Design Guideline #5, "Design the sidewalk level of buildings to be comfortable, pleasant and human-scaled".

SF2 - Original Art Mural. This standard, along with SF3 below encourages a development to incorporate art into the proposal. This standard awards a point for proposing an original art mural at the time of the permit review. Murals are found to support Design Guideline #2 to "Build on the character and local identity of the place".

SF3 - City-Approved Art Installation. This standard, along with SF2 above encourages a development to incorporate art into the proposal. This standard awards a point for working with the Regional Arts and Culture Council to gain approval for an art installation as part of permit review. Art installations may support Design Guideline #2 as stated above, and can also support Design Guideline #6 to "Provide opportunities to pause, sit and interact".

SF4 - Water Feature. This standard encourages the provision of a water feature, in close proximity to the street. The water feature may take one of several forms, and is worth 1 point. A water feature supports Design Guideline #6 (see SF3).

SF5 - Seating for Mass Transit. This provision provides 2 points for development that integrates seating close to a bus or transit stop into the proposal. The standard also supports Design Guideline #6 (see SF3).

SF6 - Seating Adjacent to Main Entrance. This provision encourages additional areas for seating near a main entrance. The intent is to provide other seating options, and seating provided under SF6 would be in addition to any seating provided under SF5. The standard supports Design Guideline #6 (see SF3).

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
Street Frontage (SF1 – SF10)				
SF1	Ground Floor Entry: A ground floor entry must be setback at least 6 feet from any free-standing support column that is used to support floors above..		X	
SF2	Original Art Mural: Provide an original art mural that meets the requirements of Title 4. To meet this option, an application for an original art mural must be submitted to the Bureau of Development Services prior to the issuance of the building permit. The proposed mural must be on a wall that is visible from the right-of-way.			1 pt
SF3	City Approved Art Installation: Provide an art feature on the site that has been approved by the Regional Arts and Culture Commission (RACC_ and is not a mural. The feature may be setback no more than 20 feet from the street lot line with the highest street classification. To meet this option, the applicant must provide a letter from the RACC indicating the approval of the art prior to the issuance of the building permit.			1 pt
SF4	Water Feature: Provide a water feature, such as a fountain, waterfall, or reflecting pool. The feature must be setback a maximum of 20 feet from the street lot line with the highest street classification.			1 pt
SF5	Seating for Mass Transit: Provide at least 10 linear feet of seating located within 50 feet of a bus or transit stop. The seating must be publicly accessible from the sidewalk and must be covered by a roof or awning.			2 pts
SF6	Seating Adjacent to Main Entrance: Provide at least 10 linear feet of seating located within 25 feet of a main entrance. The seating must be publicly accessible from the sidewalk or major trail. This seating is in addition to the seating provided under standard SF6.			1 pt

Table 420-2

Commentary on Individual Standards (contd)

SF7 - Pedestrian Roll-up Door. This standard encourages a business to open up to the adjacent street to encourage interaction between the business and the public realm during periods of nice weather. The standard is worth 2 points and can promote several Design Guidelines, including #5, "Design the sidewalk level of buildings to be comfortable, pleasant and human scaled".

SF8 - Residential Entries on Side Streets. Similar to SP24, this standard's intent is to provide separation and a soft edge between residential entrances on the side streets and the public street realm, while still ensuring that there are residential entrances to activate these side streets. The standards also provide livability standards that provide some physical features, landscaping or outdoor space between the public and private realms. The standard is worth 3 points and supports Design Guideline #5 (see SF7), as well as indirectly supporting Guideline #8 to "Support the comfort, safety, and dignity of residents . . . through thoughtful site design".

SF9 - Corner Location of Entries. This provision encourages the location of a main entrance to a retail space in close proximity to the building's corner when the building fronts on two intersecting streets. The standard is worth 2 points and also supports Design Guideline #5 (see SF7).

SF10 - Building or Site History Plaque. This standard applies to an alteration of a building that is at least 50 years old. One point can be earned for providing a plaque that provides information on the site and/or building. Combining this standard with BM6 and BM7 can enable a major remodeling project to meet the design standards. This supports Design Guideline #2, "Build on the character and local identity of the place".

