

CITY OF NEWPORT  
169 SW COAST HWY  
NEWPORT, OREGON 97365

COAST GUARD CITY, USA



phone: 541.574.0629

fax: 541.574.0644

[thecityofnewport.net](http://thecityofnewport.net)

[mombetsu, japan, sister city](#)

## **PLANNING COMMISSION AD HOC WORK GROUP**

### **UPDATE OF NYE BEACH DESIGN REVIEW OVERLAY**

JULY 9, 2014  
10:30 AM – NOON

Newport City Hall  
Conference Room A (next to Council Chambers)

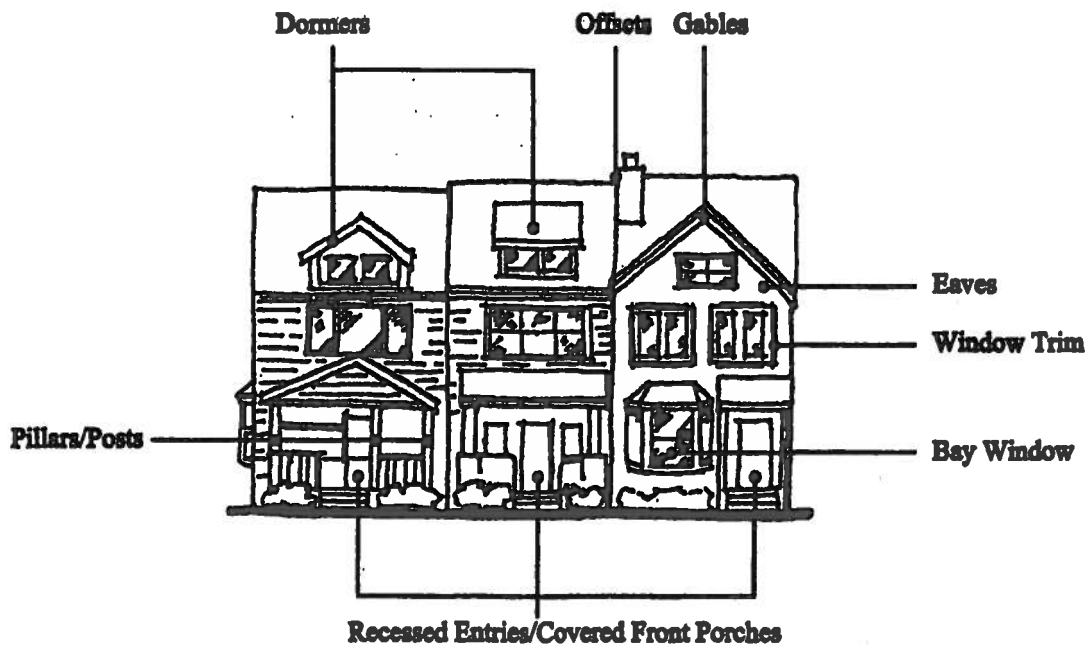
#### **MEETING AGENDA**

1. Review existing architectural guidelines and how they have been applied (staff)
2. Discuss adequacy of architectural guidelines (group)
3. Identify questions/or concerns for an independent design consultant to consider in evaluating the guidelines (group)
4. Other topics?
5. Date for next meeting

Next up: Meeting with design consultant.

# ***NEWPORT DESIGN REVIEW: GUIDELINES AND STANDARDS***

***November 10, 2003***

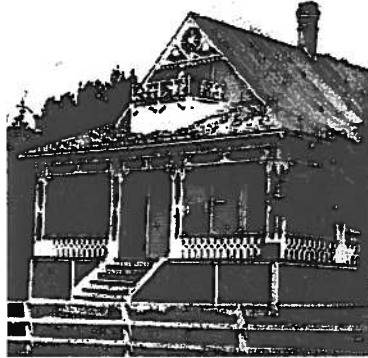


# **NEWPORT DESIGN REVIEW**

## **TABLE OF CONTENTS**

### **Design Review District # 1** **Historic Nye Beach Design Review Requirements**

*Starr Cottage*



*Nye Beach 1899*

Introduction.....Page 1  
Design Guidelines.....Page 3  
Design Standards.....Page 5  
Design Standards: Single-Family and Two Family Dwellings.....Page 5  
Design Standards: Multiple Family Dwellings.....Page 8  
Design Standards: Commercial/Public/Institutional Buildings.....Page 11  
Design Standards: Accessory Structures.....Page 14

