

ORDINANCE NO. 667

AN ORDINANCE OF THE CITY OF WILSONVILLE RELATING TO THE PROVISION FOR DETACHED ROW HOUSES IN THE VILLAGE CENTER AT VILLEBOIS, AND AMENDING THE PLANNING AND LAND DEVELOPMENT CODE SECTIONS 4.001 AND 4.125.

WHEREAS, Villebois Village Center, LLC has initiated a Planning and Land Development Ordinance text amendment to permit the construction of detached row houses in the Village Center at Villebois; and

WHEREAS, the Applicant's request to modify *Table V-1 Development Standards of Section 4.125 – Village Zone* and the definition of 'Row House' would result in the addition of a new housing type in Villebois contributing to the housing diversity design tenet which is desirable; and

WHEREAS, the Applicant's modification is partially necessitated by economic conditions and financing which has become more difficult and costly to secure for large attached housing products; and

WHEREAS, the Applicant has conducted market research and has determined that the proposed code amendment will facilitate the construction of a housing product that has greater market appeal; and

WHEREAS, the proposed code amendment will result in the construction of homes that are in general character with the surrounding urban density of the Village Center and are compatible with the vision for Villebois; and

WHEREAS, the Planning Commission conducted a public hearing on this matter on July 8, 2009 and upon consideration of testimony and evidence from the public and city staff, recommended that the City Council approve the proposed zone text changes; and

WHEREAS, the Council having conducted a public hearing on the proposal on August 3, 2009, and considering the entire record herein finds that the proposed code text amendment complies with applicable text amendment criteria and is in the best interest of the community by providing an additional housing type not currently accommodated at Villebois at a price point that will be more in line with workforce housing needs; and

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1: Findings. The council adopts as findings and conclusions the foregoing recitals and the staff report in this matter attached hereto as Exhibit A and adopted as if set forth fully herein.

Section 2: Amendments.

1. That Wilsonville code section 4.001 Definitions, be amended to modify the definition for “Row House”, as follows:

Row House: A form of single family dwelling where individual units are arranged in an unbroken row with no intervening side yards, with or without an accessory dwelling unit or building. One of a series of houses, often of similar or identical design, situated side by side, with or without an accessory dwelling unit or building. Within the Villebois Village Center Boundary, row houses may be attached or detached in accordance with the Village Center Architectural Standards.

2. That Wilsonville code section 4.125 V-Village Zone, Table V-1: *Development Standards* be amended as follows:

Table V-1: Development Standards

Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width ^{10, 12} (%age)	Max. Bldg. Height ³ (ft.)	Setbacks ^{10, 13, 20}			Alley-Loaded Garage (note)	Street-Loaded Garage (note)	
							Front Min. (ft.)	Front ¹² Max. (ft.)	Rear Min. (ft.)			Side Min. (ft.)
Commercial Buildings - Village Center ¹⁴	NR	NR	NR	1	90	60	NR ³	5	NR	NR	NR	NA
Hotels - Village Center ¹⁴	NR	NR	NR	1	80	60	NR ³	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center ¹⁴	NR	NR	NR	1	90	60	NR ³	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center ¹⁴	NR	NR	NR	1	80	45	5 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹ - Village Center ¹⁴	NR	NR	NR	1	80	45	5 ⁴	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	1	60	45	8 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹	NR	15	50	1	80	45	8 ⁵	15	NR	NR	NR	NA
Duplexes	4,000	45	70	2	60 ¹⁶	35	12 ^{5, 6}	20 ⁶	5	5 ¹⁵	7	8,17,18
Single-Family Dwellings	2,250	35	50	2	60 ¹⁶	35	12 ^{5, 6}	20 ⁶	5	5 ¹⁵	7	8,17

- Notes: NR No Requirement
 NA Not Allowed
- Lot < 8000sf: NR; Lot >8000sf: 80% (Max. Lot Coverage)
 - Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage
 On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.
 - Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.
 - Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.
 - Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.
 - For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.
 - The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.
 - Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.
 - Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.
 - For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.
 - Row Houses shall be **are typically** attached, **however but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be less than 65% on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.**
 - See Definitions, 4.125.01, for measurement of Minimum Frontage Width.
 - Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the alley right of way.
 - See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.
 - On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.
 - For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.
 - Dwellings on lots without alley access shall be at least 36 feet wide.
 - Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.
 - Maximum setbacks may be increased as necessary to accommodate **deeper porches**, building code, public utility easements or public open space requirements.

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 3rd day of August, 2009, at the hour of 7:00 p.m. at the Wilsonville City Hall, 29799 SW Town Center Loop East, Wilsonville, Oregon, and scheduled for second reading on the 17th day of August, 2009, commencing at the hour of 7:00 p.m. at the Wilsonville City Hall.


Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 17 day of August, 2009, by the following votes:

YEAS: -3- NAYS: -0-


Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 20th day of August, 2009.


TIM KNAPP, MAYOR

SUMMARY OF VOTES:

Mayor Knapp	Yes
Councilor Kirk	Excused
Councilor Nunez	Yes
Councilor Hurst	Yes
Councilor Ripple	Excused

WILSONVILLE PLANNING DIVISION
Legislative STAFF REPORT

HEARING DATE: August 3, 2009

DATE OF REPORT: July 27, 2009

APPLICATION NO: LP09-0003

APPLICANT: Villebois Village Center, LLC

REQUEST: Proposed is a Planning and Land Development Ordinance text amendment that would amend the definition of a “row house” (definition #241) to permit a detached housing product.

Table *V-1 Development Standards in the Village Zone* (WC Section 4.125) is also proposed to be amended to provide for a variation in “minimum frontage width” when a row house is detached versus when a row house is attached.

APPLICABLE REVIEW CRITERIA:

Wilsonville Comprehensive Plan:

Section A: Citizen Involvement, Goal 1.1, Policy 1.1.1, Implementation Measures 1.1.1a, 1.1.1f, 1.1.1 g; Housing Policy 4.1.4, Implementation Measures 4.1.4b, 4.1.4c, 4.1.4g, 4.1.4j, 4.1.4p, 4.1.4y.

