



CITY OF DONALD

10710 Main Street N.E. • P.O. Box 388 • Donald, OR 97020-0388

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2.103.6 DEVELOPMENT STANDARDS

All development in the **R-7 Zone** shall comply with the applicable provisions of this Development Ordinance. The following references additional development requirements:

- A. **Off-street parking.** Parking shall be as specified in § 2.303.
- B. **Yards and lots.** Yards and lots shall conform to the standards of § 2.308.
- C. **Site Development Review.** Manufactured home parks and non-residential uses shall require a Site Development Review, pursuant to § 3.1.
- D. **Landscaping.** A minimum of 35% of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided in § 2.306.
- E. **Lot coverage.** The maximum coverage allowed for buildings, accessory structures and paved parking shall be 65%.
- F. **Density.**
 - 1. When R-7 Zoned property is divided subject to §§ 3.105 or 3.109, the minimum density shall be four units per gross acre; the maximum density shall be six units per gross acre.
 - 2. R-7 land divisions subject to §§ 3.105 or 3.109 within the Donald South Expansion Area, as depicted on Map 2.103.A, shall achieve a minimum overall density of five units per gross acre. The maximum density shall be six units per gross acre.
- G. **Exterior finish.** The use of "T-111" siding on single-family dwellings and duplexes located on lots or parcels 7,000 square feet or larger shall be prohibited.
- H. **Garage or carport construction.** All single-family dwellings, including manufactured homes on individual lots, shall contain an attached or detached garage that contains a minimum of 240 square feet of area. Garages and/or carports shall be constructed to include a roof pitch similar to the primary dwelling(s), and shall be constructed to include exterior siding and paint to match the primary dwelling(s).

(Am. Ord. 172-2018, passed 9-11-2018)



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2.312 RESIDENTIAL DESIGN STANDARDS

2.312.1 Purpose. The following standards are intended to create walkable residential neighborhoods that are visually interesting, compatible with existing development, and avoid monotony in design.

2.312.2 Applicability. The standards in this section apply to all new single-family attached and detached dwelling units, unless otherwise indicated per the subsections below. Compliance with these standards will be assessed during the Building Permit process.

2.312.3 Standards for single-family dwellings:

A. Main entrance. At least one main entrance must meet the following standards:

- _____ Be no further than eight feet behind the longest street-facing wall of the primary building.
- _____ Face the street, be at an angle of up to 45 degrees from the street, or open onto a porch. If the entrance opens onto a porch, the porch must meet the following additional standards:
 - a. Be at least 25 square feet in area with a minimum four-foot depth.
 - b. Have at least one porch entry facing the street.
 - c. Have a roof that is no more than 12 feet above the floor of the porch.
 - d. Have a roof that covers at least 30% of the porch area.

B. Limitation on parking. Off-street parking is not allowed within the front yard of a dwelling except within a designated driveway.

C. Garages. Where one or more garages face a street, the following standards apply:

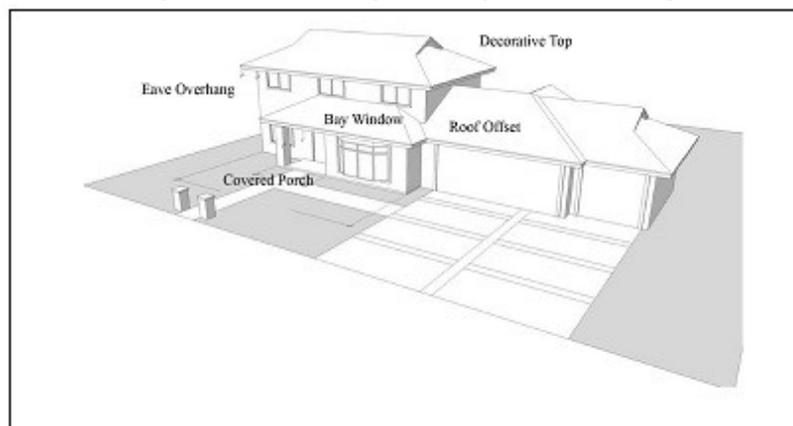
- _____ The front elevation of the garage(s) may not extend more than five feet in front of the longest, street-facing, living-space wall of the primary dwelling.
- _____ The width of all garages on the street-facing elevation shall not exceed 50% of the total width of that elevation. The width of the garage shall be measured from the edges of the finished exterior garage wall. The following exception applies:
 - a. The width of garage(s) may be increased up to 60% if the garage(s) are recessed behind the longest, street-facing, living-space wall of the dwelling by at least five feet.