*Linger Longer Lodge*



*Nye Beach 1931*

### **Newport Design Review Glossary and Illustrations**

Illustration # 1 Main Façade  
Illustration # 2 Roof and Dormer Types  
Illustration # 3 Various Examples of Features  
Illustration # 4 Various Examples of Features  
Illustration # 5 Single Family (Townhouse) and Multiple Family Dwellings  
Illustration # 6 Large Multiple Family Residential or Hotel Development  
Illustration # 7 Commercial Buildings  
Illustration # 8 Commercial Buildings  
Illustration # 9 Parking and Pedestrian Layout.

# **DESIGN REVIEW DISTRICT # 1** **HISTORIC NYE BEACH DESIGN REVIEW REQUIREMENTS**

## **I. INTRODUCTION:**

All new, substantially reconstructed, expanded, or relocated from outside of the district, single-family, multiple-family, commercial, and public/institutional building developments unless specifically exempted within the Historic Nye Beach Design Review District Overlay Zone are to be reviewed for compliance with the design review requirements established for the zone. Design review is implemented through either of two methods: 1) design guidelines or 2) design standards. The design guidelines are mandatory requirements of a general nature with which a proposed building must comply and applications are generally processed as a limited land use application requiring review after public notification. Alternatively, the design standards are mandatory requirements that are of a clear and objective nature and are reviewed in conjunction with an application for a building permit. The purpose of providing design guidelines and design standards is to guide development consistent with the purposes of the Historic Nye Beach Design Review District as defined in Section 2-14-16 of Ordinance No. 1308 (as amended) and to provide clarity to the process so that development consistent with the design review requirements can move forward with certainty and efficiency. While the design standards are not intended to discourage creativity and innovation in design, they are established to require incorporation of common elements and features deemed desirable by the community in the Nye Beach area. Freedom of expression in architectural design should be encouraged where it is compatible with the surrounding neighborhood and the character of Nye Beach. Projects requiring more flexibility than provided by the design standards may utilize the design guidelines to demonstrate a project's consistency with both the general purposes of the guidelines and the character of the immediate neighborhood. Unless specifically exempted by the zoning ordinance, the design standards and guidelines are standards required in addition to the requirements of the base zone.

The Nye Beach District is one of the districts identified by the Newport Comprehensive Plan as suitable for design review. The Newport Comprehensive Plan describes the Nye Beach District on pages 136d-136e:

The Nye Beach District is significant for the collection of cohesive architectural resources and landscape elements which reflect a working-class neighborhood. The area consists of wood frame buildings, 1 to 2 1/2 stories in height, covered with gable and hip roofs, and clad with clapboard, shingle and/or fire retardant siding. The landscape character of the area is defined by rock walls, terraces, sidewalks, and small front lawns. There are some small scale commercial buildings within this residential neighborhood which relate directly in building materials, scale, and massing to the character of the area. (Some changes have occurred in the neighborhood, including building alterations such as retardant siding materials and infill of non-compatible buildings on once vacant properties.) The Nye Beach sub-area is most important as a cohesive neighborhood, defined by the character of the vernacular buildings and the building/site relationship.

