

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND ESTABLISHING A
POLICY RESOLUTION FOR THE PURPOSE OF ENCOURAGING COMPATIBLE DESIGN
OF INFILL HOUSING**

WHEREAS, RMC 15.04.930.C. Design and Development Policy Resolutions, provides that, from time to time, the City Council may establish a policy resolution for the purpose of conserving and enhancing the appearance of specific areas within the City of Richmond, and;

WHEREAS, these policy resolutions are intended to be used in areas of existing or potential scenic value, of historical note, of architectural merit, or of interest to visitors, and for the purpose of assisting property owners to maintain and enhance the appearance or architectural character of business districts and residential neighborhoods, and;

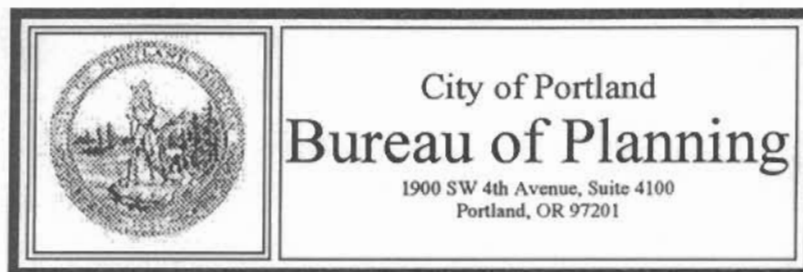
WHEREAS, the development of such policy resolutions shall be the responsibility of the Design Review Board, with the resolutions suggested by the Planning Commission, the City Council, or by the Design Review Board. Following adoption by the City Council, such policy resolutions shall supplement the Design Review Guidelines.

WHEREAS, there are hundreds of vacant or under utilized residential lots in the City of Richmond, many of them in older neighborhoods with traditional housing types, and;

WHEREAS, it is desirable to encourage the construction of infill housing on these lots in order to remove the blight of unkempt vacant areas, add productive properties to the tax roll, decrease crime, provide a range of housing types for all residents, and improve the appearance of the community, and;

WHEREAS, it is desirable to provide new infill housing designed in a way that incorporates the best features of traditional design, has a visual connection to the street, does not overemphasize the housing of the automobile over the housing of people, and increases the safety and livability of the neighborhood.

THEREFORE BE IT RESOLVED, that the City Council of the City of Richmond adopts, as a Design Development Policy Resolution, the "Base Zone Design Standards" previously adopted by the City of Portland (attached). These standards shall apply to all new infill single family housing, duplexes, and attached housing in the City of Richmond except for projects undertaken by the Redevelopment Agency, INCLUDING THE Easter Hill Hope VI Project, where several separate infill lot are aggregated in a single project and design standards are imposed project-wide.



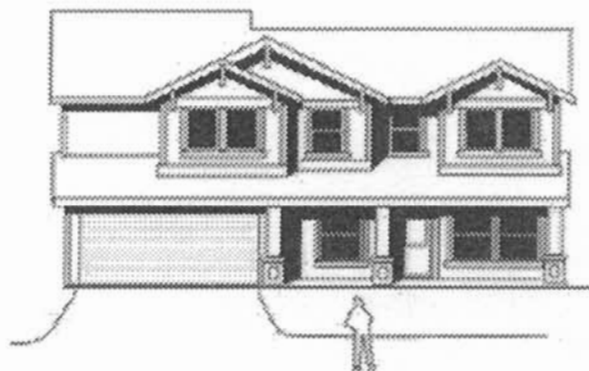
Project Fact Sheet: Base Zone Design Standards

What is the Base Zone Design Standards Project?

The Base Zone Design Standards Project proposes to add standards to the City's Zoning Code that address community concerns about the design of new houses, manufactured homes, duplexes, and attached houses (also called rowhouses). Some of the most common concerns include:

- Houses with front facades that are dominated by a garage;
- Houses with living area set behind the garage;
- Houses with a main entrance that is secondary to the entrance for the cars; and
- Front yards that are used primarily for automobile parking and maneuvering.

These characteristics tend to create a barrier between the living area of the house and the public realm. This limits the visual and physical connection between the house and the street which can negatively impact the livability and safety of the surrounding neighborhood.



This house meets the recommended base zone design standards. See below for details of these regulations.

What is the focus of the Base Zone Design Standards project?

To address the concerns cited above, the Base Zone Design Standards project is focusing on the relationship between the living area and the public realm. For purposes of this project, the public realm has been defined as the public right-of-way (streets, sidewalks, and planting strips) and adjacent private property that can be seen from public right-of-way. By focusing on the public realm, a few standards regulating development can have a substantial positive impact on the quality of the city's neighborhoods.

