

CHAPTER 610
EDGEWATER STREET CORRIDOR OVERLAY ZONE

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610.001. Purpose. The purpose of the Edgewater Street Corridor Overlay Zone is to identify allowed uses and to establish development standards that promote pedestrian-oriented mixed-use development in keeping with a “main street” character. (Ord No. 31-13)

610.005. Definitions. Unless the context otherwise specifically requires, as used in this Chapter, the following mean:

(a) Mixed-use development: A combination of uses in two or more of the following Use Categories within a single building, or within separate buildings on the same lot or contiguous lots:

- (1) Household Living;
- (2) Lodging;
- (3) Retail Sales and Service;
- (4) Business and Professional Services;
- (5) Health Services; or
- (6) Civic Services. (Ord No. 31-13)

610.010. Edgewater Street Corridor Overlay Zone Boundary. The boundaries of the Edgewater Street Corridor Overlay Zone are shown in Figure 610-2. (Ord No. 31-13)

610.015. Uses. Except as otherwise provided in this section, any use that is a permitted, special, conditional, or prohibited use in the underlying zone is a permitted, special, conditional, or prohibited use in the Edgewater Street Corridor Overlay Zone.

(a) **Continued Uses.** Uses existing within the Edgewater Street Corridor Overlay Zone that were allowed as permitted, special, or conditional uses on December 1, 2002, but which would otherwise be made non-conforming uses by this Chapter, are hereby deemed continued uses. The owner shall have the burden to demonstrate continued use status under this subsection.

- (1) A continued use may be intensified, and buildings or structures housing a continued use may be enlarged, rebuilt, or the exterior altered, provided such intensification, enlargement, rebuilding, or exterior alteration complies with all applicable standards in the underlying zone.
- (2) An owner or user of property on December 1, 2002, may extend a continued use onto any contiguous vacant land owned by such owner or user if such land was held under the same ownership on December 1, 2002, and has been maintained under the same ownership continuously thereafter. The extension of a continued use onto contiguous vacant land under the same ownership must comply with all applicable standards in the underlying zone.
- (3) A continued use may be changed to any use that is allowed in the Edgewater Street Corridor Overlay Zone. Such change of use shall terminate the continued use status conferred by this subsection and the property must thereafter only be used for uses allowed in the Edgewater Street Corridor Overlay Zone.

(4) A determination by the Building Official that the building or structure housing a continued use is derelict or dangerous, as defined in SRC 50.600 and 56.230, shall terminate the continued use status conferred by this subsection and the property may thereafter only be used for uses allowed in the Edgewater Street Corridor Overlay Zone.

(b) **Additional Permitted Uses.** The uses set forth in Table 610-1 are additional permitted (P) uses in the Edgewater Street Corridor Overlay Zone.

**TABLE 610-1
ADDITIONAL PERMITTED USES**

Table 610-1: Additional Permitted Uses		
Use	Status	Limitations & Qualifications
Household Living		
Single Family	P	
Two Family	P	
Multiple Family	P	

(c) **Additional Prohibited Uses.**

(1) In addition to the prohibited uses in the underlying zone, the uses set forth in Table 610-2 are additional prohibited (N) uses in the Edgewater Street Corridor Overlay Zone; provided, however, where an additional prohibited use set forth in Table 610-2 existed within the Edgewater Street Corridor Overlay Zone on February 11, 2008, such use shall be deemed a permitted use on the property where it existed on such date. The use may be intensified, enlarged, or rebuilt, but may not be extended onto other property within the Edgewater Street Corridor Overlay Zone not previously utilized for such use.

**TABLE 610-2
ADDITIONAL PROHIBITED USES**

Table 610-2: Additional Prohibited Uses		
Use	Status	Limitations & Qualifications
Retail Sales and Service		
Retail Sales	N	Only the following Retail Sales activities are additional prohibited uses: <ul style="list-style-type: none"> ▪ Lumber and building materials dealers.
Motor Vehicle, Trailer, and Manufactured Dwelling Sales and Service		
Motor Vehicle and Manufactured Dwelling and Trailer Sales	N	
Motor Vehicle Services	N	
Heavy Vehicle and Trailer Sales	N	
Heavy Vehicle and Trailer Service and Storage	N	
Recreation, Entertainment, and Cultural Services and Facilities		
Major Event Entertainment	N	
Construction Contracting, Repair, Maintenance, and Industrial Services		
Building and Grounds Services and Construction Contracting	N	
Industrial Services	N	

Table 610-2: Additional Prohibited Uses		
Use	Status	Limitations & Qualifications
Utilities		
Waste-Related Facilities	N	
Farming, Forestry, and Animal Services		
Agriculture	N	
Forestry	N	
Other Uses		
Temporary Uses	N	Only the following Temporary Uses activities are additional prohibited uses: <ul style="list-style-type: none"> ▪ Temporary Motor Vehicle and Recreational Vehicle Sales.