One intent of design review as applied to development within the district is to maintain the

cohesive architectural character of Nye Beach by incorporating common architectural design elements currently and historically found within the neighborhood without requiring strict adherence to a particular architectural style. A few of the architectural styles found currently and historically within the district which demonstrate its architectural character include the following (information on styles below from the Rosalind Clark/City of Albany, Architecture Oregon Style, Professional Book Center, Inc. Portland, OR (1983)):

The Bungalow and Craftsman style prevalent in the 1900-1925 period and features gable or hipped roofs, exterior chimneys of cobblestone or rough brick, rectangular composition with horizontal earth hugging quality, double-hung windows with small panes in the upper sash, large windows often flanked by two smaller windows on front façade, dormer windows with gable, hipped, or shed roof, wood-frame construction, porches, verandas, sunrooms, and sleeping porches often supported by tapered porch posts (truncated obelisks).

The Stick and Eastlake Style prevalent in the 1870-1900 period and features steeply pitched, multiple gable roofs (sometimes in combination with a hipped roof), verandas or porches, balconies featuring posts with diagonal braces, asymmetrical composition with vertical emphasis, one-over-one double-hung sash windows, bay windows, dormer windows, wood-frame construction with shiplap siding, matched siding with "stickwork" and paneling, decorative Eastlake elements such as rows of spindles and knobs, turned columns, latticework, circular perforations and cutouts, sunbursts, and curved brackets.

The Colonial and Georgian Style prevalent in the 1910-1935 period and features low pitched hipped, gable, or gambrel roofs, small chimney, bilateral symmetry, small paned rectangular windows often with shutters, dormer windows, fanlights and side lights with transoms, wood frame construction with six-inch or narrower weatherboard siding or shingles for the smaller Cape Cod cottages, decorative elements including columns in classical orders, pilasters, and broken and scrolled or swan's neck pediments.

This document entitled "Newport Design Review: Guidelines and Standards" and the design review requirements on the following pages have been adopted in Section 2-4-16.025 of Ordinance No. 1308 (as amended) as implementation tools for the ordinance. Conformance with the design review requirements is mandatory. Section 2-4-16 of Ordinance No. 1308 (as amended) contains additional information on when design review is required and how to apply for design review. A copy of that section of the ordinance should accompany this document. The design guidelines are intended to provide a general direction for development. The design standards are a method of implementing the broader design guidelines. The design guidelines must be consulted and an explanation of how the project meets the guidelines or why the guideline should not apply needs to be submitted when requesting design review under the design guidelines. For assistance in understanding the guidelines and standards, please consult the attached glossary and illustrations or contact the Community Development Department located at 169 SW Coast Highway, Newport, OR 97365 or (541) 574-0629.

**II. DESIGN GUIDELINES:** The following guidelines are mandatory for projects requiring design review in Design Review District # 1 (Historic Nye Beach Design Review District) and that do not qualify for review under the design standards:

**Design Guideline # 1.** For residential development, a cohesive architectural resource shall be maintained by emphasizing common roof types (such as steep pitched gable, multiple lower pitched gable, hip or other roof types) and by including in the design common main façade elements (such as porches, verandas, sunrooms and/or other architectural/design features as identified in the design standards or as documented to exist within the design review district). For multiple family development (greater than 2 units), trash collection areas shall be screened. *See Illustrations # 2, # 3, # 4, and # 5.*

**Design Guideline # 2.** Commercial buildings shall acknowledge the scale of the streetscape and shall contain architectural features to break up building facades to reflect appropriate human scale measurements with windows, doors, ornamentation, awnings, and similar design features. Commercial buildings (excluding portions of a hotel/motel where guest rooms are on the ground floor) shall emphasize the pedestrian orientation of retail shopping by utilizing banks of windows with multiple small windows (less than 20 square feet) and/or large windows with multiple panes along all sides abutting a public right-of-way. The contextual scale of new large commercial buildings over two stories shall be reduced by using horizontal or vertical divisions and stepped roof lines. Buildings greater than one story in height shall be designed with canopies, balconies, offsets in the building façade along each public right-of-way, or other architectural/design features that reduce the building's vertical emphasis. *See Illustrations # 7 and # 8.*

