

CHAPTER 534. – MU-II – MIXED USE-II

Sec. 534.010. - Uses.

(a) Except as otherwise provided in this section, the permitted (P), special (S), conditional (C), and prohibited (N) uses in the MU-II zone are set forth in Table 534-1.

The proposed development consists of multifamily housing which is permitted within the MU-II zone.

Sec. 534.015. - Development standards.

Development within the MU-II zone must comply with the development standards set forth in this section.

(a) *Lot standards.* Lots within the MU-II zone shall conform to the standards set forth in Table 534-2.

Within the CB zone there are no minimum lot area and dimension requirements. There is a 16' minimum street frontage requirement for non-single-family uses, the proposed design meets this requirement.

(b) *Dwelling unit density.* Development within the MU-II zone that is exclusively residential or single-room occupancy shall have a minimum density of 15 dwelling units per acre..

The MU-II zone requires a minimum of 15 dwelling units per acre. The proposed design meets that with 18 dwelling units for .51AC or 35.3du/ac

(c) *Setbacks.* Setbacks within the MU-II zone shall conform to the standards set forth in Tables 534-3 and 534-4.

The MU-II zone has a 0 ft to 10 ft max setback. A 5' setback is proposed by way of: (2) A minimum setback of five feet to a maximum setback of 10 feet is permitted for ground-floor residential uses if horizontal separation is provided pursuant to [SRC] [534.015\(h\)](#).

The interior side setbacks are zone to zone. The neighboring properties are also MU-II so a 0 ft setback is required.

The interior rear setback is zone to zone. The creek separates this parcel from the neighboring property so a 0 ft setback is required.

(d) *Lot coverage; height; building frontage.* Buildings and accessory structures within the MU-II zone shall conform to the lot coverage, height, and building frontage standards set forth in Table 534-5.

There is no maximum lot coverage requirement established for buildings or accessory structures within the MU-II zone. The height limit is 55 ft., 40' is proposed. The building frontage is a min of 50%. 78'-11" or 68% of the 115' 10 ½" frontage is occupied by building.

(e) *Parking.* Off-street parking shall not be located on a new standalone surface parking lot in the MU-I zone or MU-II zone.

Standalone parking is not proposed.

(f) *Landscaping.*

(1) *Setback areas.* Setbacks, except setback areas abutting a street that provide pedestrian amenities or horizontal separation pursuant to [SRC] [534.015\(h\)](#), shall be landscaped. Landscaping shall conform to the standards set forth in SRC [chapter 807](#).

Frontage setbacks not occupied by raised patios will be landscaped per SRC Chapter 807.

(2) *Vehicle use areas.* Vehicle use areas shall be landscaped as provided under SRC [chapter 806](#) and SRC [chapter 807](#).

Parking setbacks will be landscaped per SRC Chapter 806 and 807. An adjustment will be necessary for the parking egress to the east of the site where one-way vehicle access is required to pass through the 5' buffer.

(g) *Continued development.*

Section does not apply.

(h) *Pedestrian-oriented design.* Development within the MU-II zone, excluding development requiring historic design review, shall conform to the pedestrian-oriented design standards set forth in Table 534-6. Any development requiring historic design review shall only be subject to design review according to the historic design review standards or the historic design review guidelines set forth in SRC [chapter 230](#).

Ground floor height: Min of 10' to bottom of ceiling of first floor. 10' Proposed.

Separation of Ground Floor Residential Uses: Vertical separation is provided to meet the requirement of this section. The street-facing residential patio will be 3' above finished sidewalk.

Building façade articulation: A base, middle and top are required.

Base: The ground floor is distinguished from the the middle façade by change of color, material and horizontal banding.

Middle: The middle façade provides visual interest by incorporating vertical windows and protruding the stair tower greater than 2' from the building face.

Top: The top of building is defined with a change in material from the upper floors being greater than 8" in height.

Ground Floor Windows: Residential use requires 30% windows on the street facing façade. 813 sf of ground floor wall area is provided, 278 sf of window/glazed door openings are provided. 34% ground floor windows provided.

Building Entrances: The ground floor requires a primary building entrance on the street facing façade. A primary entrance is provided along State St. The building entrance is covered by the stair tower.

Weather Protection: Weather protection is required for a minimum of 50% of the length of the façade. The building is set back 5' from the street so weather protection would be covering patios and landscape areas. An adjustment is sought for this item.

Parking location: The parking is located behind the building as required by this section.

Mechanical and Service Equipment: Rooftop mechanical equipment is not proposed for this building. Electrical services will be located on the side of the building and will be screened with landscaping.

Sec. 534.020. – Design Review

This project is not subject to design review of multiple family design review standards.

CHAPTER 800. - GENERAL DEVELOPMENT STANDARDS

- **Sec. 800.055. - Solid waste service areas.**

Solid Waste Service Areas – Pursuant to SRC 800.055(f)(1), a vehicle operation area a minimum of 15 feet in width and 45 feet in length is required in front of every receptacle in a solid waste service area in order to ensure adequate access by trucks for servicing. However, pursuant to SRC 800.055(f)(1)(B), the vehicle operation area does not need to be provided directly in front of the receptacles if they are 2 cubic yards or less in size and the vehicle operation area is in a location so the receptacles can be safely maneuvered manually not more than 45 feet into position for servicing at one end of the vehicle operation area.

