

Ordinance 1242
Introduced by All Commissioners

**AN ORDINANCE AMENDING WARRENTON MUNICIPAL CODE TITLE 16,
DEVELOPMENT CODE, DIVISION 3, DESIGN STANDARDS, ESTABLISHING NEW
DESIGN STANDARDS FOR COMMERCIAL CORRIDORS**

WHEREAS, the City of Warrenton desires visually appealing commercial development along its commercial corridors to promote community economic development and related goals; and

WHEREAS, the Planning Commission held public hearings on May 14 and July 9, 2020, to consider design standards for the City's commercial corridors; and recommended an amendment package for the City Commission's consideration; and

WHEREAS, the City Commission conducted a public hearing on August 25, 2020, to receive public testimony and consider the Planning Commission's recommendations;

NOW, THEREFORE, the City of Warrenton ordains as follows:

[new language; ~~deleted language~~]

Section 1. Amend Warrenton Municipal Code Section 16.40.030.B, Conditional Uses in the General Commercial (C-1) District, to read as follows:

The following uses and their accessory use may be permitted in the C-1 zone when approved under Chapter 16.220 and shall comply with Sections 16.40.040 through 16.40.060 and Chapters 16.124 (Landscaping) and 16.212 (Site Design Review):

B. The following uses and their accessory uses are permitted in all other C-1 zoned areas within the City limits of Warrenton:

1. Cabinet, carpenter, woodworking or sheet metal shops.
2. Building contractor shops, including plumbing, electrical and HVAC.
3. Fuel oil distributor.
4. Processing uses such as bottling plants, bakeries and commercial laundries.
5. Research and development establishments.
6. Wholesale storage and distribution facilities, including cold storage.
7. Veterinary clinic, kennels.

8. Tool and equipment rental.
9. Mini-warehouses or similar storage uses, subject to the requirements in 16.116.030.G.
10. Church, synagogue, or other place of worship.
11. Commercial uses with 2nd floor residential use(s) [apartment(s)].
12. RV Park.
13. Multifamily housing development subject to the development and other applicable standards of Chapter 16.36, Section 16.124.070 generally and 16.124.070(C)(1) specifically, and Chapter 16.188.
14. Similar uses to those listed in this section.

Section 2. Amend Warrenton Municipal Code Section 16.116.030 to read as follows:

16.116.030 Architectural & Site Design Standards.

The City's development design standards are for the commercial district corridors along US Highway 101, Alternate Highway 101, SW & SE Dolphin, SE Marlin Avenue, E Harbor Drive, S Main Avenue, SE Ensign Lane, Pacific Drive, and SE Neptune. The standards in this section apply only to property in the commercial corridors listed above; lands outside of these commercial corridors are not subject to these standards. The following standards will apply to a new large retail establishment and/or complex that meets or exceeds 30,000 square feet of planned building footprint or gross floor area, whichever is greater; or has a facade length that is 100 feet or more along any street frontage; or to new mini-storage units regardless of size or facade length. An existing large retail establishment of said square footage or length or greater shall comply with these standards if proposed renovations or improvements exceed 50 percent of the market value.

A. Orientation of Buildings. Building(s) shall be located on the property with the principal building entrance oriented toward the primary focal point of the property/development. With the exception of US Hwy 101, all buildings located on a public street shall have the main entrance front onto said street.

B. Natural Features. The property owner/developer is encouraged to protect and incorporate areas of special interests and other natural features such as grade, trees, vegetation and waterways, into the overall site plan. These areas may be calculated as part of the landscaping requirement if healthy and not damaged during construction.

C. Building Requirements.

1. Customer Entrances. The customer entrance(s) shall be clearly defined and highly visible by using features such as canopies, porticos, overhangs, recesses/projections, raised corniced parapets, decorative awnings over the door, arcades, arches, wing walls, and integral planters are highly encouraged required. A combination of two features shall be incorporated at a minimum. Mixed use buildings that require two or more entrances are allowed but shall meet the standard.

2. Roof Design. Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. Variations within one architectural style are highly encouraged. Visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged. Architectural methods shall be used to conceal flat roof tops. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged. Mansard style roofs shall not be allowed.

3. Materials.

a. The predominant exterior building materials shall be of high quality materials, including, but not limited to brick, sandstone, wood, native stone and cultured stone as accents to distinguish specific architectural features, rusticated metal cladding, tinted/textured concrete masonry units and/or glass products. Simulated material may be substituted for any of the aforementioned building materials.

b. At least three different building materials shall be used for 100% construction of a building. The main entrance does not count towards this standard.

c. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, EIFS, stucco, or T 1-11. Prefabricated steel panels are excluded unless the design and material meets the City's design standards.

d. Metal roof may be allowed if compatible with the overall architectural design of the building.

4. Architectural Vernacular & Features. Architectural features shall include, but are not limited to, the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures or other features that complement the design intent of the structure and are acceptable to the Community Development Director. Vernacular architecture referred to as "Northwest Regional" or "Arts & Crafts" design shall be required. This could include the combination of materials, form, and style. Wood in the form of timber, glulam, cross laminated timber, and other natural features are predominant on the exterior and main entrance.

5. Building Colors. Exterior colors shall be of low reflectance, subtle, neutral or muted earth tone colors. The use of high intensity colors such as black, neon, metallic or fluorescent colors for the facade and/or roof of the building are prohibited except as approved for building trim.