**Design Guideline # 3.** Roof slopes on commercial projects shall be between 5:12 and 12:12 unless there is a flat roof with parapet. Mechanical equipment shall be screened and integrated into the roof design. Roof shapes shall be compatible with the neighborhood. A standing seam is recommended for metal roofs. Gable and hip roof forms are recommended. Parapet walls shall be integrated into the building. *See Illustration # 7.*

**Design Guideline # 4.** In commercial areas, commercial buildings shall abut the front property line. Allowable exceptions to the requirement to abut the front property line include areas where the existing buildings adjacent to the property are set back from the property line, where a pedestrian oriented feature such as a courtyard, patio, landscaped area with seating or outdoor café seating is included, or where severe topography or an easement precludes the building abutting the front property line. Commercial buildings shall abut a side yard property line where possible except to allow access for parking, the side abuts a zoning district which requires a side yard, or a setback is required for ocean front lots. Gaps in building walls shall be avoided except for pedestrian and parking access, or a pedestrian oriented feature such as a courtyard, patio, landscaped area with seating or outdoor café seating is included. Front and side yard setbacks, where they exist, shall be fully landscaped or shall provide a pedestrian oriented feature as described previously. Trash collection areas shall be screened. *See Illustrations # 7 and # 8.*

**Design Guideline # 5.** Buildings shall generally be compatible in design and appearance with other buildings in close proximity by including similar types of architectural features and materials. Where the surrounding buildings predominately do not include architectural features found in the design standards, the proposed building subject to design review shall include architectural features that are common to the district as identified in the design standards or by findings documenting similar architectural features found within the design review district. Where the surrounding buildings predominately do not include architectural features found in the design standards or in the design review district, innovation and creativity in design may be allowed consistent with the design guidelines. *See Illustrations # 7 and # 8.*

**Design Guideline # 6.** Where appropriate and necessary to promote the pedestrian orientation of the streetscape, building orientation shall be towards the frontage street(s) with entrances facing the street(s). An entrance facing the frontage street shall be included where appropriate and necessary to promote the pedestrian orientation of the streetscape for commercial, institutional, public, and multiple family residential (with three or more units) buildings. Buildings shall provide variety in building shape, height, roof lines, setbacks, and design features consistent with the design guidelines. *See Illustrations # 5, # 6, # 7, and # 8.*

**Design Guideline # 7.** Commercial and multiple family residential (greater than 2 dwelling units) projects shall not be shaped by off-street parking. On-site parking shall be at the rear or side of the building or below street grade underneath the building with access via alleys or interior streets unless, based on review of the project, the review authority determines that topography such as steep slopes precludes side or rear parking. Parking garages shall complement the main building by using similar architectural details as the main building. Shared parking facilities are allowed and are encouraged. Views of parking areas from adjacent residential and commercial uses shall be softened through the use of landscaping. Pedestrian movement shall be clearly defined. *See Illustrations # 6 and # 9.*

**Design Guideline # 8.** Pedestrian circulation for commercial projects is necessary to maintain the walking environment of Nye Beach. Linkages between adjoining uses shall be provided. Pedestrian circulation routes shall be continuous and integrated into the larger pedestrian circulation network. Specialty paving is encouraged. *See Illustrations # 6 and # 9.*

**Design Guideline # 9.** Exterior permanent lighting for commercial projects shall be restrained by using lighting features that minimize the impact of lighting such as full-cut off fixtures, low wattage bulbs, and/or recessed or shielded lighting, such that no light source is visible from a public right-of-way or adjacent property. Areas used extensively at night shall only be illuminated to the extent necessary for safety and security. On-site lighting shall be related to the site and retained on the site by directing the light downward, recessing the light, and/or shielding the light. Lighting fixtures shall complement the architectural character of the building. If landscape lighting is used, the

landscape lighting shall be restrained by using lighting techniques (ie. recessing the light, shielding the light, using low wattage bulbs) that minimize the impact of light. The use of light poles similar in appearance to the light poles installed as part of the Nye Beach Streetscape Project is acceptable for parking lot lighting and other lighting for which a light pole is used.

