



DEVELOPMENT CODE OF THE CITY OF BEAVERTON

CHAPTER 70 - DOWNTOWN DESIGN DISTRICT

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70.05 Administration

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70.05.05 Purpose

Beaverton's Community Vision calls for a vibrant Downtown that is the social, economic and cultural heart of Beaverton. Downtown Design District regulations are intended to create a recognizable, vibrant, walkable mixed-use downtown.

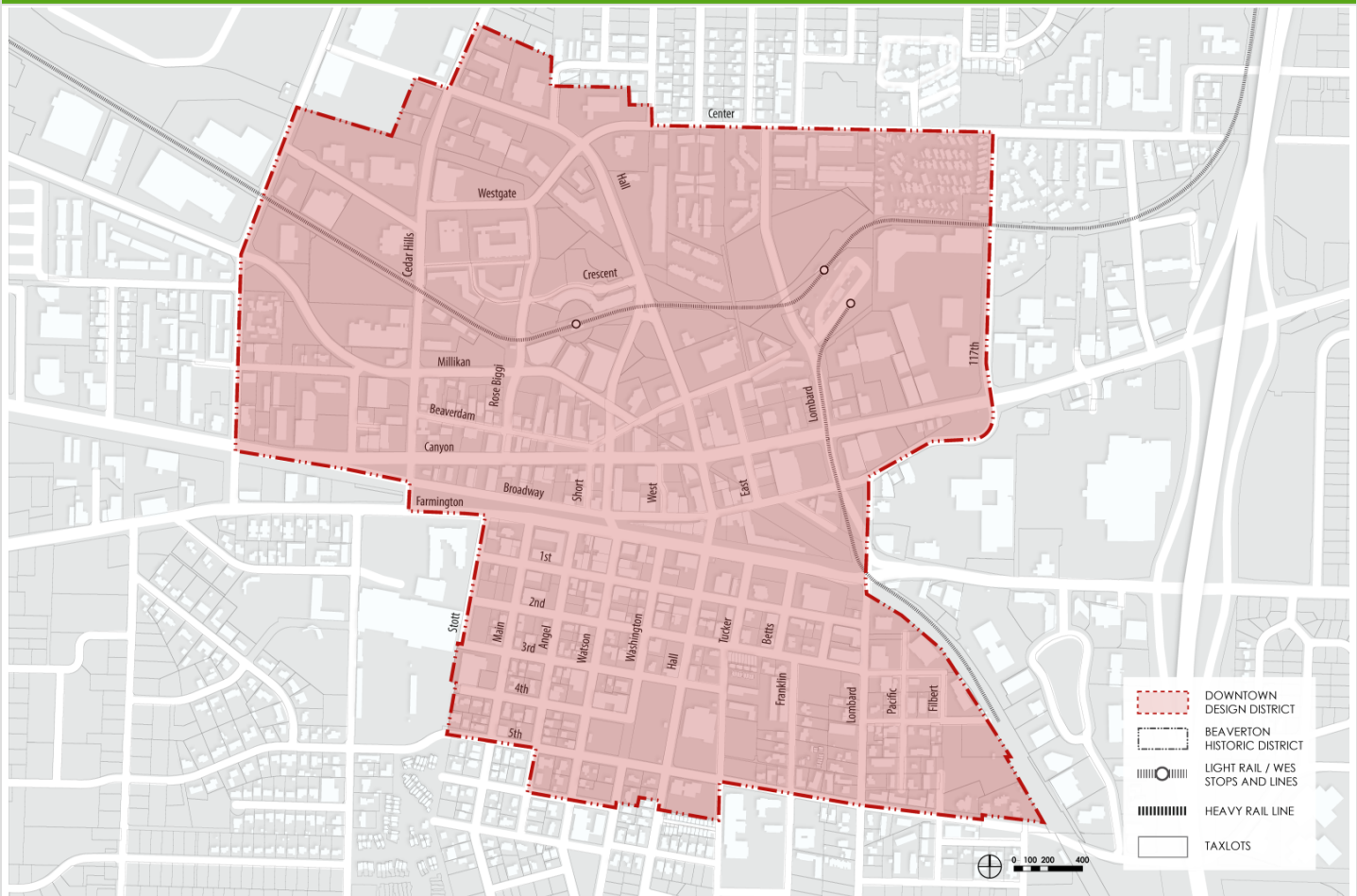
Pedestrian-oriented, mixed-use environments are encouraged with development featuring:

- Concentrated services and amenities;
- Safe and comfortable connectivity using a variety of ways to move around (walking, biking, rolling, riding transit, using automobiles and moving freight);
- Ground floors that engage streets and sidewalks;
- Room to bike, walk, and spend time outdoors;
- A diverse and dense mix of residential, office and commercial uses; and
- An authentic sense of place and identity.

CHAPTER 70 helps promote these outcomes by providing development rules encouraging development in Downtown that adds more jobs, housing, cultural facilities, and places to gather while setting site and building design expectations. The intent of these rules is to provide baseline expectations for new development while allowing for innovative, inspiring, high-quality urban design and architecture which will complement and reinforce Beaverton's Community Vision.

The Downtown Design District boundary is shown in Figure 70.05.05.1 Downtown Design District Boundary.

Figure 70.05.05.1: Downtown District Boundary



Disclaimer: The above map is intended for informational purposes only. It is not intended for legal, engineering, or surveying purposes. Please consult with Beaverton Planning staff for interpretation.

[ORD 4799, 01/08/2021]

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70.05.10. Design Review Process

Applications for new development, additions and renovations in the Downtown Design District are subject to Design Review as described in the Section 40.23 of the Development Code. They shall meet all applicable requirements of the Downtown Design District standards and/or guidelines in CHAPTER 70 and all other applicable regulations contained in the Beaverton Development Code.

Development within the Downtown Design District has three tracks:

1. Type 1. Minor building and site modifications. The proposal must meet all applicable design standards. The Director is the decision-making authority for proposals following the Type 1 track. See Section 40.23.15.1.A for specific thresholds.
2. Type 2. Smaller new construction and building additions, and major site modifications: The proposal may meet up to three applicable discretionary design guidelines. All other applicable design standards must be met. Projects proposing to exceed the maximum height of the base zone through the provisions of Section 70.20.10.3 shall be

automatically elevated to a Type 3 process. The Director is the decision-making authority for proposals following the Type 2 track. See Section 40.23.15.2.A for specific thresholds.

3. Type 3. Larger new construction and building additions, plus projects that respond to least four discretionary design guidelines rather than the corresponding design standard, or the project exceeds the height maximum through the provisions of Section 70.20.10.3. The Planning Commission is the decision-making authority for proposals following the Type 3 track. See Section 40.23.15.3.A for specific thresholds.

Proposals submitted with additional land use applications shall be processed concurrently, and the entire proposal shall be processed along the track of the highest application type.

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.05.15. How to Use the Code

This document establishes development and design regulations for zoning and overlay districts in Downtown Beaverton Design District. The document has three sections:

1. **Downtown Design Principles.** Section 70.10, Downtown Design Principles, include overarching statements that provide a description of the desired built environment and future outcomes for Downtown. The Design Guidelines and Standards in each section are written to support the principles and implement them on a project-specific level. Applicable Design Principles are identified and restated within each sub-section of Section 70.20 Design Guidelines and Standards. In instances where projects follow the Discretionary Track, the relevant Principles will be reviewed for compliance during the decision-making process.
2. **Downtown Zoning and Streets.** Section 70.15 describes the Zoning Districts in the Downtown Design District. This section includes the zoning map, street typology map, development standards, and use regulations.
 - A. Zoning Map. The Zoning Map identifies the location and boundaries of the four zoning districts that make up Downtown, as well a historic overlay.
 - B. Street Typology Map. The Street Typology Map is utilized to determine primary and secondary streets in cases of sites with multiple frontages to guide site planning, including building and driveway locations.
 - C. Development Standards. Development Standards provide basic building envelope and site requirements necessary to ensure forms of development appropriate for an urban environment. These standards include building heights, floor area ratios, densities, setbacks, and other basic regulations.
 - D. Use Regulations. The Use Regulations lists uses that are permitted, conditionally permitted or prohibited for each zoning district.
3. **Downtown Design Guidelines and Standards.** Downtown Design Guidelines and Standards provide the regulatory structure to implement the Downtown Design Principles. The Guidelines and Standards are divided into Site Design and Building Design sections that set expectations for design. Each design subsection includes the following elements:
 - A. Intent. The intent statement describes the desired outcome of the Design Guidelines and Standards for that topic.
 - B. Design Principles. The Design Principles section lists the most applicable Design Principles that are implemented by that design sub-section.
 - C. Design Guidelines. The Design Guidelines describe how an application can meet City expectations, as expressed through the Design Principles and applicable intent statements, for one design topic or subtopic. The guidelines provide a discretionary way to satisfy a design sub-topic. A corresponding Design standard is provided for each Design Guideline.
 - D. Design Standards. The Design Standards provide clear and objective rules for satisfying a particular design sub-topic.

4. **Images and Diagrams.** Images, photographs and diagrams are provided to illustrate design guidelines and standards and assist in understanding the desired character or proposed implementation of a standard. Images that are part of the Downtown Development Code will be labeled with figure numbers. Images that are not part of the Downtown Development Code are not numbered, and are not regulatory in nature.
5. **Applicability and Conformity of Development.** No construction, modification, addition, or placement of any building or structure shall occur, nor shall any new use commence on any parcel, on or after the effective date of the Beaverton Downtown Development Code that is not in conformity with the provisions of this Beaverton Downtown Development Code. If the Director determines that an existing use or structure in Downtown Beaverton is an existing nonconforming use, the regulations of [CHAPTER 30](#) of the Beaverton Development Code shall apply.
The provisions of this Beaverton Downtown Development Code shall only apply to development projects within the Downtown Design District boundary. If the Downtown Design District boundary divides a site, only the portion of the site within the Downtown Design District boundary shall be subject to the rules in [CHAPTER 70](#).
6. **Compliance with Other Sections of the Beaverton Development Code.** Where the general provisions of the Downtown Design District Code are inconsistent with other sections of the Beaverton Development Code, the provisions of the Downtown Design District shall prevail and supersede the applicable provisions of the Beaverton Development Code. When the Downtown Design District Code is silent on an issue that is specifically regulated in other sections of the Beaverton Development Code, those provisions in the Beaverton Development Code shall apply. Compliance with other Code sections includes, but is not limited to:
 - [CHAPTER 10 - GENERAL PROVISIONS](#)
 - [CHAPTER 30 - NONCONFORMING USES](#)
 - [CHAPTER 40 - Permits and Applications](#)
 - [CHAPTER 50 - PROCEDURES](#)
 - [CHAPTER 60 - SPECIAL REQUIREMENTS](#)
 - [CHAPTER 90 - DEFINITIONS](#)
7. **Downtown Development Code Exemptions.** Downtown developments are exempt from the following regulations:
 - A. [CHAPTER 20](#), except Section [20.25. Density and Bulk](#)
 - B. Section [60.05](#), except Lighting Design regulations in [60.05.30](#) and [60.05.50](#)

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70.10. Downtown Design Principles



The Downtown Design Principles provide a description of the desired built environment and future outcomes for Downtown. The intent statements, Design Standards and Design Guidelines in Section 70.20 Downtown Design Guidelines and Standards are written to support these principles and achieve the outcomes described here. Applicable Design Principles are identified and restated within each topic of Design Guidelines and Design Standards.

Applicants and the Review Authority should consider applicable design principles to understand intent statements under each topic and inform judgments about how to apply applicable design guidelines.

1. **Design Places for People.** Promote buildings, urban open spaces and streets that are comfortable and welcoming to pedestrians. Create strong relationships among buildings, open spaces and the people walking along the street. Produce pedestrian-scaled places and streetscapes that are interesting, enjoyable, and engaging for people. Ensure Downtown is a place for everyone, including racially and ethnically diverse populations as well as historically underrepresented and underserved populations.
2. **Support an Intensely Developed, Mixed-Income, Mixed-Use Downtown.** Lead with housing at all income levels as a key to downtown vibrancy. Allow for a wide variety of complementary uses that encourage a critical mass of energy and activity. This healthy mix of places to work, live, gather, and recreate concentrated in an intensely developed Downtown supports a diverse population and vibrant, 18-hour-a-day activity.
3. **Promote High-Quality Design.** Design sites, buildings and streets so they are quality, long-term additions to Downtown. Incorporate exterior design and building materials that exhibit permanence and quality; provide visual interest and add to people's experience of Downtown as an interesting, inviting and authentic place. Designs of sites, buildings and urban spaces help achieve all Downtown Design Principles whether they are traditional and unassuming or innovative and inspiring.
4. **Consider Development Context.** Consider the development context of Downtown's sub-districts and nearby buildings, taking into account massing, character, rhythm, uses, and historic significance. Downtown welcomes innovation and design excellence, and future developments will achieve this principle while avoiding mimicry.

5. **Provide Safe and Comfortable Connectivity.** Prioritize active transportation and other non-automobile travel to create a welcoming environment that increases social interaction, commerce, creativity and fun. Implement pedestrian-friendly designs and block lengths. Bridge pedestrian barriers. Respect the Old Town block structure and improve Central Beaverton’s pedestrian and vehicular network. Promote effective and safe travel for all modes, including automobiles, trucks and transit, as part of promoting Downtown vibrancy.
6. **Preserve, Enhance and Engage Nature.** Healthy natural systems are part of a functional and prosperous Downtown. Preserve, enhance and engage nature and natural systems, including Downtown’s creeks and trees to promote flood control, wildlife habitat, beauty and improved health for community members.
7. **Incorporate Sustainability and Resiliency.** Incorporate sustainability and resiliency to promote positive effects on the built and natural environment and community health. Strive for sustainable and resilient site and building designs that reduce operating costs, improve livability, and reduce impacts from natural hazards and disasters.
8. **Integrate Places to Gather and Spend Time Outdoors.** Create urban open spaces and stopping/viewing places, whether publicly or privately-owned, that contribute to Downtown’s livability and vibrancy, allowing people to connect with nature; exercise; and socialize and play with family, pets, and friends.

[ORD 4799, 01/08/2021]

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70.15 Downtown Zoning and Streets

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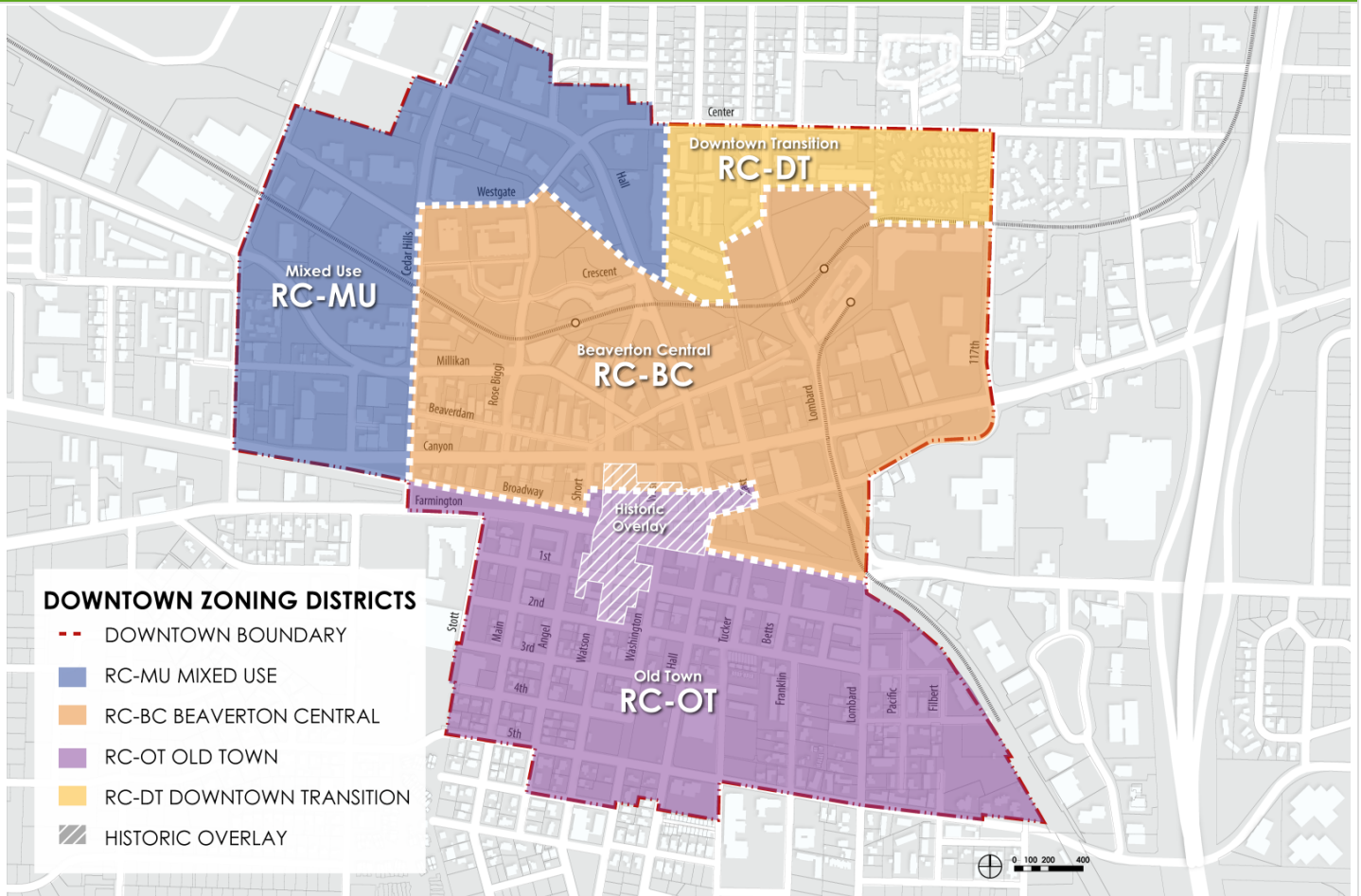
[70.15.20. Downtown Use Regulations](#)

[70.15.25. Active Ground-floor Land Use Regulations](#)

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[70.15.05. Zoning Districts](#)

Figure 70.15.05.1: Downtown Zoning Districts



Disclaimer: The above map is intended for informational purposes only. It is not intended for legal, engineering, or surveying purposes. Please consult with Beaverton Planning staff for interpretation.

Each Zoning District description includes a purpose statement and standards that regulate height, floor area ratio, density, and setbacks. Land uses for each zone are regulated in Section 70.15.20.

The four zoning districts in Downtown are:

- Beaverton Central (RC-BC)
- Old Town (RC-OT)
- Mixed Use (RC-MU)
- Downtown Transition (RC-DT)

Downtown also includes one overlay:

- Historic Overlay

Figure 70.15.05.1 Downtown Zoning District identifies the boundaries of the zoning districts and overlay.

[ORD 4799, 01/08/2021]

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70.15.10. District Purpose and Development Standards

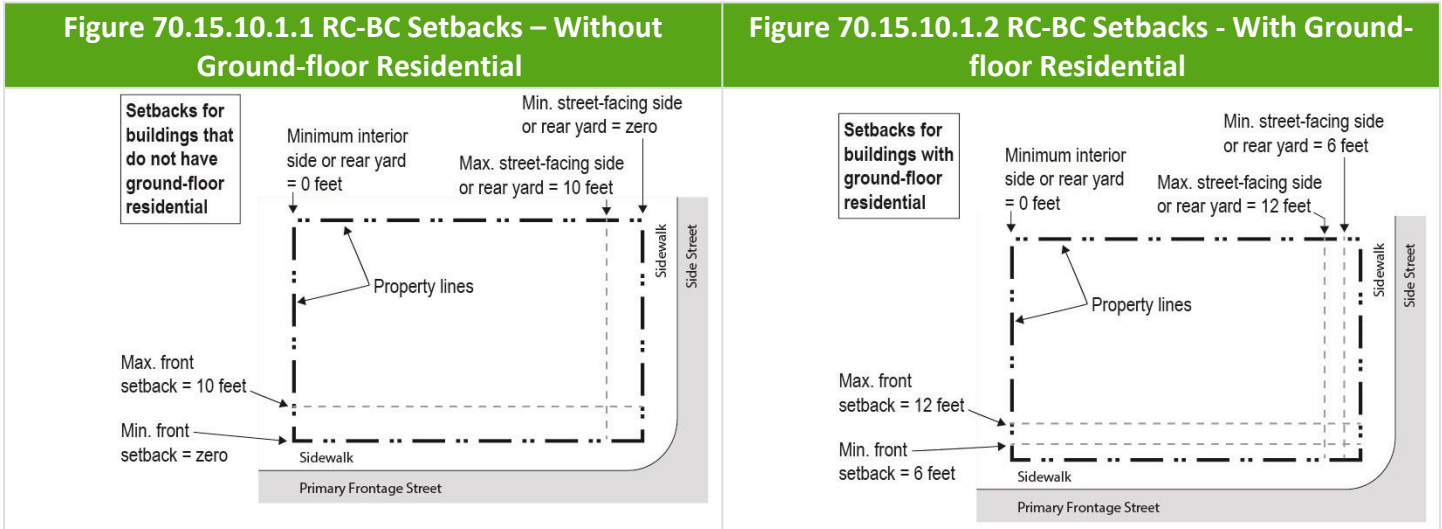
1. Beaverton Central (RC-BC)

- A. **Purpose.** The Beaverton Central (RC-BC) District is intended to create a pedestrian-oriented, high-density, mixed-use district around rail stations, with opportunities for new development to define the Downtown skyline.
- B. **Building Height & Density.**

| Table 70.15.10.1.A RC-BC Building Height & Density | |
|--|---------------------|
| HEIGHT | |
| Maximum | 120 ft ¹ |
| INTENSITY (FLOOR AREA RATIO) | |
| Minimum | 1.5 ² |
| Maximum | None |
| DENSITY (UNITS/ACRE) ^{3,4} | |
| Minimum | 60 ² |
| Maximum | None |
| ADDITIONAL MASSING REGULATIONS | |
| Refer to Section 70.20.10.3 | |
| <ul style="list-style-type: none"> 1) Buildings over 120 feet in height shall be considered through a discretionary review process (refer to 70.20.10.3.G4) 2) Sites with average depth or width measurements less than 50 feet whose configuration existed prior to December 9, 1999, shall be subject to reduced minimum density and intensity standards. See Section 70.15.10.5 Supplemental Density and Intensity Standards. 3) Minimum density only applies to 100% residential development. 4) Existing single-detached dwellings, and their replacements, are exempt from the minimum density standard. | |

C. Setbacks

| Table 70.15.10.1.B RC-BC SETBACKS ¹ | | |
|---|---------|-------|
| Front setback with ground floor residential units | Minimum | 6 ft |
| | Maximum | 12 ft |
| Front setback without ground floor residential units | Minimum | 0 ft |
| | Maximum | 10 ft |
| Interior side or rear setback minimum | | 0 ft |
| Street facing side or rear setback with ground floor residential units | Minimum | 6 ft |
| | Maximum | 12 ft |
| Street facing side or rear setback without ground floor residential units | Minimum | 0 ft |
| | Maximum | 10 ft |
| Minimum setback abutting property zoned residential and/or Downtown Transition (DT) | Side | 10 ft |
| | Rear | 20 ft |
| 1) Existing single-detached dwellings are exempt from setback standards. | | |



D. **Wireless Communications Facilities Standards**

Table 70.15.10.1.C RC-BC Wireless Communications Facilities Standards

| MAXIMUM HEIGHT | |
|---------------------------------|---|
| WCF ¹ | 80 ft. ¹ |
| Equipment Shelters ² | 12 ft. ¹ |
| Roof Mounted Antennas | Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height. |
| YARD SETBACKS ³ | |
| Requirements | Shall comply with underlying zoning district requirements |
| Other | Refer to 60.70.35.14.A and B |

1) Inclusive of antenna.
 2) At-grade equipment shelters.
 3) Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters.

2. **Old Town (RC-OT).**

A. **Purpose.** The Old Town (RC-OT) District encompasses Beaverton’s original Downtown and is intended to provide a mix of housing, jobs, and services at a scale that acknowledges and complements historic development patterns.