An internal solid waste facility is provided in the parking area, the space is provided with exterior trash removal access. The trash room will be provided with 2 yard containers and recycling containers.

- **Sec. 800.060. - Exterior lighting.**

(a) Exterior lighting shall not shine or reflect onto adjacent properties, or cast glare onto the public right-of-way.

Requirement will be met. Notes located on A1.01.

(b) Exterior light fixtures shall be located and designed so that the light source, when viewed at a height of five feet above the ground at a distance of five feet outside the boundary of the lot, shall be either:

Requirement will be met. Notes located on A1.01.

- **Sec. 800.065. - Pedestrian access.**

Pedestrian connections are required:

(1) Between building entrances and streets;

- (2) Between buildings on the same development site;
- (3) Through off-street parking areas greater than 25,000 square feet in size or including four or more consecutive parallel drive aisles;
- (4) To existing or planned paths and trails; and
- (5) To abutting properties.

Pedestrian connections are required to be a minimum of 5 feet in width and paved with a hard-surface material meeting Public Works Design Standards.

Minimum 5 feet pedestrian access is provided at all locations of instances listed above

CHAPTER 806. - OFF-STREET PARKING, LOADING AND DRIVEWAYS

Sec. 806.015. - Amount off-street parking.

There is no minimum off-street parking required for the proposed 18 multiple family dwelling units. The current proposal provides 18 off-street parking spaces.

Compact parking – SRC 806.015(b) allows for the utilization of compact parking stalls to satisfy up to 75% of off-street parking. Compact parking currently accounts for 72% of provided parking.

Required electric vehicle charging spaces – SRC 806.015(d) any newly constructed building with five or more dwelling units on the same lot, including buildings with a mix of residential and nonresidential uses, a minimum of 40 percent of the off-street parking spaces provided on the site for the building shall be designated as spaces to serve electrical vehicle charging. In order to comply with this subsection, such spaces shall include provisions for electrical service capacity, as defined in ORS 455.417.

A charger will be installed to serve two spaces. Infrastructure will be installed to serve an additional 6 spaces.

Sec. 806.025. - Off-street parking and vehicle use area development standards for uses or activities other than single family, two family, three family, and four family.

Parking and Vehicle Use Area Setback Adjacent to Buildings and Structures – SRC 806.025(c)(4) requires parking and vehicle use areas adjacent to buildings and structures to be setback from the exterior wall of the building or structure by a minimum 5-foot-wide landscape strip, planted to Type A landscaping standards, or a minimum 5-foot-wide pedestrian walkway. As shown on the proposed site plan, a pedestrian walkway of 5 feet is provided between the proposed parking area and the building. The proposal therefore conforms to this standard.

Parking Stall & Parking Lot Drive Aisle Dimensions – SRC 806.035(e), Table 806-6, establishes minimum parking stall and parking lot drive aisle dimension standards. Parking stall and parking lot drive aisle dimensions are based upon the angle of the parking stalls and whether the stalls are standard or compact in size.

The dimension requirements for standard sized, 90-degree parking stalls are 9 ft. x 19 ft. The dimension requirements for compact sized, 90-degree parking stalls are 8 ft. x 15 ft.

Parking lot drive aisles serving all standard-sized, or a combination of standard and compact-sized, 90-degree stalls are required to have a minimum aisle width of 24 feet. Parking lot drive aisles serving only compact-sized, 90-degree parking stalls are required to have a minimum width of 22 feet.

Proposed parking stalls, drive aisles, and driveways meet applicable dimension requirements.

Sec. 806.040. - Driveway development standards for uses or activities other than single family, two family, three family, or four family.

SRC 806.040(a) requires off-street parking and vehicle use areas to be accessed by either:

- *Separate driveways for ingress and egress;*
- *A single driveway for ingress and egress within an adequate turnaround that is always available; or*
- *A loop to a single point of access.*

The proposed parking lot is designed with a single point of one-way access from State Street and egresses through one-way access through an easement to the east of the property.

Interior Landscaping Requirements – Interior landscaping is required for off street parking areas 5,000 square feet or greater in size. A minimum of 5 percent of the parking area must include interior landscaping.

The proposed uncovered parking area is 5,066 square feet in size. 253 square feet of the landscaping is required, 259 square feet of landscaping is provided.

SRC 806.035(d)(3) requires a minimum of one deciduous shade tree to be planted within the parking lot for every 12 parking spaces. Based on the 18 uncovered parking spaces provided, a minimum of 2 deciduous trees will be provided within the parking area.

Driveways – SRC 806.040(d) establishes the minimum driveway width of a two-way driveway is 24 feet.

The driveway in the proposed site plan is 24 feet in width.

Sec. 806.045. - Bicycle parking; when required.

SRC Chapter 806 establishes the minimum bicycle parking for multifamily uses as the greater of 4 spaces or 1 space per dwelling unit.

The proposed 18 dwelling units require a minimum of 18 bicycle parking spaces. A minimum of 18 bicycle parking spaces will be provided in the units.

Sec. 806.075. - Amount of off-street loading.

SRC Chapter 806 requires 0 loading spaces for multifamily developments between 5-49 dwelling units.

No loading zone is proposed.