Wilsonville Planning and Land Development Ordinance:

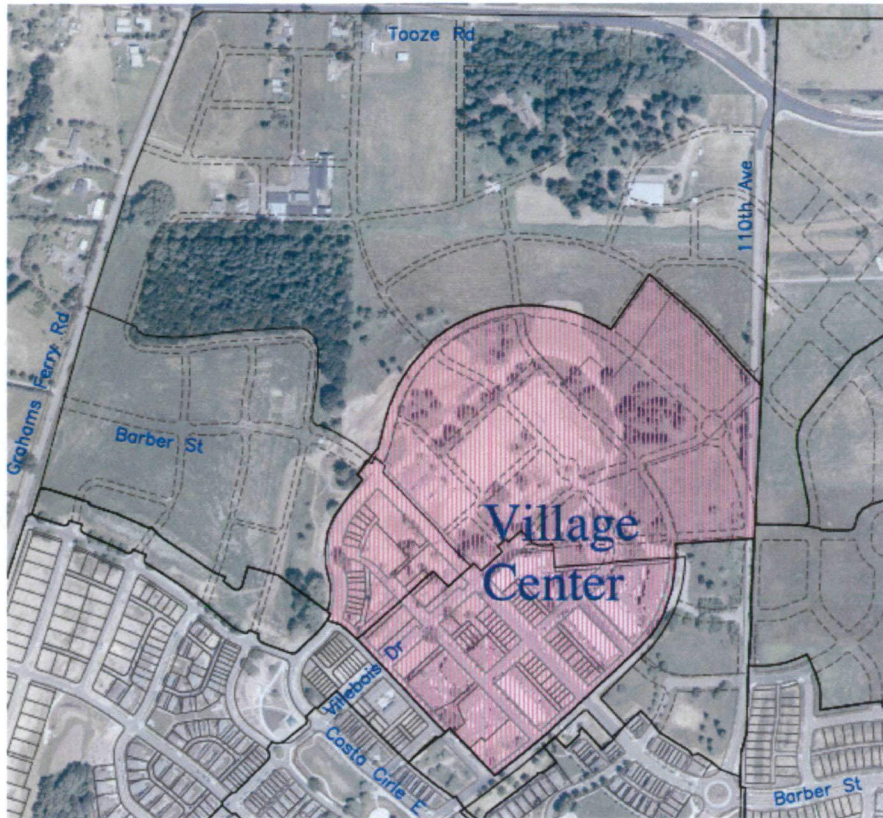
Section 4.008 – Application Procedures – In General; Village (V) Zone Sections 4.125(.01), (.05), (.13)(A.)(1.) through (10.), (.14)(A.)(1.) through (4.), (.15)(A.)(1.), (.16)(A.); Zone Changes and Amendments to this Code Sections 4.197(.01)(A.), (B.)(1.) through (4.).

Villebois Village Master Plan

Chapter 2: General – Land Use Plan Goal, Policy 1, Implementation Measures 1, 2; Residential Housing Goal, Policies 1, 3, 5, 9, Implementation Measures 1, 2; Village Center Goal, Policy 1, Implementation Measure 2.

STAFF REVIEWER: Chris Neamtzu, AICP, Long-Range Planning Manager,
(503) 682-4960, neamtzu@ci.wilsonville.or.us.

LOCATION: The proposed code amendment applies to row house development in the Villebois Village Center (pink shaded area below).



DESIGN TEAM:

Primary Contact: Stacy Connery, AICP
Pacific Community Design, Inc.
Tel: 503.941.9484

Process Planner: Pacific Community Design, Inc.
13500 SW Pacific Highway, PMB #519
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Contact: Michael McLaughlin, AIA

SUMMARY:

In June, the Planning Commission conducted a work session on the proposed code text amendment. In July, a public hearing was conducted on the applicant's proposal. No public testimony was received. The Commission had a number of questions (please refer to the Planning Commission meeting minutes for a summary of discussion) about the proposed new housing type as it related to configuration, height, compatibility, price and square footage. All of the questions were adequately addressed by the applicant. The Commission appreciated the addition of a new housing type that could be more in line with work force housing prices, and could contain a better market appeal.

At the public hearing, Staff proposed a minor language modification that was accepted by the applicant and the Planning Commission. The proposed staff initiated text modification was to clarify footnote #11 of *Table V-1 Development Standards* as it relates to minimum frontage requirements. The applicant's proposed language was awkward resulting in Staff's proposed amendment. After deliberating a short while, the Commission forwarded a unanimous recommendation of approval to the Council.

Staff has had no inquiries into the proposed code text amendment following the public hearing.

RECOMMENDATION:

Staff respectfully recommends that the City Council conduct the public hearing on the proposed Development Code amendments, and approve the Planning Commission's recommendation.

BACKGROUND:

The applicant, Rudy Kadlub of Costa Pacific Communities, master planner of Villebois is requesting a minor text modification to Definition #241 'row house' and to *Table V-1 Development Standards* to permit row houses to be either attached or detached in the Village Center and specifying a 65% minimum frontage width with some specific variations in footnote 11 and the addition of "deeper porches" in footnote 19 (please refer to pages 22-23 of this report or Exhibit A).

The Les Bois row houses had been approved in PDP 1 of SAP Central. The row houses are approved along the east and west sides of Barber St, northwest of Orleans Avenue, and southeast of the Seville row homes. The applicant proposes to replace the approval for the attached Les Bois row houses with the same number (20) of detached row houses in the same location.

The primary reasons for the modification are:

- Greater market appeal.

- More favorable economically to develop and finance.
- Increases the range of housing options in the Village Center.

ISSUES:

At a work session with the Planning Commission last month, the applicant explained some of the rationale behind the proposed code amendment. The amendment request was primarily due to the current state of the economy, but would result in a more affordable housing type benefitting buyers and would provide another housing product that would enhance the housing diversity which is an important goal in Villebois.

According to the applicant, the loan to value ratio requirements by lenders has decreased. Previously, an 80% loan to value, or almost 100% loan to cost was available because the value of the land provided enough equity to get a construction loan. Now, loan to value ratios for multi-family units were based on bulk sales values, not on the retail values of the homes which was considerably less. Therefore, hundreds of thousands of dollars in equity was required to obtain a loan to build large attached buildings like the approved Les Bois row houses and a much smaller amount (\$30-40K) would be required to build individual detached house products for individual home buyers.

Costa Pacific has been working with the Myhre Group Architects to design a detached row house to place on the 20 lots, and potentially other locations where row houses were master planned. The 1550 and 1950 square foot row houses are proposed at 20 feet wide and each has an active and passive side to allow for a usable open space on one side of the building. To provide private yards, the homes would not be built on the lot line and a use easement would be platted between homes so each building would have the entire side yard as its outdoor space. The plans are being designed in a "C" shape to create an open space or patio between the rear of the home and garage. This type of outdoor space would not be available in a townhome or attached row home. The main windows and light would be on the active side of the building. The passive side would have light coming from above the kitchen cabinets or through bead glass to prevent any privacy invasion problems. This is a similar configuration to what was built at Canyon Creek Meadows, a project that won a Governors Livability Award.

The proposed lots are smaller than the small single-family detached lots allowed in the V-Zone, where the minimum small lot width was 37 ft. The proposed lot design had a minimum width of 27 ft. From a design standpoint, the Master Planner has decided the best way to make to the project work was to do a Development Code text amendment, which would treat the proposed detached homes as row houses and allow them to have similar setbacks as an attached row house.