B. **Building Height & Density.**

| Table 70.15.10.2.A RC-OT Building Height & Density | |
|--|---------------------------|
| HEIGHT | |
| Maximum | 65 ft ¹ |
| INTENSITY (FLOOR AREA RATIO) | |
| Minimum | 0.5 or 0.7 ^{2,4} |
| Maximum | None |
| DENSITY (UNITS/ACRE) ^{3, 5} | |
| Minimum | 18 or 24 ^{2,4} |

| Table 70.15.10.2.A RC-OT Building Height & Density | |
|---|------|
| Maximum | None |
| ADDITIONAL MASSING REGULATIONS | |
| Refer to Section 70.20.10.3 | |
| <ol style="list-style-type: none"> 1) Buildings can be built to 75 feet in height through a discretionary review process (refer to 70.20.10.3.G6) 2) Sites with average depth or width measurements less than 50 feet whose configuration existed prior to December 9, 1999, shall be subject to reduced minimum density and intensity standards. See Section 70.15.10.5 Supplemental Density and Intensity Standards. 3) Minimum density only applies to 100% residential development. 4) Refer to Figure 70.15.10.2.3 5) Existing single-detached dwellings, and their replacements, are exempt from the minimum density standard. | |

C. **Setbacks**

| Table 70.15.10.2.B RC-OT SETBACKS ¹ | | |
|--|---------|-------|
| Front setback with ground floor residential units | Minimum | 6 ft |
| | Maximum | 16 ft |
| Front setback without ground floor residential units | Minimum | 0 ft |
| | Maximum | 10 ft |
| Interior side or rear setback minimum | | 0 ft |
| Street facing side or rear setback with ground floor residential units | Minimum | 6 ft |
| | Maximum | 16 ft |
| Street facing side or rear setback without ground floor residential units | Minimum | 0 ft |
| | Maximum | 10 ft |
| Minimum setback abutting property zoned residential and/ or Downtown Transition (DT) | Side | 10 ft |
| | Rear | 10 ft |
| <ol style="list-style-type: none"> 1) Existing single-detached dwellings are exempt from setback standards. | | |

Figure 70.15.10.2.1 RC-OT Setbacks - Without Ground-floor Residential

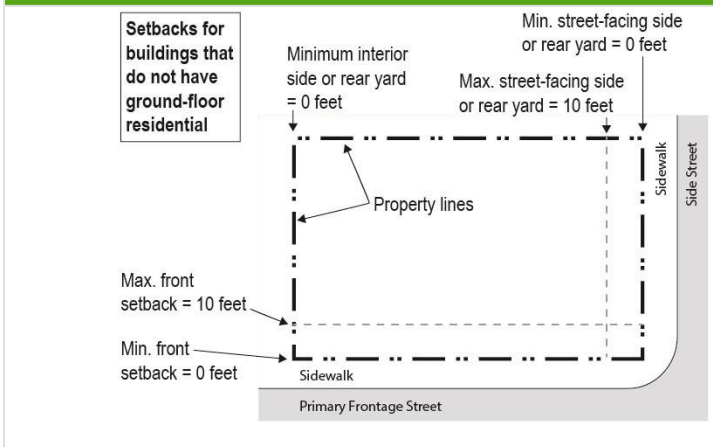


Figure 70.15.10.2.2 RC-OT Setbacks - With Ground-floor Residential

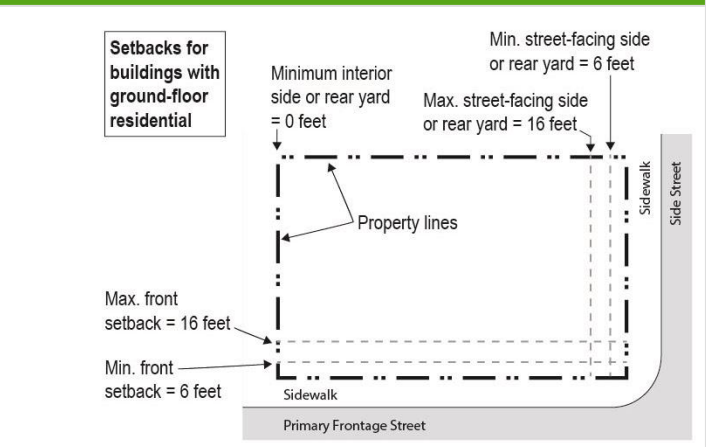
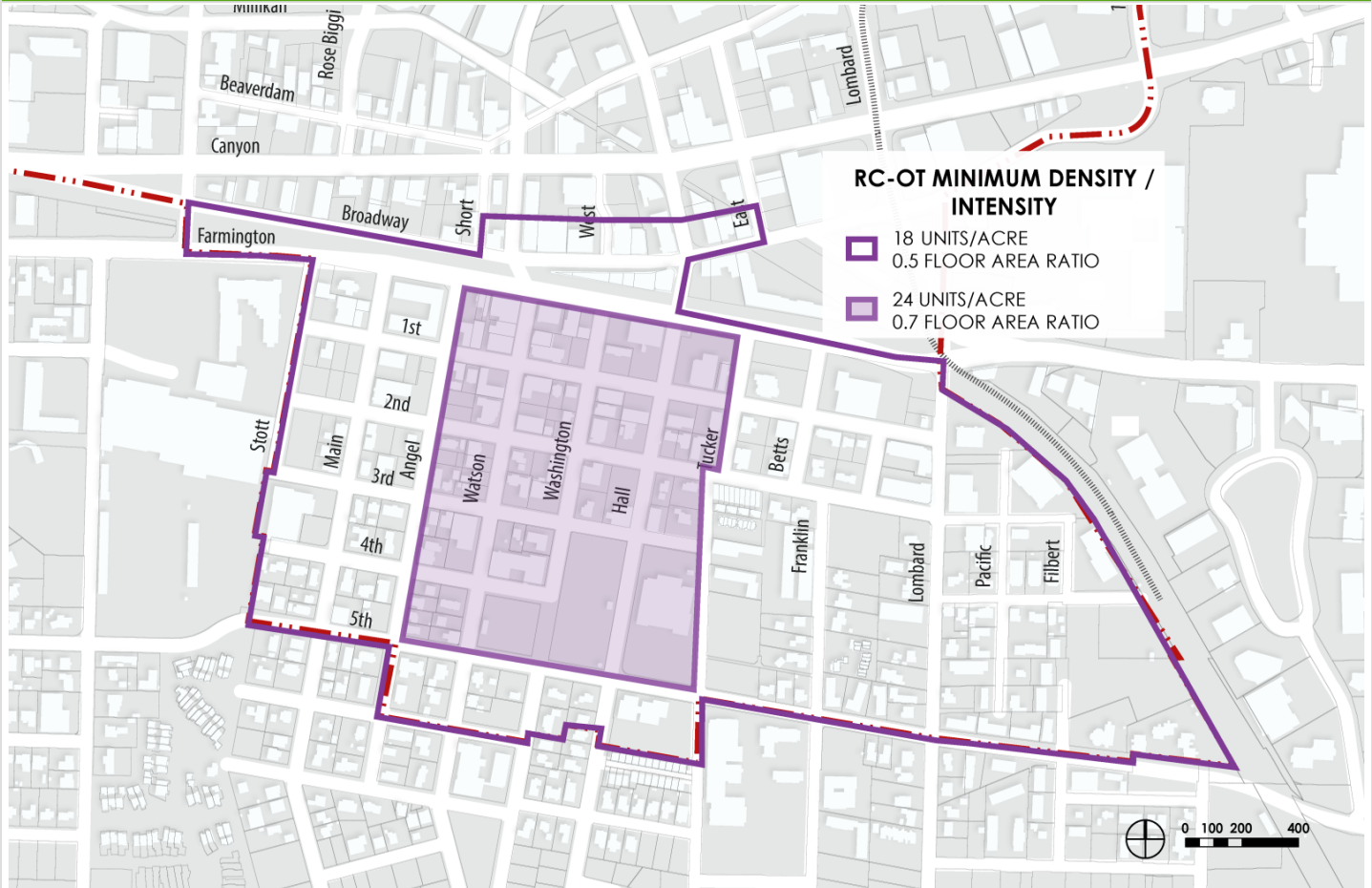


Figure 70.15.10.2.3 RC-OT Minimum Density / Intensity



Disclaimer: The above map is intended for informational purposes only. It is not intended for legal, engineering, or surveying purposes. Please consult with Beaverton Planning staff for interpretation.

D. Wireless Communications Facilities Standards

| Table 70.15.10.2.C RC-OT Wireless Communications Facilities Standards | |
|---|---|
| MAXIMUM HEIGHT | |
| WCF ¹ | 80 ft. ¹ |
| Equipment Shelters ² | 12 ft. ¹ |
| Roof Mounted Antennas | Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height. |
| YARD SETBACKS ³ | |
| Requirements | Shall comply with underlying zoning district requirements |
| Other | Refer to 60.70.35.14.A and B |

1) Inclusive of antenna.
 2) At-grade equipment shelters.
 3) Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters.

3. **Mixed Use (RC-MU)**

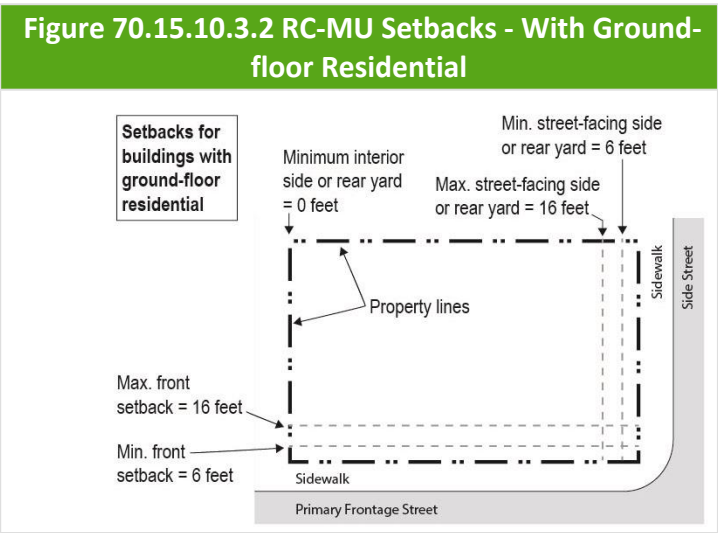
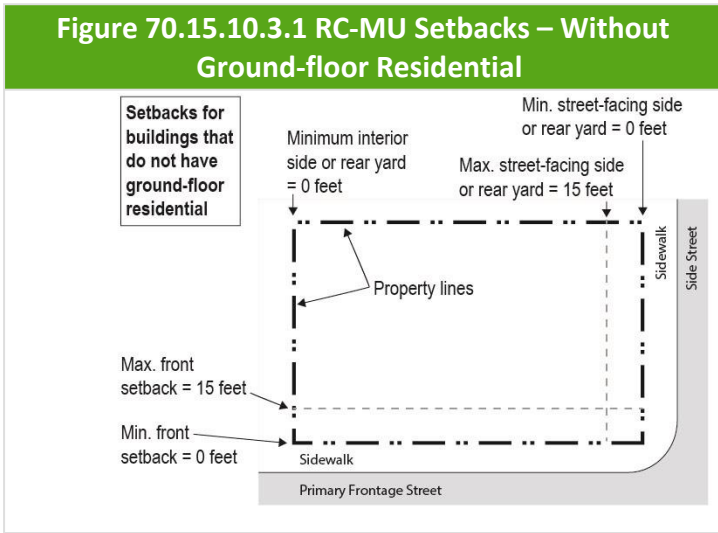
- A. **Purpose.** The Mixed Use (RC-MU) District is intended to create a high-density neighborhood with a mix of uses in close proximity to Beaverton Central.
- B. **Building Height & Density**

| Table 70.15.10.3.A RC-MU Building Height & Density | |
|---|--------------------|
| HEIGHT | |
| Maximum | 75 ft ¹ |
| INTENSITY (FLOOR AREA RATIO) | |
| Minimum | 1.0 ² |
| Maximum | None |
| DENSITY (UNITS/ACRE) ^{3, 4} | |
| Minimum | 43 ² |
| Maximum | None |
| ADDITIONAL MASSING REGULATIONS | |
| Refer to Section 70.20.10.3 | |
| 1) Buildings can be built to 120 feet in height through a discretionary review process (refer to 70.20.10.3.G8) 2) Sites with average depth or width measurements less than 50 feet whose configuration existed prior to December 9, 1999, shall be subject to reduced minimum density and intensity standards. See Section 70.15.10.5 Supplemental Density and Intensity Standards. 3) Minimum density only applies to 100% residential development. 4) Existing single-detached dwellings, and their replacements, are exempt from the minimum density standard. | |

C. **Setbacks**

| Table 70.15.10.3.B RC-MU SETBACKS ¹ | | |
|---|---------|-------|
| Front setback with ground floor residential units | Minimum | 6 ft |
| | Maximum | 16 ft |

| Table 70.15.10.3.B RC-MU SETBACKS ¹ | | |
|--|---------|-------|
| Front setback without ground floor residential units | Minimum | 0 ft |
| | Maximum | 16 ft |
| Interior side or rear setback minimum | | 0 ft |
| Street facing side or rear setback with ground floor residential units | Minimum | 6 ft |
| | Maximum | 16 ft |
| Street facing side or rear setback without ground floor residential units | Minimum | 0 ft |
| | Maximum | 15 ft |
| Minimum setback abutting property zoned residential and Downtown Transition (DT) | Side | 10 ft |
| | Rear | 20 ft |
| 1) Existing single-detached dwellings are exempt from setback standards. | | |



D. Wireless Communications Facilities Standards

| Table 70.15.10.3.C RC-MU Wireless Communications Facilities Standards | |
|--|---|
| MAXIMUM HEIGHT | |
| WCF ¹ | 80 ft. ¹ |
| Equipment Shelters ² | 12 ft. ¹ |
| Roof Mounted Antennas | Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height. |
| YARD SETBACKS ³ | |
| Requirements | Shall comply with underlying zoning district requirements |
| Other | Refer to 60.70.35.14.A and B |
| 1) Inclusive of antenna. 2) At-grade equipment shelters. 3) Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters. | |

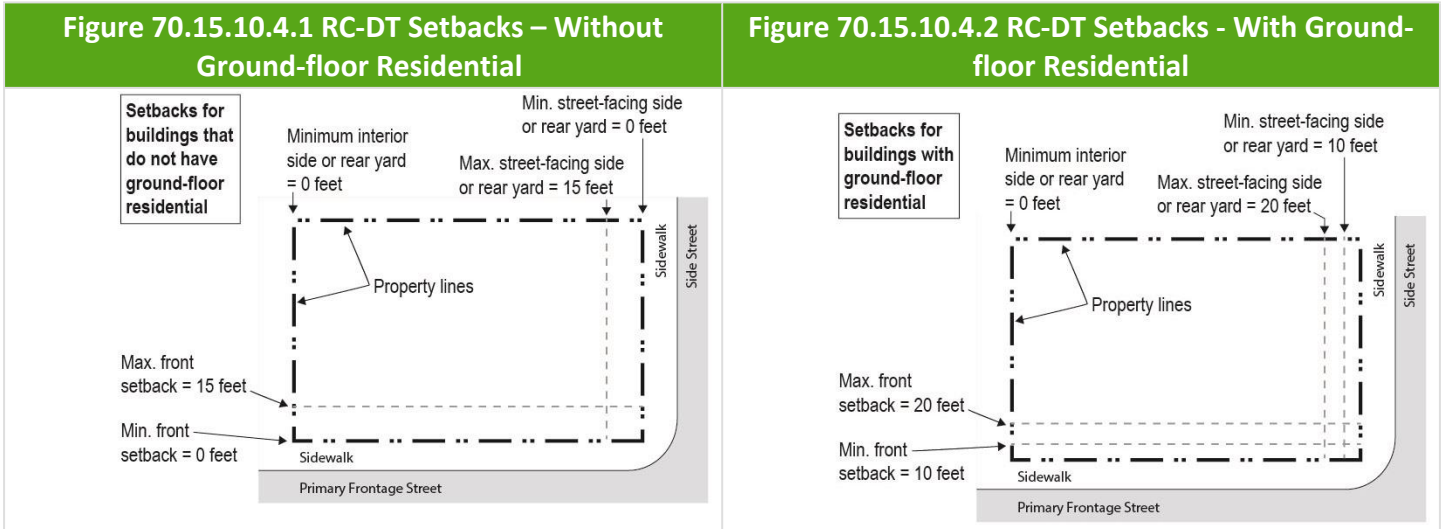
4. Downtown Transition (RC-DT)

- A. **Purpose Statement.** The Downtown Transition (RC-DT) District is intended to create a transitional area in scale and use between the Beaverton Central and adjacent residential neighborhoods.
- B. **Building Height & Density**

| Table 70.15.10.4.A RC-DT Building Height & Density | |
|---|------------------|
| HEIGHT | |
| Maximum | 60 ft |
| INTENSITY (FLOOR AREA RATIO) | |
| Minimum | 1.0 ¹ |
| Maximum | None |
| DENSITY (UNITS/ACRE) ^{2,3} | |
| Minimum | 30 ¹ |
| Maximum | 60 |
| ADDITIONAL MASSING REGULATIONS | |
| Refer to Section 70.20.10.3 | |
| <ul style="list-style-type: none"> 1) Sites with average depth or width measurements less than 50 feet whose configuration existed prior to December 9, 1999, shall be subject to reduced minimum density and intensity standards. See Section 70.15.10.5 Supplemental Density and Intensity Standards. 2) Minimum density only applies to 100% residential development. 3) Existing single-detached dwellings, and their replacements, are exempt from the minimum density standard. | |

C. **Setbacks**

| Table 70.15.10.4.B RC-DT SETBACKS ¹ | | |
|--|---------|-------|
| Front setback with ground floor residential units | Minimum | 10 ft |
| | Maximum | 20 ft |
| Front setback without ground floor residential units | Minimum | 0 ft |
| | Maximum | 15 ft |
| Interior side or rear setback minimum | | 0 ft |
| Street facing side or rear setback with ground floor residential units | Minimum | 10 ft |
| | Maximum | 20 ft |
| Street facing side or rear setback without ground floor residential units | Minimum | 0 ft |
| | Maximum | 15 ft |
| Minimum setback abutting property zoned Residential | Side | 10 ft |
| | Rear | 20 ft |
| <ul style="list-style-type: none"> 1) Existing single-detached dwellings are exempt from setback standards. | | |



D. Wireless Communications Facilities Standards

Table 70.15.10.4.C RC-DT Wireless Communications Facilities Standards

| MAXIMUM HEIGHT | |
|---------------------------------|---|
| WCF ¹ | 80 ft. ¹ |
| Equipment Shelters ² | 12 ft. ¹ |
| Roof Mounted Antennas | Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height. |
| YARD SETBACKS ³ | |
| Requirements | Shall comply with underlying zoning district requirements |
| Other | Refer to 60.70.35.14.A and B |

1) Inclusive of antenna.
 2) At-grade equipment shelters.
 3) Applicable to all WCF towers, antenna arrays, and ground and/or roof-mounted equipment shelters.

5. Supplemental Density and Intensity Standards

To accommodate smaller lot sizes in the Downtown Design District that existed prior to December 9, 1999, the required minimum floor area ratio for multiple use or non-residential developments, and minimum density for residential only developments, found in Sections 70.15.10.1-4 may be further modified based upon lot dimensions, as follows:

| Table 70.15.10.5 DENSITY AND INTENSITY MODIFICATIONS | | | |
|--|--------------------|----------------------------|-----------------------------|
| | | Minimum Site Depth | |
| | | Less than 50 feet | 50 feet or greater |
| Minimum Site Width | Less than 50 feet | 50% of minimum requirement | 75% of minimum requirement |
| | 50 feet or greater | 75% of minimum requirement | 100% of minimum requirement |

6. Historic Overlay

A. Purpose Statement. The Historic Overlay is intended to preserve, enhance, and perpetuate landmarks within the Downtown Historic District that represent or reflect elements of the City’s cultural, social, economic, and

architectural history and to promote new construction that complements existing landmarks. The following activities within the Historic Overlay are regulated by [CHAPTER 40](#) of the Development Code: Alteration of Landmark, Emergency Demolition of a Landmark, and Demolition of a Landmark.

New Construction within the Historic Overlay shall be regulated by Section [70.20.10.11](#), and is intended to provide additional design guidelines and standards to ensure that new buildings are compatible with select abutting historic landmarks.

Figure 70.15.10.6 Historic Overlay



Disclaimer: The above map is intended for informational purposes only. It is not intended for legal, engineering, or surveying purposes. Please consult with Beaverton Planning staff for interpretation.

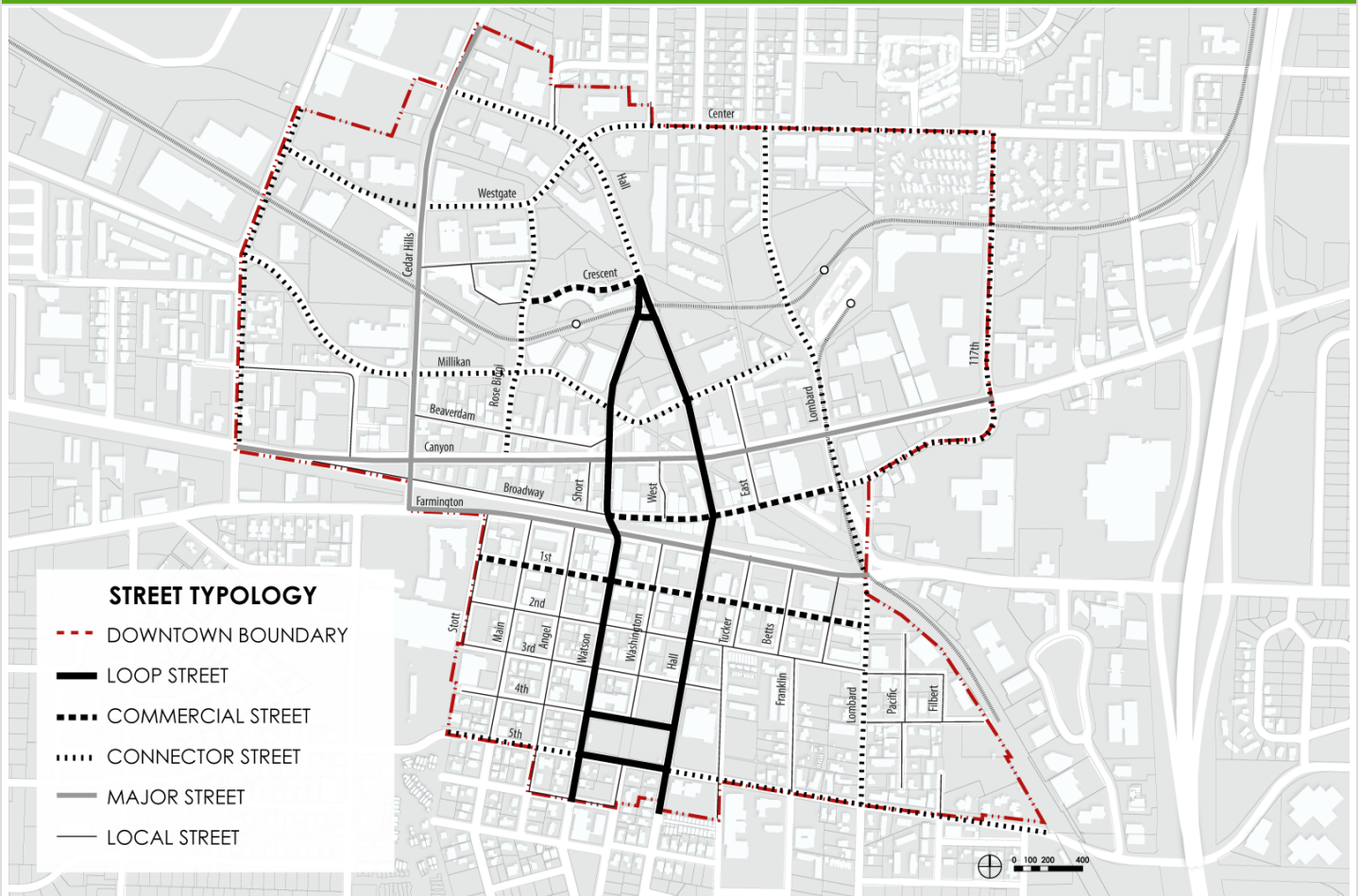
[ORD 4799, 01/08/2021; ORD 4804, 08/13/2021]
 Effective on: 3/9/2023

70.15.15. Street Typology

The Street Typology Diagram identifies street hierarchies in the Downtown Design District. Guidelines and Standards throughout the code may refer to the Street Typology Diagram regulating items including primary frontages and locating parking, loading and new curb cuts.

These Typologies do not replace or supersede the Functional Classifications as described in the Transportation System Plan. New streets dedicated after establishment of this code shall be designated Local Streets, or as determined by the Director.

Figure 70.15.15.1 Street Typology Diagram



1. **Determining Primary Frontage.** For provisions of this code referring to Primary Frontages, the Primary Frontage shall be determined as follows:
 - A. Sites with one frontage: The primary frontage shall be the street facing lot line.
 - B. Sites with multiple frontages: The primary frontage shall be the street facing lot line with the highest level typology ranked in the following order:
 1. Loop Street
 2. Commercial Street
 3. Connector Street
 4. Major Street
 5. Local Street
 - C. If abutting streets are designated as the same Downtown Street Type, the primary street may be determined by the applicant.

