

**ORDINANCE NO. 643**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE TROUTDALE DEVELOPMENT CODE RELATING TO DESIGN STANDARDS FOR CENTRAL BUSINESS DISTRICT - SUBAREA D**

**WHEREAS**, the City Council is seeking assurances that new construction associated with the Town Center commercial plat is consistent with the 1984 Downtown Concept Plan; and,

**WHEREAS**, the City desires to amend the Troutdale Development Code to include architectural guidelines and design standards applicable to commercial structures in the downtown area; and,

**WHEREAS**, the Planning Commission held a public hearing on July 17, 1996 to take public testimony on the proposed code amendments and has forwarded this matter to the City Council with a recommendation for adoption; and,

**WHEREAS**, the City Council held a public hearing concerning this proposal on August 13, 1996 to provide opportunity for public comment; and,

**WHEREAS**, the City Council is now satisfied that this matter has been adequately considered;

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE THAT:**

**Section 1: Findings** Findings of fact supporting adoption of the proposed development code amendments are as follows:

1. These text amendments to the Troutdale Development Code (TDC) will better ensure that structures built within the CBD - Subarea D zoning district are consistent with architectural and design guidelines of the 1984 Downtown Concept Plan.
2. The proposed text amendments will further implement the purpose and objectives of the downtown concept plan.
3. Public need is best satisfied by these proposed amendments.
4. The proposed amendments will not adversely affect the health, safety and welfare of Troutdale citizens.
5. The proposed amendments are consistent with applicable goals and policies of the Troutdale Comprehensive Plan and with all applicable statewide planning goals.

1 6. In conjunction with the adoption of these architectural and design standards (Appendix A)  
2 it is necessary to amend other sections of the Central Business District in order to avoid  
3 conflict and confusion with the new standards.  
4

5 **Section 2:** The Troutdale Development Code is hereby amended to add Appendix A - Design  
6 Standards for Central Business District (CBD- Subarea D) shown in Exhibit A.  
7

8 **Section 3:** Section 3.132(E) of the Troutdale Development Code is hereby amended to read as  
9 follows:  
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11 E. Building Height: No limitation. For Subarea D, see Appendix A.  
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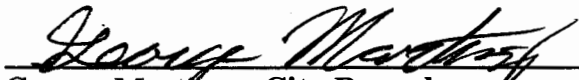
13 **Section 4:** Section 3.134 of the Troutdale Development Code is hereby amended to add the  
14 following language:  
15

16 E. Design Standards for Subarea D. For design standards for Subarea D, refer to  
17 Appendix A.  
18

19 **Section 5:** These amendments shall take effect thirty (30) days from the date of approval.  
20  
21

22 YEA: 7  
23 NAY: 0  
24 ABSTAIN: 0  
25

26  
27   
28 Paul Thalhoffer, Mayor  
29 Dated: 9-13-96  
30

31   
32 George Martinez, City Recorder  
33 Adopted: 9-10-96  
34

Proposed Amendments  
(Text Amendment No. 21)  
to the  
Troutdale Development Code

**DESIGN STANDARDS  
FOR  
CENTRAL BUSINESS  
DISTRICT  
(CBD - SUBAREA D)**

City of Troutdale  
Department of Community Development  
August, 1996

## Appendix A

### Troutdale Development Code

#### Design Standards for Central Business District - Subarea D

##### A.101 Purpose.

The purpose of these design standards is to guide the design of buildings constructed in the CBD-D zoning district to ensure that, through appropriate use of facades, windows, building orientation and architectural details, new structures and alterations of existing structures are physically and visually compatible with other buildings within the downtown business district. Existing buildings in the downtown area reflect architectural styles that were popular during the early to mid-twentieth century. It is the desire of the City to have buildings conform to architectural styles of this era. The design standards are intended to further define those characteristics that cause buildings to look like they were constructed during this period.

These standards are intended to encourage good quality design in new building construction, to enhance street safety, and to provide a comfortable street environment by providing features of interest to pedestrians. Good design results in buildings that are in visual harmony with nearby buildings, leading to a central downtown district that is attractive, interesting, active, and safe. These qualities in turn contribute to the creation of a downtown core which facilitates easy pedestrian movement and establishment of a rich mixture of uses.

##### A.102 Dimensional Standards

- A. Lot Area, Lot Width, Lot Depth: No limitations
- B. Setbacks: None required.
- C. Landscaping: Minimum 5% of site area

- D. Building Height: The maximum height of a structure shall be thirty-five (35) feet above the grade of E. Columbia River Highway as it occurs adjacent to the lot.

A.103 Pedestrian Accessibility

- A. Buildings shall maintain and enhance the pedestrian scale and orientation of the downtown core.
- B. Building entries must comply with the accessibility requirements of the Oregon State Structural Specialty Code.
- C. Special attention shall be given to designing a primary building entrance which is both attractive and functional.
- D. Buildings located at the intersection of two streets shall consider the use of a corner entrance to the building.
- E. Pedestrian environment may be enhanced by street furniture, landscaping, awnings, and movable planters of seasonal flowers.

A.104 Compatibility with Existing Downtown Businesses

- A. The size and shape of proposed construction shall be comparable with the size and shape of nearby traditional storefront buildings. Where building sizes will not be equivalent or comparable, larger building facades shall be broken down into units that resemble the size of existing storefront facades. Likewise, the form of new construction shall complement the general shape of existing, nearby storefront buildings and their features.

A.105 Building Materials and Colors

- A. Facades shall be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in facades, floor levels, architectural features, and exterior finishes shall create the appearance of several smaller buildings.