D. Detailed design. All dwellings shall incorporate at least **five (5)** of the features (see Figure A) listed below on the street-facing façade:

- _____ Covered porch at least five feet deep, as measured horizontally from the face of the main building façade to the edge of the porch, and at least five feet wide.

- ___ Recessed entry area at least two feet deep, as measured horizontally from the face of the main building façade, and at least five feet wide.
- ___ Offset on the building face of at least 16 inches from one exterior wall surface to the other.
- ___ Dormer that is at least four feet wide and integrated into the roof form.
- ___ Roof eaves with a minimum projection of 12 inches from the intersection of the roof and the exterior walls.
- ___ Roof line offsets of at least two feet from the top surface of one roof to the top surface of the other.
- ___ Tile shingle roofs.
- ___ Horizontal lap siding between three to seven inches wide (the visible portion once installed). The siding material may be wood, fiber-cement, or vinyl. Size: _____
- ___ Brick, cedar shingles, stucco, or other similar decorative materials covering at least 40% of the street-facing façade.
- ___ Gable roof, hip roof, or gambrel roof design.
- ___ Window trim around all windows at least three inches wide and five-eighths inches deep.
- ___ Window recesses, in all windows, of at least three inches as measured horizontally from the face of the building façade.
- ___ Balcony that is at least three feet deep, five feet wide, and accessible from an interior room.
- ___ Bay window at least two feet deep and five feet long.
- ___ Attached garage width, as measured between the edges of the exterior finished garage wall, of 30% or less of the total width of that elevation.
- ___ Permanent solar rooftop panels covering at least 60% of the roof area.
- ___ Workable shutters on ground floor windows.

Figure 2.312.A **Single-Family Detailed Design**



For NEW SUBDIVISIONS

- E. **House plan variety.** This standard applies to single-family detached dwellings. Single-family attached dwellings are exempt from this house plan variety standard. No two directly adjacent or opposite dwellings in a single-family detached development of more than four units may have the same front or street-facing elevation. This standard is met when front or street-facing elevations differ from one another by at least three of the elements listed in divisions 1. through 6. below. Where facades repeat on the same block face, they must have at least three intervening lots between them that meet this standard.
1. **Materials.** The plans specify different exterior cladding materials, a different combination of materials, or different dimensions, spacing, or arrangement of the same materials. This standard does not require or prohibit any combination of materials; it only requires that plans not repeat or mirror one another. Materials used on the front facade must turn the corner and extend at least two feet deep onto the side elevations.
 2. **Articulation.** The plans have different offsets, recesses, or projections; or the front building elevations break in different places. For example, a plan that has a stoop entry (recess) varies from one that has an entry under a front porch (projection). For this standard to apply, a recess must have a minimum depth of four feet and a projection or offset must be at least four feet in depth.
 3. **Variation in roof elevation.** The plans have different roof forms (e.g., gable versus gambrel or hip), different roof height (by at least 10%), different orientation (e.g., front-facing versus side-facing gable), or different roof projections (e.g., with and without dormer or shed, or different type of dormer or shed).
 4. **Entry or porch.** The plans have different configuration or detailing of the front porch or covered entrance.
 5. **Fenestration.** The plans have different placement, shape, or orientation of windows or different placement of doors.
 6. **Height.** The elevation of the primary roofline (along the axis of the longest roofline) changes by not less than four feet from building to building, or from dwelling unit to dwelling unit (e.g., townhome units), as applicable. Changes in grade of eight feet or more from one lot to the adjacent lot are counted toward change in height for purposes of evaluating facade variation.
- F. **Number of single-family attached dwellings.** No more than four consecutive attached dwellings that share a common wall are allowed. A set of four attached dwellings is allowed to be adjacent to a separate set of four attached dwellings.
(Ord. 172-2018, passed 9-11-2018)