

Update Packet #144 (effective 11/02/10)

The attached Code update corrects a typo in Chapter 33.846 and is effective November 2, 2010.

Code Update Packet: 144
Effective Date: November 2, 2010
Contact: Jessica Richman, 503-823-7847
Amends Chapter: 33.846

CONTENTS OF UPDATE PACKET #144 (effective November 2, 2010)

Chapter	Remove Pages	Insert Pages	Changed because of:
846	5-8	5-8	Typo in 33.846.040.B.1

Substantive Changes:

Corrects a typo in 33.846.040.B.1 where some lines were omitted.

- (4) By increasing the number of units within existing net building area already in residential use, for example, by converting a duplex to a triplex;
 - b. Proposals that create more than 10,000 square feet of gross building area for uses in the Commercial or Industrial use categories; or
 - c. Proposals in the IR zone where the site is not covered by an Impact Mitigation Plan or Conditional Use Master Plan.
 2. For Historic Landmarks, including those in Historic Districts or Conservation Districts:
 - a. Proposals for alterations of a landmark-designated interior public space if the value of the alteration is more than \$373,100 are processed through a Type III procedure.
 - b. Proposals for alterations of a landmark-designated interior public space if the value of the alteration is \$373,100 or less are processed through a Type II procedure;
 - c. Proposals for the installation of mechanical equipment on the exterior of a building are processed through a Type I procedure;
 - d. Proposals for the installation of new or replacement awnings are processed through a Type I procedure; and
 - e. The following proposals in C, E, I, and RX zones are processed through a Type I procedure:
 - (1) Signs less than 150 square feet in area; and
 - (2) Alteration of a facade when 500 square feet or less of the structure's facade is being altered;
 - f. Proposals for alterations to its exterior if the value of the alteration is more than \$373,100 are processed through a Type III procedure;
 - g. Proposals for alterations to its exterior if the value of the alteration is \$373,100 or less are processed through a Type II procedure.
 3. For Conservation Landmarks, including those in Historic Districts or Conservation Districts:
 - a. Except as specified in B.3.b, below, proposals for alterations to its exterior are processed through a Type II procedure; and
 - b. The following proposals in C, E, I, and RX zones are processed through a Type I procedure:
 - (1) Signs less than 150 square feet in area; and
 - (2) Alteration of a facade when 500 square feet or less of the structure's facade is being altered.
 4. For Historic Districts.
 - a. Except as specified in B.4.d, below, proposals for the construction of a new structure within the district if the value of the construction is more than \$373,100 are processed through a Type III procedure;

- b. Proposals for the construction of a new structure within the district if the value of the construction is \$373,100 or less are processed through a Type II procedure;
 - c. Proposals for alterations to the exterior of a structure that is not a Historic Landmark if the value of the construction is more than \$373,100 are processed through a Type III procedure;
 - d. Proposals for alterations to the exterior of a structure that is not a Historic Landmark if the value of the construction is \$373,100 or less are processed through a Type II procedure;
 - e. The following proposals in C, E, I, and RX zones are processed through a Type I procedure:
 - (1) Signs less than 150 square feet in area; and
 - (2) Alteration of a facade when 500 square feet or less of the structure's facade is being altered.
5. For Conservation Districts.
- a. Except as specified in B.5.c, below, proposals for the construction of a new structure within the district are processed through a Type II procedure;
 - b. Proposals for alterations to the exterior of a structure that is not a Historic Landmark are processed through a Type II procedure;
 - c. The following proposals in C, E, I, and RX zones are processed through a Type I procedure:
 - (1) Signs less than 150 square feet in area; and
 - (2) Alteration of a facade when 500 square feet or less of the structure's facade is being altered.

C. Phased proposals.

1. For phased proposals. Applicants may submit design plans for a phase proposal, provided the application includes adequate information to allow review of all phases of the proposal, including anticipated timelines.
2. Benefits of a phased design plan. Development in conformance with an approved phased design plan does not have to go through a separate historic design review for each phase.
3. Procedure. A phased design plan application is reviewed using the same procedure and with the same guidelines as a historic design review for a specific development.

D. Models of proposals in the Central City plan district. For proposals located in the area of the Central City plan district shown on Map 825-1, a three dimensional cardboard model of a proposal located in a Historic District or Conservation District is required with an application for historic design review. This requirement applies only to new developments or changes in the bulk of existing buildings. The scale of the model must be 1 inch equals 50 feet. Before a building permit is issued, a three dimensional wooden model of the proposal as approved must be submitted to fit into the City's downtown model. This model must be at a scale of 1 inch equals

50 feet. The model requirements will be waived if the application does not involve a change in the bulk of buildings on a site for which the City possesses an accurate wooden model.