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
SF7	<p>Pedestrian Roll-up Door: Provide an oversized operable door opening, such as a roll-up door, at ground floor tenant spaces facing the street that are used for Retail Sales and Service uses. At least one tenant space must have a roll-up door. Sites with more than one tenant space facing the street must provide the feature for 50 percent of the tenant spaces facing the street.</p>			2 pts
SF8	<p>Residential Entries on Side Streets: On streets that are not civic corridors, at least 50 percent of the dwelling units on the ground floor of a street-facing façade must have the main entrance of the dwelling unit be accessible from the street. To meet this standard, there must be entrances to at least four individual dwelling units. The entrance must be set back 6-feet from the street lot line and include two features from the following list within the setback:</p> <ul style="list-style-type: none"> • A wall or fence that is 3-feet high; • Landscaping that meets the L2 standard; • A landscaped berm that is at least 3-feet high; • A tree within the small tree category; • Individual private open space of at least 48 square feet where the floor of the open space is 2 feet above the grade of the vehicle area; or • A change of grade where the door to the dwelling unit is 2-feet above the grade of the vehicle area. 			3 pts
SF9	<p>Corner Location of Entries: For sites that front on two or more intersecting streets, at least one main entrance to the building must be located either at the corner, or within 20 feet of the corner. The entrance must access a shared lobby space or a commercial tenant space that is at least 1,500 square feet.</p>			2 pts
SF10	<p>Building or Site History Plaque. For alterations to an existing building that is at least 50 years old, provide a plaque at least 1 square foot in area on a street-facing façade that provides information on the previous uses of the building or site.</p>			1 pt

Table 420-2

Commentary on Individual Standards (contd)

The Façade standards are identified with the moniker F, and number from 1 to 19. 8 standards are required to be reviewed for alterations and 9 standards are required for new development. The remaining standards are optional standards which can be chosen in different combinations in the situations that require a certain number of points to be achieved.

F1 - Weather Protection at Main Entrance. This standard applies to new buildings and to existing buildings that are proposing a new entrance. The standard ensures that these new entrances include weather protection of an adequate size to protect customers and others entering the building from the elements. The standard supports Design Guideline #5, Design the sidewalk level of buildings to be comfortable, pleasant and human-scaled”.

F2 - Weather Protection Minimum Requirements. This standard ensures that all weather protection, including installations to satisfy any of the standards within this section meets the standards of size and height to provide adequate protection. The standard supports Design Guideline #5 (see F1).

F3 - Weather Protection for Long-Frontage Buildings. This standard requires buildings that have a longer street frontage to provide weather protection along 20% of their frontage. This affords pedestrians the opportunity to escape the weather, even in situations where there is no main entrance. Along with supporting Design Guideline #5 as above, this supports Design Guideline #6 by providing “opportunities to pause, site and interact”.

F4 - Building Materials. This standard ensures that new buildings over 5,000 square feet and alterations to these buildings choose materials that meet some minimum standards for quality and resiliency, while still providing flexibility on the type of materials. The standard also allows for some usage of materials not included on the list, up to 20% of the façade. The list of materials is provided on Table 420-3. This standard supports Design Guideline #9, “Design for quality, using enduring materials and strategies with a clear and consistent execution”.

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
<i>Facades (F1 – F19)</i>				
F1	<p>Weather Protection at the Main Entrance: The following applies to new buildings and new main entrances. Weather protection must be provided at one main entrance per street lot line. The weather protection should consist of an awning, building extension or other covered structure. The weather protection must extend at least 5 feet from the main entrance or three feet into the right-of-way, whichever is less. The protection must have a minimum width of at least 5 feet or the width of the entrance, whichever is greater.</p>	X	X	
F2	<p>Weather Protection Minimum Requirements: Canopies, awnings and other weather protection that are provided in addition to F1 above must project at least five feet from the adjoining building wall facade or three feet into the right-of-way, whichever is less. The bottom of the weather protection structure must be at least 9 feet above the adjoining grade. Alterations to existing weather protection may come closer to conformance with this standard.</p>	X	X	
F3	<p>Weather Protection for Long Frontage Buildings: For new buildings with more than 50-feet of frontage along a transit street, weather protection must be provided along 20 percent of the street facing wall. This requirement does not apply to building walls more than 20 feet from the street. The weather protection must meet F2 above</p>	X	X	
F4	<p>Building Materials: The following standards apply to buildings that have a net building area of at least 5,000 square feet:</p> <ul style="list-style-type: none"> • At least 80 percent of the façade of the building must be constructed using the exterior materials listed in the approved materials list of 420-03, excluding windows, doors and trim. • Alterations may choose to use this list or use materials which visually match the appearance of those on the existing building. 	X	X	

Table 420-2

Commentary on Individual Standards (contd)

F5 – Louvers and Vents. This standard requires new louvers and vents placed along street-facing facades to be located at a height that minimizes the impact on pedestrians who may be next to the wall. The standard applies to new development and to any new vent proposed with an alteration. The standard supports Design Guideline #5, "Design the sidewalk level of buildings to be comfortable, pleasant and human-scaled", and Design Guideline #7, "Minimize and integrate parking and necessary building services".