- B. Exterior building materials shall convey an impression of durability. Materials such as masonry, stone, stucco, and wood are encouraged. Metal is not allowed as the primary exterior building material but it may be used for accents including awnings.
- C. Where masonry is used for exterior finish, decorative patterns must be incorporated. Examples of these decorative patterns include multicolored masonry units, such as brick, stone, or cast stone, in layered or geometric patterns or split-faced concrete block to simulate a rusticated stone-type construction.
- D. Wood siding must be bevel, shingle siding or channel siding and must not be applied in a diagonal or herringbone pattern. T1-11 style siding is not permitted.
- E. Preferred colors for exterior building finishes are earth-tones, creams, and pastels of earth-tones. High-intensity primary colors, metallic colors, and black may be utilized as trim and detail colors but shall not be used as primary wall colors.

A.106 Roof Materials, Parapets and Roof Pitch

- A. Pitched roof structures shall have a minimum roof pitch of 6:12.
- B. Flat roofs are permitted with detailed stepped parapets or detailed brick coursing.
- C. Parapet corners must be stepped or the parapet must be designed to emphasize the center or primary entrance(s), unless the primary entrance is at the corner of the building.
- D. Visible sloped roofs must be a "non-color", gray, black or dark brown.
- E. Visible roof materials must be wood or architectural grade composition shingle, or sheet metal with standing or batten

seam.

- F. All roof and wall-mounted mechanical, electrical, communications, and service equipment, including satellite dishes and vent pipes, must be screened from public view by parapets, walls or by other approved means.

A.107 Building Orientation and Entrance Standards

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

A.108 Building Facades

- A. Ornamental devices, such as molding, entablature and friezes, are encouraged at the roof line. Where such ornamentation is present in the form of a linear molding or board, the band must be at least 8 inches wide.
- B. Alcoves, Porches, Arcades, etc. Buildings must incorporate features such as arcades, roofs, porches, alcoves, porticoes, and awnings to protect pedestrians from the rain and sun. Awnings and entrances may be designed to be shared between two structures.

- C. **Traditional Storefront Elements.** For buildings designed to house retail, service, or office businesses, traditional storefront elements are required. These elements include:
1. Front and side building walls placed within 10 ft. of abutting street right-of-way boundaries;
  2. Clearly delineated upper and lower facades;
  3. A lower facade dominated by large display windows and a recessed entry or entries;
  4. Smaller, regularly spaced windows in the upper floor;
  5. Decorative trim, such as window hoods, surrounding upper floor windows
  6. A decorative cornice near the top of the facade
- D. **Change in Relief of Building.** Buildings must include changes in relief on 10% of their Historic Columbia Highway facades. Relief changes include cornices, bases, fenestration, fluted masonry or other treatments for pedestrian interest and scale.

A.109 Windows

- A. Windows which allow views to the interior activity or display areas are encouraged. Windows shall include sills at bottom and pediments at the top. Glass curtain walls, reflective glass, and painted or darkly tinted glass shall not be used.
- B. Ground Floor Windows. All new buildings must provide ground floor windows along Historic Columbia River Highway.
1. Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances, or display windows.



2. Required windows must have a sill no more than 4 feet above grade. Where interior floor levels prohibit such placement, the sill must be raised to allow it to be no more than 2 feet above the finished floor level, up to a maximum sill height of 6 feet above grade.
3. Glass curtain windows are not permitted fronting Historic Columbia River Highway.
4. Darkly tinted windows and mirrored windows that block two way visibility are prohibited as ground floor windows along street facades.
5. Any wall that faces Historic Columbia Highway must contain at least 20% of the ground floor wall area in display areas, windows, or doorways. Blank walls are prohibited.
6. Ground floor windows are also required on facades facing any public parking lot. The minimum requirement is 16 square feet per story or 6% of the facade, whichever is greater.

B. Upper Floor Window Standards

1. Glass area dimensions shall not exceed 5 ft. by 7 ft. (The longest dimension may be taken either horizontally or vertically.)
2. Windows must have trim or molding at least two inches wide around their perimeters.
3. At least half of all the window area in upper floors must be made up of glass panes with dimensions no greater than 2 ft. by 3 ft. Windows that have 1 ft by 1 ft grid inside double pane glass are appropriate and are encouraged.

A.110 Landscaping / Streetscape

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

A.111 Lighting

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

A.112 External Storage

- A. The exterior storage of merchandise and/or materials directly or indirectly related to a business is prohibited.

A.113 Outdoor Seasonal Displays of Merchandise

- A. Outdoor seasonal display of merchandise is permitted during business hours only. A minimum pedestrian walkway width of 5 feet must be maintained at all times.

A.114 Trash & Recycling Storage

- A. Each structure shall provide for collection of its trash and recyclable materials within the boundaries of each parcel.
- B. All trash collection areas must be located within the structure or behind the building in an enclosure in accordance with the provisions of the City of Troutdale Construction Standards for Public Works Facilities.

A.115 Signage All provisions of Chapter 10 of the Troutdale Development Code remain in effect except for the following modifications:

- A. All signs shall be wall-mounted signs. Free-standing signs are prohibited.
- B. Maximum area, on one sign face, shall not exceed 36 square feet.
- C. The cumulative allowable area of all signs on one wall shall not exceed 10% of the gross wall area, including windows, to which the signs are attached or painted.
- D. Sign illumination shall be by an external source only.
- E. Master Directory Signs. A designated area must be provided on the wall at each end of a building cluster for placement of a sign which may list all businesses within the cluster. The sign must be located between 3' and 7' above sidewalk elevation.
  - 1. Individual letters must not be higher than 3".
  - 2. Color of letters must be complementary to the building colors.
- F. Up to 2.5% of the rear wall area of each building may be used for a master sign to extend across connected buildings. The sign

must not extend above the rear building facade. This master sign is not subject to the area restrictions of Subsections B and C of this section.

G. Free-standing signs are prohibited.

A.116 Additional Requirements

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