6. Mechanical Equipment, Outdoor Storage and Service Areas. The location of loading docks, outdoor storage yards and all other service areas shall be located to the sides and/or rear of a

building, except when a site abuts Highway 101, in which case the said areas shall be located to the sides of the building that do not face Highway 101.

- a. All outdoor storage yards, loading docks, service areas and mechanical equipment or vents larger than eight inches in diameter shall be concealed by screens at least as high as the equipment they hide, of a color and material matching or compatible with the dominant colors and materials found on the facades of the principal building. Chain link or cyclone fencing (with or without slats) shall not be used to satisfy this requirement.
- b. Equipment that would remain visible despite the screening, due to differences in topography (i.e., a site that is at a lower grade than surrounding roadways) shall be completely enclosed except for vents needed for air flow, in which event such vents shall occupy no more than 25% of the enclosure façade.
- c. The architectural design of the buildings shall incorporate design features which screen, contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.

7. Building Mass: Building mass shall be limited to 150 feet in length. If any portion of the building exceeds this length, a recess or variation in height shall be required.

D. Community Amenities. Each building shall contribute to the establishment or enhancement of the community and public spaces by providing at least two community amenities such as: a patio/seating area, water feature, art work or sculpture, ~~clock tower~~, pedestrian plaza with park benches and landscaping, usable green open spaces, or other features, such as a dedicated public park acceptable to the review authority Parks Advisory Board and City Commission.

E. Outdoor Lighting. The lighting for mixed use, residential, commercial and industrial zones shall be shielded and directed down into the site and shall not shine or glare onto adjacent property or streets. Light poles, light fixtures and flag poles shall not exceed 25 feet in height and shall be pedestrian scaled. Installation cost shall be borne by the developer. Decorative exterior lighting is required on the front elevation and at the main entrance. Decorative is defined as “gooseneck” or similar design that is pedestrian oriented.

F. Parking (Pods) Areas. Parking (pods) areas shall be divided by a six-foot pathway placed between the two rows of head-on parking stalls, which shall extend the full length of each parking pod. There shall be parking spaces provided for travelers in RVs and travel trailers. This section shall be in compliance with the requirements in Section 16.120.030 and Chapter 16.128 (Vehicle and Bicycle Parking).

G. Storage Unit Facilities: Where allowed, storage unit facilities shall be subject to the following design, siting, and location standards:

1. Setbacks. New storage unit facilities shall be constructed no closer than one-hundred (100) feet from the East Harbor Drive right-of-way line. This setback area shall be used for

landscaping, open space, public or private amenities, off-street parking, other businesses allowed in the zone; or a combination thereof.

2. Design Standards. New storage unit facilities shall be subject to the following design standards:

- a. Building material requirements in 16.131.030.C.3;
- b. Building color standards on 16.131.030.C.5;
- c. Mechanical equipment, outdoor storage and service area standards in 16.131.030.C.6;
- d. Building mass requirements in 16.131.030.C.7;
- e. Outdoor lighting standards in 16.131.030.E; and
- f. Other applicable design requirements of this ordinance.

3. Location Requirements: New storage unit facilities may be constructed and operated where allowed by the zoning district, but not in the following areas:

- a. Along the South Main Avenue commercial corridor,
- b. Along the Pacific Drive commercial corridor.

~~G. Pathways/Walkways from Parking Area to Building Entrance(s). Internal pedestrian walkways shall be developed for persons who need access to the building(s) from the parking pods (areas). The walkways shall be located within the pods and shall be designed to provide access from the pods to the entrances of the building(s). The walkways shall be designed to separate people from moving vehicles as much as possible. These walkways shall have a minimum width of five feet with no car overhang or other obstruction. The walkways must also be designed for disabled access according to the International Building Code. This may require the walkways to be widened or modified. The walkways shall be distinguished from the parking and driving areas by use of any of the following materials: special pavers, bricks, raised elevation or scored concrete. Other materials may be used if they are appropriate to the overall design of the site and building and acceptable to the review authority; and shall meet the requirements in Section 16.120.030 (Pedestrian Access and Circulation).~~

~~H. Landscaping. Landscaping shall meet the requirements in Chapter 16.124 (Landscaping, Street Trees, Fences and Walls).~~

Section 3. Amend Warrenton Municipal Code Section 16.36.050.J to read as follows

J. A garage (attached or detached) or carport is required for each dwelling unit up to 3 units, including multifamily dwelling units; and shall conform to the standards of Chapter 16.180. In place of garages, multi-family units are encouraged to provide storage facilities for residents subject to site design review.

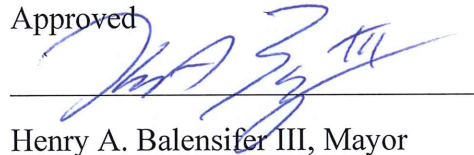
Section 4. This Ordinance shall take full force and effect 30 days upon its adoption by the Commission of the City of Warrenton.

First Reading: August 25, 2020

Second Reading: September 22, 2020

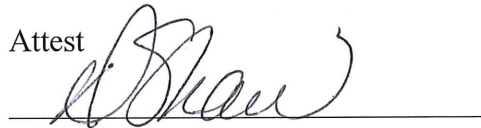
ADOPTED by the City Commission of the City of Warrenton, Oregon this 22nd day of September, 2020.

Approved

A handwritten signature in blue ink, appearing to read "H.A. Balensifer III", is written over a horizontal line.

Henry A. Balensifer III, Mayor

Attest

A handwritten signature in black ink, appearing to read "D. Shaw", is written over a horizontal line.

Dawne Shaw, CMC, City Recorder