

Chapter 16.21

RESIDENTIAL DESIGN STANDARDS

Sections:

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- 16.21.020 Applicability and review procedure for single and two-family dwellings.**
- 16.21.030 Single and two-family dwelling design menus.**
- 16.21.040 Main entrances**
- 16.21.050 Infill dwellings and lots.**
- 16.21.060 Applicability and review procedure for multi-family dwellings.**
- 16.21.070 Multi-family design standards.**

16.21.010 Purpose.

The purpose of the residential design objectives are to promote:

- A.** Community livability through the creation of attractive design housing and streetscapes.
- B.** Compatibility (in height, bulk, setback and overall design) between infill housing and adjacent established housing, to the extent practicable. Additionally, the standards are intended to promote compatibility and transitions between multi-family housing and adjacent uses.
- C.** Community safety for neighborhood streets and front yards by providing “eyes on the street.”
- D.** Community interaction by designing neighborhood streets, front yards and open spaces so that they are attractive and inviting places for neighbors to interact.
- E.** Good design at reasonable cost through design standards that improve residential design within reasonable cost parameters, process, and with options for how to meet the standards. (Ord. 1107, 2002)
- F.** Low impact developments that manage stormwater through the use of on-site features, preserve natural conditions and open space, minimize impervious surfaces, and use land efficiently. (Ord. 1107, 2002; Ord. 1338, 2010)

16.21.020 Applicability and review procedure for single family and two family dwellings.

The standards in sections 16.21.030 through 16.21.050 apply to single family dwellings, manufactured homes, and two family dwellings (duplexes). Where a proposal is for an alteration or addition to an existing development, the standards of this section apply only to the portion being altered or added. If the applicant can demonstrate that implementation of the standards would be impractical due to lot size, shape, slope, or other natural feature of the property that does not generally apply to other properties in the city, the Planning Director may waive any of the standards which are demonstrated to be impractical. (Ord. 1107, 2002)

16.21.030 Single family and two-family dwelling design menu.

- A.** Purpose: These standards are intended to ensure design of housing that will reinforce and enhance Canby's overall livability and provide options to promote design variety and ease of administration of the standards.
- B.** All new single family dwellings, manufactured homes, townhouses, and two-family dwellings (duplexes) shall comply with the design features in this section along street facing facades.
 - 1.** Additions and alterations that add less than 50% to the existing floor area of the house (not including garage floor area) are exempt from this subsection, unless a new garage is being added. Additions or alterations that are not visible from the street side of the home are exempt.
- C.** Garage Standards: These standards are intended to: provide a visual connection between the living area of the residence and the street; prevent garages from obscuring or dominating the main entrance of the house; and, provide for a pleasant pedestrian environment in residential areas. The garage and design standards are:
 - 1. Garage Façade Length Standards:**
 - a.** A garage up to 50% of the length of the street-facing facade (see figure 16.21-1), shall meet 4 of the design standards in 16.21.030(D) or,
 - b.** A garage up to 60% or more of the length of the facade, shall meet 6 of the design standards in 16.21.030(D).
 - c.** On corner lots, the non-front street side of the lot shall comply with 3 of the design menu standards in 16.21.030 (D).

2. Garage Façade Projection Standards:

- a) A garage wall that faces the street may be no closer to the street than the longest remaining front façade of the house, except as provided in subsections (b)(1) or (b)(2) below.
- b) A garage may extend up to 6 feet in front of the longest remaining portion of the front facade if:
 1. There is a covered front porch and the garage does not extend beyond the front line of the porch (see figure 16.21-3); or,
 2. The garage is part of a dwelling's multi-gabled façade and has a window (minimum 6 square feet, with 4" trim or shutters) above the garage door or placed on another front façade gable that faces the garage street frontage (see figure 16.21-4).
3. On corner lots, and through lots, only one street-facing wall must meet the design standards required in 1 or 2 above for the front of the lot as defined in Section 16.04.320.
4. Garages may be side-oriented to the front lot line if windows occupy a minimum of 15% of the street-facing wall of the garage (see figure 16.21-5).
5. The garage standards in this section do not apply to "flag lots" when the proposed dwelling cannot be clearly seen from the public street frontage or does not front on a public street.

D. Design Menu Standards

1. Dormers
2. Gables, hip roof, or gambrel roof form.
3. Recessed entries (minimum 2 foot recess)
4. Covered porch entries (minimum 48 square feet, minimum 4 feet deep)
5. Bay windows
6. Any eaves of 12 inches or greater
7. Off-set of 16 inches or greater on building face or roof
8. Windows and main entrance doors occupy a minimum of 15% of the facade, not including the roof.

9. Window trim (minimum 4-inch) or shutters (minimum 8-inch)
10. Balconies or porch rail
11. Shakes, shingles, brick or other similar decorative materials occupy at least 60 square feet of the street facade.