[ORD 4799, 01/08/2021]

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70.15.20. Downtown Use Regulations

The following Land Uses are classified in the following three categories: Permitted (P) including their accessory uses and structures, Conditional Uses (C), or Prohibited (N) uses as identified in the table below for all four Zoning Districts. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below.

| Table 70.15.20.A Commercial - Category and Specific Use | | P: Permitted C: Conditional N: Prohibited Superscript Refers to Use Restrictions | | | |
|--|--------------------------------|---|-----------------|------------------|-----------------|
| | | RC-BC | RC-OT | RC-MU | RC-DT |
| Residential | | | | | |
| 1. Dwellings | A. Single-Detached Dwelling | N ¹ | N ¹ | N ¹ | N ¹ |
| | B. Duplex | P | P | P | P |
| | C. Triplex and Quadplex | P | P | P | P |
| | D. Townhouse | P | P | P | P |
| | E. Cottage Cluster | N | N | N | N |
| | F. Multi-Dwelling | P | P | P | P |
| | G. Home Occupation | P | P | P | P |
| | H. Planned Unit Development | C | C | C | C |
| | I. Single Room Occupancies | P | P | P | P |
| | J. Accessory Dwelling Units | p ¹⁶ | p ¹⁶ | p ¹⁶ | p ¹⁶ |
| Commercial | | | | | |
| 2. Animal | A. Animal Care, Major | N | N | N | N |
| | B. Animal Care, Minor | P | P | P | P ³ |
| 3. Care | A. Hospitals | C | C | C | C |
| | B. Medical Clinics | P | P | P | C |
| | C. Child Care Facilities | P | P | P | C |
| | D. Residential Care Facilities | P | P | P | C |
| 4. Commercial Amusement | P | P | P | N | |
| 5. Drive-Up Window Facilities | N ⁸ | N ⁸ | N ⁸ | N ⁸ | |
| 6. Eating and Drinking Establishment | P | P | P | P ³ | |
| 7. Financial Institutions | P | P | P | N | |
| 8. Live / Work Units | P | P | P | C | |
| 9. Meeting Facilities | P | P C ² | P | N | |
| 10. Office | P | P | P | P ³ | |
| 11. Parking as the Principal Use | C | C | C | N | |
| 12. Rental Business | P | P | P | P ³ | |
| 13. Rental of Equipment Only | N | N | N | N | |
| 14. Retail | p ⁹ | p ⁹ | p ⁹ | p ^{3,9} | |
| 15. Personal Service Business | P | P | P | P ³ | |
| 16. Service Business / Professional Services | p ¹⁰ | p ¹⁰ | p ¹⁰ | p ¹⁰ | |
| 17. Marijuana Dispensary | N | N | N | N | |
| 18. Retail and Wholesale Marijuana Sales | N | N | N | N | |

| Table 70.15.20.A Commercial - Category and Specific Use | | P: Permitted C: Conditional N: Prohibited Superscript Refers to Use Restrictions | | | |
|---|---|---|------------------|------------------|-----------------|
| | | RC-BC | RC-OT | RC-MU | RC-DT |
| 19. Storage | A. Self-Storage Facilities | N | N | N | N |
| | B. Storage Yards | N | N | N | N |
| 20. Temporary Living Quarters | | P | P | P | C ⁴ |
| 21. Vehicles | A. Automotive Service, Major | N | N | N | N |
| | B. Automotive Service, Minor | N | N | N | N |
| | C. Bulk Fuel Dealerships | N | N | N | N |
| | D. Sales or Lease | N | N | N | N |
| | E. Rental | C ⁷ | C ⁷ | C ⁷ | N |
| 22. Food Cart Pods ⁵ | | P | P | P | N |
| Civic | | | | | |
| 23. Education | A. Commercial Schools | P | P | P | N |
| | B. Educational Institutions | P | P | P | C |
| 24. Places of Worship | | P | P | P | P |
| 25. Public Buildings, Services and Uses | | P | P | P | P |
| 26. Railroad Tracks and Facilities | A. Passenger | P | P | P | P |
| | B. Freight | P | P | P | N |
| 27. Recreation | A. Public Parks, Parkways, Playgrounds, and Related Facilities ¹⁵ | P | P | P | P |
| | B. Public Dog Parks or Dog Runs ¹⁵ | P | P | P | P |
| | C. Recreational Facilities | P | P | P | P ¹² |
| | D. Community Gardens ¹⁵ | P | P | P | P |
| 28. Shelters | A. Domestic Violence Shelter | P | P | P | P |
| | B. Emergency Shelter | P ¹⁴ | P ¹⁴ | P ¹⁴ | P ¹⁴ |
| | C. Mass Shelter | P | P | P | P |
| 29. Social Organizations | | P ² | P ² | P ² | N |
| 30. Transit Centers ¹⁵ | | P | P | P | N |
| 31. Utilities | A. Utility Substations and Related Facilities other than Transmission Lines ¹⁵ | C | C | C | C |
| | B. Transmission Lines ¹⁵ | P | P | P | P |
| 32. Wireless Communications Facilities ¹⁵ | | P | P | P | P |
| Industrial | | | | | |
| 33. Manufacturing, Fabricating, Assembly, Processing, and Packing ¹³ | | P C ⁶ | P C ⁶ | P C ⁶ | N |
| 34. Marijuana Processing | | N | N | N | N |
| 35. Warehousing ¹¹ | | P | P | P | N |
| 36. Laboratory ¹³ | | P | P ³ | P | N |

| Table 70.15.20.A Commercial - Category and Specific Use | P: Permitted C: Conditional N: Prohibited Superscript Refers to Use Restrictions | | | |
|---|---|-------|-------|-------|
| | RC-BC | RC-OT | RC-MU | RC-DT |
| [ORD 4804; August 2021] [ORD 4822; June 2022] [ORD 4838; March 2023] | | | | |
| 1) Detached dwellings in existence as of September 19, 2002, are Permitted. Replacement of detached dwelling permitted. 2) Buildings larger than 10,000 square feet are subject to approval of a Conditional Use. 3) Uses limited to 10,000 square feet per site. 4) Limited to uses of Boarding, Rooming, and Lodging House. 5) Food Cart Pods are exempt from the Site Development Standards of 70.15 but are subject to regulations in 60.11 of the Development Code. 6) Uses up to 10,000 square feet are permitted. Uses larger than 10,000 square feet are subject to a Conditional Use Permit. 7) Only as an accessory uses with no on-site storage of vehicle inventory. 8) Drive-through uses are Prohibited; walk-ups Permitted. 9) This activity is conducted wholly within an enclosed structure. Accessory open air sales or display related to the principal use may be permitted, provided that the outdoor space devoted to these uses does not occupy an area greater than the equivalent of 15 percent of the gross floor area. No outdoor sales or outdoor storage of animals or livestock are allowed with this use. 10) The maximum building footprint size for a building involving a single use shall be 10,000 square feet. In addition, the maximum square footage for these uses within a multiple use development shall be 25 percent of the total square footage of the development. 11) As an accessory use, not to exceed 25 percent of the primary use. 12) Indoor uses are limited to 10,000 square feet per site. 13) Uses subject to additional restrictions below. <ul style="list-style-type: none"> ○ Outdoor manufacturing activity, including but not limited to testing of products or processes, is prohibited. ○ Outdoor storage is prohibited, including both raw materials and finished products. ○ Movement of heavy equipment on and off the site, except truck deliveries, is prohibited. ○ Exterior display or storage of industrial equipment, such as tools, equipment, vehicles, products, materials, or other objects that are part of or used for the business operation is prohibited. ○ Processes involving live animals or the waste or by product of dead animals is prohibited. ○ Electrical disturbances that interfere with the normal operation of equipment or instruments on adjacent properties are prohibited. ○ Processes involving highly combustible, explosive or hazardous materials or waste is prohibited. ○ Potential nuisances are subject to Beaverton Code Chapter 5.05.IV Nuisances Affecting Public Health. 14) Emergency Shelters may occur where allowed pursuant to Section 10.70.10. [ORD 4838; March 2023] 15) Exempt from minimum Floor Area Ratio requirements. | | | | |

[ORD 4799, 01/08/2021; ORD 4804, 08/13/2021; ORD 4822, 06/30/2022; ORD 4838, 03/09/2023]
 Effective on: 3/9/2023

70.15.25. Active Ground-floor Land Use Regulations

Buildings fronting on streets identified in Figure 70.15.25.1 shall have uses occupying ground-floor spaces consistent with the designated frontage type. Only tenant spaces fronting the designated streets shall be subject to these rules. For a tenant space to be considered fronting a street, the facade must be located within the minimum and maximum setback as defined by the underlying zone. Ground-floor spaces not fronting on streets designated in Figure 70.15.25.1, as well as all upper-floor and below-grade uses, shall be regulated by the underlying zone.

Buildings subject to the Active Ground-floor Land Use Regulations shall comply with the following provisions:

1. Ground floor uses in buildings with facades within the maximum setback of frontages identified in Figure 70.15.25.1 shall be consistent with the land uses listed per each frontage type.
2. Active ground floor uses shall occupy the minimum percentage of the building frontage for each frontage type identified.
3. Active ground floor uses shall have a minimum depth of 25 feet measured from the street-facing facade.
4. Buildings with facades within the maximum setback of frontages identified in Figure 70.15.25.1 shall meet all applicable regulations of Section 70.20.10.6 Active Ground Floor Design.
5. Tax lots 1S110CC00400, 1S110CC01300, and 1S110CC01303 are designated Area D and shall be subject to the rules of Table 70.15.25.A Active Frontages Table.
6. Tax lots 1S110CD00900, 1S110CD01300, 1S110CD00790, 1S110CD01301, 1S115BB00203, and 1S115BB00200 are designated Area E and shall be subject to the rules of Table 70.15.25.A Active Frontages Table.
7. Mixed-use buildings with multiple frontages designated as Type A, Type B, or Type C streets, in any combination, as identified in Figure 70.15.25.1 Active Frontage Use Map, shall be permitted to have residential units on the ground floor on all except one frontage that is within 20 feet of the street. All other frontages shall provide ground floor uses consistent with Table 70.15.25.A Active Frontages Table. The ground floor residential units within mixed-use buildings with multiple frontages along Type A, Type B, or Type C streets shall be located along the least active street designation, with Type A being the most active street designation and Type C being the least active. For example, if a mixed-use building has frontage on a Type B street and Type C street, the ground floor residential units shall face the Type C street.



| Active Residential Frontage (Portland, OR) | Active Restaurant Frontage (Seattle, WA) |
|--|---|
| <p><i>Ground floor residential units create an active ground floor. Units are elevated from the sidewalk grade and include individual entries, landscaping to create privacy and a transition from the street and weather protected front porches.</i></p> | <p><i>Non-Residential buildings can create active ground floors through using transparent glazing and locating uses that provide visual interest to enhance the pedestrian experience through visual connections between inside and outside spaces.</i></p> |
|  |  |

Figure 70.15.25.1 Active Frontage Use Map

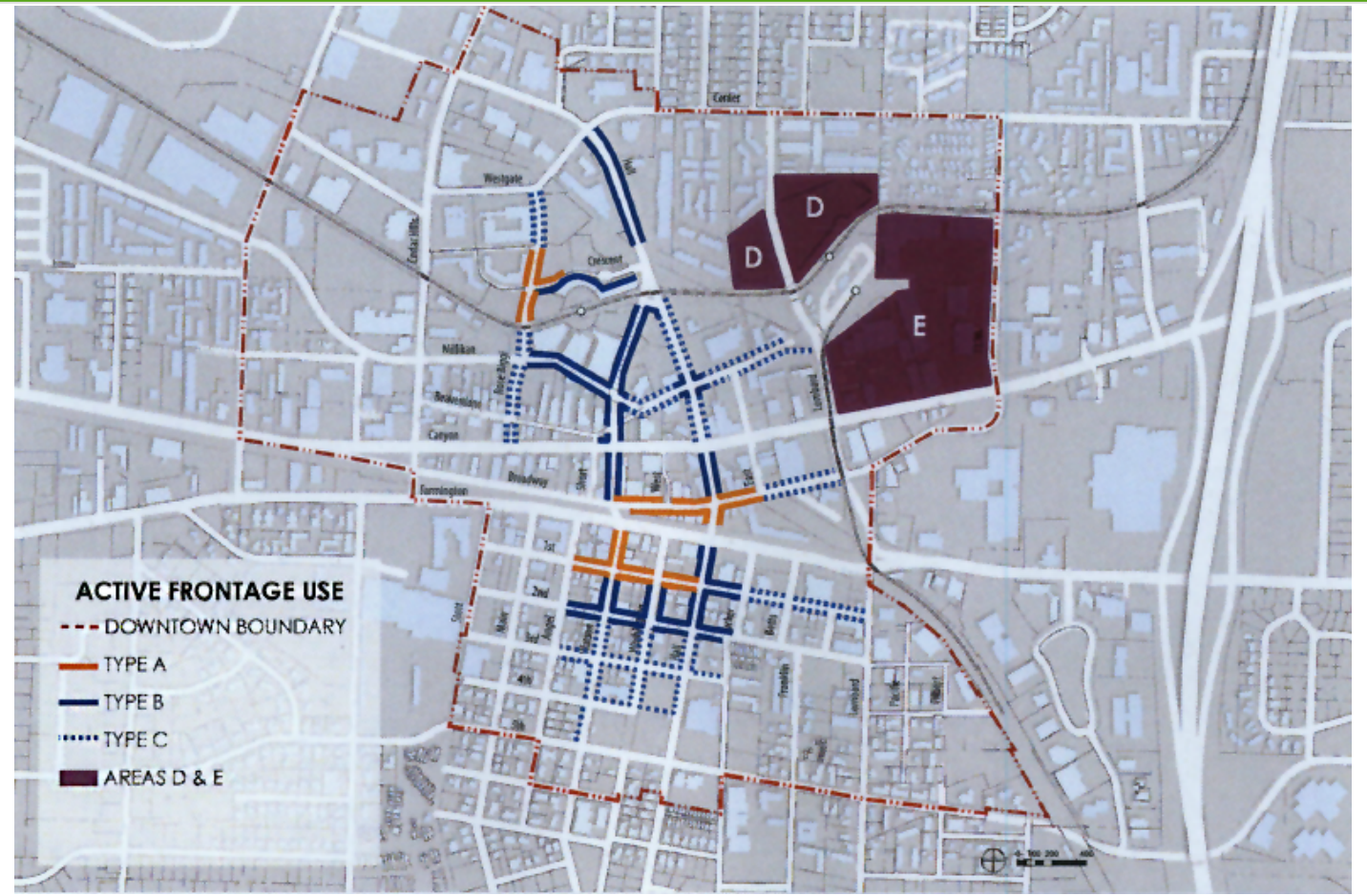


Table 70.15.25.A Active Frontages Table

| Street Type | Minimum Active Use Frontage | Allowed Ground Floor Uses |
|-------------|-----------------------------|---|
| TYPE A | 80% | Eating and drinking establishments, retail trade, personal service businesses, food cart pods, brewery/distillery/winery with tasting room, and primary lobby access to other parts of the building. |
| TYPE B | 60% | Type A allowed ground floor uses, commercial amusements, medical clinics, office, meeting facilities, places of worship, service business/professional services, financial institutions, public services and uses, residential amenity spaces, hotels/temporary living quarters, recreational facilities, and commercial schools. |
| TYPE C | 60% | Uses allowed under Type A and Type B allowed ground floor uses and ground floor residential uses with primary access facing the right of way, served by a porch, stoop, patio, terrace, forecourt, or similar design element, elevated or at grade. |
| AREA D | N/A | At the time of development, a Type B frontage must be assigned along a public right of way or other publicly accessible space on the site that is equal in length to 1/2 of the longest diagonal measurement of the site. |
| AREA E | N/A | When dedicated, the future extension of SW Millikan Way shall be designated a Type B frontage. |

[ORD 4800, 01/08/2021]

Effective on: 1/8/2021

70.20 Downtown Design Guidelines and Standards

The Design Guidelines and Standards provide a framework for the implementation of the Downtown Design Principles. Design Guidelines and Standards are organized under two main categories - Site Design and Building Design - which further address relevant topics and sub-topics. For each topic, an Intent Statement and list of applicable Design Principles are provided, along with one or more Guideline and Standard for each sub-topic. Each Design Guideline is a discretionary criterion that describes a design concept and/or design goal. The corresponding Design Standard is a clear and objective criterion that provides a measurable path to meet the design concept and/or design goal.

Contents:

70.20.05. Site Design

70.20.10. Building Design

[ORD 4799, 01/08/2021]

70.20.05 Site Design

Contents:

70.20.05.1 Purpose

70.20.05.2 Topics

70.20.05.3 Block Design

70.20.05.4 Building Frontage and Placement

70.20.05.5 Setback Design

70.20.05.6 Pedestrian Circulation

70.20.05.7 Parking, Loading and Service Areas

70.20.05.8 Landscaping

70.20.05.9 Lighting

[ORD 4799, 01/08/2021]

70.20.05.1 Purpose

The Site Design Guidelines and Standards along with the Development Standards set the location of buildings, frontage character, and landscaping.

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.05.2 Topics

- A. Block Design (70.20.05.3)
- B. Building Frontage and Placement (70.20.05.4)
- C. Setback Design (70.20.05.5)
- D. Pedestrian Circulation (70.20.05.6)

E. Parking, Loading and Service Areas (70.20.05.7)

F. Landscaping (70.20.05.8)

G. Lighting (70.20.05.9)

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.05.3 Block Design

A. Intent. To ensure walkability, connectivity, and appropriately scaled buildings through creating pedestrian-scaled blocks with streets, paths, and open spaces for people to gather and connect throughout the district.

- B. Applicable Design Principles
- o Design Places for People (Section 70.10.1)
 - o Promote High-quality Design (Section 70.10.3)
 - o Consider Development Context (Section 70.10.4)
 - o Provide Safe and Comfortable Connectivity (Section 70.10.5)

C. Design Guideline and Standards

Table 70.20.05.3.A Design Guidelines and Standards: Block Design

| Design Guideline | Design Standard |
|--|---|
| Block Size | |
| G1. Streets or public paths shall be constructed consistent with Figure 70.20.05.3.1 unless the decision-making authority determines that an applicant has demonstrated that walkability, connectivity and pedestrian-scaled blocks on identified blocks has been achieved through existing connections or that the proposed project achieves connectivity goals in another manner that meets the intent of this section. | S1. Streets or public paths shall be constructed consistent with Figure 70.20.05.3.1 Future Connections. |
| G2. Design Standard S2 must be met. | S2. Public streets and multi-use paths shall be dedicated as right of way. |
| G3. Design Standard S3 must be met | S3. New public streets shall be classified as local streets unless otherwise determined by the Transportation System Plan, and the design shall be consistent with the Engineering Design Manual, unless an Engineering Design Manual Exception is granted by the City Engineer. |

Figure 70.20.05.3 .1 Future Connections

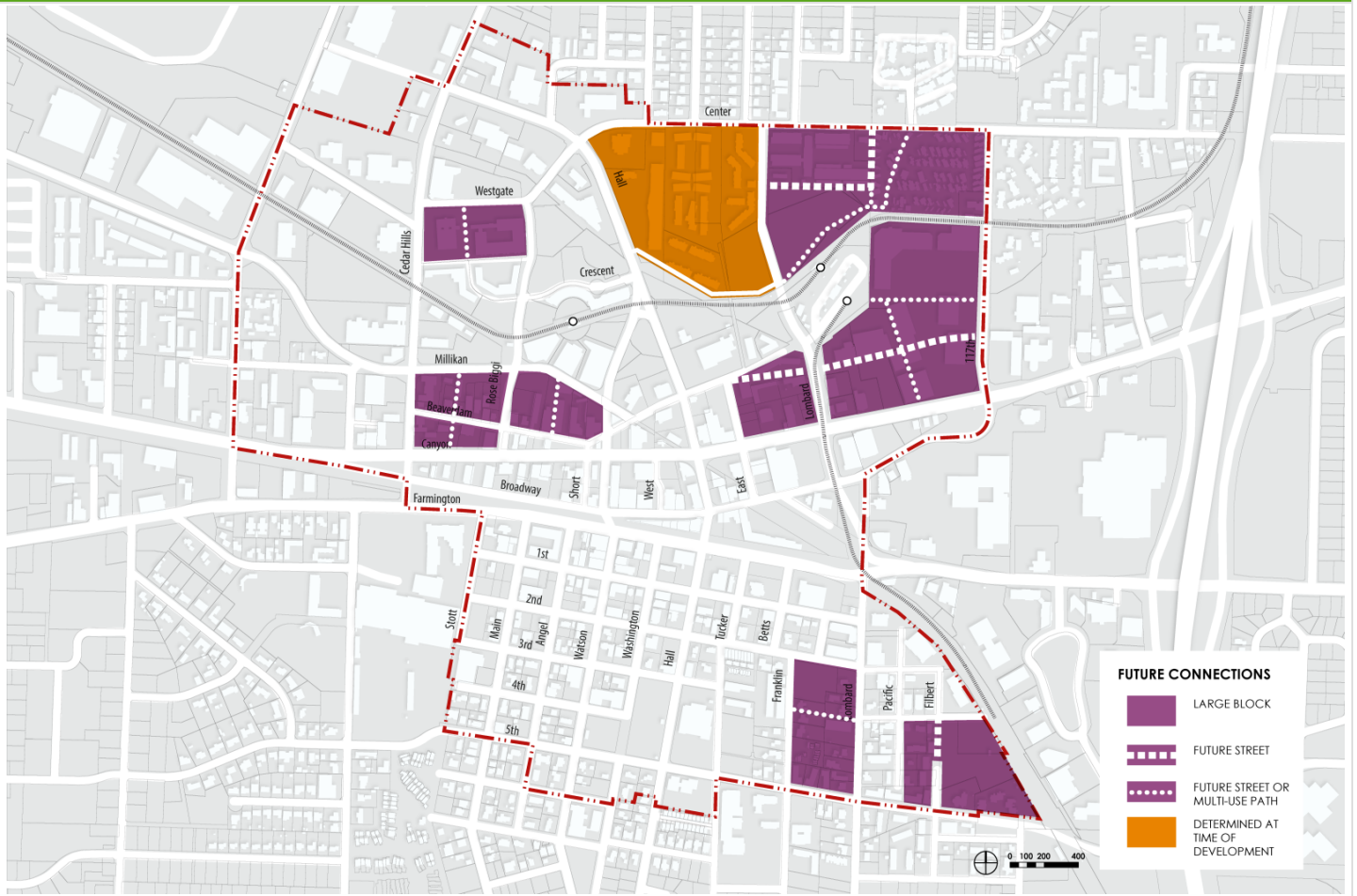


Table 70.20.05.3.A Design Guidelines and Standards: Block Design (Cont.)

| Design Guideline | Design Standard |
|---|---|
| Block Size | |
| <p>G4. New multi-use paths shall provide generous, unobstructed space for active transportation through the site, provide clear indication that the facility allows passage through the block and have sufficient room for landscaping and/or pedestrian amenities along its length.</p> | <p>S4. New multi-use paths shall be a minimum of 14 feet wide unobstructed, located within a minimum 20-foot-wide right of way</p> |
| <p>G5. The Design Standard must be met.</p> | <p>S5. New public streets and multi-use paths shall be aligned with existing or planned intersections. Where there is no planned or existing intersection to align with, the connection shall be within 25 feet of the location identified on the map.</p> |

| Table 70.20.05.3.A Design Guidelines and Standards: Block Design (Cont.) | |
|--|---|
| Design Guideline | Design Standard |
| G6. The Design Standard must be met. | <p>S6. Where new connections follow property lines, the new connection shall have the full width constructed abutting the property line. Exceptions include:</p> <ul style="list-style-type: none"> a. Where development is proposed on only one side of the property line, the applicant shall dedicate and construct: <ul style="list-style-type: none"> I. For public streets, half-street improvements, plus sufficient width for opposite direction vehicle travel. II. Multi-use paths shall be constructed at the width described in S4. III. For both connection types, more or all of the connection width may be located on the abutting property if authorized by the abutting property owner. In this case, the full width must be dedicated and improved with development. |
| G7. The Design Standard must be met. | <p>S7. Where a new connection follows a stream corridor, buried or daylit, the new connection may be located on either side of the stream corridor. Additionally:</p> <ul style="list-style-type: none"> a. If the stream is daylit, the stream-side edge of path shall be no greater than 50 feet horizontal from the path side two year ordinary high water mark. b. If the stream is underground, the path centerline shall be no greater than 25 feet from the stream centerline. |
| G8. The Design Standard must be met. | <p>S8. The location of the Millikan Way extension shall be consistent with Transportation System Plan.</p> |
| G9. The Design Standard must be met. | <p>S9. The location, design and classification of new connections in the area bounded by SW Center, SW Hall, SW Lombard, and Beaverton Creek shall be regulated by the applicable policies of the Transportation System Plan and the Engineering Design Manual.</p> |

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.05.4 Building Frontage and Placement

- A. Intent. To promote quality site design that reinforces the urban character of Downtown by making buildings more prominent by siting buildings near streets and ensuring attractive, comfortable and convenient areas for pedestrians to wait near Major Street intersections.
- B. Applicable Design Principles
 - Design Places for People (Section 70.10.1)
 - Promote High-quality Design (Section 70.10.3)
 - Consider Development Context (Section 70.10.4)
 - Provide Safe and Comfortable Connectivity (Section 70.10.5)
 - Integrate Places to Gather and Spend Time Outdoors (Section 70.10.8)
- C. Design Guideline and Standards

Table 70.20.05.4.A Design Guidelines and Standards: Building Frontage and Placement

| Design Guideline | Design Standard |
|--|-----------------|
| Minimum Building Frontage Along Streets | |

Table 70.20.05.4.A Design Guidelines and Standards: Building Frontage and Placement

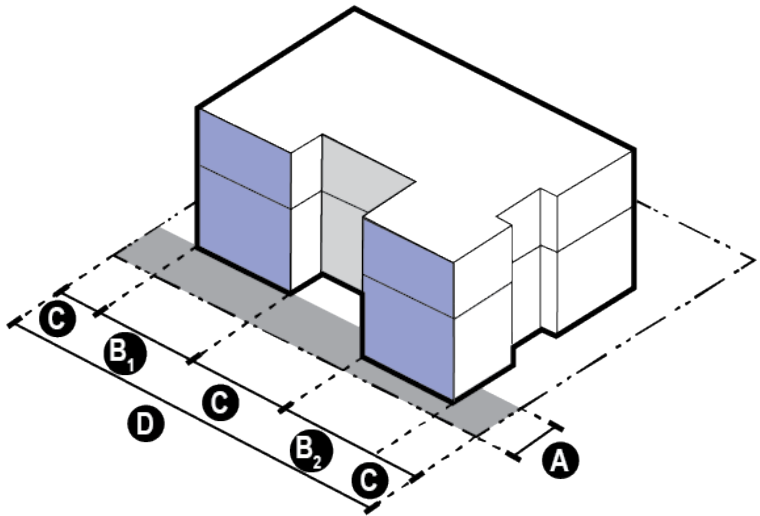
| Design Guideline | Design Standard |
|---|--|
| <p>G1. and G2. Sufficient building facades shall be present near each street frontage to promote a continuous street wall and limit gaps in pedestrian interest while allowing necessary site access. The amount of building frontage shall be greatest on the highest level streets as identified in Figure 70.15.15.1 Street Typology Diagram. Buildings may be set back to accommodate plazas, outdoor dining, entry forecourts or similar spaces provided that pedestrian interest along the frontage is incorporated into the design of these spaces.</p> | <p>S1. Buildings shall occupy a minimum percentage of the site frontage between the minimum setback and the maximum setback. Minimums are based on street typology as identified in Figure 70.15.15.1 and as described below (accessory structures, non-habitable buildings and structures of up to and including 1,000 square feet in floor area, not considered buildings shall not be used to satisfy this standard):</p> <ul style="list-style-type: none"> a. Loop Streets: <ul style="list-style-type: none"> I. Hall and Watson North of Canyon: 75 percent; and II. Hall and Watson between Canyon and Fourth Street: 90 percent; and III. Hall and Watson south of Fourth Street: 75 percent; and IV. Fourth Street and Fifth Streets: 75 percent; b. Commercial Streets: 90 percent c. Major streets: <ul style="list-style-type: none"> I. Canyon between Rose Biggi and East: 70 percent; and II. Farmington between Main and Tucker: 70 percent; and III. Cedar Hills between Beaverton Creek and Millikan: 60 percent; and IV. All other Major Street frontages: 50 percent. d. Connector Streets: <ul style="list-style-type: none"> I. Millikan between Cedar Hills and East: 75 percent; and II. All other Connector Street frontages: 60 percent. e. Local Streets: 75 percent. f. In addition to the amount of building facade between the minimum and maximum setback, the following features also can be applied toward the minimum building frontage requirement: <ul style="list-style-type: none"> I. The linear frontage of recesses incorporated to comply with facade articulation requirements in Sections 70.20.10.3 and 70.20.10.4 if the recesses do not exceed 2 feet beyond the maximum setback; and II. On all streets types except Major Streets, publicly accessible paths with widths satisfying Section 70.20.05.3 Block Size requirements and required Publicly Accessible Open Space (PAOS) may count toward a combined maximum 10 percent of the frontage requirement. Publicly Accessible Open Spaces shall only be eligible to count toward the building frontage requirement if they are between the right of way and a building facade, as long as the building facade is not more than 40 feet from the right of way. g. The following shall be subtracted from the calculation of total street frontage: <ul style="list-style-type: none"> I. The width of driveways occupying the frontage (except for attached units with separate garage entries for each unit); and II. Areas determined to be unbuildable due to sight clearance and sight distance requirements in the Engineering Design Manual; and |