(2) In addition to the prohibited uses set forth in Table 610-2, any permitted, special, or conditional use within the Edgewater Street Corridor Overlay Zone shall be a prohibited use within the overlay zone if developed with the following:

(A) Drive-through. (Ord No. 31-13)

610.020. Development Standards. Development within the Edgewater Street Corridor Overlay Zone must comply with the development standards applicable in the underlying zone and the development standards set forth in this section. The development standards in this section are in addition to, and not in lieu of, all other applicable development standards in the underlying zone. Where the development standards in this section conflict with the development standards applicable in the underlying zone, the development standards in this section shall be the applicable development standard.

(a) **Continued Development.** Buildings and structures existing within the Edgewater Street Corridor Overlay Zone that conformed to the development standards existing on December 1, 2002, but which would otherwise be made non-conforming development by this Chapter, are hereby deemed continued development. The owner shall have the burden to demonstrate continued development status under this subsection.

(1) Continued development may be enlarged, rebuilt, or the exterior altered, provided such enlargement, rebuilding, or exterior alteration complies with all applicable standards in the underlying zone.

(2) An owner or user of property on December 1, 2002, may extend continued development onto any contiguous vacant land owned by such owner or user if such land was held under the same ownership on December 1, 2002, and has been maintained under the same ownership continuously thereafter. The extension of continued development onto contiguous vacant land under the same ownership must comply with all applicable standards in the underlying zone.

(3) A determination by the Building Official that a continued development is derelict or dangerous, as defined in SRC 50.600 and SRC 56.230, shall terminate the continued development status conferred by this subsection and the building or structure shall thereafter be deemed non-conforming development.

(b) **Dwelling Unit Density.** Dwelling unit density within the Edgewater Street Corridor Overlay Zone shall conform to the standards set forth in Table 610-3. Dwelling unit density cannot be varied or adjusted.

**TABLE 610-3
DWELLING UNIT DENSITY**

Table 610-3: Dwelling Unit Density			
Use	Standard		Limitations & Qualifications
	Minimum	Maximum	
Single Family, Two Family, and Multiple Family	8 dwelling units per acre	14 dwelling units per acre	
	1 dwelling unit per acre	None	Applicable to Single Family, Two Family, and Multiple Family within a mixed-use building.

(c) Off-Street Parking. Except for new Single Family, Two Family, or Multiple Family uses, there is no minimum off-street parking requirement for development sites with buildings in existence as of January 9, 2013, provided there is no increase in building square footage and any existing parking is not reduced, except as necessary to comply with state and federal law, including the Americans with Disabilities Act.

(d) Screening. Concertina or barbed wire fencing shall not be located within 60 feet of the street right-of-way, unless such fencing is obstructed by a building or structure.

(e) Pedestrian Access. All development, other than development of Single Family and Two Family uses, shall comply with the following pedestrian access standards:

- (1) A pedestrian connection shall be provided from the public sidewalk to the primary building entrance.
- (2) A pedestrian connection through the parking area to the primary building entrance shall be provided when the parking area is greater than 60 feet in depth.
- (3) Within shopping centers, office complexes, and mixed-use developments, pedestrian connections shall be provided to connect the buildings. Pedestrian connections shall be the most practical, direct route.
- (4) Pedestrian connections shall be a minimum of 5 feet in width, and defined by visual contrast or tactile finish texture.
- (5) Wheel stops or extended curbs shall be provided along required pedestrian connections to prevent the encroachment of vehicles onto pedestrian connections.

(f) Project Enhancements. All development, other than development of Single Family and Two Family uses, shall include four or more of the following project enhancements:

- (1) Closure of one driveway approach on Edgewater Street;
- (2) Joint parking agreement under SRC 806.020(a)(5) or implementation of a plan to satisfy off-street parking requirements through alternative modes of transportation under SRC 806.015(e)(2);
- (3) Freestanding sign not more than 5 feet in height and placed upon a foundation;
- (4) Cast iron or wrought iron fencing adjacent to Edgewater Street;
- (5) Pedestrian connections that are:
 - (A) Constructed with pavers, scored or colored cement, and/or stamped asphalt;
 - (B) Elevated above the parking area and driveway; or
 - (C) Defined with landscaping or building features such as canopies, awnings, or arcades;
- (6) Replacement of existing surface parking areas with new development of buildings or

structures;