E. Residential Elevations

1. Residential dwelling permits shall include delineated top of curb elevations at two property corners at the street frontage.
2. Finished floor elevations at the front street side of the dwelling shall not exceed 30 inches above the average of the two measured elevations.

F. Garage Setback

1. A minimum 19 foot setback shall be provided from the garage to the sidewalk when the sidewalk is an easement that extends onto private property to prevent vehicles parked in the driveway from protruding into the sidewalk area.

- G.** Placement of Mobile Homes or Manufactured Homes on a lot in a residential zone, outside of a mobile home park, that is used as the primary residence must construct a carport or garage for at least one vehicle. (Ord. 1107, 2002; Ord 1237, 2007; Ord. 1514, 2019)

16.21.040 Main entrances for single family and two family dwellings.

- A.** Purpose. These standards are intended to ensure there is a visual connection between the entry of the home and the street, and, provide for a pleasant pedestrian environment in residential areas.
- B.** At least one main entrance for each structure must:
1. Additions or alterations that are not visible from the street side of the home are exempt. or
 2. Be at an angle up to 45 degrees from the street, or
 3. Open onto a covered porch on the front or side of the residence that is at least 48 square feet in area and at least 4 feet in depth. (Ord. 1107, 2002)

16.21.050 Infill Homes

- A.** Purpose. The purposes of these standards are to promote compatibility between new development and existing homes, and, to provide for the efficient use of residential land.

B. Applicability. These standards apply to all new infill homes as defined by 16.04.255. The standards also apply to remodels of existing infill homes where the remodel increases the homes floor area by more than 50%, not including garage area.

C. Standards for Infill Homes (see figure 16.21-6)

1. **Lot Coverage** - Infill homes exceeding one story shall not exceed a lot coverage of 35%. In this standard, lot coverage applies to portion of the lot covered by structures, not including garage area.
2. **Garage Standards** - Infill homes must meet the Option 1 garage standards in 16.21.030. The infill home is exempt from garage standards if located on a flag lot, or, if an adjacent home fronting the same street does not comply with the garage standards in 16.21.030(C).
3. **Similar Front Setback** - Infill homes shall establish a front yard setback that is within 5 feet of the front yard setback for the closest adjacent home on the same side of the street. This standard does not apply if the closest adjacent home has a front yard setback greater than 30 feet.
4. **Maximum Height.** Infill homes shall have a maximum height of 28 feet.
5. **Step-up Standard.** At the interior and rear setback line, the infill home shall not exceed a single story exterior wall height (not to exceed 10 feet from finished floor to top plate). The area within a gable is not included in the wall height. Finished vaulted ceilings or unfinished attic spaces without exterior windows are allowed in the gable area. The building may increase in height by one foot vertically for every foot horizontally away from the setback line, up to the maximum height allowed. Building height is measured as defined by the Oregon Structural Specialty Code. The Planning Director or Planning Commission may exempt infill homes from this standard for any yard that abuts a property on which the existing home is greater than one story.

16.21.060 Applicability and review procedure for multi-family dwellings.

The standards in section 16.21.070 apply to multi-family dwellings. Where a proposal is for an alteration or addition to an existing development, the standards of this section apply only to the portion being altered or added. If the applicant can demonstrate that implementation of the standards would be impractical due to lot size, shape, slope, or other natural feature of the property that does not generally apply to other properties in the city, the Planning Director may waive any of the standards which are demonstrated to be impractical. (Ord. 1107, 2002)

16.21.070 Multi-family design standards.

- A.** For design review applications for multi-family dwellings (three or more units) or for development that contain 3 or more units on a single lot located in any zone, the menu in Table 16.21.070 shall apply. This menu replaces the general menu contained in Chapter 16.49 for such applications.
- B.** A design review application for multi-family dwellings shall be considered to be compatible if
1. At least five of the Design Elements for Street Facing Facades are achieved.
 2. A minimum of 60 percent of the total possible points from the Design Menu are accumulated for the whole development;
 3. 10 percent of the points used to meet (2) above are from the LID category; and,
 4. The applicant has received a minimum of one point in each applicable category.
- C.** Those elements that are not applicable to a project shall not be counted toward the total possible points. (Ord. 1338; 2010)

Table 16.21.070 Multi-Family Design Menu

As part of review of multi-family developments, the following menu shall be used as part of the review. In order to “pass” this table 60% of total possible points shall be earned,
(10% of the total possible points must be from LID elements)

Design Criteria	Possible Points				
Parking	0	1	2	3	4
Screening of parking and/or loading facilities from public right-of-way	Not screened	Partially screened	Fully screened	-	-
Parking lot lighting provided	No	Yes	-	-	-
Parking location (behind building is best)	Front	Side	Behind	-	-
Number of parking spaces provided (% of minimum required)	>120%	101-120%	100%	-	-
Tree Retention	0	1	2	3	4
Percentage of trees retained	<10%	10-50%	51-75%	>75%	-