Table 70.20.05.4.A Design Guidelines and Standards: Building Frontage and Placement

| Design Guideline | Design Standard |
|---|--|
| | III. Areas determined to be unbuildable due to required easements. |
| <p>G1. and G2. Sufficient building facades shall be present near each street frontage to promote a continuous street wall and limit gaps in pedestrian interest while allowing necessary site access. The amount of building frontage shall be greatest on the highest level streets as identified in Figure 70.15.15.1 Street Typology Diagram. Buildings may be set back to accommodate plazas, outdoor dining, entry forecourts or similar spaces provided that pedestrian interest along the frontage is incorporated into the design of these spaces.</p> | <p>S2. If the development has multiple frontages, the minimum percentage of street frontage required to be occupied by a building facade shall be met on the primary frontage but may be reduced by 25 percent on one non-primary street frontage, except if the non-primary frontage is a Major Street. For example, a requirement that 75 percent of the frontage shall be occupied by a building facade could be reduced to 50 percent of the frontage on one non-primary street frontage.</p> |

Figure 70.20.05.4 .1 Street Wall Diagram

- A** Site area between minimum and maximum setback
- B₁** Site frontage occupied by building facade between minimum and maximum setback
- B₂** Site frontage not occupied by building facade between minimum and maximum setback
- C** Site frontage length



$$\frac{(B_1 + B_2 + \text{other features in Section 70.40.2.2.S1.f})}{(D - \text{subtractions in Section 70.40.1.2.S1.g})} \times 100 = \text{Percentage of building facade length in the setback}$$

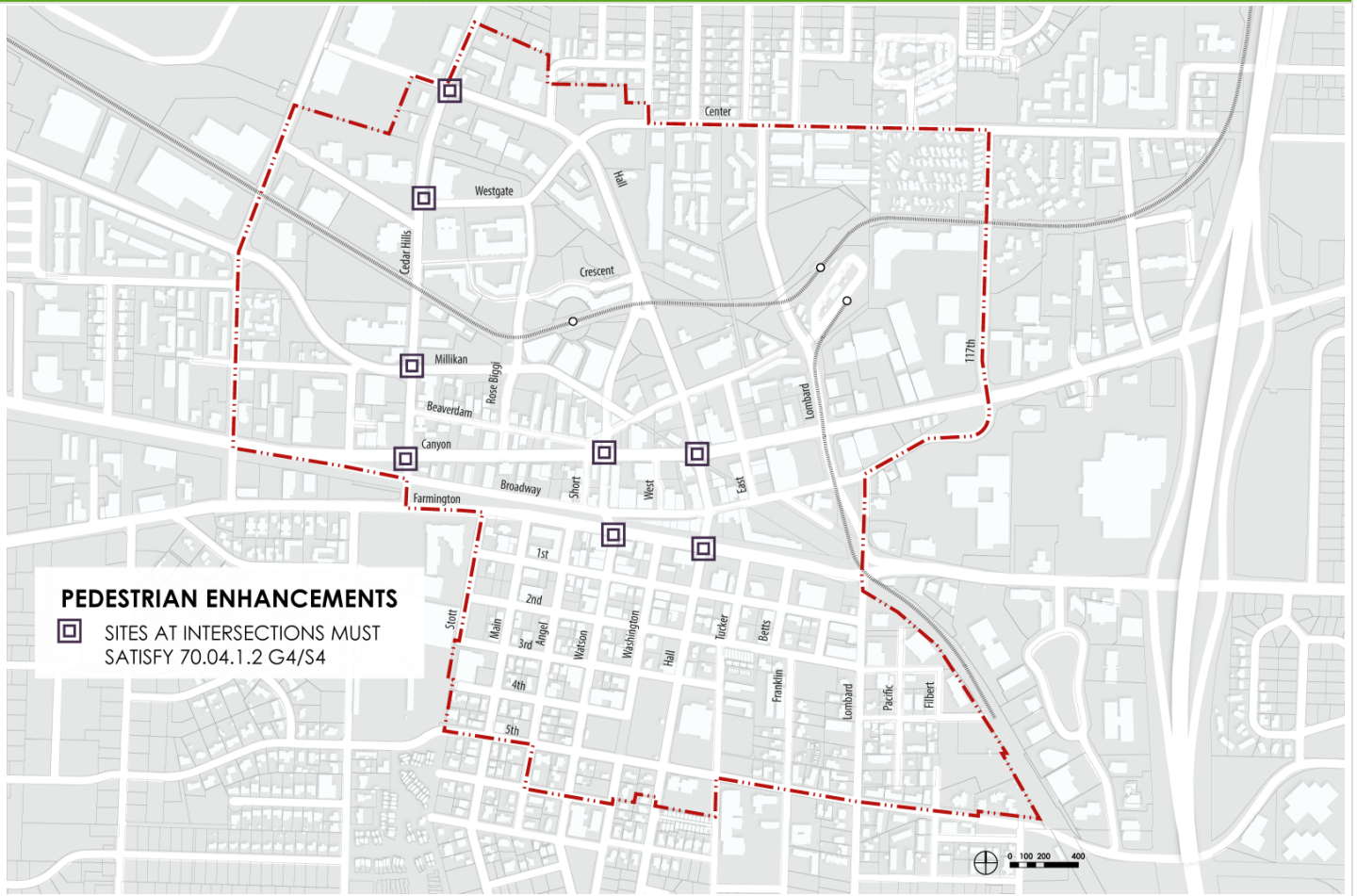
Table 70.20.05.4.A Design Guidelines and Standards: Building Frontage and Placement (Cont.)

| Design Guideline | Design Standard |
|--|---|
| Minimum Building Separation for Residential-only Buildings | |
| <p>G3. Adequate separation shall be provided between buildings where ground floor residential units have exterior entries to provide usable space between the buildings and avoid narrow, dark passageways.</p> | <p>S3. New buildings containing ground-floor dwelling units shall be set back 10 feet from other buildings on the site that contain ground-floor dwelling units.</p> |

Table 70.20.05.4.A Design Guidelines and Standards: Building Frontage and Placement (Cont.)

| Design Guideline | Design Standard |
|---|---|
| Pedestrian Enhancements Adjacent to Major Intersections | |
| <p>G4. Pedestrian enhancements that provide refuge while waiting to cross Major Streets shall be integrated into the site design at key intersections identified in the S3 standard.</p> | <p>S4. Pedestrian enhancements shall be integrated into the site and building design at key pedestrian connections across major streets. The pedestrian enhancements shall front Watson, Hall, Millikan and Westgate and provide areas of refuge for pedestrians as they wait to cross major streets. Pedestrian enhancements shall be provided at the following intersections:</p> <ul style="list-style-type: none"> • Canyon and Watson • Canyon and Hall • Farmington and Watson (south side only) • Farmington and Hall (south side only) • Cedar Hills and Canyon • Cedar Hills and Millikan • Cedar Hills and Westgate/Dawson • Cedar Hills and Hall <p>Pedestrian enhancements shall include at least one of the following:</p> <ol style="list-style-type: none"> a. A hardscaped area, excluding asphalt, at the intersection, no smaller than 10 feet by 10 feet measured from the property corner, and a footprint of 400 square feet including the immediately abutting sidewalk in the right of way. b. Publicly Accessible Open Space (PAOS) that meets the Standards in 70.20.10.7 placed at the intersection corner. c. A setback, chamfer, ground-floor cutout or other method that ensures a 20-foot distance between any building and the curb at the intersection corner. The on-site area shall be hardscaped, excluding asphalt, and accessible to the public. |

Figure 70.20.05.4.2 Pedestrian Enhancement Locations



[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.05.5 Setback Design

- A. Intent. To promote setback areas designed to add pedestrian interest; create safe, attractive and varied areas between buildings and sidewalks; and ensure setback areas are appropriate for and supportive of the adjacent ground-floor building uses.
- B. Applicable Design Principles
 - Design Places for People (Section 70.10.1)
 - Promote High-quality Design (Section 70.10.3)
 - Preserve, Enhance and Engage Nature (Section 70.10.6)
 - Incorporate Sustainability and Resiliency (Section 70.10.7)
 - Integrate Places to Gather and Spend Time Outdoors (Section 70.10.8)
- C. Design Guideline and Standards

Table 70.20.05.5.A Design Guidelines and Standards: Setback Design

| Design Guideline | Design Standard |
|-----------------------|-----------------|
| Setback Design | |

Table 70.20.05.5.A Design Guidelines and Standards: Setback Design

| Design Guideline | Design Standard |
|--|---|
| <p>G1. Where there is space between the building facade and the right of way, the space shall be designed with paving, landscaping, and other design elements appropriate for the ground-floor building use. Setback spaces shall incorporate one or more of the following to provide quality connections from the building to the street while providing an appropriate transition between the public realm and the private realm:</p> <ul style="list-style-type: none"> • Provide an extension of the sidewalk for use by pedestrians; • Provide additional space for building entries; • Increase frontage activity with outdoor seating or terraces; • Provide opportunities for landscaping.  <p>Extension of Public Realm (Walnut Creek, CA) <i>Deeper building setbacks along a commercial storefront facade allows for wider sidewalks and pedestrian amenities.</i></p> | <p>S1. Where the building facade is between the minimum and maximum setback from the right of way, the area between the building facade and the property line shall be designed in the following manner:</p> <ol style="list-style-type: none"> For ground-floor building facades designed for non-residential occupancy with an entry or entries that face the street: <ol style="list-style-type: none"> The setback area between any entry doors and public rights of way shall be paved; and If the area between the building facade and right of way is less than 24 inches, the setback area shall be paved; or If the area between the building facade and lot line is greater than 24 inches, at least 50 percent of the setback area shall be paved. Any areas not paved in the setback area shall be landscaped with: <ol style="list-style-type: none"> A combination of shrubs, ground cover and perennials. A minimum of one 3-gallon shrub for every 3 lineal feet of plant bed must be provided. Ground cover must fully cover the remainder of the landscaped area; or Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or Some combination of 1 and 2. One of the following pedestrian amenities must be provided for each 100 sq ft of hardscape between the building and the street - Bench, tree, planter, drinking fountain For ground-floor building facades designed for non-residential occupancy with no entries facing the street, setback areas greater than 24 inches in depth shall have a minimum of 20 percent landscaping. Landscaping shall include: <ol style="list-style-type: none"> A combination of shrubs, ground cover and perennials. A minimum of one 3-gallon shrub for every 3 lineal feet of plant bed must be provided. Ground cover must fully cover the remainder of the landscaped area; or Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or Some combination of i and ii. For ground-floor building facades designed for residential uses that have individual unit entries facing the street not subject to Section 70.20.10.6 Active Ground-floor Design Regulations, the |

Table 70.20.05.5.A Design Guidelines and Standards: Setback Design


| Design Guideline | Design Standard |
|--|--|
|  <p>Residential Setback Character (Portland, OR) <i>A transition between the public sidewalk and private residential units is created with landscape plantings, stoop entries and terraced planters</i></p> | <p>setback area shall have a minimum of 60 percent landscaping. Landscaping shall include:</p> <ul style="list-style-type: none"> I. A combination of shrubs, ground cover and perennials. A minimum of one 3-gallon shrub for every 3 lineal feet of plant bed must be provided. Ground cover must fully cover the remainder of the landscaped area; or II. Raised landscape planters a minimum of 18 inches in height and a maximum of 30 inches in height with a minimum horizontal depth of 2 feet that contain living plant material. Raised planters shall not reduce the pedestrian way to narrower than 5 feet and shall not obstruct Americans with Disabilities Act access; or III. Some combination of i and ii. <ul style="list-style-type: none"> d. For building facades designed for ground-floor residential uses that have individual unit entries facing the street that are subject to the rules of Section 70.20.10.6 Active Ground-floor Design, those provisions shall be met. e. For building facades designed for ground-floor residential uses that do not have individual unit entries, a minimum of 60 percent of the setback area shall be landscaped consistent with Section 70.20.05.8.S1 Site Landscaping. |
| <p>Setback Area - Allowed Encroachments</p> | |

Table 70.20.05.5.A Design Guidelines and Standards: Setback Design

| Design Guideline | Design Standard |
|--|--|
| <p>G2. Buildings and landscape elements may encroach within setback areas between the building facade and right of way to enhance the pedestrian experience and increase activity along building frontages.</p> | <p>S2. The following elements are allowed to encroach within the setback areas between building facades and right of way:</p> <ul style="list-style-type: none"> a. Architectural projections, building modulations, occupiable projections, or other similar features approved by the decision-making authority. The bottom of the architectural feature shall be no lower than eight feet above on-site pedestrian walkways to allow for pedestrian clearance. No more than 50% of the facade may have these elements project into the setback; b. Weather protection structures such as canopies, sunshades or other similar features approved by the decision-making authority. The bottom of the architectural feature shall be no lower than eight feet above sidewalk grade to allow for pedestrian clearance; c. Terraces, porches, or balconies; d. Stoops and/or stairs to building entrances; e. Handrails; f. Fences or railings meeting the requirements of 70.20.05.5.S3 g. Landscape planters and low walls not exceeding 30 inches in height from sidewalk grade; h. Bicycle parking; i. Permanent seating; j. Public art; k. Other elements as approved by the decision-making authority. |
| Fences Adjacent to Streets | |
| <p>G3. Fencing along public streets shall allow for views into the site and shall not detract from the pedestrian experience along site frontages.</p> | <p>S3. Fences within 10 feet of any right of way shall be no taller than 42 inches and shall be at least 40% transparent. Retaining walls, as well as fencing utilized to satisfy screening requirements in Section 70.20.05.7 Parking, Loading, and Service Areas are exempt.</p> |

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.05.6 Pedestrian Circulation

- A. Intent. To create a safe, comfortable, well-connected pedestrian circulation network that links private development, open spaces and the public realm.
- B. Applicable Design Principles
 - Design Places for People (Section 70.10.1)
 - Promote High Quality Design (Section 70.10.3)
 - Provide Safe and Comfortable Connectivity (Section 70.10.5)
 - Preserve, Enhance and Engage Nature (Section 70.10.6)
 - Incorporate Sustainability and Resiliency (Section 70.10.7)
- C. Design Guideline and Standards

Table 70.20.05.6.A Design Guidelines and Standards: Pedestrian Circulation

| Design Guideline | Design Standard |
|--|--|
| Pedestrian Connections | |
| <p>G1. On-site pedestrian connections shall provide sufficient and high-quality connections among important destinations on a site and to off-site transportation routes and facilities.</p> | <p>S1. At least one pedestrian connection to the public street network shall be provided for every 300 feet of street frontage. On-site pedestrian connections shall link to abutting streets, planned accessways in the Comprehensive Plan Transportation Element; multi-use paths on or adjacent to the site, including those required to meet Block Design standards identified in Figure 70.20.05.3.1 Future Connections; transit stops; building entries; automobile and bicycle parking; loading areas, solid waste facilities and similar improvements; and outdoor open spaces. Connections that are not feasible because of topographic features; buildings or other man-made structures; natural areas; or similar obstacles may be waived as approved by the decision-making authority.</p> |
| <p>G2. On-site pedestrian walkways shall be of adequate width and design to provide unobstructed walking areas that accommodate the anticipated amount of pedestrian traffic, be Americans with Disabilities Act compliant, and incorporate high-quality and attractive materials that promote sustainability and reduce heat island effect.</p>  <p>On-site Pedestrian Walkways Shaded by Tree Canopy (Portland, OR)</p> | <p>S2. On-site pedestrian walkways shall be at least 5 feet in width with 5 feet of unobstructed clearance, shall be paved with scored concrete, modular paving material, or other high quality hard surfaced material approved by the decision-making authority, and be compliant with Americans with Disabilities Act standards. In addition, development shall incorporate one of the following sustainability features:</p> <ol style="list-style-type: none"> At least 30 percent of paving material shall be permeable pavement; or At least 30 percent of the paving material shall be made from recycled content; or At least 50 percent of the pedestrian walkway pavement shall have a solar reflective index rating of a least 29; or Provide shading for at least 50 percent of the total pedestrian walkway surfaces on the site. Shade can be provided by current or proposed buildings that shade the paving material at 3 p.m. June 21 and current or proposed trees, with the amount of shade included for each planted tree to be measured by the diameter of the mature crown cover stated for the species of the tree. Walkways or other pedestrian connections within 25 feet of a creek as measured from top of bank shall meet Section 70.20.05.6.S2.4 and one of the sustainability features in 70.20.05.6.S2.1 through 3. |
| <p>G3. Pedestrian walkways abutting parking areas shall be of adequate width and design to provide unobstructed walking areas and accommodate the anticipated amount of pedestrian traffic.</p> | <p>S3. Pedestrian walkways that abut the head of vehicle parking spaces shall be 7 feet wide unless wheel stops or curbs are used to ensure a minimum unobstructed width of 5 feet.</p> |

Table 70.20.05.6.A Design Guidelines and Standards: Pedestrian Circulation

| Design Guideline | Design Standard |
|---|--|
| G4. Pedestrian walkways that cross driveways or vehicular access aisles shall meet standards S4. | S4. Where a pedestrian walkway crosses driveways or vehicular access aisles, a continuous 5-foot walkway shall be provided and shall be composed of a different paving material that utilizes texture, color, or both, to contrast visually from the adjoining driving/parking surface. Paint may not be used to satisfy this requirement. |
| G5. Pedestrian connections through parking lots shall be evenly spaced and separated from vehicles. Parking lots with six or fewer spaces are exempt. | S5. Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees and lighting, if not otherwise provided in the parking lot design. Parking lots with six or fewer spaces are not required to physically separate connections from vehicle parking and circulation but they must comply with the rules of Section 70.20.05.6.S4. |
| G6. Fences between buildings and creeks shall be designed and installed to allow views of the creeks and/or creekside natural areas from ground-floor viewpoints on buildings (including doors and windows) and allow views from pedestrian circulation areas between buildings and the creek. | S6. Fences between buildings and creeks shall not be taller than 4 feet in height and shall be at least 70 percent transparent to allow views of creeks and natural areas from building fenestration and pedestrian circulation areas between the building and the creek. |
| G7. The project must meet the Design Standard. | S7. Sidewalks are required along all streets. Except where approved through a Sidewalk Design Modification, the sidewalk shall be at least 10 feet wide, and provide an unobstructed path at least 5 feet wide. |

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.05.7 Parking, Loading and Service Areas

- A. Intent. To minimize the visual impact of parking, loading and service areas, support pedestrian interest along public rights of way and other pedestrian ways, and minimize conflicts between pedestrians and vehicles along key streets.
- B. Applicable Design Principles
 - o Design Places for People (Section 70.10.1)
 - o Promote High Quality Design (Section 70.10.3)
 - o Provide Safe and Comfortable Connectivity (Section 70.10.5)
- C. Design Guideline and Standards

Table 70.20.05.7.A Design Guidelines and Standards: Parking, Loading and Service Areas

| Design Guideline | Design Standard |
|-------------------------------------|---|
| Vehicle and Parking Access | |
| G1. Curb cuts shall meet S1. | S1. Curb cuts permitted under this section are subject to the applicable minimum standards within the adopted Engineering Design Manual. |

Table 70.20.05.7.A Design Guidelines and Standards: Parking, Loading and Service Areas

| Design Guideline | Design Standard |
|---|---|
| <p>G2. Driveways accessed from public streets shall be minimized in order to promote pedestrian safety and walkability, ensure safe vehicle maneuvering, and maximize on-street parking.</p> | <p>S2. No additional driveways accessed from public streets shall be permitted, except where the Development Code requires the development to provide on-site loading, or where structured parking or on-site parking is provided. [ORD 4844; August 2023]</p> |
| <p>G3. Sites with multiple frontages shall construct driveways in locations that result in significant lengths of site frontage occupied by buildings and other active uses along key streets.</p> | <p>S3. Sites with multiple frontages shall construct driveways on the lower hierarchy street, based on the street typology identified in Figure 70.15.15.1 Street Typology. Hierarchy is determined by the list of streets below, with streets listed first higher in the hierarchy:</p> <ul style="list-style-type: none"> • Major Street • Loop Street • Commercial Street • Connector Street • Local Street <p>Where frontages are of equal hierarchy, the applicant may select the single frontage to take access from. Sites with frontage directly adjacent to both streets at the below intersections are exempt from complying with this standard:</p> <ul style="list-style-type: none"> • SW Lombard and SW 1st; and • SW Lombard and SW Broadway |
| <p>Sight Clearance</p> | |
| <p>G4. S4 shall be met.</p> | <p>S4. To ensure visibility at intersections and driveways, all improvements adjacent to public streets, accessways, and driveways shall comply with BDC 60.55.35.3 Intersection Standards.</p> |
| <p>Surface Parking</p> | |
| <p>G5. The visual impact of surface parking and vehicles on the pedestrian experience shall be minimized by locating parking in less prominent locations on site.</p> | <p>S5. Surface parking shall be located as follows:</p> <ol style="list-style-type: none"> a. Surface parking shall not be located along the primary frontage between the building facade and the street. b. Surface parking shall not be located within any front minimum setback area. c. Surface parking shall be set back a minimum 5 feet from all property lines. d. Alley frontages are exempt from Section 70.20.05.7.S5.a through 70.20.05.7.S5.c above. |

Table 70.20.05.7.A Design Guidelines and Standards: Parking, Loading and Service Areas

| Design Guideline | Design Standard |
|--|--|
| <p>G6. Surface parking shall be screened and landscaped to reduce the impact on the pedestrian experience.</p> | <p>S6. Surface parking shall be screened from view of the right of way as follows:</p> <ul style="list-style-type: none"> a. Evergreen shrubs that will grow to a minimum height of 30 inches within two years and form continuous screening. Areas within the vision clearance triangle shall include plantings that do not exceed 3 feet; and b. One tree for every 30 linear feet; and c. Evergreen ground cover shall cover the remaining landscape area. d. A minimum 30 inch tall architecturally treated wall may be substituted for the evergreen shrubs required by 70.20.05.7.S6.a. Trees and ground cover required in 70.20.05.7.S6.b and 70.20.05.7.S6.c must be provided. e. Alley frontages are exempt from Section 70.20.05.7.S6.a through 70.20.05.7.S6.d above. |
| <p>G7. Surface parking along creekside paths shall be landscaped with a minimum width and density of landscape materials to minimize the visual impacts to users of the creekside path.</p> | <p>S7. Surface parking along creekside paths shall be screened as follows:</p> <ul style="list-style-type: none"> a. One tree for every 30 linear feet between the path and the parking lot, spaced evenly, and b. Evergreen shrubs that will grow to a minimum height of 30 inches within two years and form continuous screening, planted between the path and the parking lot, and c. Evergreen ground cover planted at a density that will cover the entire area within two years of planting, and d. Where the parking lot is designed so parked cars face the creek, an architecturally treated wall between 30 and 36 inches in height. Required landscaping shall be located on the side of the wall closest to the creekside path. |
| <p>Utility, Loading and Service Areas</p> | |

Table 70.20.05.7.A Design Guidelines and Standards: Parking, Loading and Service Areas

| Design Guideline | Design Standard |
|--|---|
| <p>G8. Utilities, loading, and service areas shall be screened, integrated into building and landscape design and/or located in less prominent locations to minimize the visual impact on the pedestrian experience.</p> | <p>S8. Utilities and service areas shall be designed to minimize impact on the pedestrian experience by following the standards below:</p> <ul style="list-style-type: none"> a. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. b. Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods: <ul style="list-style-type: none"> I. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings, II. Evergreen hedge wall that will grow one foot taller than the feature to be screened and reach 95 percent opacity within two years. III. Solid wood fence c. All loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. Screening of loading zones may be waived if the applicant demonstrates the type and size of loading vehicles will not detract from the project’s aesthetic appearance and the timing of loading will not conflict with the operations of the expected businesses during business hours. |
| <p>G9. Ramps constructed in the right of way for purposes of solid waste container access shall minimize impacts to the pedestrian environment by promoting pedestrian safety and walkability, and ensure there are limited impacts to on-street parking.</p> | <p>S9. Ramps constructed in the right of way to accommodate solid waste container access shall be allowed if all of the following thresholds are met:</p> <ul style="list-style-type: none"> a. The proposed ramp is no wider than 5-feet; and b. The site does not have off-street parking or off-street loading facilities (whether required in BDC 60.25 Off Street Loading and 60.30 Off Street Parking, or not); and c. The site does not have direct and reasonably access to an alley; and d. The solid waste containers needed to serve the proposed developed are 1-cubic yard or larger; and e. There are no existing ramps or driveways with 150-feet along the same block face. For the purposes of this threshold, pedestrian ramps at cross-walks or intersections are not considered existing ramps. |

[ORD [4799](#), 01/08/2021; ORD [4844](#), 08/18/2023]
 Effective on: 8/18/2023

70.20.05.8 Landscaping

- A. Intent. To use landscape design to create character and identity; enhance the appearance and function of outdoor spaces; encourage pedestrian activity; promote social interaction; enhance or integrate new natural systems; add shade to the urban environment; and provide stormwater management. Landscaping should feasibly further sustainability goals and incorporate solutions that are appropriate to the climate, region and local conditions.
- B. Applicable Design Principles
 - o Design Places for People (Section 70.10.1)
 - o Promote High-quality Design (Section 70.10.3)
 - o Provide Safe and Comfortable Connectivity (Section 70.10.5)
 - o Preserve, Enhance and Engage Nature (Section 70.10.6)
 - o Incorporate Sustainability and Resiliency (Section 70.10.7)
 - o Integrate Places to Gather and Spend Time Outdoors (Section 70.10.8)
- C. Design Guideline and Standards