One of the design challenges involved the requirement that a detached home on a small lot had to have a much greater setback than a row house, which would mean that the 20 detached units, when using the small lot standards would not fit on the lots provided.

In order to fit all 20 units, the project needed to stay within the row house definition for setbacks and design, which is the request being made. If the amendment is approved,

developers could obtain a construction loan for a single unit at a time, thus making the equity requirement more reasonable until the economy turned around. There is a balancing that needs to occur between recognizing the challenges developers face in financing new products, upholding the vision of the Villebois plan, creating community, supporting good urban design and building great communities. While the applicant's request is driven to a certain extent by economics, the proposal is creative, and will still uphold the vision of Villebois.

Another benefit provided is that this project would bring another housing type to the Village Center which Staff believes is valuable because housing diversity is important at Villebois. It also would provide an opportunity for a smaller home on a smaller lot that would hopefully put the homes in a more affordable ownership category.

Subsequent to this Code amendment, a small amendment would be made to the *Village Center Architectural Standards (V-CAS)* Book at the Development Review Board (DRB) level to take the proposed architecture through the DRB process.

Other comments on the proposed code amendments provided at the PC work session are included below:

- Stacey Connery, Planning Consultant, Pacific Community Design added that the amendment did limit the proposed change to certain areas within the Village Center, which would be identified within the V-CAS modification being done. The amendment would be for two specific areas where this type of product would be appropriate given the land uses around it.
- Costa Pacific Communities wanted to get the row houses started by the end of summer 2009 if possible. They were trying to fast track the FDP and would have a submittal of June 11, 2009.
- Though the Les Bois row houses appear to have three stories, there were only two stories with a tall crawl space with a similar floor plan to the Seville row house. The cost of building the Les Bois 1,500 sq ft townhomes would have been almost as costly as building the Seville row houses which were 2,005-2,500 sq ft. The Les Bois townhomes would have been pushing \$400,000 for 1,550 sq ft unit which was why the project was scrubbed.
- Because the Building Code is single-family detached as opposed to multifamily, the detached row houses would be a little less expensive to build.
- The detached row houses were being designed with a lot of value engineering upfront, such as everything being 2 ft on center and the structure being vertical box on box. Costa Pacific hoped the homes would market close to \$300,000 for the 1,500 sq ft plan.
- Villebois would have 2,500-2,700 homes when completed, but only 20% had been built. Currently, 274 apartments had been built, about 280 homes as well as close to 100 community housing units. A lot of land still remains to be developed.
- Costa Pacific Communities believes a niche market existed that was ready for the proposed product. There seemed to be a sense of change in attitude in the housing market. People were asking buying questions and it felt as if the market had hit bottom. Some attractive financing incentives were available to buyers and the change in attitude was resulting in sales.

- The current proposal would allow row houses to be built one at a time as they were sold so the row houses would not sit empty after being built as opposed to the eight-unit Seville row houses where the units could not be built one at a time. The products remaining in PDP 1 were the eight-unit Seville row houses and the six-unit Carvalho Condominiums that require hundreds of thousands of dollars to start building. The detached row houses would cost approximately \$40,000 to start as a pre-sale unit and allow Costa Pacific to keep moving forward.

The following narrative has been provided by the applicant regarding the proposed code amendment:

This application is a request to amend the text of Chapter 4 – Planning and Development of the City of Wilsonville Development Code to allow for row houses to be detached or attached within the Village Center Boundary. Specifically the proposed text amendment will amend the definition of a row house and will amend Table V-1 – Development Standards in the Village Zone to provide for the variation in ‘minimum frontage width’ when a row house is detached versus when a row house is attached. While the proposed amendment to ‘minimum frontage width’ will recognize the distinction between detached and attached row houses, it will not compromise the intent of the standard which is to maintain a predominance of building over open space along the public street frontage. This is considered an important characteristic of streetscapes that are urban in nature. This will be further assured with an accompanying, subsequent request to modify the Village Center Architectural Standards.

The Village Center Architectural Standards and the Community Elements Book for SAP Central guide development in the Village Center toward creation of vibrant and identifiable public and private spaces through the interrelationship of buildings, streets and open spaces. The proposed text amendment will allow the opportunity for development of detached row houses designed in accordance with the applicable Village Center Architectural Standards. A subsequent application is pending to amend the Village Center Architectural Standards to provide guidance for the development of detached row houses in the Village Center. This text amendment and the subsequent VCAS Modification, by establishing compliance with the applicable Villebois Village Master Plan goals, policies and implementation measures, as well as the purpose and principles of the Village zone will assure that the character remains consistent with that envisioned in the Villebois Village Master Plan.

The proposed text amendment is necessary to allow the opportunity to develop detached row houses within the Village Center Boundary. Costa Pacific Communities and Myhre Group Architects have conducted extensive analysis of the costs and marketability of detached versus attached row houses and found detached row houses to, not only have greater market appeal, but to also cost less to develop. Detached row houses are more economical to develop, particularly in today’s market conditions. In addition to making financial sense, detached row houses will also add to the range of housing options within the Village Center Boundary. Increasing the range of housing options will also help to appeal to people of a broader range of ages and socio-economic backgrounds, which aids in supporting the long-term vitality of the Village Center and enhances the creation of a true urban village.

CONCLUSIONARY FINDING(S):

Comprehensive Plan Section A: Citizen Involvement:

GOAL 1.1 To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and City-wide programs and policies.

Policy 1.1.1 The City of Wilsonville shall provide opportunities for a wide range of public involvement in City planning programs and processes.

Response: *The public hearing notice was sent to all owners of property in the Villebois Village Center as well as owners within 250' of the boundaries of the Village Center. A Planning Commission worksession was held on June 10, 2009 on this topic. A public hearing was conducted on July 8, 2009 with the Planning Commission. The City Council public hearings are scheduled for August 3 and 20, 2009. These criteria are supported by the public process, meetings and notices that have been provided.*

Implementation Measure 1.1.1.a Provide for early public involvement to address neighborhood or community concerns regarding Comprehensive Plan and Development Code changes. Whenever practical to do so, City staff will provide information for public review while it is still in "draft" form, thereby allowing for community involvement before decisions have been made.

Response: The Planning Commission conducted a worksession on this item at their regular meeting of June 10, 2009 and a public hearing on July 8, 2009. The public hearings with the Planning Commission and the City Council will provide the public with opportunities to comment on the proposal, allowing for input before decisions have been made. This criterion is met.

Implementation Measure 1.1.1.f Establish and maintain procedures that will allow any interested parties to supply information.