What are the proposed Base Zone Design Standards?

These regulations will apply city-wide to all houses, manufactured homes, attached houses and duplexes regardless of their base zone. For example, the standards will apply to all houses, including those located outside of residential zones, such as commercial or employment zones. The chart (below) summarizes the following proposed regulations:

1. Main Entrance (front door). At least one main entrance to the house must meet both of the following standards:

- The main entrance to the house may be no farther than 6 feet behind the longest wall of the house that faces the street.
- The main entrance must face the street, or be at an angle of up to 45 degrees to the street. Alternatively, the main entrance can open onto a porch. The porch must be a minimum of 25 square feet in area, must be at least partially covered, and must have at least one entrance that faces the street.

2. Street facing windows. At least 15 percent of the area of the street-facing façade of the house must be windows. Windows in garage doors do not count toward the 15 percent, but if the main entrance faces the street, then the area of the front door counts toward the 15 percent.

3. Garage Wall Length on Street-Facing Facades. This standard will apply to attached and detached garages. Generally, the length of the garage wall facing the street may not be greater than 50% of the length of the entire façade of the house. Houses that are less than 24 feet wide are allowed to have a 12-foot wide garage as long as there is living space or a covered balcony above the garage.

Note: The Planning Commission recommends the Garage Wall Length on Street-Facing Facades only apply to houses, manufactured homes and duplexes. The Planning Commission is further examining issues related to garage width and driveways for attached houses, before forwarding a recommendation to City Council.

4. Garage location. Generally, a garage wall that faces a street may be no closer to the street than the longest wall of the house that faces the street. If the length of the garage wall is 40%, or less, of the total length of the façade, the garage may be to 6 feet in front of the longest wall of the house that faces that street. In this case, there must be a covered porch that is at least 48 square feet in area with minimum dimensions of 6 feet by 6 feet, and the front of the porch must be flush or in front of the garage wall.

Planning Commission Recommended Base Zone Design Standards

	Houses, Duplexes, and Manufactured Homes	Attached Housing (Rowhouses)
Main Entrances	At least one main entrance must meet the following:	
Location of Main Entrance	<ul style="list-style-type: none"> • Main entrance may be no farther than 6 ft. behind the longest street-facing wall, and 	

Orientation of Main Entrance	<ul style="list-style-type: none"> Main entrance must face the street or be at an angle of up to 45 degrees from the street. The main entrance does not have to face the street if it opens onto a porch that faces the street.
Street-Facing Windows (Window Requirements)	<ul style="list-style-type: none"> At least 15 percent of the area of the street-facing façade(s) must be windows. Windows in garage doors do not count toward the 15 percent, but if the main entrance faces the street, then the area of the front door counts toward the 15 percent.
Garages	
Garage Wall Length on Street-Facing Façades	<ul style="list-style-type: none"> The length of a garage wall facing the street may be up to 50 percent of the total length of the façade. Houses with a length of 24 ft. or less may have a 12-ft. wide garage if there is living space or a covered balcony above the garage.
Garage Location	<ul style="list-style-type: none"> A garage wall that faces a street may be no closer to the street lot line than the longest street-facing wall of the house. <p>However, if the length of the garage wall is 40% or less of the total length of the street-facing façade, it may be up to 6 ft. in front of the longest street-facing wall of the house if there is a covered porch.</p>

How will these standards affect existing development?

The standards will apply to new development and alterations or additions to houses, manufactured homes, duplexes or attached houses. When an existing house is being altered or added on to, the standards will only apply to the portion of the house being altered or added. This is intended to ensure that existing houses can be remodeled while also ensuring that the alteration or addition does not cause the house to go further out of compliance with the standards.

What is the project schedule?

After a public workshop and open houses in the fall of 1998, the Planning Commission held public hearings in November and December 1998. On

The City Council is tentatively scheduled to hold hearings on this project in early summer. Notice will be mailed at least 30 days in advance of the hearing.

Would you like more information on this project?

There is a Base Zone Design Standards Mailing List. People on this mailing list will receive the latest updates and scheduling information about project. If you are not on the list and want to add your name or simply want to check that you are on the list, please contact Mark Bello (823-7810) or Susan Hartnett (823-7984) at the Bureau of Planning or write to:

City of Portland
Bureau of Planning
1120 SW 5th Ave.

March 23, 1999 the Planning Commission voted to recommend that City Council adopt the set of regulations described above and outlined in the chart on page 3. Additional standards for attached housing are currently being considered separately.

Portland, OR 97204
Attention: Citywide Code Change Team