### **III. DESIGN STANDARDS (For Design Review District #1: Historic Nye Beach):**

#### **A. SINGLE-FAMILY (SF) AND TWO-FAMILY (T) DWELLINGS:**

All single-family and two-family dwellings subject to design review are required to either meet the design standards (SFT DS # 1-4) identified below or to apply for design review under the design guidelines.

#### **Design Standards (DS):**

**SFT Design Standard # 1. Requirement for roofs, main façade features, and other common design elements.** All single-family and two-family dwellings subject to design review under the design standards are required to have at least one element from Element A (Roofs) and at least two elements from Element B (Main Façade Features) on the main façade or as specified.

A) **ELEMENT A. Roofs (See Illustration # 2).** All roof types shall contain eaves and rakes with a minimum 12 inch projection and be one of the following:

- (1) Low-pitched (between 3:12 and 5:12) gable roof(s) with two or more distinct (minimum of 10 foot width along the façade and 5 foot of depth with a separate roof line) low-pitched gable roof elements on the main dwelling. *See Illustration # 4.*
- (2) High-pitched gable roof(s) between 6:12 and 12:12.
- (3) Hipped roof(s).
- (4) Gambrel roof(s).
- (5) A combination of two or more of the above roofs where the proposed dwelling has multiple distinct roof lines of more than 10 feet (measured from eave to eave) for each roof line.

B) **ELEMENT B. Main Façade Features (at least two features are required).**

*See Illustrations # 2, # 3, and # 4 for examples.*

- (1) A covered porch (open-walled) that is a minimum of 5 feet deep from the front wall of the dwelling to the enclosing porch rail and running at least 75% of the length of the main façade of the dwelling with an elevated porch floor at least 2 feet off the ground.



- (2) A veranda (covered porch or balcony) a minimum of 5 feet deep from the front wall of the dwelling running along the entire length of the main façade of the dwelling.
- (3) A sun room (a room projecting from the main façade of the dwelling at least 8 feet for a length of at least 50 % of the length of the main façade and with a separate roofline from the main roof) that contains at least 75% of the front façade surface (measured from 2 feet above the floor of the room to the top of the wall) of the room in windows.
- (4) Covered front entry porch that is a minimum of 5 feet deep from the front wall of the dwelling to the enclosing porch rail and a minimum of 5 feet wide.
- (5) Portico (at least 5 feet deep and with a length of at least 50% of the length of the main façade) with exposed rafters, exposed purlins or decorative brackets.
- (6) Columned porch with balustrade that is a minimum of 5 feet deep from the front wall of the building to the enclosing porch rail and extending at least 75 % of the length of the main façade.
- (7) Projecting porch a minimum of 5 feet deep and 10 feet wide supporting an uncovered second-story balcony (which is accessible from the interior living space of the dwelling) on columns with one or more decorative Eastlake elements such as rows of spindles and knobs, turned columns, lattice wall, circular perforations and cutouts, sunbursts, or curved brackets.
- (8) Projecting porch a minimum of 5 feet deep and 10 feet wide supporting a covered second-story balcony (which is accessible from the interior living space of the dwelling) where the covered second-story balcony contains at least one of the following items:
  - (A) A roof line separate and distinct from the main roof line by an offset of at least 2 feet.
  - (B) A minimum of at least 3 exposed rafters, purlins or decorative brackets.
- (9) Exterior (from grade to above the roof/eave line) chimney of either cobblestone or rough brick.
- (10) Exposed rafters (a minimum of 10 rafter ends) on the main facade. *See Illustration # 3.*
- (11) A minimum of 3 exposed purlins on each side of the main roof that is exposed by a gable.
- (12) A minimum of 3 decorative brackets on each side of the main roof that is exposed by a gable. *See Illustrations # 3 and # 4.*
- (13) Horizontal weatherboard or clapboard siding composed of boards with a reveal of 3 to 6 inches, or vinyl or aluminum siding that is in a clapboard or weatherboard pattern where the boards in the pattern are 6 inches or less in width or have an exposure of 6 inches or less.