Response: *The City's work session, public hearing and notification process support the above applicable review criterion.*

Implementation Measure 1.1.1.g The Planning Commission will continue to conduct three different kinds of meetings, all of which are open to the public. Whenever feasible and practical, and time allows, the Commission and staff will conduct additional informal meetings to gather public suggestions prior to drafting formal documents for public hearings. The different kinds of meetings conducted by the Commission will include:

1. Public hearings;

2. Work sessions and other meetings during which citizen input is limited in order to assure that the Commission has ample time to complete the work that is pending; and

3. Informal work sessions and other meetings during which the general public is invited to sit with the Commission and play an interactive part in discussions. These sessions are intended to provide an open and informal exchange of ideas among the members of the general public and the Commissioners. Such meetings will happen at least two or three times each year.

Response: The City's work session, public hearing and property owner notification process support the above applicable review criterion.

Housing Policy 4.1.4 The City of Wilsonville shall provide opportunities for a wide range of housing types, sizes, and densities at prices and rent levels to accommodate people who are employed in Wilsonville.

Response: The proposed code amendment will lead to the inclusion of a new housing type in the Villebois community, the small detached row house. This increases the diversity of housing types, providing an ownership opportunity at a price point that should be more in line with work force housing needs. This criterion is met.

Implementation Measure 4.1.4.b Plan for and permit a variety of housing types consistent with the objectives and policies set forth under this section of the Comprehensive Plan, while maintaining a reasonable balance between the economics of building and the cost of supplying public services. It is the City's desire to provide a variety of housing types needed to meet a wide range of personal preferences and income levels. The City also recognizes the fact that adequate public facilities and services must be available in order to build and maintain a decent, safe, and healthful living environment.

Response: The applicant's proposal would permit the construction of a new single family housing type not currently included in the Villebois plan. This new housing type results in increased variety which could meet a wider range of personal preferences and income levels. The proposal directly addresses the balance between the economics of building and the cost of supplying public services, paying for SDC's and bank financing. This criterion is supported by the applicant's proposal.

Implementation Measure 4.1.4.c Establish residential areas that are safe, convenient, healthful, and attractive places to live while encouraging variety through the use of planned developments and clusters.

Response: The addition of a new housing type in Villebois will continue to support a safe, convenient, healthful and attractive place to live. The proposal supports this criterion.

Implementation Measure 4.1.4.g Coordinate housing development with the social and economic needs of the community.

Response: The provision of small detached row houses at a potentially more affordable price point than the previously approved attached product supports the need for workforce housing, and generally meets the social and economic needs of the community. This criterion is met.

Implementation Measure 4.1.4.j The City shall have a diverse range of housing types available within its City limits.

Response: The applicant's proposal enhances the diversity of housing types, and supports the above related code criterion.

Implementation Measure 4.1.4p In an effort to balance residential growth with the City's employment base, the City shall encourage the development of housing to meet the needs of the employees working in the City.

Response: The applicant's proposal directly supports the provision of workforce housing satisfying the applicable review criterion.

Implementation Measure 4.1.4y Housing units shall be designed, constructed, and maintained so that the community is assured of safe, sanitary, and convenient living conditions in dwellings that are sound, energy efficient, and attractive in their appearance. Conservation of housing resources shall be encouraged through code enforcement, renovation, and rehabilitation of the existing housing stock.

Response: The applicant's request will result in home ownership opportunities, and will be designed, constructed and maintained to assure a safe, sanitary and convenient dwelling. The buildings will be energy efficient and attractive supporting the above code criterion.

Planning and Land Development Ordinance:

Wilsonville Planning and Land Development Ordinance:

Section 4.008. Application Procedures - In General.

(.01) *The general application procedures listed in Sections 4.008 through 4.024 apply to all land use and development applications governed by Chapter 4 of*

the Wilsonville Code. These include applications for all of the following types of land use or development approvals:

F. Changes to the text of Chapter 4, pursuant to Section 4.197;

Response: This application is a request to change the text of Chapter 4. This request has been submitted pursuant to Section 4.197, which is addressed in Section II of the Applicant's report. This criterion is met.

Section 4.197. Zone Changes and Amendments to This Code.

(.01) The following procedure shall be followed in applying for an amendment to the text of this Chapter:

A. The Planning Commission shall conduct a public hearing on the proposed amendment at its earliest practicable meeting after it is proposed and shall, within forty (40) days after concluding the hearing, provide a report and recommendation to the City Council regarding the proposed amendment. The findings and recommendations of the Commission shall be adopted by resolution and shall be signed by the Chair of the Commission.

B. In recommending approval of a proposed text amendment, the Planning Commission shall, at a minimum, adopt findings relative to the following:

- 1. That the application was submitted in compliance with the procedures set forth in Section 4.008; and*
- 2. The amendment substantially complies with all applicable goals, policies and objectives set forth in the Comprehensive Plan; and*
- 3. The amendment does not materially conflict with, nor endanger, other provisions of the text of the Code; and*
- 4. If applicable, the amendment is necessary to insure that the City's Land Use and Development Ordinance complies with mandated requirements of State or Federal laws and/or statutes.*

Response: The applicant has submitted the application in accordance with the code requirements. Following a June worksession and a public hearing in July, the Commission forwarded a recommendation of approval to the City Council. Public hearings with the City Council will occur in August.

As is evidenced by the this report, and the applicant's findings and narrative in support of the request, the proposed code change complies with the applicable goals, policies and objectives of the Comprehensive Plan, does not materially conflict with, nor endanger other provisions of the text of the code. The proposal is not necessary to ensure compliance with mandated state or federal laws or statutes.

The following narrative and findings have been provided by planning consultant Stacy Connery of Pacific Community Design in support of the application. Staff concurs with the findings provided and has included them in support of the applicant's request to amend the WC.

I. Villebois Village Master Plan

LAND USE

General – Land Use Plan

Goal

Villebois Village shall be a complete community that integrates land use, transportation, and natural resource elements to foster a unique sense of place and cohesiveness.

Policies

- 1. The *Villebois Village Master Plan* shall provide a complete community with a wide range of living choices, transportation choices, and working and shopping choices. Housing shall be provided in a mix of types and densities resulting in a minimum of 2,300 dwelling units within the *Villebois Village Master Plan* area.**

Response: The vision of the *Villebois Village Master Plan* for a complete community with a wide range of living choices, transportation choices, and working and shopping choices is maintained with the proposed text amendment. In fact, the proposed text amendment will enhance the range of living choices with the opportunity for detached row houses. Thus, the proposed text amendment complies with General Land Use Plan Policy 1.