Design Criteria	Possible Points				
Replacement of trees removed	<50%	≥50%	-	-	-
Building Orientation to the Street	0	1	2	3	4
Primary entrances face the street	Not street-facing	Entrance breezeway faces street	All entrances face the street	-	-
Building Orientation to the Street, cont.	0	1	2	3	4
Site's frontage has buildings within 25 feet of front lot line. (Full points may be given when courtyards are adjacent to the frontage.)	0-25% of street frontage	26-50% of street frontage	≥51% of street frontage	-	-
Screening of Storage Areas and Utility Boxes	0	1	2	3	4
Trash storage is screened from view by solid wood fence, masonry wall or landscaping.	No	Yes	-	-	-
Trash storage is located away from adjacent property lines.	0 - 10 feet from adjacent property	11 - 25 feet from adjacent property	>25 feet from adjacent property	-	-
Utility equipment is screened from view.	Not screened	Partially screened	Fully screened	-	-
Prevention of Monotonous and Incompatible Design	0	1	2	3	4
Horizontal length of all buildings is a maximum of 120 feet.	101 - 120 feet	81 - 100 feet	≤80 feet	-	-
Roofs have a gable, hip or gambel form, minimum pitch of 3 to 12 with at least 6-inch overhang.	No	Yes	-	-	-
A minimum of 15% of street façade areas contains windows or doors. All windows provide trim, recess, or other method of providing shadowing.	No	Yes	-	-	-
Garages are located to minimize their visual impact.	Front of building	Side of building	Back of building	-	-
Exterior design features include offsets, balconies, projections, window reveals, or similar elements to break up large building expanses.	Less than one design feature within every 30 feet of longest façade.	One design feature within every 30 feet of longest façade.	Two or more design features within every 30 feet of longest façade.	-	-
Private Open Space and Landscaping	0	1	2	3	4

Design Criteria	Possible Points				
Private open space provided in addition to what is required for the base zone.	No additional open space.	Patios or balconies (at least 48 square feet) provided for 50% of units.	Patios or balconies (at least 48 square feet) provided for 51-100% of units.	Sport court, tot lot, pool or community room is provided.	-
Number of non-required trees provided.	-	At least one tree per 500 square feet of landscaping.	-	-	-
Private Open Space and Landscaping, cont.	0	1	2	3	4
Amount of grass (less grass is better) (% of total landscaped area)	>50%	25-50%	<25%	-	-
Street and Block Framework	0	1	2	3	4
Multi-family developments 8 acres or larger are developed as a series of complete blocks bounded by a network of public or private streets with sidewalks and street trees.	No blocks or network.	10-50% of units are along a street with sidewalks, street trees, and on-street parking.	51-100% of units are along a street with sidewalks, street trees, and on-street parking.	-	-
Low Impact Development (LID)	0	1	2	3	4
Use of pervious paving materials (% of total paved area)	<10%	-	10-50%	51-75%	>75%
Provision of park or open space area for public use	None	-	Open Space(Generally not for public use)	-	Park (public or privately owned for public use)
Use of drought tolerant species in landscaping (% of total plants)	<25% drought tolerant	-	25-50% drought tolerant	51-75% drought tolerant	>75% drought tolerant
Provision of additional interior parking lot landscaping (% of minimum required)	100%	101-110%	111-120%	>120%	-
Provision of an eco-roof or rooftop garden (% of total roof area)	<10%	-	-	10-50%	>50%
Parking integrated within building footprint (below-grade, structured parking, or tuck-under parking) (% of total on-site parking)	<10%	-	-	10-50%	>50%
Disconnecting downspouts from city stormwater facilities	None	Some downspouts disconnected	All downspouts disconnected	-	-
Shared parking with adjacent uses or public parking structure (% of total required parking spaces)	None	<50%	≥50%	-	-

Design Criteria	Possible Points				
Provision of rain gardens/bioretention areas for stormwater runoff (% of total landscaped area)	None	-	10-50%	51-75%	>75%
Total Possible Points= 67 60%=40 points (rounding down), 10%=7 points (rounding up)					

(Ord. 1338, 2010)