Table 70.20.05.8.A Design Guidelines and Standards: Landscaping

| Design Guideline | Design Standard |
|--|--|
| Site Landscaping | |
| <p>G1. Sites shall be landscaped with live plantings to soften the edges of buildings and paved areas, add visual interest, and increase the attractiveness of the development. Landscaped areas may be at-grade or integrated with structures. and shall provide options for storm water management and/or provide shade to on-site hardscaped areas. Sites one acre and larger in particular shall ensure a balance of hardscape and landscape features where structures are not present.</p> | <p>S1. Sites one acre and larger shall have landscaped areas with live plantings equal to 10 percent of the site area. Up to 50 percent of the landscaping required by this provision may be met by areas with live plantings provided to satisfy the requirements of 70.20.10.7 Usable Open Space and 70.20.10.8 Roof Elements. Landscaping with plantings that is provided to meet other requirements of this code, including, but not limited to, screening requirements, buffering requirements, parking lot island requirements, and setback design requirements, may be used to meet up to 100 percent of the landscaping required by this provision. Sites under one acre do not have minimum landscaping requirement, but must still meet all other applicable provisions of this code.</p> |
| <p>G2. Landscaped areas shall be fully planted or hardscaped to create sustainable, attractive developments that are consistent with the uses on site, prevent erosion and preserve and enhance nature. Mulch shall be used sparingly, and shall have a material and color that is appropriate for the uses on site and contributes to site aesthetics.</p> | <p>S2. All site areas not planted with trees, shrubs or other vegetated landscaping and also not occupied by structures, hardscaped areas (including paved areas), and sensitive natural areas shall be planted with live ground cover plants or other plants identified 70.20.05.8.S4 Plant Specifications, subsection e-f, as well as turf grasses. Mulch, as a ground cover, shall be composed of a naturally occurring material, have a natural color, and confined to areas underneath plants and within areas expected to be underneath plants at maturity. Mulch is not a substitute for ground cover plants.</p> |
| Establishment | |

Table 70.20.05.8.A Design Guidelines and Standards: Landscaping

| Design Guideline | Design Standard |
|---|---|
| <p>G3. Irrigation shall be provided as appropriate, based on plant species and site conditions, to ensure proper establishment of plantings in all landscaped areas.</p> | <p>S3. Irrigation shall be provided to ensure plants will survive their establishment period. Applications shall provide establishment period irrigation through one of the following options or a combination of options as long as the options cover all site plantings:</p> <ul style="list-style-type: none"> a. A permanent, in-ground irrigation system with an automatic controller. b. An irrigation system designed and certified by a licensed landscape architect this is part of a landscape plan that provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if a licensed landscape architect certifies that the plants chosen can survive. c. Irrigation by hand for a maximum of 500 square feet per site. |
| <p>Plant specifications</p> | |
| <p>G4. Standard S4 shall be met.</p> | <p>S4. Unless specified elsewhere in CHAPTER 70, all landscaping shall be planted at sizes no less than the following (measures shall be taken based on the American Standard for Nursery Stock ANSI standards). In the case of a code conflict, the higher requirement shall be met.</p> <ul style="list-style-type: none"> a. Deciduous canopy trees shall be a minimum of 2-inch caliper size, balled and burlapped; and b. Deciduous ornamental trees shall be a minimum of 2-inch caliper size, balled and burlapped; and c. Evergreen trees shall be a minimum of 8 feet in height, balled and burlapped; and d. Evergreen and deciduous shrubs shall be a minimum of 24 inches high from finished grade and a minimum of 1 gallon in size, except dwarf shrubs such as boxwood, which have no minimum size; and e. Ferns and perennials shall be at least 1 gallon in size; and f. Ground-covers plants including ornamental grasses shall be at least 4-inch pot size. g. Areas subject to Clean Water Services regulations including stormwater facilities, vegetated corridors, and sensitive natural areas shall be planted consistent with Clean Water Services requirements. |
| <p>Plant variety and density</p> | |

Table 70.20.05.8.A Design Guidelines and Standards: Landscaping

| Design Guideline | Design Standard |
|--|--|
| <p>G5. Site landscaping shall be planted with a variety that provides visual interest, including in color, seasonal color and scale, and shall be planted at a density that provides sufficient opportunities for shade and fully cover areas not occupied by structures, paving or hardscaped areas.</p> | <p>S5. Unless specified by other requirements in this Code, landscaped areas will be planted based on the following specifications:</p> <ul style="list-style-type: none"> a. Landscaped areas will include plants from the following categories at the specified densities: <ul style="list-style-type: none"> I. Deciduous or evergreen trees that are able to reach a height 20 feet and a canopy width of 20 feet at maturity. If 25 square feet of surface soil area is not available for each tree, or if an existing or proposed structure would prevent full canopy width growth at maturity, ornamental, dwarf, columnar and similar species are permitted as determined by the decision-making authority. <ul style="list-style-type: none"> 1. Sites under one acre shall provide one tree per 1,000 square feet of site area not occupied by a structure. 2. Sites one acre and greater shall provide one tree per 3,000 square feet of total site area. 3. All trees planted or preserved on-site to meet any provisions of this code may count toward the density requirements of this sub-section, providing that they meet the size requirements of this subsection. II. Shrubs and perennials. III. Ground cover, including ornamental grasses, shall be planted at a density such that the plants will cover the entire area within two years of planting. Applicants shall provide an objective source of information about the plant’s spacing requirements. b. Plant diversity: <ul style="list-style-type: none"> I. If more than 10 trees are provided on a site, no more than 40 percent of the trees can be of one species; and II. If more than 25 shrubs are provided on a site, no more than 75 percent can be of one species. |
| <p>G6. Drought-resistant landscaping shall be incorporated where possible to reduce the need for irrigated water.</p> | <p>S6. A minimum of 25 percent of landscape plantings shall be drought-resistant species.</p> |
| <p>Tree planting and preservation</p> | |
| <p>G7. Existing trees on-site that provide shade or visual interest shall be preserved where possible.</p> | <p>S7. Existing Surveyed Trees that are preserved in the proposal may be counted as two required site trees when calculating required trees in 70.20.05.8.S5.a.I. For Surveyed Trees to counted toward the site tree requirement, they shall be confirmed as healthy as determined by a certified arborist or city arborist.</p> |
| <p>G8. Standard S8 shall be met.</p> | <p>S8. New trees shall be supported (by use of stakes, wires or similar material) for at least one year. Trees may be staked for less than one year if based on the recommendation of a certified arborist.</p> |
| <p>Residential Zone Buffers</p> | |

Table 70.20.05.8.A Design Guidelines and Standards: Landscaping

| Design Guideline | Design Standard |
|--|---|
| <p>G9. Development on sites that abut a residentially zoned property located outside of the Regional Center shall provide a landscape buffer consisting of trees, shrubs, and ground cover along the shared property line to provide screening and horizontal separation.</p> | <p>S9. Development on sites that abut a residentially zoned property located outside of the Regional Center shall provide a 10 foot landscape buffer, measured from the shared property line. Only landscaping shall be allowed in the landscape buffer area. The buffer areas shall extend the length of the shared property line.</p> <ul style="list-style-type: none"> a. The buffer shall consist of the following: <ul style="list-style-type: none"> I. Live ground cover consisting of low-height plants, or shrubs, ornamental grasses, or turf; and II. 1 evergreen tree having a minimum planting height of 8 feet, and that will reach 20 feet in height and a canopy width of 20 feet at maturity, for every 30 lineal feet of buffer width; and III. Evergreen shrubs which reach a minimum height of 4 feet within 2 years of planting, planted evenly between the required evergreen trees. IV. Ground cover and shrubs shall be spaced and located dependent on the mature spread of the selected vegetation to create a fully vegetated screen at maturity. Bare gravel, rock, bark or other similar materials may be used, as a ground cover, but shall be confined to areas underneath plants and within areas expected to be underneath plants at maturity, and is not a substitute for ground cover plants. b. The buffer standards shall not apply to the following: <ul style="list-style-type: none"> I. Single-detached dwellings on individual parcels. [ORD 4822; June 2022] II. Areas where emergency access is required. III. Areas where a public utility easement exists. This exemption only applies to trees and does not exempt the requirement of shrubs and ground cover. IV. Areas required for visual access purposes as determined by the City Traffic Engineer or City Police. This exemption only applies to trees and shrubs and does not exempt the requirement of ground cover. |
| <p>Surface Parking Landscaping</p> | |

Table 70.20.05.8.A Design Guidelines and Standards: Landscaping

| Design Guideline | Design Standard |
|--|---|
| <p>G10. Surface parking areas shall be landscaped to provide shade, afford permeable areas for water runoff management, and reduce continuous areas of parking.</p> | <p>S10. Surface parking shall be landscaped according to the following provisions.</p> <ul style="list-style-type: none"> a. Landscape islands shall be provided at a rate of one for every 10 contiguous parking spaces and at the end of each parking row. b. The island shall have a minimum area of 70 square feet, shall be curbed, and a minimum width of 6 feet, measured from the interior curb face. Curbs separating landscaped areas from parking areas may allow stormwater runoff to pass through them. The landscaped island shall be planted with a tree having a minimum mature height of 20 feet. If a pole-mounted light is proposed to be installed within a landscaped planter island, and an applicant demonstrates that there is a physical conflict for siting the tree and the pole-mounted light together, the decision-making authority may waive the planting of the tree, provided that at least seventy-five (75) percent of the required islands contain trees. c. Raised pedestrian walkways within the parking area connecting the parking spaces and on-site building(s) may be counted towards the total required number of landscaped islands, provided that the following is met: <ul style="list-style-type: none"> I. Trees are spaced a maximum of 30 feet on center on a minimum of one side of the sidewalk. II. The minimum unobstructed sidewalk width is five feet. III. The sidewalk is separated from the parking area by curbs, bollards, or other means on both sides. IV. Trees are located in planting area with ground cover or planted in covered tree wells. V. Trees within the linear sidewalk area shall constitute no more than 50 percent of the total number of trees within required landscaped islands. All remaining required trees shall be located within landscaped islands. d. Trees planted within required landscaped islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton Street Tree List or an alternative approved by the City Arborist. e. Areas of parking and vehicle circulation covered by upper-floor structures are exempt from these requirements. |

[ORD 4799, 01/08/2021; ORD 4822, 06/30/2022]
 Effective on: 6/30/2022

70.20.05.9 Lighting

1. Intent. To create safe, welcoming, well-lighted areas, including building entries, pedestrian pathways and plazas, parking lots and vehicle maneuvering areas; and to minimize excessive illumination on adjoining properties.

2. Applicable Design Principles
 - Design Places for People (Section 70.10.1)
 - Promote High-quality Design (Section 70.10.3)
 - Provide Safe and Comfortable Connectivity (Section 70.10.5)
 - Integrate Places to Gather and Spend Time Outdoors (Section 70.10.8)
3. Design Guideline and Standards

Table 70.20.05.9.A Design Guidelines and Standards: Lighting

| Design Guideline | Design Standard |
|---|--|
| G1. On-site lighting shall meet the Guidelines of Development Code Section 60.05.50. | S1. On-site lighting shall meet the standards of Development Code Section 60.05.30. |

[ORD 4799, 01/08/2021]
Effective on: 1/8/2021

70.20.10. Building Design

Contents:

- 70.20.10.1 Purpose**
- 70.20.10.2 Topics**
- 70.20.10.3 Massing and Articulation**
- 70.20.10.4 Facade Design**
- 70.20.10.5 Gateways**
- 70.20.10.6 Active Ground Floor Design**
- 70.20.10.7 Usable Open Space**
- 70.20.10.8 Roof Elements**
- 70.20.10.9 Structured Parking**
- 70.20.10.10 Materials**
- 70.20.10.11 Historic Overlay Design**

[ORD 4799, 01/08/2021]

70.20.10.1 Purpose

1. **Purpose.** The Building Design Guidelines and Standards along with the Development Standards set the building massing, facade articulation, usable open space requirements, and design details that are required.

[ORD 4799, 01/08/2021]
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70.20.10.2 Topics

- A. Massing and Articulation (70.20.10.3)
- B. Facade Design (70.20.10.4)
- C. Gateways (70.20.10.5)

- D. Active Ground Floor Design (70.20.10.6)
- E. Usable Open Space (70.20.10.7)
- F. Roof Elements (70.20.10.8)
- G. Structured Parking (70.20.10.9)
- H. Materials (70.20.10.10)
- I. Historic Overlay Design (70.20.10.11)

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.10.3 Massing and Articulation

- A. Intent. To guide building massing to respond to the scale of people and the building's context; avoid overly massive or monolithic structures; and encourage variation on large facades to promote pedestrian interest.
- B. Applicable Design Principles
 - Design Places for People (Section 70.10.1)
 - Support an Intensely Developed, Mixed-income, Mixed-use Downtown (Section 70.10.2)
 - Promote High-quality Design (Section 70.10.3)
 - Consider Development Context (Section 70.10.4)
 - Incorporate Sustainability and Resiliency (Section 70.10.7)
- C. Design Guideline and Standards

Table 70.20.10.3A. Design Guidelines and Standards: Massing and Articulation

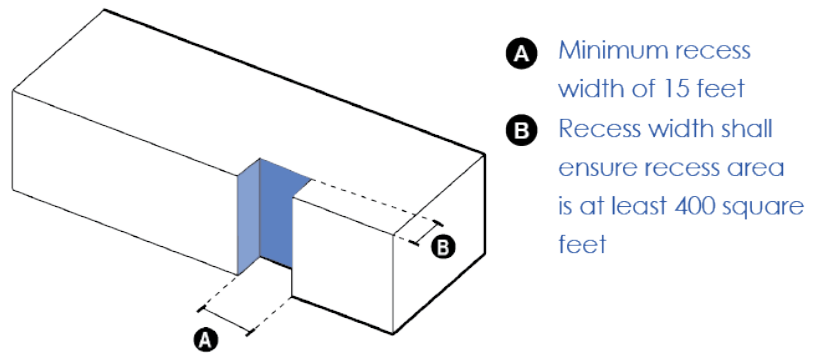
| Design Guideline | Design Standard |
|------------------|-----------------|
|------------------|-----------------|

Break for Long Facades

G1. Building facades longer than 200 feet facing the right of way, any internal drive or any internal accessway shall include massing breaks and/ or facade modulation to reduce the perceived length of building, reduce the bulk of the building, provide pedestrian interest, introduce architectural variety and include high quality materials.

S1. All building facades longer than 200 feet facing the right of way, any internal drive or any internal accessway shall have at least one major break for every 200 feet in facade length. A major break shall be a vertical recess with a horizontal width of no less than fifteen feet and a footprint of 400 square feet. The recess shall extend from the roofline to grade or to an open space / landscaped area no greater than 5 feet above grade. If upper floors are set back a minimum of 6 feet from the primary facade plane, the major break does not have to extend through those upper floors. Major breaks shall not be within 20 feet of the horizontal facade edge.

Figure 70.20.10.3.1 Break for Long Facades



Facade Modulation

Table 70.20.10.3A. Design Guidelines and Standards: Massing and Articulation

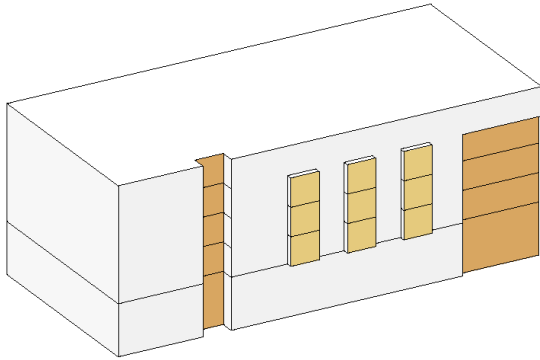
| Design Guideline | Design Standard |
|--|--|
| <p>G2. Building facades that are taller than 30 feet, measured from grade plane to eave or top of parapet, whichever is higher, and longer than 100 feet facing the right of way, any internal drive or any internal accessway shall have facade modulations that create a distinct change in facade plane to create visual interest. Variation can be achieved through a combination of vertical shifts, horizontal shifts, upper-floor step backs, ground-floor step backs, angular shifts, exposed or emphasized structural elements, or other similar approach.</p> | <p>S2. For buildings taller than 30 feet, measured from grade plane to eave or top of parapet, whichever is higher, facades greater than 100 feet facing the right of way, any internal drive or any internal accessway shall be modulated to provide visual interest and break up facade planes by using at least one of the following facade modulation elements:</p> <ol style="list-style-type: none"> One or more vertical and/or horizontal recess(es) and/ or projection(s) with a minimum average depth of 12 inches that changes the primary plane of the facade for a minimum of 20 percent of the facade. Ground-floor and upper-floor step backs, as well as major breaks used to satisfy other Design Standards, may not be used to satisfy this requirement. A step back of upper-floor facades with a minimum depth of 6 feet from the primary plane of the facade for a minimum of 70 percent of the facade length. Buildings providing an upper-floor step back to satisfy 70.20.10.3. Design Standards S3-S9 may not use upper floor step backs to satisfy 70.20.10.3.S2. A step back of the ground-floor facade with a minimum depth of 2 feet from the primary plane of the facade for a minimum 70 percent of the length of the facade. Ground- floor step backs that exceed the maximum setback of the zone do not satisfy this standard. Angular sloped or faceted surfaces that extends at least two-thirds of the height of the facade plane along a facade with a minimum average depth of 12 inches and a maximum 40 feet in length before a shift in the plane. |



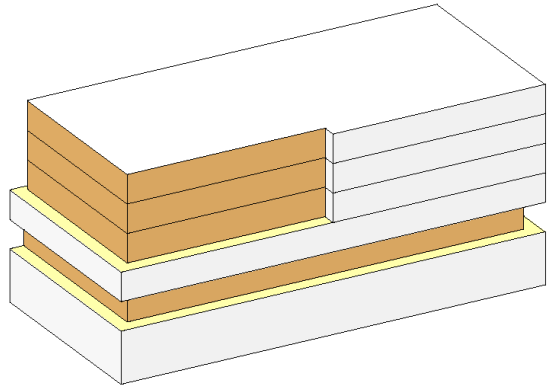
Shifting planes on the building facade provide visual interest and reduced monotony

Figure 70.20.10.3.2 Facade Modulation Diagrams

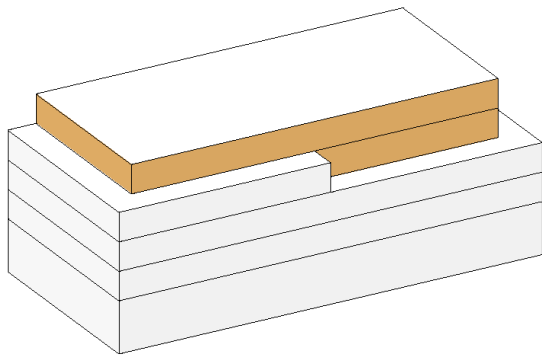
Vertical Shifts



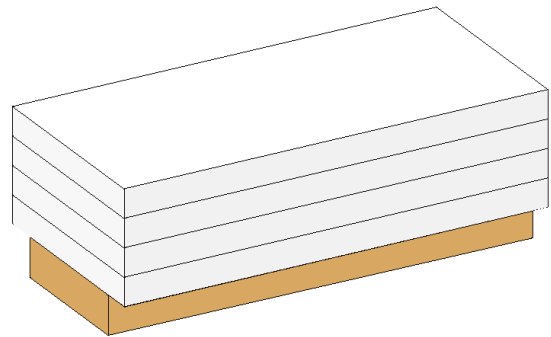
Horizontal Shifts



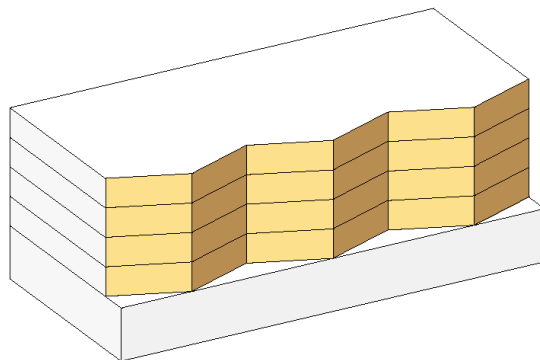
Upper-floor Stepbacks



Ground-floor Stepbacks



Angular Shifts



Facade Modulation Diagrams are illustrative only

Table 70.20.10.3.A Design Guidelines and Standards: Massing and Articulation (Cont.)

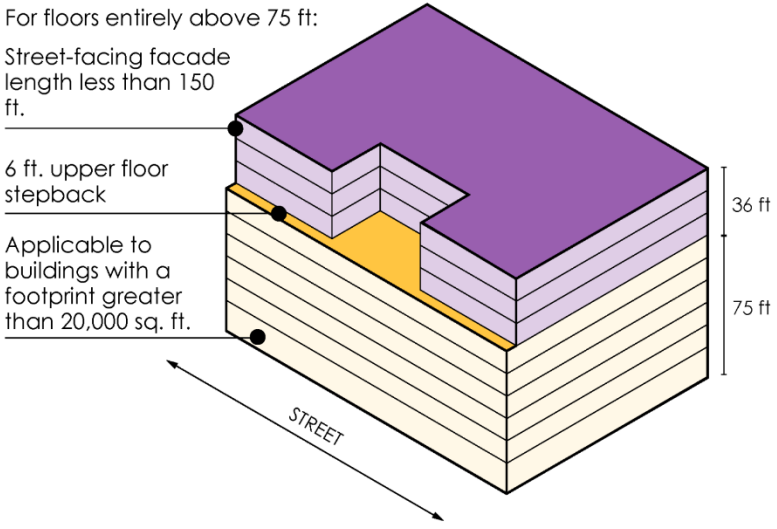
| Design Guideline | Design Standard |
|---|--|
| Regional Center - Beaverton Central (RC-BC) | |
| <p>G3. In RC-BC, buildings with a footprint greater than 20,000 square feet shall reduce the overall scale and bulk of the building by reducing the floor area for portions of the building between 75 and 120 feet in height.</p> | <p>S3. In RC-BC, buildings with a building footprint greater than 20,000 square feet with a street-facing facade longer than 150 feet shall:</p> <ol style="list-style-type: none"> Provide a 6-foot building stepback on all street-facing facades within the maximum setback on all floors entirely above 75 feet; and Reduce the building bulk for all floors entirely above 75 so that no street-facing facade within the maximum setback is longer than 150 feet for buildings with any portion of the facade within the maximum setback. <p>Massing Reductions in RC-BC One approach to satisfying 70.20.10.3.S3</p>  <p>For floors entirely above 75 ft: Street-facing facade length less than 150 ft.</p> <p>6 ft. upper floor stepback</p> <p>Applicable to buildings with a footprint greater than 20,000 sq. ft.</p> <p>36 ft</p> <p>75 ft</p> <p>STREET</p> |

Table 70.20.10.3.A Design Guidelines and Standards: Massing and Articulation (Cont.)

| Design Guideline | Design Standard |
|--|--|
| <p>G4. In RC-BC, buildings may exceed the 120-foot height limit by reducing the building mass of upper floors to minimize impacts on surrounding streets and buildings, and by providing at-grade pedestrian improvements. The building mass of upper floors shall be reduced by stepping back facades, shortening facade lengths, or other methods that reduces the massing compared to lower floors which results in:</p> <ul style="list-style-type: none"> a. Reduce the sense of enclosure for pedestrians along at least one street; b. Increase access to light or sky views for people on abutting streets; and c. Increase access to light for people inside current or future buildings across the street from the proposed development. <p>Development applying for this Design Guideline shall also provide at-grade publicly accessible open space or on-site creek access and enhancements to improve the pedestrian experience.</p> | <p>S4. In RC-BC, buildings exceeding the 120-foot height limit can only respond to the G4 Guideline. There is no Design Standard.</p> |
| <p>Regional Center - Old Town (RC-OT)</p> | |

Table 70.20.10.3.A Design Guidelines and Standards: Massing and Articulation (Cont.)

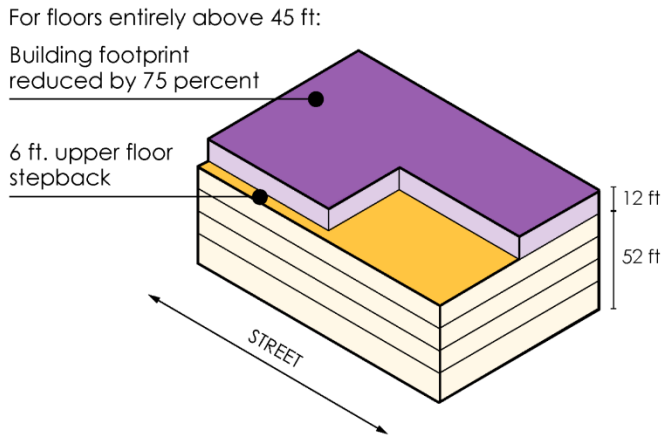
| Design Guideline | Design Standard |
|---|--|
| <p>G5. In RC-OT, buildings greater than 45 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors.</p> | <p>S5. In RC-OT, buildings greater than 45 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors over certain heights by meeting the following standards:</p> <ol style="list-style-type: none"> All building floors entirely above 45 feet in height shall have a floor area less than 75 percent of the average floor area of the floors below 45 feet; and Street-facing facades of floors above 45 feet that are within the maximum setback shall be a maximum of 66 percent of the average facade length of the floors below 45 feet; or Floors above 45 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage. <p>Massing Reductions in RC-OT One approach to satisfying 70.20.10.3.S5</p>  <p>For floors entirely above 45 ft: Building footprint reduced by 75 percent</p> <p>6 ft. upper floor setback</p> <p>12 ft</p> <p>52 ft</p> <p>STREET</p> |
| <p>G6. In RC-OT, buildings may exceed the 65-foot height limit, up to 75 feet, reducing the building mass of upper floors to minimize impacts on surrounding streets and buildings. The building mass of upper floors shall be reduced by stepping back facades, shortening facade lengths, or other methods that reduces the massing compared to lower floors which results in:</p> <ol style="list-style-type: none"> Reduce the sense of enclosure for pedestrians along at least one street; and Increase access to light or sky views for people on abutting streets. | <p>S6. In RC-OT, buildings exceeding the 65-foot height limit can only respond to the G6 Guideline. There is no Design Standard.</p> |

Table 70.20.10.3.A Design Guidelines and Standards: Massing and Articulation (Cont.)