Implementation Measures

- 1. Allow for unique planning and regulatory tools that are needed to realize the *Villebois Village Master Plan*. These tools shall include, but are not limited to: Specific Area Plans; Pattern Books; and Community Elements Plans.**

Response: This application is a request to amend the text of Chapter 4 to allow for the opportunity to provide detached row houses. Approval of the requested text amendment will allow the subsequent and complimentary modification of the *Village Center Architectural Standards* of SAP – Central, which is one of these unique planning tools. The applicable standards for this unique planning tool are addressed in Section II of this report. The proposed text amendment is in compliance with General Land Use Plan Implementation Measure 1.

- 2. Adopt the newly created Village zone district, which may be applied to the *Villebois Village Master Plan* area designated Residential-Village on the Comprehensive Plan Map. The new Village zone shall be based on the**

Villebois Village Master Plan Goals, Policies and Implementation Measures contained within this document.

Response: The proposed text amendment includes amendments to Table V-1, Development Standards of Section 4.125, Village Zone. Section I of this Report demonstrates that the proposed text amendment complies with the applicable *Villebois Village Master Plan* Goals, Policies and Implementation Measures. Therefore, the proposed text amendment complies with General Land Use Implementation Measure 2.

RESIDENTIAL NEIGHBORHOOD HOUSING

Goal

The Villebois Village shall provide neighborhoods consisting of a mix of homes for sale, apartments for rent, row homes, and single-family homes on a variety of lot sizes, as well as providing housing for individuals with special needs. The Villebois Village shall provide housing choices for people of a wide range of economic levels and stages of life through diversity in product type.

Policies

- 1. Each of the Villebois Village's neighborhoods shall include a wide variety of housing options and shall provide home ownership options ranging from affordable housing to estate lots.**

Response: The proposed text amendment will allow for the opportunity to provide detached row houses as specified within the *Village Center Architectural Standards*. The *Village Center Architectural Standards* is proposed to be modified for the inclusion of standards for detached row houses in a subsequent application. Approval of the requested text amendment will allow for a wider variety of housing options within the Village Center. Therefore, the proposed text amendment is in compliance with Residential Neighborhood Housing Policy 1.

- 3. The mix of housing shall be such that the Village development provides an overall average density of at least 10 dwelling units per net residential acre.**

Response: The proposed text amendment will have the affect of allowing detached or attached row houses to be located in any of the areas identified in the Village Center as row houses on the *Villebois Village Master Plan* and subsequent maps, in accordance with standards specified in the *Village Center Architectural Standards*. Detached row houses have the ability to achieve the same density as attached row houses – the width of the buildings when detached may be narrower than the width of the buildings when attached. Thus, the proposed text amendment will not compromise the ability to achieve an overall average density of at least 10 dwelling units per net residential acre. The proposed text amendment complies with Residential Housing Policy 2.

- 5. The Villebois Village shall provide a mix of housing types within each neighborhood and on each street to the greatest extent practicable.**

Response: As previously noted, approval of the proposed text amendment will allow the opportunity for detached row houses. This will add another housing choice to the Village Center, thereby providing for a greater potential mix of housing types within the

Village Center to the greatest extent practicable. Thus, the proposed text amendment complies with Residential Housing Policy 5.

- 9. Higher density residential uses shall be of a scale and design in keeping with the desired vision for Villebois as expressed in the *Villebois Village Concept Plan* and in the Policies and Implementation Measures of the *Villebois Village Master Plan*.**

Response: The proposed text amendment will allow for the potential of detached row houses in addition to the range of housing options currently provided for within the Village Center boundary. Detached row houses will be developed to the scale and nature expressed in the *Villebois Village Concept Plan* and in the Policies and Implementation Measures of the *Villebois Village Master Plan*. This will be assured through compliance with the *Village Center Architectural Standards* and the Design Standards of the Village zone. A subsequent application is pending to modify the *Village Center Architectural Standards* for the addition of standards for detached row houses. That application will also be required to demonstrate that the requested modifications comply with the applicable policies and implementation measures of the *Villebois Village Master Plan*. The proposed text amendment complies with Residential Housing Policy 9.

Implementation Measures

- 1. Ensure, through the development standards and Pattern Book(s) required by the Village zone, that the design and scale of dwellings are compatible with the compact, pedestrian-oriented character of the concepts contained in the *Villebois Village Concept Plan* and the contents of this *Villebois Village Master Plan*.**

Response: The proposed text amendment will have the affect of allowing detached or attached row houses to be located in any of the areas identified in the Village Center as row houses on the *Villebois Village Master Plan* and subsequent maps, in accordance with standards specified in the *Village Center Architectural Standards*. The *Village Center Architectural Standards* provides guidelines for evaluating the design and scale of dwellings within the Village Center. Compliance with this tool will ensure compatibility with the compact, pedestrian-oriented character of the project. The proposed text amendment is in compliance with Residential Housing Implementation Measure 1.

- 2. Create a set of design guidelines for the development of Pattern Books with the Village zone requirements. Pattern Books shall address, at a minimum, architectural styles and elements, scale and proportions, and land use patterns with lot diagrams.**

Response: The *Village Center Architectural Standards* includes architectural styles and elements, scale and proportions, and land use patterns. This document has been developed and adopted in accordance with the appropriate Village zone standards. The proposed text amendment will have the affect of allowing detached or attached row houses to be located in any of the areas identified in the Village Center as row houses on the *Villebois Village Master Plan* and subsequent maps, in accordance with standards specified in the *Village Center Architectural Standards*. The applicable standards for

these design guidelines are addressed in Section II of this report. The proposed text amendment is in compliance with Residential Housing Implementation Measure 2.

Village Center

Goal

The Villebois Village shall include a mixed-use Village Center that will be the core of the community.

Response: The proposed text amendment contributes to the range of residential options with the Village Center. It does not compromise the ability to provide a mixed use Village Center that is the core of the community.

Policies

1. The Village Center shall be a highly pedestrian-oriented place that is the focus of a mix of residential, shopping, service, and civic and mixed-use buildings.

Response: The street grid, the orientation of the park spaces, location of buildings on street fronts, and the variety of design requirements as described in the *Village Center Architectural Standards* and the *Community Elements Book*, will make the Village Center the most pedestrian oriented place in Wilsonville. Also, the range of uses proposed in the Village Center, with mixed-use buildings in the center of the project surrounding the Plaza will enhance the pedestrian design of the Village Center. The proposed text amendment will not compromise the ability to create a highly pedestrian-oriented place that is the focus of the Village; in fact, it may enhance it by contributing to the mix of residential options leading to the core. Therefore, the proposed text amendment complies with Village Center Policy 1.

Implementation Measures

2. Specify a mixture of uses (residential, commercial, retail, civic, and office development) with the implementing Village zone that will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Employment may include uses related to high-tech businesses. The Village Center is intended to provide locations for uses consistent with, but not limited to, the following examples.