- (14) Shake, rake shake, cedar shingle siding or siding that simulates that shake or shingle appearance on all exterior walls.
- (15) A belt course (8 inch minimum width) running around the entire building and located along the top of the main floor windows that divides the building into two areas with horizontal/beveled siding below the belt course and shake/shingle siding above the belt course. Where more than one floor is proposed, the belt course may start at the top of the windows on the second floor or anywhere between the top of the main floor windows and the bottom of the second floor windows provided there exists at least 5 feet of wall from the top of the windows to the roof. If 5 feet of wall does not exist, the belt course may run along the base of the second story windows and the top of the main floor windows. *See Illustration # 3.*
- (16) Dormer (*see Illustration # 2*) of at least 3 feet in width and 2 feet of depth (at least one point of the dormer must measure 2 feet out from the roof) with one of the following dormer roof types facing the direction of the main facade:
  - a) Gable roof.
  - b) Hipped roof.
  - c) Shed roof.
- (17) A cupola located along the main façade or at the corner of the main facade.
- (18) A bay window or oriel window extending more than 2 feet from the building wall located along the main façade or at the corner of the main facade. *See Illustration # 5 (top illustration).*
- (19) Offset(s) in the building face of a minimum of 16 inches for a minimum of 10 feet on the main façade of the dwelling. *See Illustrations # 1 and # 2.*
- (20) A covered porch, veranda, or sunroom with a distinct roof from the main roof (with the same roof materials) projecting at least 5 feet from a side building wall for a length of at least 10 feet along the wall and that begins within 10 feet of the main façade wall. *See Illustration # 3 (bottom illustration).*

**SFT Design Standard # 2. Requirements for windows.**

- A) Large windows (20 square feet or more) along the main façade shall be bracketed on each side by smaller windows (no more than 20 percent of the large window surface area). The tops and bottoms of the bracketing windows shall be level with the top and bottom of the large window. If the large window is curved or arched on top, the bracketing windows may continue the line of the curve or arch. If the large window contains multiple smaller (4 or more) panes (or has the appearance of multiple panes), the large window may be unbracketed. *See Illustrations # 3*

- (bottom illustration) and # 5 (bottom illustration).
- B) Windows shall have a minimum of at least 3 inches of trim around the window except for the portion of the window, if any, that is shuttered. See *Illustration # 3 (bottom illustration)*.

**SFT Design Standard # 3.** Requirements for exterior finish material:

- A) Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each façade.

**SFT Design Standard # 4.** Requirements for main façade features (Element list B):

- A) Where the main façade feature is required to be covered/roofed, the roofing material of the main façade feature shall be roofed to match (with the same material or a material that in color and appearance matches the main roofing material) the main roofing material if the main façade feature roof is not a flat (no pitch) roof.
- B) Where the building contains an offset in the main façade, main façade feature depth may be measured from the interior main façade wall provided the interior wall length is at least 25% of the total main façade length and the main façade feature extends beyond the exterior main façade wall. See *Illustration # 4 for an example*.

**B. MULTIPLE FAMILY (MF) DWELLINGS:**

All multiple family dwellings (greater than 2 dwelling units) subject to design review are required to either meet the design standards (MF DS # 1-4) identified below or to apply for design review under the design guidelines. If the proposed multiple family dwelling is to consist of a series of more than 2 attached row houses or townhouse dwelling units where the proposed units do not share a common roof, the applicant may choose to follow the requirements of the single-family-family design review criteria for each of the proposed units as a substitute for Design Standards # 1 (A)-(D) listed below.