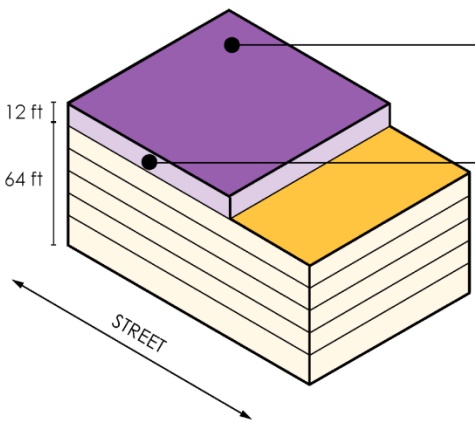
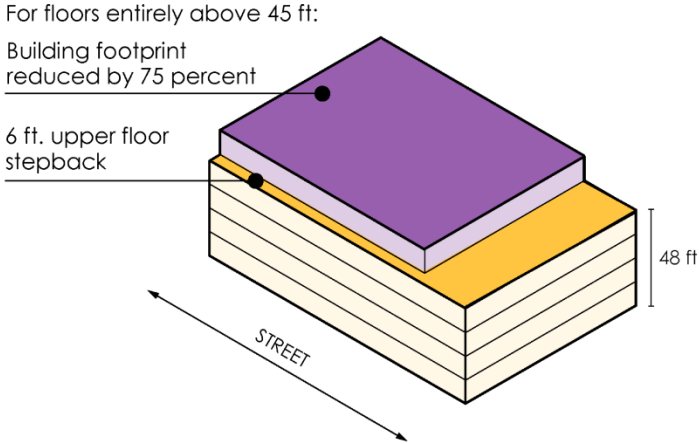
| Design Guideline | Design Standard |
|---|--|
| Building Height and Massing (RC-MU) | |
| <p>G7. In RC-MU, buildings greater than 55 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors.</p> | <p>S7. In RC-MU, buildings greater than 55 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors over certain heights by meeting the following standards:</p> <ul style="list-style-type: none"> a. All building floors entirely above 55 feet in height shall have a floor area less than 75 percent of the average floor area of the floors below 55 feet; and. b. Street-facing facades of floors entirely above 55 feet that are within the maximum setback shall be a maximum of 66 percent of the average facade length of the floors below 55 feet; or c. Floors entirely above 55 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage. <p>Massing Reductions in RC-MU One approach to satisfying 70.20.10.3.S7</p> <div style="text-align: right;"> <p>For floors entirely above 55 ft:</p> <p>Building footprint reduced by 75 percent</p> <p>Street-facing facade limited to 66 percent of lower facade</p> </div>  |

Table 70.20.10.3.A Design Guidelines and Standards: Massing and Articulation (Cont.)

| Design Guideline | Design Standard |
|--|---|
| <p>G8. In RC-MU, buildings may exceed the 75-foot height limit, up to 120 feet, by reducing the building mass of upper floors to minimize impacts on surrounding streets and buildings, and by providing at-grade pedestrian improvements. The building mass of upper floors shall be reduced by stepping back facades, shortening facade lengths, or other methods that reduces the massing compared to lower floors which results in:</p> <ul style="list-style-type: none"> a. Reduce the sense of enclosure for pedestrians along at least one street; b. Increase access to light or sky views for people on abutting streets; and c. Increase access to light for people inside current or future buildings across the street from the proposed development or, if the property abuts a creek, provide on-site creek access and enhancements that improve the pedestrian experience. | <p>S8. In RC-MU, buildings exceeding the 75-foot height limit can only respond to the G8 Guideline. There is no Design Standard.</p> |
| <p>Building Height and Massing (RC-DT)</p> | |

Table 70.20.10.3.A Design Guidelines and Standards: Massing and Articulation (Cont.)

| Design Guideline | Design Standard |
|---|---|
| <p>G9. Buildings greater than 45 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors.</p> | <p>S9. Buildings greater than 45 feet in height shall reduce the overall scale and bulk of buildings and provide variety in building heights by reducing mass of upper floors over certain heights by meeting the following standards:</p> <ul style="list-style-type: none"> a. All building floors entirely above 45 feet in height shall have a floor area less than 75 percent of the average floor area of the floors below 45 feet; and. b. Street-facing facades of floors above 45 feet that are within the maximum setback shall be a maximum of 66 percent of the average facade length of the floors below 45 feet; or c. Floors above 45 feet in height shall be stepped back by a minimum of 6 feet on the facade facing the primary frontage. <p>Massing Reductions in RC-DT One approach to satisfying 70.20.10.3.S9</p>  <p>For floors entirely above 45 ft: Building footprint reduced by 75 percent</p> <p>6 ft. upper floor setback</p> <p>48 ft</p> <p>STREET</p> |
| <p>Height Transitions (All Zones)</p> | |
| <p>G10. Development on lots abutting outside of the Regional Center zoned RMA, RMB or RMC , or a comparable Washington County zone, shall be stepped back to reduce the visual and solar impact on neighboring residentially zoned lots.</p> | <p>S10. On the portion of a site less than or equal to 30 feet from a property line shared with a lot outside of the Regional Center zoned RMA, RMB or RMC, or a comparable Washington County zone, the maximum building height shall be the same height of that abutting zone.</p> |

[ORD 4799, 01/08/2021]

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70.20.10.4 Facade Design

- A. Intent. To create cohesive and well-crafted building facades with human-scaled details that provide visual interest to pedestrians, incorporate passive green design elements, and promote high-quality design.
- B. Applicable Design Principles
 - Design Places for People (Section 70.10.1)
 - Promote High-quality Design (Section 70.10.3)
 - Consider Development Context (Section 70.10.4)
- C. Design Guideline and Standards

Table 70.20.10.4.A Design Guidelines and Standards: Facade Design

| Design Guideline | Design Standard |
|---|---|
| General | |
| <p>G1. All facades facing a public right of way, publicly accessible open space, or publicly accessible pathway shall meet all Guidelines in sections Section 70.20.10.4 Facade Design. Sites identified in Figure 70.20.10.6.1 Active Frontages Map shall also be subject to façade design rules in 70.20.10.6 Active Ground Floor Design. Building facades built at shared property lines are exempt</p> | <p>S1. All facades facing a public right of way, publicly accessible open space, or publicly accessible pathway shall meet all Standards in sections Section 70.20.10.4 Facade Design. Sites identified in Figure 70.20.10.6.1 Active Frontages Map shall also be subject to façade design rules in 70.20.10.6 Active Ground Floor Design. Building facades built at shared property lines are exempt.</p> |
| Facade Articulation | |
| <p>G2. Building facades facing the right of way, any internal drive or any internal accessway shall be articulated using recesses, projections, balconies, or similar strategies to provide visual interest, surface relief, depth, and shadows to the facade.</p> | <p>S2. Building facades facing the right of way, any internal drive or any internal accessway shall utilize at least one of the following facade articulation strategies to create visual interest.</p> <ul style="list-style-type: none"> a. Recesses and/or projections that are a minimum depth of four inches that changes the primary plane the facade for a minimum of 30 percent of the facade; or b. Datum lines that continue the length of the facades, including one at the top of the building and, if the building has more than one story, a datum line between the first and second floor. Datum lines shall have a minimum 4 inches in depth and height or a minimum 2 inches in depth and height with a change in material. Alternative datum line locations may be approved by the decision-making authority; or c. Balconies projected and/or recessed, large enough to fit a 5-foot by 6-foot rectangle inside of them on every floor above the ground-floor level for at least 50% of the units or tenant spaces on that facade, or a minimum of one balcony for every 50 linear feet of building on each floor, whichever is greater. Each balcony shall have direct access via a door from at least one dwelling unit or tenant space on that floor. |
| Defined Base and Top | |

Table 70.20.10.4.A Design Guidelines and Standards: Facade Design

| Design Guideline | Design Standard |
|---|---|
| <p>G3. For buildings taller than 30 feet, measured from grade plane to eave or top of parapet, with ground-floor commercial uses, building facades facing the right of way, any internal drive or any internal accessway shall be designed with a top and base that establish depth and visual interest, are visually distinctive, are proportional to the scale of the building, and are integrated into the building design.</p>  <p>A clearly defined ground-floor “base” and corniced top (Portland, OR) Photo Credit: Dan Carter/DJC</p> | <p>S3. For buildings taller than 30 feet, measured from grade plane to eave or top of parapet, with ground-floor commercial and upper-floor residential or office, building facades facing the right of way, any internal drive or any internal accessway shall be designed to have a defined base and a defined top, as described below.</p> <ol style="list-style-type: none"> a. A building will meet the requirement of a defined base by meeting one of the following strategies: <ol style="list-style-type: none"> I. Floor-to-floor height of the ground floor is a minimum of 3 feet taller than the average of the remainder of the floor-to-floor heights. II. Ground-floor level is set back a minimum of 2 feet from the primary building facade for 70 percent of the street facing facade. III. All floors above the ground-floor level are set back a minimum of 2 feet from the ground floor level for 70 percent of the street facing facade. IV. A datum line that is provided between the ground floor and second floor. The datum line may project or be recessed. The datum line shall be a minimum of 4 inches in depth and height. The datum line shall be a minimum of 2 inches and depth and height if the predominant exterior building material, excluding windows, changes between the first and second floor. b. A building will meet the requirement of a defined top by meeting one of the following strategies: <ol style="list-style-type: none"> I. A cornice that projects between 1 foot and 2 feet from the primary facade plane with a height of no less than 2 feet; or II. The top is set back a minimum of 2 feet from the primary building facade for 70 percent of the street-facing facade for a minimum height of 2 feet. At least 50% of the top element must be visible from a viewpoint of five feet above grade plane at a distance of 50 feet away, measured from the primary facade plane; or III. A change in material with a minimum height of 2 feet, located at or above the top floor; or IV. A sloped roof with a slope of 4:12 or greater with eaves that project at least 12 inches. |

Fenestration

Table 70.20.10.4.A Design Guidelines and Standards: Facade Design

| Design Guideline | Design Standard |
|--|--|
| <p>G4. Windows shall be appropriately recessed or trimmed to create shadow and highlight fenestration.</p> | <p>S4. All fenestration shall meet the following standards:</p> <ul style="list-style-type: none"> a. Windows shall be recessed a minimum of 2 inches. Facades or portions of facades utilizing a curtain wall are exempt from this standard. b. Windows that are flat or “flush” with the facade are prohibited unless applied to a portion of a building that is part of a recessed facade modulation with a minimum 4 inches in depth. Facades or portions of facades utilizing curtain walls are exempt from this standard. |
| <p>G5. Facades visible from a right of way, primary internal drive, or primary accessway shall provide adequate levels of clear glazing to ensure articulation on the facade, daylighting of interior spaces, and visibility into the street. Street-level glazing shall be inviting and enhance the pedestrian experience. Buildings abutting pedestrian walkways shall provide views of the walkway to promote pedestrian safety. Building facades built at shared property lines are exempt.</p> | <p>S5. Facades visible from a public street or primary internal drive shall meet the minimum glazing requirements below. Building facades built at shared property lines are exempt.</p> <ul style="list-style-type: none"> a. Non-residential uses: <ul style="list-style-type: none"> I. Ground-floor: Unless another standard requires greater glazing, a minimum of 40% of the ground-floor facade shall be glazed; and II. Upper-floors: Unless another standard requires greater glazing, minimum of 25% of the upper-floor facade area shall be glazed, excluding roof shapes and parapets. b. Residential uses: <ul style="list-style-type: none"> I. Unless another standard requires greater glazing, a minimum of 25% of the ground floor facade and 25% of the total facade shall be glazed, excluding roof shapes and parapets. |
| <p>G6. Facades not visible from a street or internal drive or internal accessway shall provide sufficient transparency to ensure daylighting of interior spaces and visual interest on the facade, but may provide lower levels of transparency than street-facing facades.</p> | <p>S6. For all facades not visible from a public street or primary internal drive, a minimum of 20% of the total facade area shall be glazed. Building facades built at shared property lines are exempt.</p> |
| <p>G7. Buildings abutting pedestrian walkways shall provide views of the walkway to promote pedestrian safety.</p> | <p>S7. Unless another standard requires greater glazing, facades within 15 feet of an on-site pedestrian connection shall have a minimum of 20% of the ground floor facade and 20% of the total facade area shall be glazed, excluding roof shapes and parapets.</p> |
| <p>G8. Window treatments shall be incorporated to reduce the likelihood of bird collisions.</p> | <p>S8. Windows up to 60 feet above the ground floor shall be treated with one of the following bird-safe design techniques:</p> <ul style="list-style-type: none"> a. Fritted glass b. Etched glass c. UV coated glass d. Permanent stencil or frosting e. Exterior apparatus |
| <p>Building Entries</p> | |

Table 70.20.10.4.A Design Guidelines and Standards: Facade Design

| Design Guideline | Design Standard |
|--|---|
| <p>G9. Primary building entries shall be placed in a prominent location toward a public street or other pedestrian way.</p> | <p>S9. Buildings entries shall be provided as follows:</p> <ul style="list-style-type: none"> a. At least one primary building entrance shall face the primary frontage. Primary frontage is determined by the following hierarchy using Figure 70.15.15.1 Street Typology, with the streets listed first being higher priority than the streets listed after: <ul style="list-style-type: none"> I. Loop Street II. Commercial Street III. Connector Street IV. Major Street V. Local Street <p>If all abutting streets are of the same typology, the primary street may be determined by the applicant.</p> |
| <p>G10. Building entries shall be easily identifiable, scaled proportionally to the number of people served (amount of floor-area or number of units accessed), and integrated into the overall facade composition.</p> | <p>S10. Primary building entrances shall be at or above the back of sidewalk grade. Building entries shall be located on a public right of way, open space, internal drive, or internal accessway. Building entries inclusive of doorway, framing, and accompanying fenestration shall meet the following minimum dimensions:</p> <ul style="list-style-type: none"> a. Individual residential entries: 5 feet in width b. Shared residential entries: 10 feet in width c. Individual non-residential entries serving tenants spaces less than 5,000 square feet: 6 feet in width d. Shared non-residential entries and Individual non-residential entries serving tenants spaces greater than 5,000 square feet: 20 feet in width |
| <p>Blank Walls</p> | |

Table 70.20.10.4.A Design Guidelines and Standards: Facade Design

| Design Guideline | Design Standard |
|--|---|
| <p>G11. Where ground floor facades have gaps between doors and/ or windows greater than 40 feet in horizontal length, articulation methods shall be included to enhance the blank wall, including trellises, landscape screening, living green walls, decorative tile work, metal work, wood work, or concrete work, or other similar methods as approved by the decision-making authority. Building facades built at shared property lines are exempt.</p> | <p>S11. Where ground floor facades have gaps between doors and/or windows greater than 40 feet in horizontal length, a minimum of one of the following shall be incorporated throughout the length of the blank wall. Building facades built at shared property lines are exempt from this standard.</p> <ul style="list-style-type: none"> a. A trellis or trellises that covers the blank wall with vines planted that will grow vertically of sufficient density, height and width so that they provide coverage of 40 percent of the blank wall within two years. The plantings shall be at least 4 feet tall or cover at least 50 percent of each trellis at time of planting. b. Landscape screening incorporating the following: <ul style="list-style-type: none"> I. Ornamental or other short trees every 10 feet along the blank wall section. II. Evergreen shrubs planted 3 feet on center between the trees with a minimum of 2 feet in height at time of planting. This option shall only be available if there is 4 feet of space to plant the trees between the building facade and the sidewalk or other hardscaped area or sufficient width as determined by a licensed landscape architect to ensure that the plantings will not encroach into the abutting pedestrian walkways. c. Decorative tile work, composed of ceramic, stone, or similar material that covers at least 40 percent of the blank wall of the ground floor story. d. Decorative metal work or metal panels that covers at least 40 percent of the blank wall of the ground floor story. e. Decorative brickwork that projects or is recessed at least one inch, which covers at least 25 percent of the blank wall of the ground floor story. f. A green living wall that covers 40 percent of the blank wall of the ground floor story. The green living wall shall be fully planted at construction. |

[ORD 4799, 01/08/2021]

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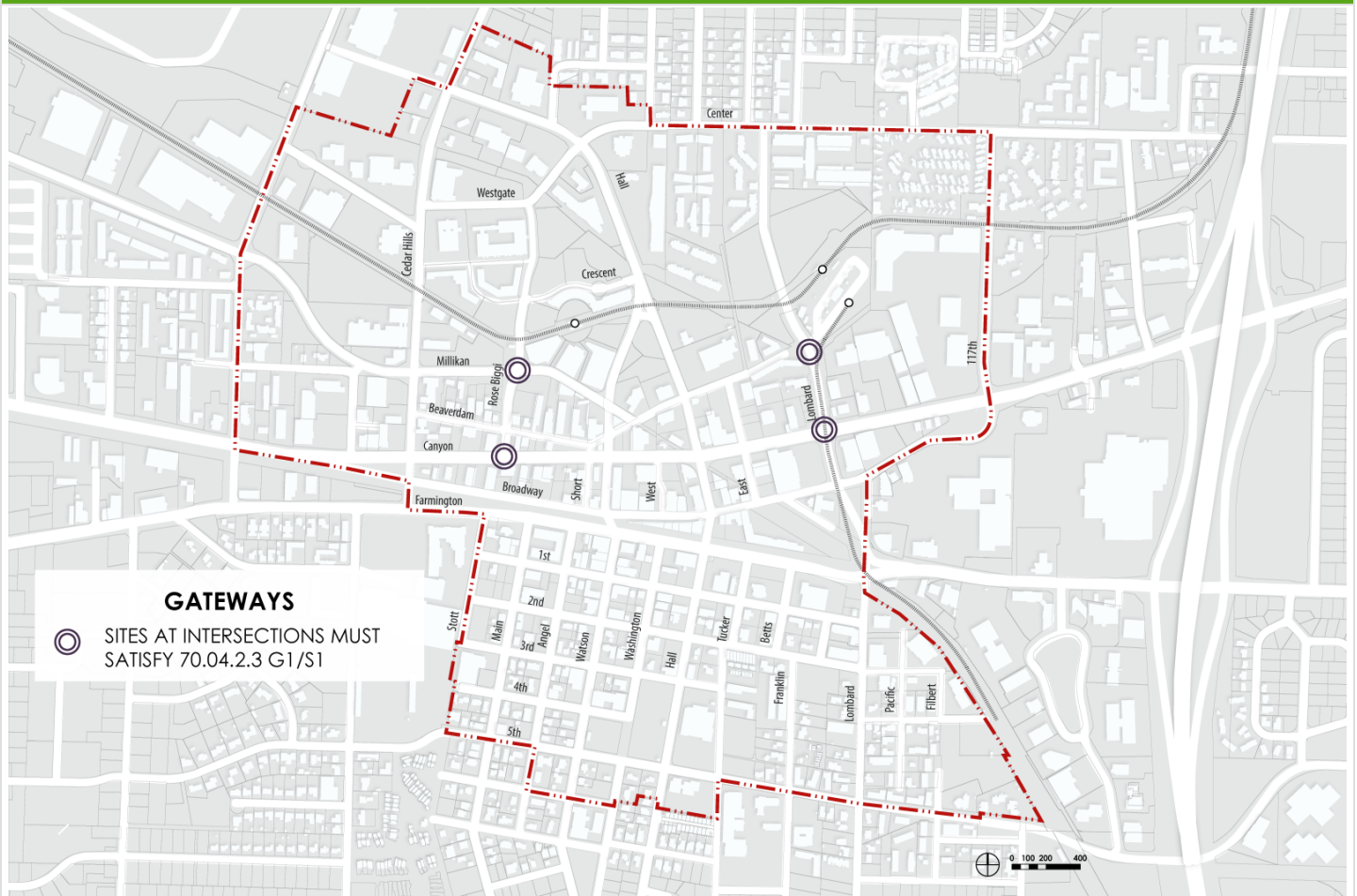
70.20.10.5 Gateways

- A. Intent. To create a sense of arrival in Downtown at key intersections with site or building design elements to help identify the intersection as an entry to the Downtown Core.
- B. Applicable Design Principles
 - o Design Places for People (Section 70.10.1)
 - o Promote High-quality Design (Section 70.10.3)
 - o Consider Development Context (Section 70.10.4)
 - o Integrate Places to Gather and Spend Time Outdoors (Section 70.10.8)

C. Design Guideline and Standards

| Table 70.20.10.5.A Design Guidelines and Standards: Gateways | |
|---|--|
| Design Guideline | Design Standard |
| Gateway/Design Elements | |
| <p>G1. A design element or strategy that signifies a gateway to Downtown shall be integrated with the site and building design at the intersections specified in S1.</p> | <p>S1. Sites located at the corners of each intersection described below shall incorporate design elements into site and building design that signify the importance of the intersection as a gateway to Downtown:</p> <ul style="list-style-type: none"> • Millikan and Rose Biggi • Millikan and Lombard • Canyon and Rose Biggi • Canyon and Lombard <p>Site subject to this standard shall:</p> <ol style="list-style-type: none"> a. Locate building massing at the corner or within 30 feet of the corner along either street frontage with one double- door entry entirely within the first 20 feet of the building’s facade as measured from the point closest to the intersection; and b. New buildings shall include at least two of the following: <ol style="list-style-type: none"> I. Provide overhang canopy or awning above the main double-door entry or provide a recessed entry; II. Provide a minimum building height of at least 45 feet with occupiable building floor area for at least 20 feet along each street frontage within 50 feet of the intersection; III. Provide windows within 30 feet of the corner of the building closest to the intersection that are at least one-third larger pane than the rest of the ground level-facade windows; IV. Provide Publicly Accessible Open Space (PAOS) at the corner that meets the Standards in Section 70.20.10.7.S4. |

Figure 70.20.10.5.1 Gateways



[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.10.6 Active Ground Floor Design

- A. Intent. To create inviting and interesting ground floors that enhance the pedestrian realm and to create places for people to gather and spend time outdoors.
- B. Applicable Design Principles
 - Design Places for People (Section 70.10.1)
 - Support an Intensely Developed, Mixed-income, Mixed-use Downtown (Section 70.10.2)
 - Promote High-quality Design (Section 70.10.3)
 - Consider Development Context (Section 70.10.4)
 - Provide Safe and Comfortable Connectivity (Section 70.10.5)
 - Integrate Places to Gather and Spend Time Outdoors (Section 70.10.8)
- C. Design Guideline and Standards

Table 70.20.10.6.A Design Guidelines and Standards: Active Ground Floor Design

| Design Guideline | Design Standard |
|---|--|
| Non-Residential Active Ground Floor Design | |
| <p>G1. Buildings subject to the Active Ground-floor Design rules as identified in Figure 70.20.10.6.1 Active Frontages Map shall be designed to create an interesting and inviting environment for people.</p> <ul style="list-style-type: none"> a. Floor heights shall be adequate to accommodate multiple allowed non-residential uses b. Window transparency shall be adequate to create visibility between the building and publicly accessible paths, streets and open spaces. c. Ground-floor designs shall provide clear and comfortable entrances for pedestrians. d. Ground-floor designs shall incorporate elements to avoid large blank wall areas, such as incorporating vegetation, trellis structures, artwork, architectural detailing, reveals, contrasting materials or other elements to provide visual interest. The elements shall be used in a manner consistent with the building’s design and other facade composition elements. e. Awnings shall be integrated into the building design and provide regularly spaced shade and weather protection. | <p>S1. Buildings subject to the Active Ground-floor Design rules as identified in Figure 70.20.10.6.1 Active Frontages Map shall be designed to activate the public realm, create interesting and inviting ground-floor spaces, increase transparency into ground-floor spaces, and provide weather protection for ground-floor entrances, and shall meet the following requirements:</p> <ul style="list-style-type: none"> a. Floor Height: The minimum floor-to-floor height of the ground floor shall be 16 feet. b. Transparency: Active frontage areas shall include a minimum 60 percent transparent glazing between 2 and 10 feet in height from sidewalk or terrace grade, providing unobstructed views into the commercial space. Transparent glazing shall have minimum Visible Transmittance (VT) value of 0.60. A lighted display zone 4 feet in depth from the windows may qualify as unobstructed views into the commercial space for up to 50 percent of the combined storefront window width on each storefront on primary frontages and on the entirety of secondary frontages. c. Entrances: Primary ground-floor entrances serving active uses shall include weather protection that is a minimum 6 feet wide and 4 feet deep by recessing the entry, providing an awning or other projecting element, or using a combination of those methods. d. Blank Walls: Walls without fenestration or doors shall not exceed 15 feet in length. e. Awnings, canopies and weather protection, where provided: <ul style="list-style-type: none"> I. When transom windows are above display windows, awnings, canopies and similar weather protection elements shall be installed between transom windows and display windows to allow for light to enter the storefront through the transom windows and allow the weather protection feature to shade the display window. II. Awnings may be fixed or retractable. |

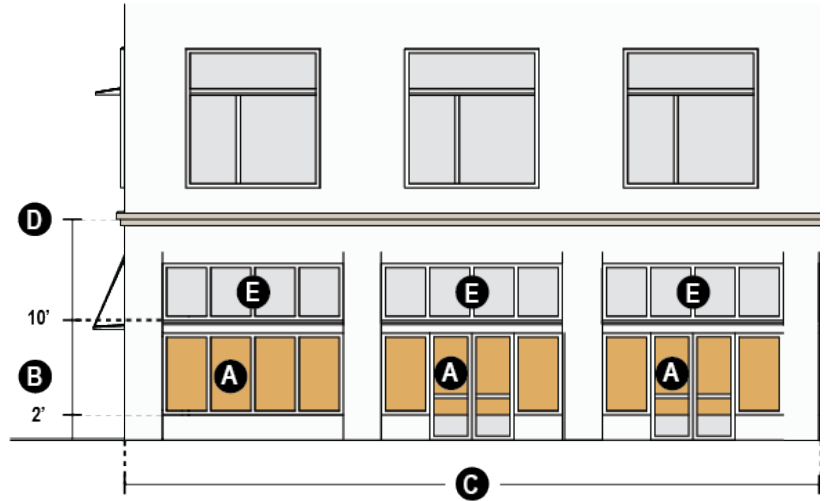
Table 70.20.10.6.A Design Guidelines and Standards: Active Ground Floor Design

| Design Guideline | Design Standard |
|------------------|-----------------|
|------------------|-----------------|

Figure 70.20.10.6.1 Active ground floor design

- A** Transparent glazing area
- B** 8 ft transparent zone between 2 ft and 10 ft from sidewalk grade
- C** Active frontage length
- D** Minimum floor-to-floor height
- E** Transom windows

$$\left(\frac{A}{C \times 8} \right) > 60\% = \text{Transparent Glazing}$$



Active Ground-floor Residential Design

G2. Buildings subject to the Active Ground-floor Use rules as identified in Figure 70.20.10.6.2 Active Frontages Map with ground floor residential uses shall enhance the pedestrian experience; give individual identity to ground-floor units; define the transition between public and private space; provide spaces for people to gather and spend time outdoors; and provide adequate level of resident privacy.