Response: To support the long term vitality of the Village Center, it is designed to provide numerous opportunities for residential, commercial, retail, civic, and office development. The proposed text amendment will increase the choices for residential opportunities within the Village Center. A range of residential options that will appeal to people of different ages and socio-economic backgrounds will support the long-term vitality of the Village Center and enhance the creation of a true urban village at its core. Thus, the proposed text amendment complies with Village Center Implementation Measure 2.

Section 4.125 – Village (V) Zone

(.01) Purpose.

The Village (V) zone is applied to lands within the Residential Village Comprehensive Plan Map designation. The village zone is the principal implementing tool for the Residential Village Comprehensive Plan designation. It is applied in accordance with the Villebois Village Master Plan and the Residential Village Comprehensive Plan Map designation as described in the Comprehensive Plan.

- A. The Village zone provides for a range of intensive land uses and assures the most efficient use of land.
- B. The Village zone is intended to assure the development of bicycle and pedestrian-sensitive, yet auto-accommodating, communities containing a range of residential housing types and densities, mixed-use buildings, commercial uses in the Village Center and neighborhood Centers, and employment opportunities.
- C. The Village zone, together with the Architectural Pattern Book and Community Elements Book, is intended to provide quantitative and objective review guidelines.

Response: As stated in the preceding section of this report, approval of the proposed text amendment will allow the opportunity for detached row houses in the Village Center, thereby providing for a greater range of housing types. The proposed text amendment is consistent with the purpose of the Village zone. It contributes to the range of intensive land uses that assure the most efficient use of land. It also supports a bicycle and pedestrian-sensitive, yet auto-accommodating community, by contributing to the range of residential housing types and densities. The text amendment also allows for the subsequent modification of the *Village Center Architectural Standards* that will provide quantitative and objective review guidelines for detached row houses. Therefore, the proposed text amendment will not materially conflict with, nor endanger, Section 4.125(.01).

(.05) Development Standards Applying to All Development in the Village Zone

In addition to other applicable provisions of the Wilsonville Planning and Land Development Ordinance, all development in the Village zone shall be subject to Tables V-1 through V-4, and to the following. If there is a conflict between the provisions of the Village zone and other portions of the Code, then the provisions of this section shall apply.

Response: Table V-1 – Development Standards provides standards relating to lot size, lot dimensions, lot coverage, minimum frontage width, building height and setbacks. Detached row houses have been reviewed against these standards to determine any additional text amendments needed to accompany the change in definition in order to assure their subsequent development in conformance with the development standards of Table V-1. In this review it was determined that Note 11 should be amended to also indicate that row houses may be detached and to establish a different minimum frontage

width when row houses are detached. Detached row houses are able to comply with all other standards applicable to row houses in the Village Center in Table V-1. Note 19 will also be amended to allow deeper porches to be provided to exceed the maximum front setbacks. Thus, with the amendment of Notes 11 & 19 of Table V-1, the proposed text amendment will not materially conflict with, nor endanger Table V-1.

Table V-2 – Off-Street Parking Requirements, Tables V-3 & V-4 – Permitted Materials and Configurations, and subsections A-F of Section 4.125(.05) do not relate to the proposed text amendment and are therefore, not applicable.

(.13) Design Principles Applying to the Village Zone

- A. The following design principles reflect the fundamental concepts, and support the objectives of the *Villebois Village Master Plan*, and guide the fundamental qualities of the built environment within the Village zone.**
- 1. The design of landscape, streets, public places and buildings shall create a place of distinct character.**
 - 2. The landscape, streets, public places and buildings within individual development projects shall be considered related and connected components of the *Villebois Village Master Plan*.**

Response: SAP-Central included a unique toolkit that regulates proposed development. The toolkit includes the *Village Center Architectural Standards (VCAS)*, the *Community Elements Book*, the *Master Signage and Wayfinding Plan* and the *Rainwater Management Program*. Of these documents, the *VCAS* and the *Community Elements Book* serve the largest role in regulating the look and feel of the community. These documents address the character of the buildings and public spaces, providing standards as well as required and encouraged elements to maintain consistency of style throughout the community.

The proposed text amendment will allow the opportunity for development of detached row houses in the Village Center designed in accordance with the *Village Center Architectural Standards*. A subsequent application is pending to amend the *Village Center Architectural Standards* to provide guidance for the development of detached row houses in the Village Center. This text amendment and the subsequent *VCAS* Modification, by establishing compliance with the applicable *Villebois Village Master Plan* goals, policies and implementation measures, as well as the purpose and principles of the Village zone will assure that the character remains consistent with that envisioned in the *Villebois Village Master Plan*. The proposed text amendment will not materially conflict with, nor endanger these design principles.

- 3. The design of buildings shall functionally relate to adjacent open space, gateways, street orientation, and other features as shown in the *Villebois Village Master Plan*.**

4. **The design of buildings and landscape shall functionally relate to sunlight, climate, and topography in a way that acknowledges these conditions as particular to the Willamette Valley.**

Response: In their guidance of architecture and landscape elements, the *VCAS* and *Community Elements Book* acknowledge the interconnected nature of SAP Central to adjacent SAP areas and to the specific natural conditions of the site. Approval of the proposed text amendment will not materially conflict with, nor endanger these principles.

5. **The design of buildings shall incorporate regional architectural character and regional building practices.**
6. **The design of buildings shall include architectural diversity and variety in its built form.**

Response: The *VCAS* provides required standards and optional elements to guide the architecture within the Village Center to reflect the regional architectural character and building practices while maintaining diversity throughout the area. Approval of the proposed text amendment will not materially conflict with, nor endanger these principles.

7. **The design of buildings shall contribute to the vitality of the street environment through incorporation of storefronts, windows, and entrances facing the sidewalk.**

Response: The *VCAS* specifically calls for buildings to show a direct connection to the street environment with windows, storefronts and entrances directly facing adjacent sidewalks, especially surrounding the Village Center Plaza. Approval of the proposed text amendment will not materially conflict with, nor endanger this principle.

8. **The design of streets and public spaces shall provide for and promote pedestrian safety, connectivity and activity.**

Response: The specifications of the *Community Elements Books* include curb extensions, street lighting and various landscape elements which promote the inclusion of pedestrians into the environment in a safe and easy manner. Approval of the proposed text amendment will not materially conflict with, nor endanger this principle.

9. **The design of buildings and landscape shall minimize the visual impact of, and screen views of, off-street parking from streets.**

Response: Final Development Plan applications provide details regarding landscaping to shield the views of off-street parking areas from the streets. Approval of the proposed text amendment will not materially conflict with, nor endanger this principle.

10. **The design of exterior lighting shall minimize off-site impacts, yet enable functionality.**

Response: The *Community Elements Books* provide a street lighting plan that allows for safe traveling while being mindful of surrounding areas. Lighting within developments is reviewed through the FDP process to ensure safe and compatible

lighting. Approval of the proposed text amendment will not materially conflict with, nor endanger this principle.