F6 – Upper Story Windows. This standard requires new buildings provide windows on 25 percent of the building's upper story facades. This standard requires a higher percentage of windows on the façade than the base zone standards. The standard supports Design Guideline #5 (see above).

F7 – Street-Facing Window Trim. This requirement is an expansion on an existing standard within the Community Design Standards. However, the standard includes the option to either provide trim around the windows, or recess them from the building wall. Either of these provide a dimensional relief to the façade. The standard supports Design Guideline #9, "Design for quality, using enduring materials and strategies with a clear and consistent execution".

F8 – Windows Facing a Pedestrian Walkway. This standard requires that new buildings facing a walkway that is part of the pedestrian circulation system provide a similar level of "eyes on the street" that the base zone requires for street-facing facades. The intent is ensure the safety and integration of the buildings and the pedestrian circulation paths. The standard meets Design Guideline #8, "Design for quality, using enduring materials and strategies with a clear and consistent execution".

F9 – Exterior Lighting. This standard is required for new development. The intent is to provide standards for lighting on a building that encourages pedestrian interaction between the public realm and the building while promoting the safety and comfort of those entering the building. The standard also ensures that lighting on local service streets does not adversely impact adjoining lots. The standard supports Design Guideline #5 (see F5 above) as well as Guideline #3, "Create positive relationships with adjacent surroundings".

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
F5	Louvers and Vents: New louvers or other vents on street-facing facades must be placed at least 7 feet above the adjoining grade. The measurement is made from the grade to the bottom of the louver	X	X	
F6	Upper Story Windows: For new buildings, at least 25 percent of the area of the new façade above the ground floor facing a street or major public trail must be windows or doors that open on to balconies.	X	X	
F7	Street-Facing Window Trim: The following window standard must be met on all new street facing facades. Ground floor storefront glazing or curtain wall systems are exempt from this standard: <ul style="list-style-type: none"> • Provide trim that is at least 3 ½ inches wide around 80 percent of the windows; or • Recess the window glazing at least 4 inches behind the exterior wall for 80 percent of the windows. Alterations may choose to meet this standard or match the window trim and recess of the existing building for all new windows.	X	X	
F8	Windows Facing a Pedestrian Walkway: For new buildings that face the on-site pedestrian circulation system, at least 15 percent of the area of each façade that faces the circulation system must be windows or main entrance doors.	X	X	
F9	Exterior Lighting: On new buildings, exterior light fixtures must be provided on street-facing facades within 20 feet of the street as follows: <ul style="list-style-type: none"> • The fixtures must be spaced a maximum of 30-feet apart; • The fixtures can be no higher than 15 feet above the adjoining grade or sidewalk; • Lighting must not be directed up from the fixture; Lighting on local service streets must include cutoffs or shields to ensure the off-site impacts of Chapter 33.262 are met		X	

Table 420-2

Commentary on Individual Standards (contd)

F10 – Weather Protection along Transit Streets. This standard is an optional standard that augments the requirements in F1 – F3. The standard awards 3 points if 50% of the frontage along a transit street includes weather protection that meets the minimum height and projection requirements stated in F2. The intent is to encourage additional weather protection along transit streets that are anticipated to have more pedestrians. The standard supports Design Guideline #5, “Design the sidewalk level of buildings to be comfortable, pleasant and human-scaled”.

F11 – Building Materials Bonus. This standard is an optional standard that augments F4. It provides 2 points to projects that elect to use the materials listed in Table 420-3 for 100% of the exterior, excluding windows, doors and trim. Similar to F4, this standard further supports Design Guideline #9, “Design for quality, using enduring materials and strategies with a clear and consistent execution”.

F12 – Building Materials Application to Side Walls of Buildings. This standard encourages an applicant to continue the pattern of materials on street facing facades over to a portion of the side wall to provide more continuity in the materials. The standard is an optional standard worth 1 point and supports Design Guideline #9 (see F11 above).

F13 – Street-Facing Balconies. This standard encourages the provision of balconies on the street-facing elevation of upper floors. The balconies provide a visual interest while also encouraging more interaction between the public and private realms. The standard is worth 3 points and supports Design Guideline #3, “Create positive relationships with adjacent surroundings”.

F14 – Street-Facing Window Elements. This standard encourages street-facing windows that de visual interest or protect the windows from the elements by allowing either a balcony rail or sunscreens over the windows. The standard is worth 2 points, and is an option to F13 above (i.e. one cannot use both F13 and F14). The standard also supports Design Guideline #3 (see F13 above) and potentially Design Guideline #8 “Support the comfort, safety and dignity of residents through thoughtful site design”.