(7) Provision of one or more of the following pedestrian-oriented design features on property adjacent to Edgewater Street:

(A) Pedestrian scale lighting not more than 16 feet in height; or

(B) Plazas or other outdoor spaces open to the public;

(8) A minimum of 7 percent interior landscaping within parking areas not more than 50,000 square feet in size; or a minimum of 10 percent interior landscaping within parking areas greater than 50,000 square feet in size;

(9) Installation of landscaping and irrigation using a plan designed by an Oregon landscape architect;

(10) Development of a mixed-use building;

(11) Construction of a building where at least 75 percent of the building frontage is constructed contiguous to the minimum building setback line;

(12) Provision of underground, structured, or tuck-under parking. For purposes of this paragraph, "tuck-under parking" means parking placed at grade with a building constructed above it;

(13) Construction of one or more buildings at least two stories in height;

(14) Construction of planter bays, each a minimum of 50 square feet in size, to meet minimum interior parking area landscaping requirements;

(15) Construction of planter bays below the surface grade of parking areas to accommodate surface water runoff; or

(16) Use of native plant materials to meet minimum landscaping requirements. (Ord No. 31-13)

610.025. Design Review. Design review under SRC Chapter 225 is required for development within Edgewater Street Corridor Overlay Zone as follows:

(a) Except as otherwise provided in this section, design review according to the design review guidelines or the design review standards set forth in SRC 610.030 is required for all development within the Edgewater Street Corridor Overlay Zone.

(b) Design review according to the design review guidelines or the design review standards set forth in SRC 610.030 is not required for:

(1) Development of Single Family uses.

(2) Development of Two Family uses.

(c) Multiple family development, other than multiple family development within a mixed-use building, shall only be subject to design review according to the multiple family design review guidelines or the multiple family design review standards set forth in SRC Chapter 702.

(d) Multiple family development within a mixed-use building shall only be subject to design review according to the design review guidelines or the design review standards set forth in SRC 610.030. (Ord No. 31-13)

610.030. Design Review Guidelines and Design Review Standards.

(a) **Building Location, Orientation, and Design.**

(1) **Building Setbacks.**

(A) **Design Review Guidelines.**

(i) Building setbacks from Edgewater Street shall be minimized.

(B) **Design Review Standards.**

(i) Buildings shall have the following setbacks from Edgewater Street:

(aa) Minimum: 0 feet.

(bb) Maximum: 10 feet.

(cc) Where a minimum of 50 percent of the buildable width of a lot is already

occupied by buildings, or portions of buildings, located within 10 feet of the Edgewater Street right-of-way, the maximum setback shall not apply.

(2) Building Orientation and Design.

(A) Design Review Guidelines.

- (i)** Buildings facing Edgewater Street shall create safe, pleasant, and active pedestrian environments.
- (ii)** Ground floor building facades facing Edgewater Street shall include transparent windows to ensure that the ground floor promotes a sense of interaction between activities in the building and activities in the public realm.
- (iii)** Buildings shall be human scale and avoid long monotonous exterior walls. To minimize the appearance of bulk and divide overall building mass, building offsets and building articulation shall be provided throughout building facades.
- (iv)** Weather protection, in the form of awnings or canopies appropriate to the design of the building, shall be provided along ground floor building facades adjacent to sidewalks or pedestrian connections in order to create a comfortable and inviting pedestrian environment.

(B) Design Review Standards.

- (i)** A primary building entrance shall be provided for each building facade facing a street. If a building has frontage on more than one street, a single primary building entrance may be provided at the corner of the building where the streets intersect (see Figure 610-1).

(aa) Alternative Standard for Existing Buildings. Notwithstanding subsection (a)(2)(B)(i) of this section, where a building existing on December 1, 2002, has a primary building entrance facing a street, such entrance may be relocated but not eliminated. The relocated entrance must face a street.

- (ii)** Ground floor building facades facing Edgewater Street shall include transparent windows on a minimum of 65 percent of the ground floor facade. The windows shall not be mirrored or treated in such a way as to block visibility into the building. The windows shall have a minimum Visible Transmittance (VT) of 37 percent.

(aa) Alternative Standard for Existing Buildings. Notwithstanding subsection (a)(2)(B)(ii) of this section, where a building existing on December 1, 2002, does not include transparent windows on a minimum of 65 percent of the ground floor facade facing Edgewater Street, the percentage of transparent windows existing on the ground floor facade shall not be reduced. Additional windows meeting the transparency requirements of subsection (a)(2)(B)(ii) may be added without meeting the minimum ground floor facade window percentage of 65 percent.