(.14) Design Standards Applying to the Village Zone

- A. The following design standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:**

1. General Provisions:

Response: The General Provisions of Section 4.125(.14) do not relate to row houses or any of the proposed text amendments. Therefore, approval of the proposed text amendment will not materially conflict with, nor endanger these general provisions.

2. Building and site design shall include:

- a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or the Village Center Architectural Standards.**
- b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center Architectural Standards.**
- c. Protective overhangs or recesses at windows and doors.**
- d. Raised stoops, terraces or porches at single-family dwellings.**
- e. Exposed gutters, scuppers, and downspouts, or approved equivalent.**
- f. The protection of existing significant trees as identified in an approved Community Elements Book.**
- g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.**
- h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.**
- i. Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.**
- j. A porch shall have no more than three walls.**
- k. A garage shall provide enclosure for the storage of no more than three vehicles, as described in the definition of Parking Space.**

3. **Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center Architectural Standards.**
4. **Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.**

Response: The above Design Standards are incorporated into the *Village Center Architectural Standards (VCAS)*. This document is intended to ensure that development within the Village Center is consistent with the vision of the *Villebois Village Master Plan*. The *Community Elements Books* identify important contributing elements that establish a coherent community identity. Conformance with the *Village Center Architectural Standards* and the *Community Elements Book* assure consistency with the Design Standards of subsection (.14). Conformance with these standards is reviewed at SAP, PDP and FDP levels of review. The approval of the proposed text amendment will not materially conflict with, nor endanger these standards.

(.15) Village Center Design Principles

- A. **In addition to the design principles found in Section 4.125(.13), above, the following principles reflect the fundamental concepts, support the objectives of the Villebois Village Master Plan, and guide the fundamental qualities within the Village Center:**
 1. **The buildings, streets and open spaces of the Village Center are intended to relate in such a way as to create an identifiable and related series of public and private spaces.**

Response: The *Village Center Architectural Standards* and the *Community Elements Book* for SAP Central guide development in the Village Center toward creation of vibrant and identifiable public and private spaces through the interrelationship of buildings, streets and open spaces. The proposed text amendment will allow the opportunity for development of detached row houses designed in accordance with the applicable *Village Center Architectural Standards*. A subsequent application is pending to amend the *Village Center Architectural Standards* to provide guidance for the development of detached row houses in the Village Center. This text amendment and the subsequent *VCAS* Modification, by establishing compliance with the applicable *Villebois Village Master Plan* goals, policies and implementation measures, as well as the purpose and principles of the Village zone will assure that the character remains consistent with that envisioned in the *Villebois Village Master Plan*. The approval of the proposed text amendment will not materially conflict with, nor endanger these principles.

(.16) Village Center Design Standards

- A. In addition to the design standards found in Section 4.125(.14), above, the following Design Standards are applicable to the Village Center, exclusive of single-family detached dwellings and row houses:**

Response: The Village Center Design standards do not apply to row houses. Therefore, the proposed text amendment will not materially conflict with, nor endanger the above standards.

Section 4.197 – Zone Changes & Amendments To This Code - Procedures

(.01) The following procedure shall be followed in applying for an amendment to the text of this Chapter.

- A. The Planning Commission shall conduct a public hearing on the proposed amendment at its earliest practicable meeting after it is proposed and shall, within forty (40) days after concluding the hearing, provide a report and recommendation to the City Council regarding the proposed amendment. The findings and recommendations of the Commission shall be adopted by resolution and shall be signed by the Chair-of the Commission.**

- B. In recommending approval of a proposed text amendment, the Planning Commission shall, at a minimum, adopt findings relative to the following:**

- 1. That the application was submitted in compliance with the procedures set forth in Section 4.008; and**

Response: As demonstrated in the preceding response to Section 4.008, this application has been submitted in compliance with the procedures set forth in Section 4.008. Therefore, this criterion is met.

- 2. The amendment substantially complies with all applicable goals, policies and objectives set forth in the Comprehensive Plan; and**

Response: The *Villebois Village Master Plan* is a supporting document of the City's Comprehensive Plan that implements the *Villebois Village Concept Plan* and serves as the basis for the Village zone development standards. Section I of this report demonstrates that the proposed text amendment complies with the applicable goals, policies and implementation measures of the *Villebois Village Master Plan*. Therefore, this criterion is met.

- 3. The amendment does not materially conflict with, nor endanger, other provisions of the text of the Code; and**

Response: Section II of this report reviews the applicable sections of the Village zone, including the purpose of the Village zone and the design principles and standards of the Village zone and the Village Center. Section II includes responses to each applicable code provision that demonstrate that the proposed text amendment will not materially conflict with, nor endanger, other provisions of the text of the Code. Therefore, this criterion is met.

4. **If applicable, the amendment is necessary to insure that the City's Land use and Development Ordinance complies with mandated requirements of State or Federal laws and/or statutes.**

Response: The proposed text amendment is not requested in order to comply with mandated requirements of State or Federal laws and/or statutes. Therefore, this criterion is not applicable.

III. Conclusion

This Supporting Compliance Report demonstrates compliance with the applicable requirements of the *Villebois Village Master Plan* and the City of Wilsonville Planning & Land Development Ordinance for approval of the requested text amendment. Therefore, the applicant respectfully requests approval of the proposed amendment to the text of the City of Wilsonville Planning & Land Development Ordinance.

Table V-1: Development Standards

Building Type	Min. Lot Size (sq.ft.)	Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Max. Lot Coverage (note)	Min. Frontage Width ^{10,12} (%)	Max. Bldg. Height ⁹ (ft.)	Setbacks ^{10, 13, 20}			Alley-Loaded Garage (note)	Street-Loaded Garage (note)	
							Front Min. (ft.)	Front ¹⁹ Max. (ft.)	Rear Min. (ft.)			Side Min. (ft.)
Commercial Buildings - Village Center ¹⁴	NR	NR	NR	1	90	60	NR ³	5	NR	NR	NR	NA
Hotels - Village Center ¹⁴	NR	NR	NR	1	80	60	NR ³	15	NR	NR	NR	NA
Mixed Use Buildings - Village Center ¹⁴	NR	NR	NR	1	90	60	NR ³	8	NR	NR	NR	NA
Multi-Family Dwellings - Village Center ¹⁴	NR	NR	NR	1	80	45	5 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹ - Village Center ¹⁴	NR	NR	NR	1	80	45	5 ⁴	10	NR	NR	NR	NA
Commercial Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Mixed Use Buildings	NR	NR	NR	1	60	45	NR	15	NR	NR	NR	NA
Multi-Family Dwellings	NR	NR	NR	1	60	45	8 ⁴	15	NR	NR	NR	NA
Row Houses ¹¹	NR	15	50	1	80	45	8 ⁵	15	NR	NR	NR	NA
Duplexes	4,000	45	70	2	60 ¹⁶	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8,17,18
Single-Family Dwellings	2,250	35	50	2	60 ¹⁶	35	12 ^{5,6}	20 ⁶	5	5 ¹⁵	7	8,17