F15 – Upper Floor Windows. This standard augments the requirements of F6. It provides 2 points if the percentage of windows or balcony doors on upper floors is increased from 25 percent to 35 percent. The standard supports Design Guideline #5 (see F10).

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
F10	Weather Protection along Transit Streets: For buildings with frontage along a transit street, provide weather protection along at least 50 percent of the street facing wall within 20 feet of the transit street. The weather protection must meet the standard of F2 above.			3 pts
F11	Building Materials Bonus: 100 percent of the façade of the building is constructed using exterior materials listed in the approved materials list of Table 420-3 below, excluding windows, doors and trim.			2 pts
F12	Building Materials Application to Side Walls of Building: Use the same exterior materials on the street-facing facade and the first 20 feet of the adjoining , but not street-facing facades.			1 pt
F13	Street-Facing Balconies: Provide balconies for at least 50 percent of the dwelling units that face a street and are located above the ground floor. The balconies must have a minimum dimension of 4-feet by 4-feet. Glass railings on the balcony must have a treatment pattern and must use application techniques from the <i>Portland Bird Safe Windows</i> list. Either this standard or F14 below may be met.			3 pts
F14	Street-Facing Window Elements: Provide the following features at window openings for at least 50% of the street-facing windows above the ground floor. Either this standard or F13 above may be met: <ul style="list-style-type: none"> • Screens in the form of awnings or eaves that project out at least 3-feet; • Balcony railings attached to the exterior wall. 			2 pts
F15	Upper Floor Windows: For new buildings and expansions of existing buildings above the ground floor, at least 35 percent of the area of the new street-facing facade above the ground floor must be windows or doors opening up to balconies.			2 pts

Table 420-2

Commentary on Individual Standards (contd)

F16 – Street-Facing Window Trim Bonus. This standard augments the requirements of F7. It provides 2 points if the percentage of street-facing windows meeting the window trim or recess requirement is increased from 80 percent to 100 percent, which further supports a coherency of dimensional relief to the façade. The standard supports Design Guideline #9, “Design for quality, using enduring materials and strategies with a clear and consistent execution”.

F17 – Bird-safe Glazing for Windows. This standard awards 2 points if the façade with the greatest percentage of window glazing applies an approved bird-safe glazing technique to at least 90 percent of the upper floor windows. The standard supports Design Guideline #10, “Design for resilience, considering adaptability to the changing needs of the city, climate change impacts and the health and stewardship of the environment”.

F18 – Windows on Units with Multiple Exterior Walls. This standard awards 2 points by ensuring that corner dwelling units (or other units adjoining at least two exterior walls) provide operable windows on each wall to allow for cross ventilation of the dwelling unit. The standard supports Design Guideline #10 (see F17 above).

F19 – Ground Floor Windows. This standard encourages a greater amount of ground floor glazing over both the base zone and other façade standards. 2 points are awarded if a project can provide 80 percent glazing along the ground floor. The standard further supports Design Guideline #5, “Design the sidewalk level of buildings to be comfortable, pleasant and human-scaled.”

Other Standards. These standards don’t easily fit into other categories, although they may be most closely related to Site Planning. They are both optional and apply to special site characteristics and features.

O1 – Design with Nature. This standard awards 4 points if a project can incorporate and preserve a natural water feature (separate from environmental zones) as part of a development proposal. It supports Design Guideline #4, “Integrate and enhance on-site features and opportunities to meaningfully contribute to a location’s uniqueness”.

O2 – Public View of Natural Feature. This standard encourages the opening up of a site’s natural features, such as trees, rock formations or water features, to the public realm. It awards 2 points for providing a view corridor between the street and the feature on site. This allows for the visual enjoyment of on-site’s natural features. Similar to O1 above, the standard supports Design Guideline #4 (see O1).