E. Approval criteria outside the Central City plan district. Outside the Central City plan district, requests for historic design review will be approved if the review body finds that the applicant has shown that all of the approval criteria have been met. Conflicts among guidelines and criteria are resolved as specified in Paragraph E.4, below. The approval criteria for historic design review outside the Central City plan district are as follows:

1. Historic Districts. When historic design review is required for any resource in a Historic District, including Historic Landmarks and Conservation Landmarks, the approval criteria are:
 - a. Historic Districts with district-specific guidelines. Historic Districts may have guidelines that are specific to the district, such as the *King's Hill Historic District Guidelines*. When historic design review is required in such districts, the guidelines specific to the district are the approval criteria;
 - b. Historic Districts without district-specific guidelines. Where there are no guidelines that are specific to the Historic District, the criteria in Section 33.846.060.G are the approval criteria; or
 - c. Alphabet Historic District. In the Alphabet Historic District, the approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.
2. Conservation Districts. When historic design review is required for any resource in a Conservation District, including Historic Landmarks and Conservation Landmarks, the approval criteria are:
 - a. Conservation Districts with district-specific guidelines. Conservation Districts may have guidelines that are specific to the district. When historic design review is required in such districts, the guidelines specific to the district are the approval criteria; or
 - b. Conservation Districts without district-specific guidelines. Where there are no guidelines that are specific to the Conservation District, the *Community Design Guidelines* are the approval criteria;
3. Historic Landmarks and Conservation Landmarks located outside of Historic Districts or Conservation Districts. When historic design review of a Historic Landmark or Conservation Landmark located outside of a Historic District or Conservation District is required, the criteria in 33.846.060.G are the approval criteria.
4. Conflicts among guidelines and criteria. When a criterion in Section 33.846.060.G conflicts with any guideline, the criterion in Section 33.846.060.G supersedes the guideline.

F. Approval criteria in the Central City plan district. In the Central City plan district, requests for historic design review will be approved if the review body finds that the applicant has shown that all of the approval criteria have been met. Conflicts among guidelines and criteria are resolved as specified in Paragraph F.5, below. The approval criteria for historic design review in the Central City plan district are as follows:

1. Historic Districts. When historic design review is required for any resource in a Historic District, including Historic Landmarks and Conservation Landmarks, the approval criteria are:
 - a. Historic Districts with district-specific guidelines. Historic Districts may have guidelines that are specific to the district, such as the *NW 13th Avenue Historic District Design Guidelines*. When historic design review is required in such districts, the approval criteria are the *Central City Fundamental Design Guidelines* and the guidelines specific to the Historic District. If the resource is a Historic Landmark or Conservation Landmark, the criteria in Section 33.846.060.G must also be met;
 - b. Historic Districts without district-specific guidelines.
 - (1) Where there are no guidelines that are specific to the Historic District and the site is also in a subdistrict of the Central City plan district that has subdistrict design guidelines, the approval criteria are the *Central City Fundamental Design Guidelines* and the subdistrict design guidelines. If the resource is a Historic Landmark or Conservation Landmark, the criteria in Section 33.846.060.G must also be met;
 - (2) Where there are no guidelines that are specific to the Historic District and the site is not in a subdistrict of the Central City plan district that does not have subdistrict design guidelines, the approval criteria are the *Central City Fundamental Design Guidelines* and the criteria in Section 33.846.060.G;
 - c. Alphabet Historic District. In the portion of the Alphabet Historic District within the Central City plan district, when historic design review is required for any resource, including Historic Landmarks and Conservation Landmarks, the approval criteria are the *Central City Fundamental Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*. If the resource is a Historic Landmark or Conservation Landmark, the criteria in Section 33.846.060.G must also be met;
2. Russell Street Conservation District. When historic design review is required for any resource in the Russell Street Conservation District, including Historic Landmarks and Conservation Landmarks, the approval criteria are the *Community Design Guidelines*. If the resource is a Historic Landmark or Conservation Landmark, the criteria in Section 33.846.060.G must also be met;
3. Historic Landmarks and Conservation Landmarks located outside of Historic Districts and Conservation Districts. When historic design review of a Historic Landmark or Conservation Landmark located outside of Historic Districts and Conservation Districts is required, the approval criteria are:
 - a. Subdistricts with design guidelines. If the resource is in a subdistrict of the Central City plan district that has subdistrict design guidelines, the approval criteria are the *Central City Fundamental Design Guidelines*, the subdistrict design guidelines and the criteria in 33.846.060.G;
 - b. Subdistricts without design guidelines. If the resource is not in a subdistrict of the Central City plan district that has subdistrict design guidelines, the approval criteria are the *Central City Fundamental Design Guidelines* and the criteria in Section 33.846.060.G;