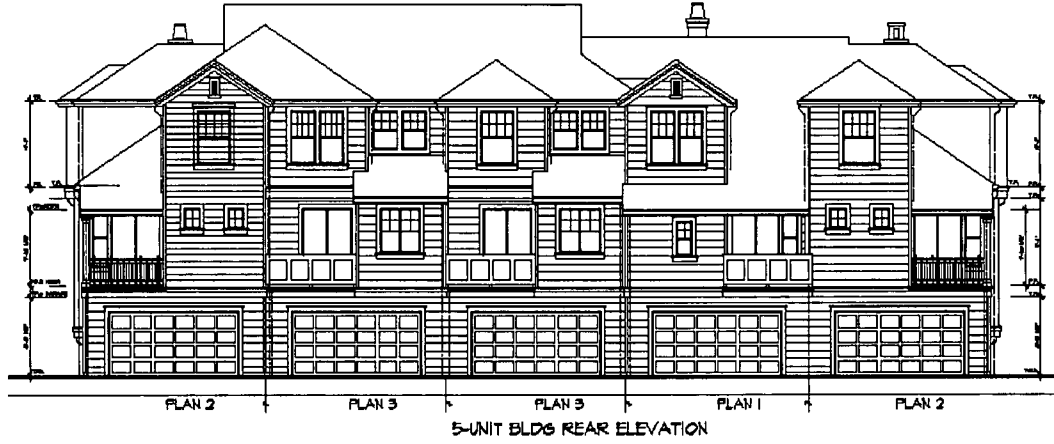
- Notes:
- NR No Requirement
 - NA Not Allowed
 - 1 Lot < 8000sf: NR; Lot >8000sf: 80% (Max. Lot Coverage)
 - 2 Small lots: 75%, Medium Lots: 65%, Standard and Large Lots: 55%, Estate Lots: 45% Maximum Lot Coverage
On lots where detached accessory buildings are built, maximum lot coverage may be increased by 10%.
 - 3 Bay windows, balconies, and other structural building projections above 8 ft. may encroach up to 5 ft. into the Public Way; canopies, awnings, and other non-structural projections may encroach up to 8 ft. into the Public Way.
 - 4 Porches, stairs, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach up to the Public Way.
 - 5 Porches, stoops, decks, canopies, balconies, bay windows, chimneys, awnings, and other building projections may encroach to within 8 ft. of the Public Way. Stairs may encroach to the Public Way.
 - 6 For Standard, or Large Lots on Collector Avenues, front setbacks are 20 ft. min., (13' setback to porch), side street setbacks are 15' (8' setback to porch). Pie-shaped lots or lots with significant trees or grade banks at frontage have no maximum front setback.
 - 7 The garage setback from alley shall be between 3 and 5 foot or, when as optional parking space is located between the garage and the alley, shall be 16 ft. minimum. Lots with important trees, as identified in the Master Plan, or grade differences at the alley, affecting garage location shall be exempt from this requirement.
 - 8 Street-loaded garages shall be a minimum 20 ft. front setback to face of garage, and located a minimum of 5 ft. behind main façade of the associated dwelling unit.
 - 9 Vertical encroachments are allowed up to ten additional feet, for up to 10% of the building footprint; vertical encroachments shall not be habitable space.
 - 10 For Village Center buildings with lots fronting two or more streets, at least two facades shall be subject to the minimum frontage width and front setback requirements.
 - 11 Row Houses are typically attached, but may be detached within the Village Center Boundary. When attached, no more than ten units shall be contiguous along a street edge. When row houses are detached, the Minimum Frontage Width is 65%. The Minimum Frontage Width for detached row houses may be exceeded **less than 65%** on corner lots or to accommodate the curve radius of street frontage, public utility easements, important trees, grade differences, public open space requirements, or as otherwise approved by the DRB.
 - 12 See Definitions, 4.125.01, for measurement of Minimum Frontage Width.
 - 13 Front Setback is measured as the offset of the front lot line or a vehicular or pedestrian access easement line. On lots with alleys, Rear Setback shall be measured from the alley right of way.
 - 14 See Figure 2A - Village Center Boundary & Land Use Plan in the Villebois Village Master Plan for areas included within the Village Center.

- 15 On Estate Lots and Large Lots with frontage 70 ft. or wider, the minimum combined side yard setbacks shall total 15 ft. with a minimum of 5 ft. On Small and Medium Lots, minimum side setback shall be 0 ft. or as required by Building Code.
- 16 For cluster housing with lots arranged on a courtyard, frontage shall be measured at the front door face of the building adjacent to a public right of way or a public pedestrian access easement linking the courtyard with the Public Way.
- 17 Dwellings on lots without alley access shall be at least 36 feet wide.
- 18 Duplexes with front-loaded garages are limited to one shared standard-sized driveway/apron.
- 19 Maximum setbacks may be increased as necessary to accommodate deeper porches, building code, public utility easements or public open space requirements.
- 20 Lots are categorized as small, medium, standard, large or estate as shown in the Pattern Book.

241. Row House: One of a series of houses, often of similar or identical design, situated side by side, with or without an accessory dwelling unit or building. Within the Villebois Village Center Boundary, row houses may be attached or detached in accordance with the Village Center Architectural Standards.

EXHIBITS:

- A. Introductory narrative, proposed code amendment, and supporting findings prepared by Stacy Connery, Pacific Community Design dated May 18, 2009.**
- B. Revised Table V-1 Development Standards (handed out at 7/8/09 PC meeting).**
- C. Figure 1 – Villebois Land Use Plan**
- D. Figure 2a – Village Center Boundary and Land Use Plan**
- E. Elevations of both the Les Bois and the proposed housing product.**



5-UNIT BLDG REAR ELEVATION

REAR ELEVATION - COMPOSITE



5-UNIT BLDG FRONT ELEVATION

FRONT ELEVATION - COMPOSITE

PLAN 1
PLAN 2
PLAN 3
PLAN 3
PLAN 1
PLAN 2
PLAN 2
PLAN 1
PLAN 3
PLAN 3
PLAN 2

Les Bois Rowhouses - Design Options Draft
SCHEMATIC TYPICAL ELEVATIONS
DATE: 10/1/10
DRAWN BY: JLD/MS/2010
M.V.H.R.E. 11 P
7