S2. Ground floor residential units subject to the Active Ground-floor Use rules as identified in Figure 70.20.10.6.2 Active Frontages Map shall be designed to provide an adequate level of privacy to the unit while providing pedestrian interest and the opportunity for interaction between the public and private realms by complying with the following requirements:

- a. Ground-floor units, shall provide one of the Active Ground Floor Residential Unit Entry Types consistent with Section 70.20.10.6.S3.
- b. Ground floor height shall be a maximum four feet floor height above sidewalk grade.
- c. The ground floor shall have a minimum floor-to-floor height of 12 feet.

Active Ground-floor Residential Unit Entry Types

G3. Private entries into ground-floor residential units shall be designed to provide human-scaled detailing; enhance the pedestrian experience; define the transition between public and private space; provide spaces for residents to gather and spend time outdoors; and provide adequate level of resident privacy.

S3. Where Active Ground Floor Residential Private Entry Types are required, one or more of the following entry types shall be provided.

Table 70.20.10.6.A Design Guidelines and Standards: Active Ground Floor Design



| Design Guideline | Design Standard |
|--|--|
|  <p>Diagram of Stoop</p> | <p>a. Stoop:</p> <ul style="list-style-type: none"> I. Stoops shall provide entry access for a maximum of two units; and II. Stoop entry landings shall be large enough so a four-foot by four-foot square can fit inside of the stoop for each unit served; and III. Stoop entry landings shall be a minimum of twenty-five square feet for each unit served IV. The minimum stoop height from the back of sidewalk grade shall be two feet; and V. The maximum stoop height from the back of sidewalk grade shall be four feet. |
|  <p>Diagram of Porch</p> | <p>b. Porch:</p> <ul style="list-style-type: none"> I. Porches shall provide entry access for a maximum of one unit; and II. Porches shall be large enough so a six-foot by six-foot square can fit inside of a porch for each unit; and III. The minimum porch height from the back of sidewalk grade shall be two feet; and IV. The maximum porch floor height from the back of sidewalk grade shall be four feet. |

Table 70.20.10.6.A Design Guidelines and Standards: Active Ground Floor Design


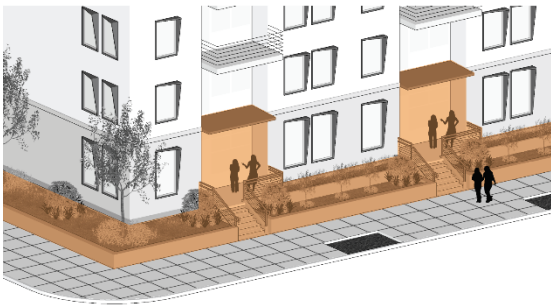
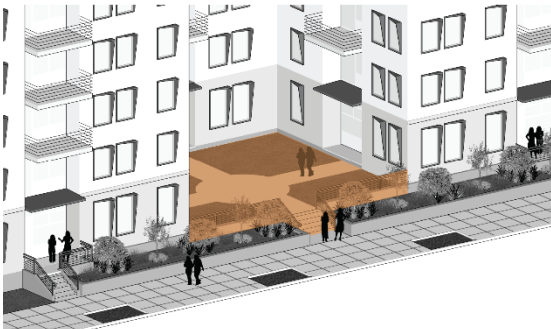
| Design Guideline | Design Standard |
|--|--|
|  <p>Diagram of Patio</p> | <ul style="list-style-type: none"> c. Patio: <ul style="list-style-type: none"> I. Patios shall provide entry access for a maximum of one unit; and II. Patios shall provide accessible access between the street or pedestrian path and the unit’s front door via a route that does not have any stairs between it and the street lot line. The slope of the route shall not exceed 1:8; and III. The Patio shall include at least one of the following features to define the transition between public and private space: <ul style="list-style-type: none"> 1. A row of shrubs not exceeding 30 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space. Shrubs shall be at least one gallon in size and be planted a maximum of three feet on center; or 2. A fence not to exceed 30 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space, with a gate or fence opening to provide access to the pedestrian route between the pedestrian way and the front door; or 3. A metal, wood or stone wall not to exceed 30 inches in height located between the sidewalk and the patio that assists with defining the edge between public and private space with a gate or wall opening to provide access to the pedestrian route between the pedestrian way and the front door. A minimum 18-inch landscape strip shall be located between the wall and the abutting pedestrian way and entirely landscaped with ground cover, shrubs or other landscape living plant material; IV. The Patio shall have a different paving material, paving color, paving pattern and/or paving texture from the paving used in the adjacent or abutting pedestrian way (street, private street or required pedestrian path);and V. Shall be large enough to fit a 6-foot wide by 8-foot deep rectangle inside of it, including the screening required in subsection S3.c.iii above. |

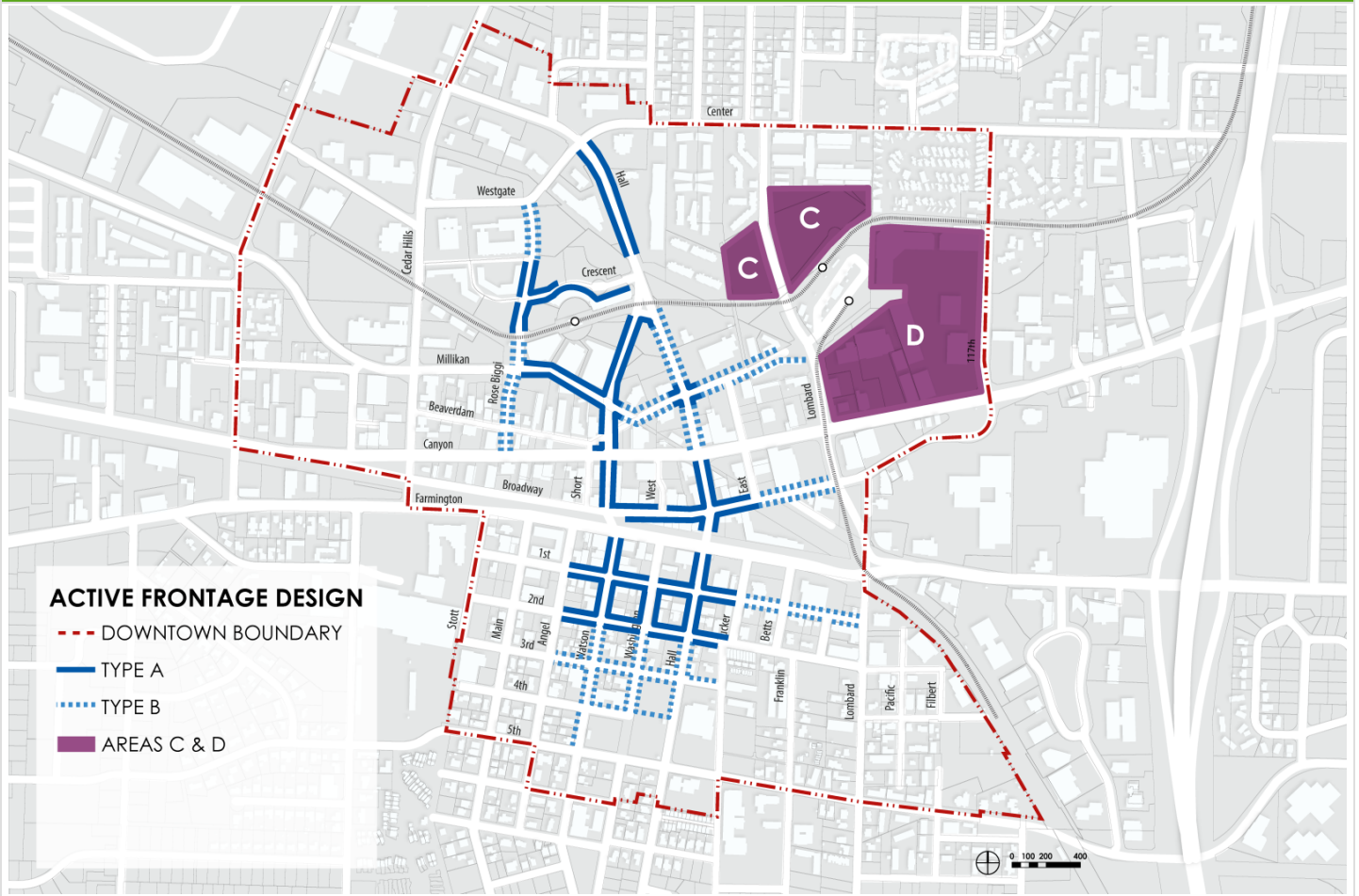
Table 70.20.10.6.A Design Guidelines and Standards: Active Ground Floor Design

| Design Guideline | Design Standard |
|---|---|
|  <p>Diagram of Terrace</p> | <p>d. Terrace:</p> <ul style="list-style-type: none"> I. A Terrace may serve multiple unit entries; and II. The maximum Terrace height shall be 30 inches above the grade of the back of the adjacent sidewalk or accessway; and III. Walls, fences and hedges on Terraces shall be a maximum of 42 inches tall and have a minimum transparency of 40 percent; and |
|  <p>Diagram of Frontage Court</p> | <p>e. Frontage Court:</p> <ul style="list-style-type: none"> I. A Frontage Court may serve multiple unit entries; and II. The minimum Frontage Court width along a primary frontage shall be 25 feet; and III. The maximum Frontage Court width along a primary frontage shall be 50 percent of the facade length or 80 feet, whichever is less; and IV. The minimum Frontage Court depth shall be 20 feet; and V. The maximum Frontage Court depth shall be 50 feet; and VI. The maximum Frontage Court height shall be 30 inches above the grade of the back of the adjacent sidewalk or accessway. |

D. Applicability of Active Ground Floor Design Regulations

1. Building facades fronting on streets identified in Figure 70.20.10.6.2 shall meet the design rules of 70.20.10.6. Only building facades fronting the designated streets shall be subject to these rules. For a building to be considered fronting a street, the facade must be located within the minimum and maximum setback as defined by the underlying zone. Building facades not fronting on streets designated in Figure 70.20.10.6.2, are exempt for these rules.
2. Frontages identified as Type A must comply with the Non-residential Active Ground Floor Design regulations specified in 70.20.10.6 G1/S1.
3. Frontages identified as Type B may either comply with the Non-residential Active Ground Floor Design specified in 70.20.10.6 G1/S1, or the Residential Active Ground Floor Design regulations specified in 70.20.10.6 G2/S2 and G3/S3.
4. Sites lacking internal street networks, identified as Areas C and D in Figure 70.20.10.6.2, shall comply with the following Active Ground Floor Design rules:
 - a. Area C: Tax lots 1S110CC00400, 1S110CC01300, and 1S110CC01303. At the time of development, a Type A frontage must be assigned along a public right of way or other publicly accessible space visible from the right of way on the site that is equal in length to 1/2 of the longest diagonal measurement of the site.
 - b. Area D: Tax lots 1S110CD00900, 1S110CD01300, 1S110CD00790, 1S110CD01301, 1S115BB00203, and 1S115BB00200. When dedicated, the future extension of SW Millikan Way shall be designated a Type A frontage.

Figure 70.20.10.6.2 Active Frontage Design Map



[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.10.7 Usable Open Space

- A. Intent. To ensure that employees, visitors, and residents have adequate access to usable open space and common facilities that enhances the experience of living, working, and visiting in Downtown Beaverton.
- B. Applicable Design Principles
 - Design Places for People (Section 70.10.1)
 - Support an Intensely Developed, Mixed-income, Mixed-use Downtown (Section 70.10.2)
 - Preserve, Enhance and Engage Nature (Section 70.10.6)
 - Incorporate Sustainability and Resiliency (Section 70.10.7)
 - Integrate Places to Gather and Spend Time Outdoors (Section 70.10.8)
- C. Design Guideline and Standards

Table 70.20.10.7.A Design Guidelines and Standards: Usable Open Space

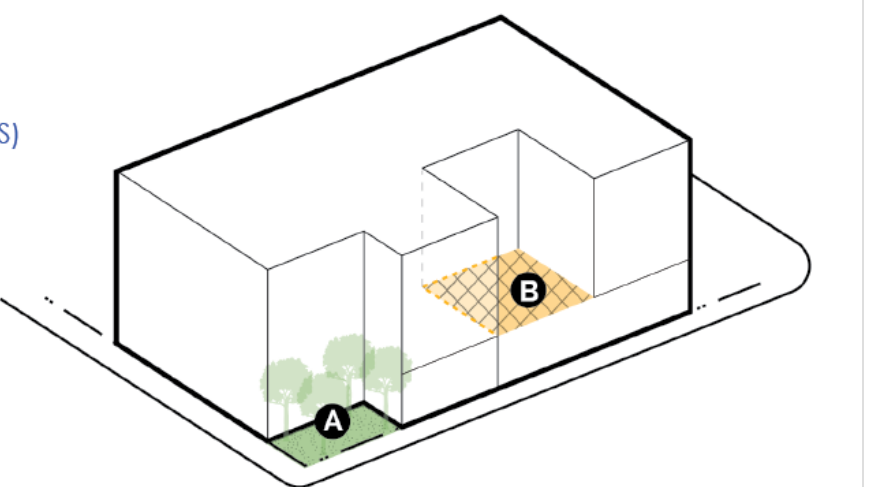
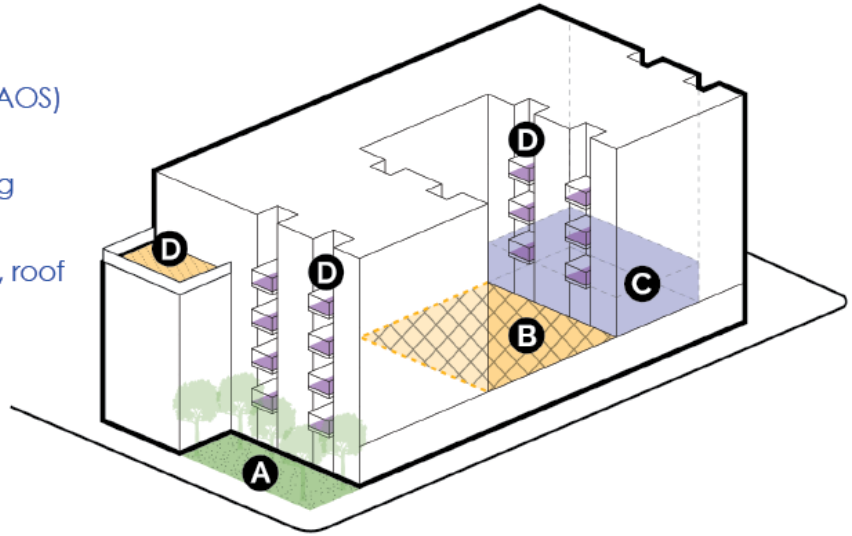
| Design Guideline | Design Standard |
|--|---|
| Usable Open Space | |
| <p>G1. Non-residential buildings shall give users access to high-quality Usable Open Space appropriate for the size, density of uses and tenants on the site.</p> | <p>S1. Non-residential buildings shall provide a minimum of 5 percent of the site area as Usable Open Space that may be met through any combination of the following open space types.</p> <ul style="list-style-type: none"> a. Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement. b. Shared Open Space. |
| <p>Figure 70.20.10.7.1 Usable Open Space: Non-Residential Uses</p> | |
| <p>A Publicly Accessible Open Space (PAOS) B Shared Open Space</p> |  |
| <p>G2. Residential-only buildings shall provide residents access to high- quality, usable open spaces that provides areas to gather, and may include a combination of PAOS, Shared Open Spaces, Private Open Spaces, and Common Community Room.</p> | <p>S2. All residential-only buildings shall provide a minimum area of Usable Open Space equal to 48 square feet per residential unit.</p> <ul style="list-style-type: none"> a. For sites with 11 units or fewer, the minimum requirement shall be met by complying with one of the following: <ul style="list-style-type: none"> I. Shared Open Space; or II. Private Open Space; or III. Some combination of Shared Open Space and Private Open Space. b. For sites with 12 units or more, the minimum requirement shall be met by complying with one of the following: <ul style="list-style-type: none"> I. Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement; or II. Shared Open Space; or III. Common Community Room that abuts and is accessible from a Shared Open Space, PAOS, or public street (a Common Community Room cannot be counted for more than 20 percent of the required Usable Open Space); or IV. Private Open Space; or V. Some combination of b1 through b4. |

Table 70.20.10.7.A Design Guidelines and Standards: Usable Open Space

| Design Guideline | Design Standard |
|------------------|-----------------|
|------------------|-----------------|

Figure 70.20.10.7.2 Usable Open Space: Residential Uses

- A** Publicly Accessible Open Space (PAOS)
- B** Shared Open Space
- C** Common community room opening into Shared Open Space
- D** Private open space (e.g. balconies, roof, etc.)



G3. Mixed use buildings that contain residential uses shall provide tenants and residents access to high-quality, usable open spaces that provides areas to gather, and may include a combination of PAOS, Shared Open Spaces, Private Open Spaces, and Common Community Room.

S3. Mixed-use buildings that contain residential uses shall provide a minimum area of Usable Open Space equal to 10 percent of parcel area or 48 square feet per residential unit, whichever is greater. The minimum Usable Open Space area shall be met by complying with one of the following:

- a. Publicly Accessible Open Spaces (PAOS). Each square foot of a PAOS counts as 1.33 square per toward the total requirement; or
- b. Shared Open Space; or
- c. Common Community Room that abuts and is accessible from a Shared Open Space, PAOS, or public street (a Common Community Room cannot be counted for more than 20 percent of the required Usable Open Space); or
- d. Private Open Space; or
- e. Some combination of a through d.

Publicly Accessible Open Spaces (PAOS)

Table 70.20.10.7.A Design Guidelines and Standards: Usable Open Space

| Design Guideline | Design Standard |
|---|---|
| <p>G4. Publicly Accessible Open Spaces (PAOS) shall be designed to create usable open space for public use. PAOS may include pedestrian paths, pedestrian refuge area, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize.</p> | <p>S4. Publicly Accessible Open Spaces (PAOS) shall be designed to create usable open space for public use. PAOS shall:</p> <ul style="list-style-type: none"> a. Be large enough to fit a 20-foot by 20-foot square inside of it; and b. If located between a building and public sidewalk, be bordered on two sides by building facades with some combination of commercial uses, primary residential entrances or primary office entrances with at least one door and windows facing the PAOS and providing the ability to view the PAOS from inside the building; and c. Provide at least 60 percent of the total PAOS area as open to the sky free of permanent weather protection; and d. Include at least one bench or ledge at seating height per 200 square feet that can seat two people side by side; and e. Include landscaping on at least 20 percent of its area. Spaces 800 square feet or larger shall provide one tree per 800 square feet of open space; and f. Be directly accessible from a public right of way; and g. Be publicly accessible for a minimum of 12 consecutive hours per day. |

PAOS Example (Hillsboro, OR)

A publicly accessible plaza creates a special corner element with landscaping and permanent seating.



Table 70.20.10.7.A Design Guidelines and Standards: Usable Open Space

| Design Guideline | Design Standard |
|---|--|
| <p>G5. Shared Open Spaces shall be open to the sky and be designed to be usable for tenants for a variety of communal activities and uses. Shared Open Spaces may include pedestrian paths, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize. Shared Open Spaces shall be open to the sky and be designed to be usable for residents for a variety of communal activities and uses. Shared Open Spaces may include pedestrian paths, landscaped gardens, places to rest and relax, places to play, and places to gather and socialize.</p> | <p>S5. Shared Open Spaces, such as courtyards, rooftop open spaces, terraces and frontage Courts, shall:</p> <ul style="list-style-type: none"> a. Be large enough to fit a 20-foot by 20-foot square inside of it if enclosed on three sides or fewer and be large enough to fit a 40-foot by 40-foot square inside of it if enclosed on four sides. If enclosed on all four sides, the space does not qualify as a Shared Open Space if all walls bordering the open space have a building height more than 1.5 times the Shared Open Space perpendicular to that wall; and b. Provide at least 60 percent of the total Shared Open Space area as open to the sky free of permanent weather protection; and c. Include at least one bench or ledge at seating height per 200 square feet that can seat two people side by side; and d. Include landscaping on at least 20 percent of its area. Spaces at grade that are 500 square feet or larger shall provide one tree per 500 square feet of open space. |
| Common Community Room | |
| <p>G6. Common Community Rooms shall be easily accessible by building occupants and designed to serve as gathering places and accessory spaces to Shared Open Spaces or PAOS. Common Community Rooms may include lounges, fitness rooms, shared kitchens, dining areas, co-working spaces, game rooms, or other spaces that provide opportunities for shared experiences.</p> | <p>S6. Common Community Rooms shall be accessible to building occupants and designed to serve as gathering places. Common Community Rooms may include lounges, fitness rooms, shared kitchens, dining areas, co-working spaces, game rooms, or other spaces that provide opportunities for shared experiences. Common Community Rooms shall meet the following standards:</p> <ul style="list-style-type: none"> a. Common Community Rooms shall be large enough so a 15-foot by 15-foot square will fit inside it; and b. The Common Community Room shall have a minimum floor-to-floor height of 12 feet; and c. The Common Community Room shall have one wall along an exterior facade of the building and shall have 30% glazing measured from the interior: or d. Common Community Rooms shall have direct access to a shared open space or PAOS. |
| Private Open Spaces | |
| <p>G7. Private Open Spaces shall be designed to create usable outdoor space for residents to spend time outdoors.</p> | <p>S7. Private Open Spaces shall meet the following design standards:</p> <ul style="list-style-type: none"> a. Shall be attached to and directly accessible from an individual residential unit; and b. Shall be large enough to fit a 5-foot by 6-foot rectangle inside of it; and c. Shall be screened a minimum 50% from abutting units to provide privacy; and d. Shall have a minimum clear height dimension of 8 feet 6 inches. |

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021


70.20.10.8 Roof Elements

- A. Intent. To create rooftops that integrate sustainability features and, screen mechanical equipment.
- B. Applicable Design Principles
 - o Promote High-quality Design (Section 70.10.3)
 - o Consider Development Context (Section 70.10.4)
 - o Preserve, Enhance and Engage Nature (Section 70.10.6)
 - o Incorporate Sustainability and Resiliency (Section 70.10.7)
 - o Integrate Places to Gather and Spend Time Outdoors (Section 70.10.8)
- C. Design Guideline and Standards

Table 70.20.10.8.A Design Guidelines and Standards: Roof Elements

| Design Guideline | Design Standard |
|---|--|
| Rooftop Equipment and Screening | |
| <p>G1. Roofs on new buildings larger than 20,000 square feet in total floor area shall include sustainability features while allowing other rooftop uses essential to the building function and tenant needs.</p> | <p>S1. On new buildings larger than 20,000 square feet of total floor area, roof areas with less than or equal to a 2:12 slope shall incorporate at least one of the following:</p> <ul style="list-style-type: none"> a. A roofing material with a Solar Reflectance Index of 78 or higher on 90 percent of the roof, except for space dedicated to mechanical systems, vents, elevator enclosures, Eco-Roof, solar energy systems, skylights, tenant amenity areas (such as patios or recreational activity areas). b. An Eco-Roof or Rooftop Garden surface comprising a minimum of 30 percent of the total roof area. c. Solar energy panels comprising an area equivalent to a minimum of 30 percent of the total roof area. d. A system that collects rainwater for reuse from a minimum of 50 percent of the total roof area. |
| <p>G2. Views of roof-mounted mechanical, electrical and communications equipment, except wireless communications facilities, and components shall be located and screened to minimize views from public rights of way near the building.</p> | <p>S2. Rooftop mechanical, electrical and communications equipment and components shall be screened and/or located so it is not visible from the ground-level public rights of way that are within 100 feet of the site.</p> <ul style="list-style-type: none"> a. Screening shall be made of a primary exterior finish material allowed in Section 70.20.10.10 and used on other portions of the building; architectural grade wood or masonry; or metal. b. Other rooftop elements, including solar panels, wind generators, roof access and elevator or green roof features are exempt from rooftop screening requirements. c. Roof access, weather protection for rooftop open spaces, and elevator equipment shall not exceed 16 feet in height above the roof structure. d. Wireless telecommunications facilities are exempt from this standard and shall meet applicable requirements of Section 60.70: Wireless Communications |

Table 70.20.10.8.A Design Guidelines and Standards: Roof Elements

| Design Guideline | Design Standard |
|---|--|
| <p>Rooftop Garden Example (Portland, OR)</p> <p><i>Rooftop gardens can reduce the urban heat island effect and detain storm water runoff.</i></p> <p>© City of Portland, courtesy Bureau of Environmental Services</p> |  |

[ORD 4799, 01/08/2021]
 Effective on: 1/8/2021

70.20.10.9 Structured Parking

- A. Intent. To ensure parking structures are efficient in design and integrated into the urban fabric of Downtown Beaverton, add visual interest into the pedestrian experience, include human-scaled details, and minimize the impact of vehicles on the public right of way and adjacent buildings.
- B. Applicable Design Principles
 - Design Places for People (Section 70.10.1)
 - Support an Intensely Developed, Mixed-income, Mixed-use Downtown (Section 70.10.2)
 - Promote High-quality Design (Section 70.10.3)
- C. Design Guideline and Standards