- (iii)** Building offsets shall be provided for building frontages greater than 75 feet in width. Building frontages two or more stories in height may be constructed without required building offsets on the first floor, but all additional floors shall incorporate building offsets. Building offsets shall be a minimum 4 feet in depth and shall be provided at intervals of not more than 40 feet along the building frontage. Building offsets may extend into required setbacks.

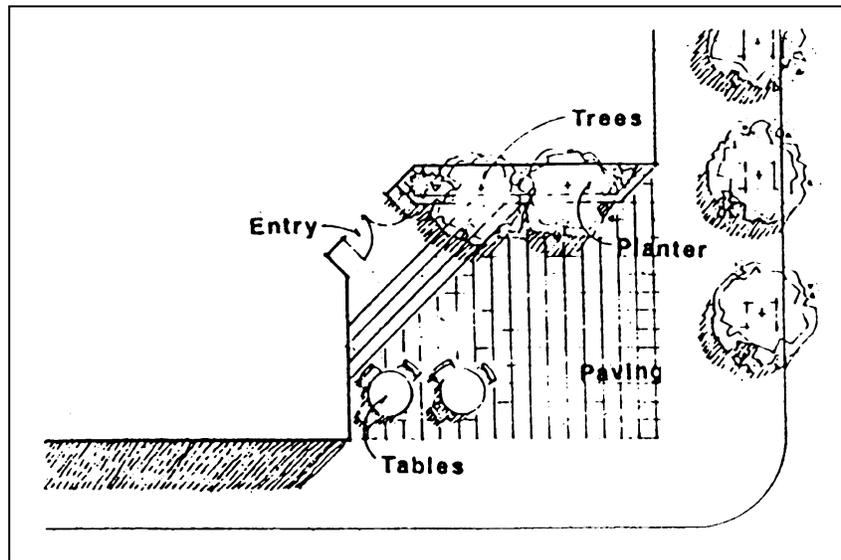
- (iv)** Weather protection, in the form of awnings or canopies, shall be provided along a minimum of 90 percent of the length of the ground floor building facade adjacent to sidewalks or pedestrian connections. Awnings or canopies shall have a minimum clearance height above the sidewalk of 8 feet, and may encroach into the street right-of-way as provided in SRC 76.160.

(aa) Alternative Standard for Existing Buildings. Notwithstanding subsection (a)(2)(B)(iv) of this section, where a building existing on December

1, 2002, does not include weather protection, in the form of awnings or canopies, along a minimum of 90 percent of the length of the ground floor facade adjacent to sidewalks or pedestrian connections, the percentage of weather protection along the ground floor facade shall not be reduced. Additional weather protection meeting the sidewalk clearance requirements in

subsection (a)(2)(B)(iv) of this section may be added without meeting the minimum weather protection standard of 90 percent.

**FIGURE 610-1
BUILDING CORNER ENTRY**



(b) Landscaping.

(1) Landscaping for Open Sales Areas.

(A) Design Review Guidelines.

(i) Landscaping shall be utilized to provide adequate screening of open sales areas.

(B) Design Review Standards.

(i) Open sales areas for construction, communication, or recreational equipment, vehicles, boats, recreational vehicles, and building materials shall be screened from Edgewater Street with a minimum 3-foot tall sight-obscuring fence, masonry wall, or hedge, and a minimum 6-foot wide landscape strip. The fence, masonry wall, or hedge shall not encroach into the vision clearance area.

(c) Off-Street Parking.

(1) Design and Location of Off-Street Parking.

(A) Design Review Guidelines.

(i) The area devoted to off-street surface parking along the Edgewater Street shall be minimized.

(ii) Parking structures located adjacent to Edgewater Street shall include space for ground floor commercial uses along their Edgewater Street frontage in order to create a safe, pleasant, and active pedestrian environment.

(iii) Where possible, access to parking serving activities along Edgewater Street shall be provided from Second Street or an alley.

(B) Design Review Standards.

(i) Along Edgewater Street, off-street surface parking shall not occupy more than

50 percent of the street frontage of the lot, except that where a lot has frontage on Edgewater Street and a side street, off-street surface parking may occupy more than 50 percent of the side-street frontage.

(ii) Parking structures located adjacent to Edgewater Street shall include space for ground floor commercial uses along their entire Edgewater Street frontage.

(iii) Where access to parking is available from Second Street or an alley, no new driveway approaches onto Edgewater Street shall be provided. (Ord No. 31-13)

FIGURE 610-2

EDGEWATER STREET CORRIDOR OVERLAY ZONE

