

**CHAPTER 612**  
**WALKER SCHOOL RESIDENTIAL AREA OVERLAY ZONE**

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**612.001. Purpose.** The purpose of the Walker School Residential Area Overlay Zone is to establish additional development standards for multiple family development and compact residential development, allowed pursuant to SRC Chapter 690, that promote compatibility between the higher density infill residential development and existing single family dwellings. (Ord No. 31-13)

**612.005. Walker School Residential Area Overlay Zone Boundary.** The boundaries of the Walker School Residential Area Overlay Zone are shown in Figure 612-1. (Ord No. 31-13)

**612.010. 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 Walker School Residential Area Overlay Zone. (Ord No. 31-13)

**612.015. Development Standards.** Development within the Walker School Residential Area 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 Walker School Residential Area 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 a 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) 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.
- (c) **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) Joint parking agreement under SRC 806.020(a)(5) or implementation of a plan to satisfy off-street parking requirements through alternate modes of transportation under SRC 806.015(e)(2);
  - (2) Freestanding sign not more than 5 feet in height and placed upon a foundation;
  - (3) Weather protection, in the form of awnings or canopies, along more than 50 percent of the length of the ground floor building facade adjacent to sidewalks and pedestrian connections;
  - (4) 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;
  - (5) Replacement of existing surface parking areas with new development of buildings or structures;
  - (6) 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;
  - (7) Installation of landscaping and irrigation using a plan designed by an Oregon landscape architect;
  - (8) Construction of a building where at least 50 percent of the building frontage is constructed contiguous to the minimum building setback line;
  - (9) Construction of one or more buildings at least two stories in height;
  - (10) Construction of planter bays, each a minimum of 50 square feet in size, to meet minimum interior parking area landscaping requirements;
  - (11) Construction of planter bays below the surface grade of parking areas to accommodate surface water runoff; or
  - (12) Use of native plant materials to meet minimum landscaping requirements. (Ord No. 31-13)

**612.020. Design Review.** Design review under SRC Chapter 225 is required for development within the Walker School Residential Area 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 612.025 is required for all residential development within the Walker School Residential Area Overlay Zone.
- (b) Design review according to the design review guidelines or the design review standards set forth in SRC 612.025 is not required for:
  - (1) Development of Single Family uses.
  - (2) Development of Two Family uses.
- (c) Multiple family development shall 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, and the design review guidelines or the design review standards set forth in SRC 612.025. (Ord No. 31-13)

**612.025. Design Review Guidelines and Design Review Standards.**

**(a) Building Design.**

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

**(A) Design Review Guidelines.**

(i) Building design shall reflect the scale, shape, and detailing of single family dwellings.

(ii) Dwelling units shall have entries oriented to the street. Apartments may have entries oriented to a central courtyard that is open to the street.

(iii) Architecturally defined entryways shall be provided.

(iv) Buildings shall be human scale and avoid long monotonous exterior walls.

**(B) Design Review Standards.**

(i) Trim boards shall be used to mark and define all roof lines, porches, windows, and doors on building facades facing streets.

(ii) Buildings shall be oriented so that their front facades are parallel to the street; with side walls oriented at right angles to the street.

(iii) Dwelling units located on the ground floor shall, when facing a street, include individual covered entry porches.

(iv) On interior lots less than 50 feet in width, at least one dwelling unit shall face the street. A paved walkway shall be provided from the street to each dwelling unit.

(v) Attached dwelling units shall be differentiated by building offsets.

**(2) Building Mass, Location, and Facade Design.**

**(A) Design Review Guidelines.**

(i) The roof lines of new structures shall reflect the roof lines of single family structures in the neighborhood or single family structures along the block face.

(ii) Building setbacks from the front property line shall be minimized.

(iii) Building height adjacent to the front property line shall be minimized.

(iv) The scale of building facades shall be minimized.

(v) Developments with multiple buildings shall include useable common open space and provide visual interest to reduce the appearance of bulk.

**(B) Design Review Standards.**

(i) Buildings shall have a minimum roof pitch of 3:12 or greater.

(ii) Buildings shall be setback from the front property line a minimum of 18 feet.

(iii) Buildings shall not to exceed 28 feet in height within 50 feet of the front property line.

(iv) No building facade facing a street shall:

(aa) Exceed 960 square feet within 30 feet of a street;

(bb) Exceed 1,400 square feet within 50 feet of a street; and

(cc) Have a horizontal dimension greater than 40 feet.

(v) Where more than one building facade faces a property line, and such building facades align at a common distance from the property line, the building facades shall be horizontally separated by a distance of at least 20 feet to create a courtyard effect. For purposes of this design review standard, "common distance" shall be mean within 12 feet.

**(b) Off-Street Parking.**

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

**(A) Design Review Guidelines.**

(i) Views of parking areas from the street shall be minimized.



**FIGURE 612-1  
WALKER SCHOOL RESIDENTIAL AREA OVERLAY ZONE**