No.	Design Standards	Required Standards Alteration	Required Standards New Development	Optional Standards Points
F16	<p>Street-Facing Window Trim Bonus: The following option can be met on all new street-facing facades. Ground floor storefront glazing or curtain wall systems are exempt from this standard:</p> <ul style="list-style-type: none"> • Provide trim that is at least 3 ½ inches wide around all windows; or • Recess the window glazing at least 4 inches behind the exterior wall 			2 pts
F17	<p>Bird-safe Glazing for Windows: The following standard applies on the façade with greatest amount of window façade area. At least 90 percent of the windows above the ground floor must have bird-safe glazing. The applicant must choose treatment patterns and application techniques from the <i>Portland Bird Safe Windows</i> list.</p>			2 pts
F18	<p>Windows on Units with Multiple Exterior Walls: For dwelling units with two or more walls located at building exteriors, provide at least one operable window in each of two or more exterior walls. The window must provide an operable opening of at least 7 square feet.</p>			2 pts
F19	<p>Ground Floor Windows: Windows must cover at least 80 percent of the ground floor wall area of street facing facades that are within 20 feet of the street.</p>			2 pts
Other (O1 – O2)				
O1	<p>Design with Nature: Site buildings, structures and common outdoor areas to provide a minimum of 50 feet setback from the edge of an existing natural water feature, such as a stream, pond, wetland, seep or spring within the development.</p>			4 pts
O2	<p>Public View of Natural Feature: The following applies to natural features outside of environmental zones. Provide a view corridor between the public street and an existing natural feature on site, such as a grove of native trees, rock outcropping, or natural water feature described above. The view corridor must be a minimum of 20 feet wide. The corridor must be landscaped or have a pedestrian connection.</p>			2 pts

Table 420-3 Approved Exterior Materials List for Design Standards

Table 420-3 is a new table created to apply the Façade Design Standards F4, F11 and F12. Standard F4 requires new buildings/alterations over 5,000 square feet in net building area apply the exterior materials listed in the table to at least 80% of their façade, excluding windows, doors and trim. Alterations have the option to use the materials currently on the existing building. Additional points may be granted for projects that choose materials from the table for 100% of their façade. Finally, standard F12 provides points for wrapping street facing materials around to the side, non-street facing building wall.

The intent of the materials list is to provide an applicant a flexible palette of materials to use on their building while ensuring that a base quality of materials is provided. The list applicable to design standards needs to be more prescriptive than the criteria within the Design Guidelines, because the standards must be applied objectively at the time of building permit.

The focus is on the type of exterior cladding or siding that is applied to a building. It includes both traditional types of materials (brick or wood) along with more modern types of materials (metal and fiber cement panels). In some cases, materials are limited to certain thicknesses or board strength to ensure resilience and a long-lasting quality.

The materials allowed through the standards, either by right, or with conditions include:

- Brick and Brick Veneer
- Stucco
- Wood
- Metal Siding/Wall Panels
- Fiber Cement Siding/Wall Panels
- Concrete for Foundation and Ground Floor

It should be noted that up to 20 percent of an area's façade may choose to use materials that are not listed on the table. This allows a wide range of materials to be considered as accents or secondary materials to the primary type of exterior cladding. Also note, that an applicant can choose to go through Design Review to propose materials that are not listed here.

Table 420-3
Approved Exterior Materials List for Design Standards

Material (note does not apply to windows, doors or trim)	Additional Notes
Brick and Brickveneer	
Stucco	Stucco must be one of the following two types <ul style="list-style-type: none"> • Portland cement based three coat stucco system • Cement board stucco system
Wood	<ul style="list-style-type: none"> • The wood is comprised of boards that have a vertical or horizontal dimension of 6 inches or less. Wood products with a larger dimension must contain a reveal or board patten that has dimension of 6 inches or less. • If raw, unpainted wood is used on a facade, the façade that contains the wood product must be protected from the elements. Protection can be attained by recessing the product at least two feet back from exterior walls, or by including an eave or awning that extends out two feet from the edge of the wood wall. • On the ground floor, the wood must be 6 inches above the foundation grade.
Metal Wall Cladding	<ul style="list-style-type: none"> • The cladding must have a factory applied color or coat finish. Exterior paint applied to the panels does not count to meeting this requirement. • If the panels have a vertical or horizontal dimension of 12 inches or less, the material must have a minimum thickness of 20-gauge. • If the panels have a vertical or horizontal dimension greater than 12 inches, the material must have a minimum thickness of 24-gauge. The panels must include a rib or reveal of 4 inches or less. The rib or reveal must have a minimum depth of 1 inch.

**Table 420-3
Approved Exterior Materials List for Design Standards**

Continuation of Table 420-3.

Material (note does not apply to windows, doors or trim)	Additional Notes
Fiber Cement Wall Cladding	<ul style="list-style-type: none"> • If the panel has a vertical or horizontal dimension of 6 inches or less, it must have a thickness of at least 5/8 inch. In Town Centers and on Civic Corridors, this material can only be used on the ground floor for residential uses. • If the panel has a vertical or horizontal dimension greater than 6 inches, the panel must include an intrinsic color scheme that maintains the color through the thickness of the panel. The panel must have a density greater than 80 lbs. per cubic foot.
Concrete	<ul style="list-style-type: none"> • Concrete or concrete block may be used as a material for the foundation and ground floor up to the floor level of the second floor..