Table 70.20.10.9 Design Guidelines and Standards: Structured Parking

| Design Guideline | Design Standard |
|--|---|
| Structured Parking | |
| <p>G1. Structured parking facing rights of way and multi-use paths way are discouraged. Below grade and structured parking spaces above ground level are encouraged. Parking facilities shall be placed toward the rear or interior of the property. Where structured parking is located adjacent to street, the street facing facades shall provide ground-floor active uses, whether residential or commercial, especially at corners, or be sufficiently screened to minimize visual impacts to pedestrians.</p> | <p>S1. The location of structured parking shall be limited to the following:</p> <ul style="list-style-type: none"> a. Parking structures subject to the Active Ground-floor Design rules as identified in Figure 70.20.10.6.1 Active Frontages Map shall: <ul style="list-style-type: none"> I. Be constructed with a finished ceiling entirely underground or have the parking area’s lowest floor 12 feet or more above grade; or II. Provide ground-floor facades on the street facing elevations that comply with the provisions of 70.20.10.6 Active Ground Floor Design for at least 50% of the width of the facade. b. On other streets, structured parking shall: <ul style="list-style-type: none"> I. Provide ground-floor facades on the street facing elevations that comply with the provisions of 70.20.10.6 Active Ground Floor Design for at least 50% of the width of the facade; or II. Provide a building a minimum 5-foot building setback from all street-facing property lines and provide the following landscaping within that setback: <ul style="list-style-type: none"> 1. One 1.5-inch caliper tree for every 15 linear feet from the Beaverton’s approved street tree list, with trees of different sizes being acceptable; and 2. Evergreen shrubs a maximum of 30 inches high from finished grade and a minimum 1 gallon in size planted next to each other to form a screen. Additional shrubs in excess of those necessary to form a screen are allowed; and 3. Ground cover plants shall fully cover the remainder of the landscaped areas. |
| <p>G2. Parking structures shall be designed to minimize light trespass from vehicle headlights and interior lighting when viewed from public rights-of- way and adjacent buildings.</p> | <p>S2. Screening shall be designed to minimize light trespass on adjacent public rights-of-way and buildings:</p> <ul style="list-style-type: none"> a. Solid screening and/or building walls shall extend a minimum 3 feet from top of parking slab so vehicle headlights do not trespass beyond the building facade. b. Interior building lighting shall be screened and directed away from exterior walls to reduce light trespass and glare. |

Table 70.20.10.9 Design Guidelines and Standards: Structured Parking

| Design Guideline | Design Standard |
|--|---|
| <p>G3. Parking structures facades facing the right of way, any internal drive or any internal accessway shall provide facade modulations and articulation that create visual interest, surface relief, depth, and shadows to the facade. Upper floors facing streets shall meet the guidelines corresponding to the standards required in S3 a through f:</p> <ul style="list-style-type: none"> a. Section 70.20.10.4. G10; and b. Section 70.20.10.4 G11; and c. Section 70.20.10.5 G1 through G3; and d. Section 70.20.10.7 G2; and e. Section 70.20.10.9 guidelines; and f. Section 70.20.10.10 guidelines. | <p>S3. Structured parking on upper floors facing the right of way, any internal drive or any internal accessway are exempt from Section 70.20.10. Building Design guidelines and standards except for the following standards.</p> <ul style="list-style-type: none"> a. Section 70.20.10.4. S10; and b. Section 70.20.10.4 S11; and c. Section 70.20.10.5 S1 through S3; and d. Section 70.20.10.7 S2; and e. Section 70.20.10.9 standards; and f. Section 70.20.10.10 standards. g. In addition, parking structures shall provide facade modulation and architectural interest through: <ul style="list-style-type: none"> I. Vertical and/or horizontal recess(es) and/or projection(s) with a minimum average depth of 12 inches that changes the primary plane of the facade at a minimum of one recess or projection every 50 feet distributed in a consistent pattern along the facade; and II. One of the following: <ul style="list-style-type: none"> 1. Prominent emphasis of vertical stairwells or elevator columns that incorporate at least two of the following features: <ul style="list-style-type: none"> (A) Change of material from the primary material used on the facade; or (B) The entire elevator column or stairwell projects at least 2 feet from the rest of the facade. (C) Windows or openings provide at least 60 percent transparency; or 2. Parking garage decorative metal screening that cover at least 40 percent of the facade and does not obscure more than 50 percent of any opening that allows visibility into areas where cars will be parked. |

[ORD 4799, 01/08/2021]

Effective on: 1/8/2021

70.20.10.10 Materials

- A. Intent. To promote the use of high quality, durable, and attractive materials that exhibit a sense of permanence and contribute to the aesthetic quality of the development and to the urban design fabric of the community.
- B. Applicable Design Principles
 - o Design Places for People (Section 70.10.1)
 - o Promote High-quality Design (Section 70.10.3)
 - o Consider Development Context (Section 70.10.4)
 - o Incorporate Sustainability and Resiliency (Section 70.10.7)

C. Design Guideline and Standards

| Table 70.20.10.10.A Design Guidelines and Standards: Materials | |
|--|---|
| Design Guideline | Design Standard |
| <p>G1. Refer to Table 70.20.10.10.B Materials:</p> <ul style="list-style-type: none"> a. The predominant building material(s) shall be high quality, durable, and attractive. b. The predominant building material(s) may be complemented with other secondary materials that may not be appropriate on large areas of the facade. c. Accent materials that would generally not be acceptable on large areas of the facade may be used in limited areas of the facade to highlight architectural features. | <p>S1. Refer to Table 70.20.10.10.B Materials:</p> <ul style="list-style-type: none"> a. Buildings shall utilize primary materials for no less than 65 percent of each building facade. b. Secondary materials are prohibited as primary cladding on building facades and shall not be allowed on more than 35 percent of each building facade. c. Accent materials are permitted on no greater than 5 percent of each facade as trims or accents (e.g. flashing, projecting features, ornamentation, etc.). d. Buildings 30 feet and shorter, measured from grade plane to eave or top of parapet, whichever is higher, with elevations 50 feet or narrower may utilize any secondary material as a primary material. |
| <p>G2. Standard S2 shall be met, except for residential-only buildings or mixed-use residential buildings where at least 75 percent of the floor area will be used for residential uses, up to 10 percent of the non-street-facing elevations may apply materials identified as prohibited in Table 70.20.10.10.B or other materials not listed in Table 70.20.10.10.B</p> | <p>S2. Materials identified as prohibited in Table 70.20.10.10.B</p> |

| Table 70.20.10.10.B Materials | P = Primary material S = Secondary Material A = Accent Material N = Prohibited Material or Fencing Type | |
|--|---|-----------------------------------|
| | Commercial, Industrial, Institutional, or Mixed-Use | Multi-Dwelling and Middle Housing |
| Brick (full dimensional) | P | P |
| Stone/masonry | P | P |
| Stucco | S ¹ | P |
| Glass (transparent, spandrel) | P | P |
| Finished wood, wood veneers, and wood siding | P | P |
| Factory or naturally finished flat, profiled, fluted, or ribbed metal panels | P | P |
| Fiber reinforced cement siding and panels | S ¹ | P |
| Concrete blocks with integral color (ground, polished, or glazed finishes) | S ¹ | S ¹ |
| Concrete (poured in place or precast) | P | P |
| Concrete blocks with integral color (split face finish) | S ¹ | S ¹ |
| Ceramic tile | S ¹ | S ¹ |
| Standing seam metal | S ¹ | S ¹ |

| Table 70.20.10.10.B Materials | | P = Primary material S = Secondary Material A = Accent Material N = Prohibited Material or Fencing Type | |
|---|---|---|--|
| Material | Commercial, Industrial, Institutional, or Mixed-Use | Multi-Dwelling and Middle Housing | |
| Other material as approved by the Planning Commission | P/S | P/S | |
| Glass block | A | A | |
| Corrugated metal | A | A | |
| Vegetated wall panels or trellises | A | A | |
| Vinyl siding | N | N | |
| T-111 Plywood | N | N | |
| Exterior Insulation Finishing System (EIFS) | N | N | |
| Plastic or vinyl fencing | N | N | |
| Chain link fencing ² | N | N | |
| [ORD 4822; June 2022] | | | |
| ¹ Smaller scale buildings may use this as a primary material. See 70.20.10.10.S1.d ² Existing chain link fencing may be replaced on sites 10,000 square feet and smaller | | | |

[ORD 4799, 01/08/2021; ORD 4822, 06/30/2022]

Effective on: 6/30/2022

70.20.10.11 Historic Overlay Design

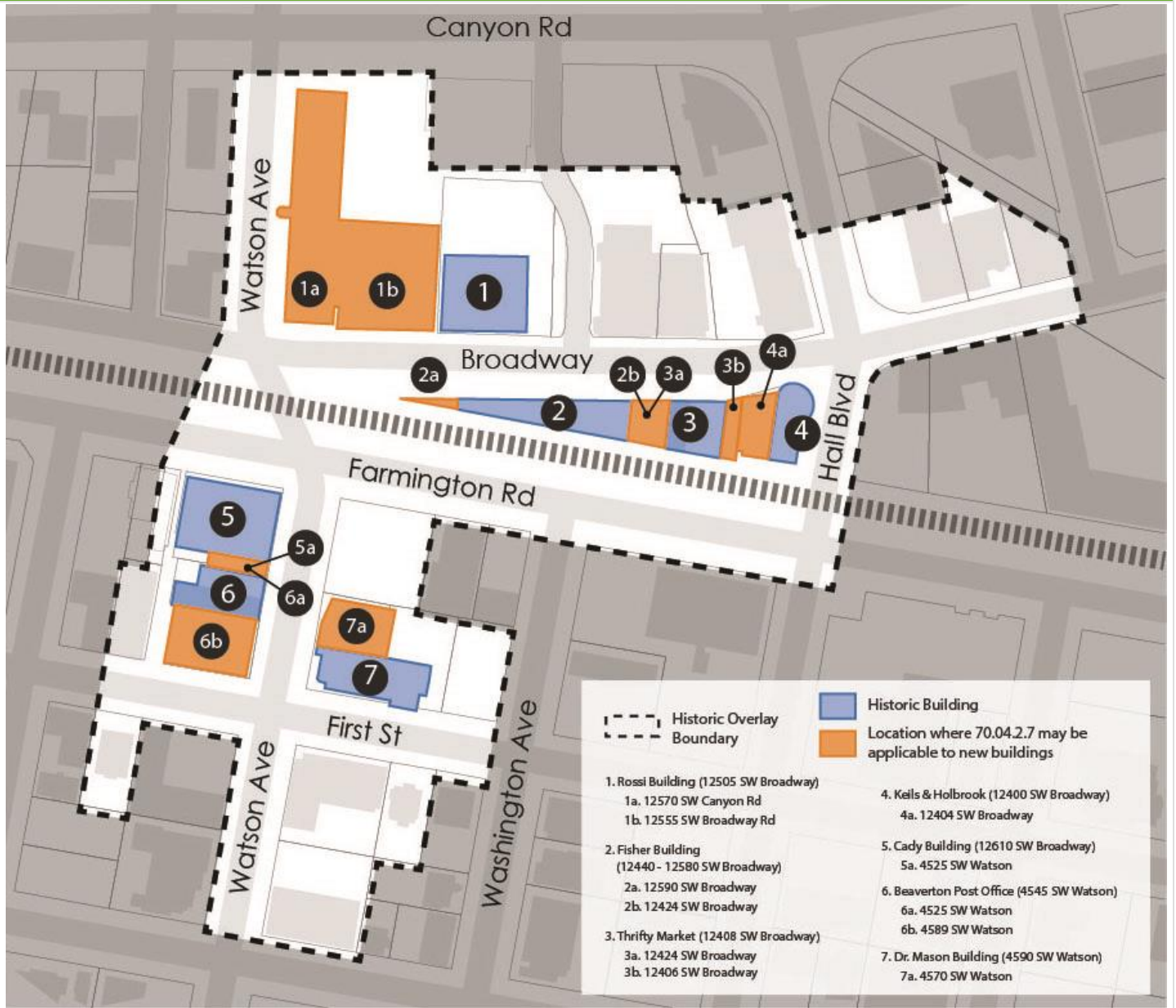
- A. Intent. To encourage new development that is compatible with existing historic resources in the Downtown Beaverton Historic District that have identified historic architectural elements.
- B. Applicable Design Principles
 - o Design Places for People (Section 70.10.1)
 - o Promote High-quality Design (Section 70.10.3)
 - o Consider Development Context (Section 70.10.4)
- C. Context. Beaverton’s Downtown Historic District contains historic resources designated by the 1984 Historic Resources Inventory. Several of these buildings have been identified as being appropriate precedents for informing building design. Buildings developed adjacent to these historic structures shall respond to specific design elements in these buildings. The identified buildings include:
 - o Rossi Building, 12505 SW Broadway
 - o Fisher Building, 12440 - 12580 SW Broadway
 - o Thrifty Market, 12408 SW Broadway
 - o Keils & Holbrook, 12400 SW Broadway
 - o Cady Building, 12610 SW Broadway
 - o Beaverton Post Office, 4545 SW Watson
 - o Dr. Mason Building, 4590 SW Watson
- D. Applicability

Subsection 70.20.10.11 shall apply to construction of new buildings on properties identified in Figure 70.20.10.11.1 where any portion of the building is within 20 feet of the historic building identified in this section and the buildings share a street frontage. The design standards and guidelines in Section 70.20.10.11 shall only apply to facades on new buildings that share the same street frontage as the historic building.

If a new building is subject to design rules of two historic landmarks as described above, the applicant shall choose which historic landmark to respond to. In that case, the standards and guidelines related to the historic landmark not chosen would not be applicable to that new building.

Modifications of Historic Landmark, Demolition of Historic Landmarks, and Emergency Demolition of Historic Landmarks shall be subject to the provisions of in Chapter [40.35](#) Historic Review.

Figure 70.20.10.11.1 Applicable Historic Resources and Lots Where Overlay Standards for New Construction Standards May Apply

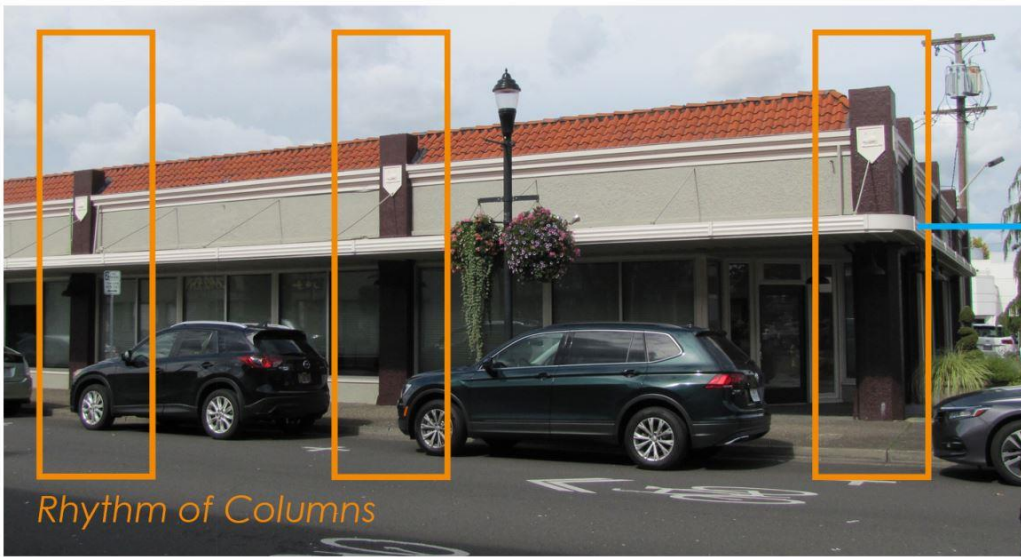


- E. Rossi Building (12505 SW Broadway)
New construction west of this building shall be subject to the design guidelines and standards in this section.

Table 70.20.10.11.A Historic Design Guidelines and Standards: Rossi Building (12505 SW Broadway)

| Design Guideline | Design Standard |
|---|--|
| Facade Rhythm and Pattern | |
| <p>G1. New buildings shall architecturally respond to the Rossi Building through architectural facade rhythm and pattern, including through architectural expressions that address the Rossi Building’s column expression and spacing on the Broadway facade and by acknowledging the horizontal datum of the Rossi Building’s canopy.</p> | <p>S1. New buildings shall use facade articulation and modulation strategies consistent with the Broadway facade of the Rossi Building as follows:</p> <ul style="list-style-type: none"> a. Column placement. Columns shall be expressed on the building facade; and b. Column spacing. Columns shall be spaced 25 to 35 feet on center in a consistent fashion for the length of the facade; and c. Horizontal datum. A horizontal datum shall be incorporated on the new structure to line up with the Rossi Building’s canopy using one of the following methods: <ul style="list-style-type: none"> I. The horizontal line of a canopy; or II. The top of transom windows; or III. The bottom of an awning; or IV. Other horizontal datum as approved by the decision- making authority. |

Figure 70.20.10.11.2 Rossi Building



Rhythm of Columns

Horizontal datum of canopy

Southern Facade

- F. Fisher Building (12440 - 12580 SW Broadway)
New construction east and west of this building shall be subject to the design guidelines and standards in this section.

Table 70.20.10.11.F Historic Design Guidelines and Standards: Fisher Building (12440 - 12580 SW Broadway)

| Design Guideline | Design Standard |
|---|--|
| Facade Rhythm and Pattern | |
| G1. New buildings along Southwest Broadway shall be placed to contribute to and extend the street wall established by the Fisher Building along SW Broadway. | S1. New buildings along Southwest Broadway shall be placed in line with the Fisher Building facade along Southwest Broadway. |
| G2. Buildings shall use facade articulation and modulation strategies consistent with the Fisher Building and acknowledge the horizontal datum established by the tops of the transom windows or metal cornice of the Fisher Building. | S2. New buildings shall establish one horizontal datum to line up with the Fisher Building’s metal cornice and one horizontal datum to line up with the top of the Fisher Building’s transom windows. |

Figure 70.20.10.11.3 Fisher Building



- G. Thrifty Market (12408 SW Broadway)
New construction east and west of this building shall be subject to the design guidelines and standards in this section.

Table 70.20.10.11.G Historic Design Guidelines and Standards: Thrifty Market (12408 SW Broadway)

| Design Guideline | Design Standard |
|---|---|
| Facade Rhythm and Pattern | |
| G1. New buildings shall be placed to contribute to and extend the street wall established by the Thrifty Market building along Southwest Broadway. | S1. New buildings shall be placed to line up with the Thrifty Market building facade along Southwest Broadway. |

Table 70.20.10.11.G Historic Design Guidelines and Standards: Thrifty Market (12408 SW Broadway)

| Design Guideline | Design Standard |
|--|--|
| <p>G2. Buildings shall use facade articulation and modulation strategies consistent with the Thrifty Market building and acknowledge the horizontal datum established by the Thrifty Market building’s sign band. Buildings shall ensure that the also design of ground-floor facades to acknowledges the rhythm of recessed entries and storefront windows on the Thrifty Market building.</p> | <p>S2. New buildings shall use facade articulation and modulation strategies consistent with the Thrifty Market building by incorporating a horizontal datum on a new structure to line up with the Thrifty Market building’s sign band using one of the following methods:</p> <ol style="list-style-type: none"> A sign band; or A cornice; or The top of transom windows; or Other horizontal datum as approved by the decision- making authority. |

Figure 70.20.10.11.4 Thrifty Market Building

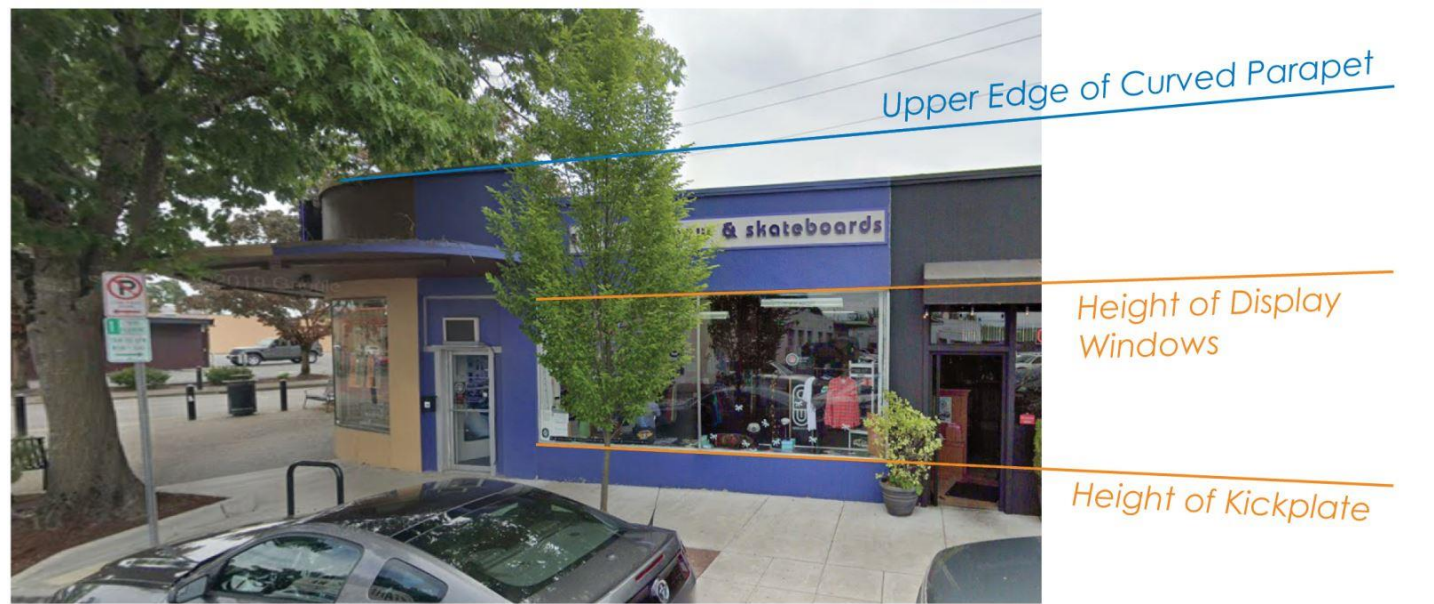


- H. Keils & Holbrook Building (12400 SW Broadway)
 New construction west of this building shall be subject to the design guidelines and standards in this section.

Table 70.20.10.11.H Historic Design Guidelines and Standards: Keils & Holbrook Building (12400 SW Broadway)

| Design Guideline | Design Standard |
|--|--|
| Facade Rhythm and Pattern | |
| <p>G1. New buildings shall use facade articulation and modulation strategies consistent with the Keils & Holbrook building by lining up with a horizontal line or lines established by the Keils & Holbrook building’s display windows and including a horizontal datum that acknowledges important horizontal features of the historic building.</p> | <p>S1. New buildings shall use facade articulation and modulation strategies on Southwest Broadway facades consistent with the Keils & Holbrook building’s as follows:</p> <ol style="list-style-type: none"> Display windows on new buildings shall line up with both the bottom and the top of the Keils & Holbrook Building’s display windows. Once this standard is satisfied, additional windows, such as transom windows, are allowed above the display windows; and A horizontal datum shall be established to line up with the top of the Kiel & Holbrook Building’s curved parapet wall. |

Figure 70.20.10.11.5 Keils & Holbrook Building



- I. Cady Building (12610 SW Broadway)
New construction south of this building shall be subject to the design guidelines and standards in this section.

Table 70.20.10.11.I Historic Design Guidelines and Standards: Cady Building (12610 SW Broadway)

| Design Guideline | Design Standard |
|--|--|
| Facade Rhythm and Pattern | |
| <p>G1. New buildings shall use facade articulation and modulation strategies consistent with the Cady Building that acknowledge a horizontal element or elements of the building, such as the upper cornice, the upper edge of the transom windows, or the datum line separating the first floor from the second floor.</p> | <p>S1. New buildings shall use facade articulation and modulation strategies consistent with the Cady Building by establishing horizontal data that line up with a minimum of two of the following features on the Cady Building: upper cornice, upper edge of transom windows, datum line separating the first floor from the second floor. Each datum shall be established using one of the following features:</p> <ol style="list-style-type: none"> For the top of the transom window or datum line separating the first floor from the second floor: a sign band, a datum line between floors, the top of transom windows; or other horizontal datum as approved by the decision-making authority; or For the upper cornice on top of the Cady building, a cornice, a datum line between floors, the top of a parapet wall, or other horizontal datum as approved by the decision-making authority. |

Figure 70.20.10.11.6 Cady Building



Cornice

Datum

Upper Edge of Transom Windows

Eastern Facade

- J. Beaverton Post Office (4545 SW Watson)
New construction north or south of this building shall be subject to the design guidelines and standards in this section.

Table 70.20.10.11.J Historic Design Guidelines and Standards: Beaverton Post Office (4545 SW Watson)

| Design Guideline | Design Standard |
|---|---|
| Facade Rhythm and Pattern | |
| <p>G1. New buildings shall use facade articulation and modulation strategies consistent with the Beaverton Post Office building that acknowledge a horizontal element or elements of the building, such as the roof cornice, upper edge of the transom window line or upper edge of the display windows.</p> | <p>S1. New buildings shall use facade articulation and modulation strategies consistent with the Beaverton Post Office building by establishing horizontal data that line up with a minimum of one of the following features on the Beaverton Post Office Buildings: roof cornice, upper edge of transom window line, upper edge of the display windows. Each datum shall be established using one of the following features:</p> <ul style="list-style-type: none"> a. For the top of the transom window or top of the display windows: a sign band, a horizontal datum line between floors, the top of transom windows; or other horizontal datum as approved by the decision-making authority; or b. For the upper cornice, a cornice, a datum line between floors, or other horizontal datum as approved by the decision-making authority. |

Figure 70.20.10.11.7 Beaverton Post Office



- K. Dr. Mason Building (4590 SW Watson)
New construction north and east of this building shall be subject to the design guidelines and standards in this section.

Table 70.20.10.11.K Historic Design Guidelines and Standards: Dr. Mason Building (4590 SW Watson)

| Design Guideline | Design Standard |
|--|---|
| Facade Rhythm and Pattern | |
| <p>G1. Buildings shall use facade articulation and modulation strategies to acknowledge the curved parapet of the Dr. Mason building.</p> | <p>S1. New buildings shall use facade articulation and modulation strategies consistent with the Dr. Mason Building by incorporating a horizontal datum on a new structure to line up with curved roof cornice using one of the following methods:</p> <ul style="list-style-type: none"> a. A cornice; or b. A datum line between two floors of a new building; or c. The top of transom windows; or d. Other horizontal datum as approved by the decision- making authority. |

Figure 70.20.10.11.8 Dr. Mason Building



Top of Curved Parapet

Top of Curved Canopy

Western Facade

[ORD 4799, 01/08/2021]
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