

CHAPTER 633
FRONT STREET OVERLAY ZONE

- 633.001. Purpose
- 633.005. Front Street Overlay Zone Boundary
- 633.010. Uses
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633.001. Purpose. The purpose of the Front Street Overlay Zone is to establish standards that promote an active and inviting urban and pedestrian-oriented district within the core of the downtown that takes advantage of its proximity to Riverfront Park and the Willamette River. (Ord No. 31-13)

633.005. Front Street Overlay Zone Boundary. The boundaries of the Front Street Overlay Zone are shown in Figure 633-3. (Ord No. 31-13)

633.010. Uses. 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 Front Street Overlay Zone. (Ord No. 31-13)

633.015. Development Standards. Development within the Front Street Overlay Zone must comply with the development standards applicable in underlying zone. (Ord No. 31-13)

633.020. Design Review. Design review under SRC Chapter 225 is required for development within the Front Street 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 633.025 is required for all development with the Front Street Overlay Zone.
- (b) Multiple family development shall only be subject to design review according to the design review guidelines or the design review standards set forth in SRC 633.025. (Ord No. 31-13)

633.025. Design Review Guidelines and Design Review Standards.

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

(1) **Building Location.**

(A) **Design Review Guidelines.**

(i) Buildings shall be located to reinforce pedestrian orientation.

(B) **Design Review Standards.**

(i) New buildings with frontage on Front Street shall be constructed contiguous to the right-of-way of Front Street.

(2) **Building Orientation and Design.**

(A) **Design Review Guidelines.**

(i) Buildings adjacent to Front Street shall take advantage of views to Riverfront Park and the Willamette River by providing building facades with windows. Bay windows are preferred on upper floors.

(ii) The height of the ground floor of a building shall be greater than the height of any upper floors. (see Figure 633-1)

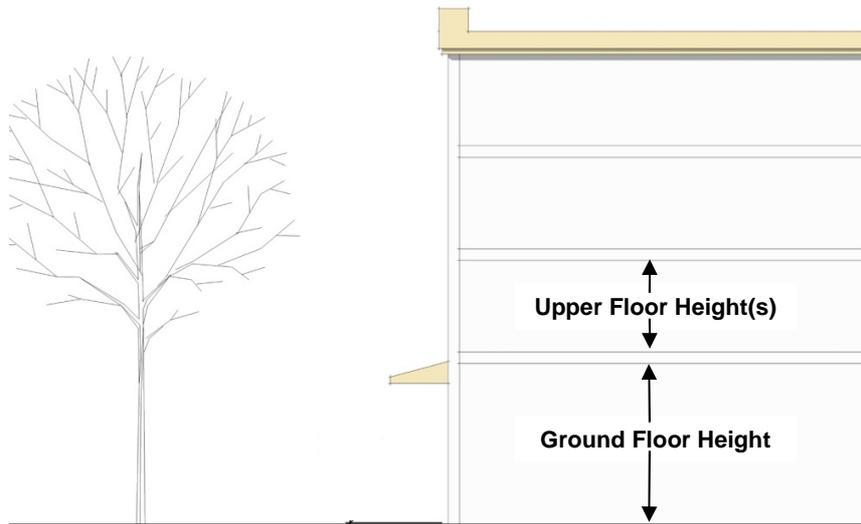
(iii) Architectural detailing shall be provided that horizontally divides the ground floor and second floor facades of a building.

(iv) Weather protection, in the form of awnings, canopies, or arcades appropriate to the design of the building, shall be provided along ground floor building facades adjacent to a street in order to create a comfortable and inviting pedestrian environment.

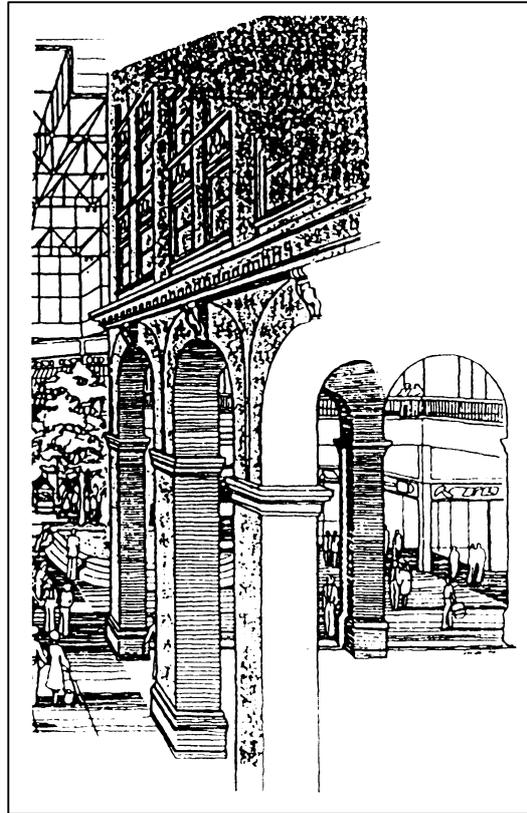
(B) Design Review Standards.

- (i) Windows shall be included in building facades.
- (ii) Buildings shall have a minimum height of 4 stories, but shall not exceed a maximum height of 6 stories.
- (iii) The height of the ground floor of a building shall be a minimum of 14 feet.
- (iv) The ground floor and second floor facades of a building shall be horizontally divided by providing belt or string courses.
- (v) Weather protection, in the form of awnings, canopies, or arcades, shall be provided along the ground floor building facade adjacent to a street. Awnings and canopies shall have a minimum depth of 6 feet, and a minimum clearance height above the sidewalk of 8 feet. Arcades shall have a minimum depth of 8 feet, and a minimum clearance height above the sidewalk of 14 feet.

**FIGURE 633-1
GROUND FLOOR HEIGHT**



**FIGURE 633-2
ARCADES**



- (b) **Open Space.**
 - (1) **Private Open Space.**
 - (A) **Design Review Guidelines.**
 - (i) Buildings adjacent to Front Street shall take advantage of views to Riverfront Park and the Willamette River by providing private open space for residential units on upper building floors.
 - (B) **Design Review Standards.**
 - (i) Building facades facing Front Street shall provide upper floor balconies for residential units. Balconies shall be a minimum of 48 square feet in size, have no dimension less than 6 feet, and shall be directly accessible from each dwelling unit through a doorway.
- (c) **Site Access.**
 - (1) **Vehicle Access.**
 - (A) **Design Review Standards.**
 - (i) Vehicle access to off-street parking areas shall not be provided directly from Front Street.
- (d) **Off-Street Parking and Loading.**
 - (1) **Off-Street Parking.**
 - (A) **Design Review Guidelines.**
 - (i) Off-street parking areas shall be located to reinforce pedestrian orientation. (Ord No. 31-13)

**FIGURE 633-3
FRONT STREET OVERLAY ZONE**