Figure 16.21-1
Garage Standard 1

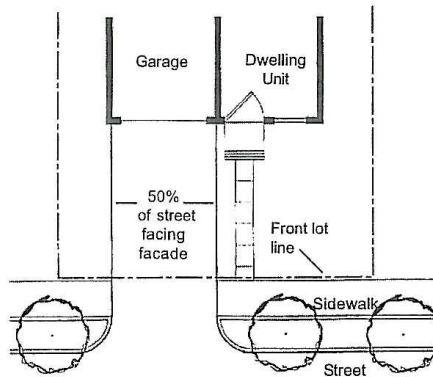


Figure 16.21-2
Garage Standard 2

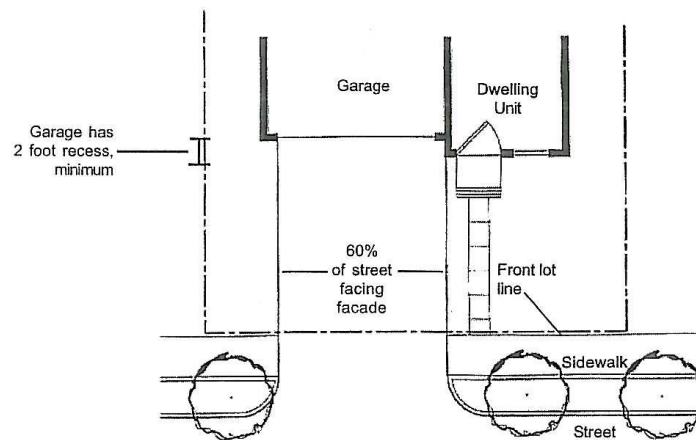


Figure 16.21-3
Garage Standard 5a

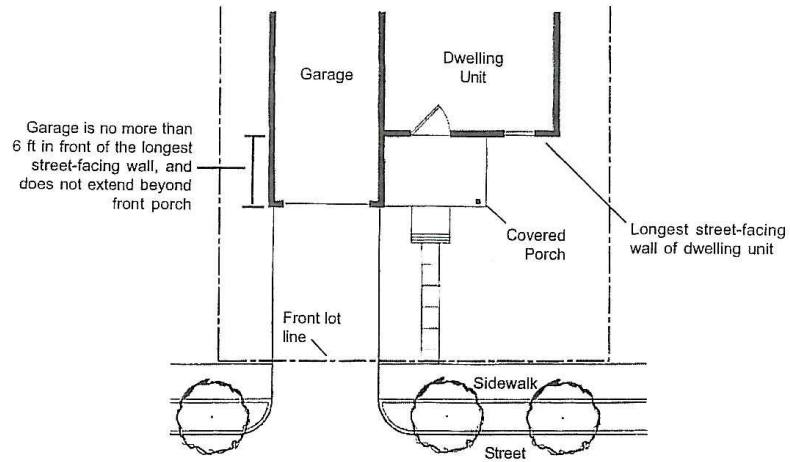


Figure 16.21-4
Garage Standard 5b

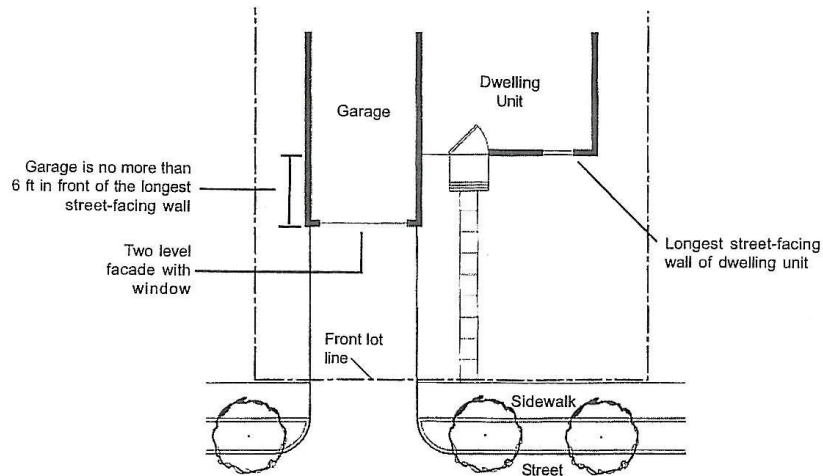


Figure 16.21-5
Garage Standard 6

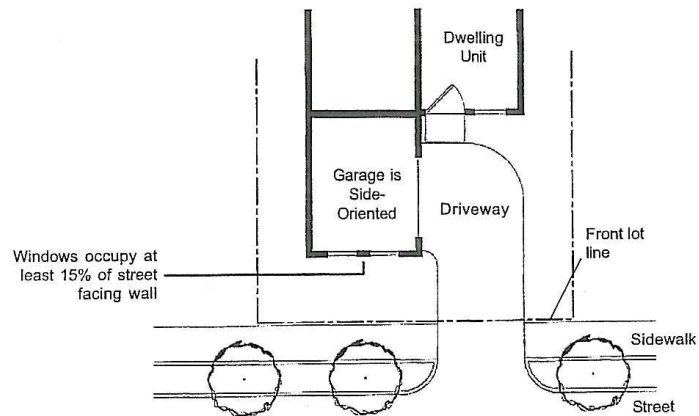


Figure 16.21-6
Infill Dwelling Standards