**Multiple-family (MF) Design Standards:**

**MF Design Standard # 1.** All multiple-family dwellings (greater than 2 dwelling units) subject to design review under the design standards shall contain the following design features:

- A) The continuous horizontal distance as measured from end-wall to end-wall of individual buildings shall be less than 100 feet. Where multiple detached buildings are proposed, each building shall be separated by a minimum of 10 feet of landscaped area.

- B) The main front façade elevation of the building shall be divided into smaller areas or planes. *See Illustration # 5 (top two illustrations) and Illustration # 6.* When the front façade elevation is more than 500 square feet in area, the elevation must be divided into distinct planes of 500 square feet or less. For the purpose of this standard, areas of walls that are entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, are also individual building wall planes. This division can be done by:
- (1) A porch on the ground floor that is at least 4 feet wide or a balcony on a second floor that is at least 2 feet deep and is accessible from an interior room;
  - (2) A bay window or oriel window that extends at least 2 feet;
  - (3) Recessing a section of the façade by at least 2 feet for a length of at least 6 feet; and/or
  - (4) Projecting a section of the façade by at least 2 feet for a length of at least 6 feet.
- C) The roof of the primary structure that is either a gable roof with a slope of 5:12 to 12:12 or a hipped roof. Where the structure contains a roof width of more than 50 feet along the main façade, the roof shall be broken up into 25 foot or greater increments by dividing the roof frontage by 25 and creating approximately even increments (ie.  $80 / 25 = 3$  increments of approximately 26 feet). Each roof increment shall incorporate an offset on each roof increment from the following list. *See Illustration # 5 (top two illustrations) and # 6 (bottom illustration).* Where an applicable roof offset can be combined with a front façade offset (as identified in (B) above) in one feature, the property owner is allowed to do so.
- (1) Cross gable with eaves overhanging on the front façade side.
  - (2) A roof offset of at least 2 feet.
  - (3) Distinct gable or hip roof for each increment.
- D) Main entrance. For the purposes of this section, a main entrance is an entrance from outside the building that provides access to two or more dwelling units or to a dwelling unit and a common area.
- (1) The location of a main entrance for each primary building must face the street. On corner lots the main entrance may face either of the streets or be oriented to the corner. If the building is designed with multiple main entrances, only one of the main entrances must meet this requirement.
  - (2) A front porch is required at all of the main entrances that face a street. If the porch projects out from the building, it must have a roof. If the roof of a required porch is developed as a deck or

- balcony, it may be flat. The covered area provided by the porch must be at least 63 square feet and a minimum of 9 feet wide.
- (3) For attached individual houses/dwelling units, a covered balcony on the same façade as the main entrance may be provided instead of a front porch. The covered portion of the balcony must be at least 48 square feet and a minimum of 8 feet wide. The floor of the covered balcony must be no more than 15 feet above grade, and must be accessible from the interior living space of the house.
- E) All street-facing elevations must have landscaping along their foundation. *See Illustration # 6.* The landscaped area may be along the outer edge of a porch instead of the foundation. The landscaping provided in this section shall be counted as part of the landscaping required by Section 2-4-5 of the Zoning Ordinance (No. 1308, as amended). This landscaping requirement does not apply to portions of the building façade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:
- (1) The landscaped area must be at least 5 feet wide;
  - (2) There must be at least one three-gallon shrub for every 3 lineal feet of foundation; and
  - (3) A tree of at least 6 foot in height must be planted in the landscaped area for every 25 feet lineal feet of foundation.
- F) The parking lot shall be located to the rear of the building's main facade. *See Illustration # 6.* An interior parking structure on a ground floor or lower floor can be utilized for off-street parking provided the access for the interior parking structure is from the side or rear of the building's main facade.
- G) Accessory structures such as storage buildings and garages shall be sided and roofed the same as the main structure. Roofs shall be a minimum of a 3:12 pitch with 12 inch eaves. No accessory structure located within 10 feet of a public right-of-way shall have a solid blank wall of more than 15 feet in length without providing for window(s) with a minimum of 10 square feet in area for every 15 feet in structure length located on the façade facing the public right-of-way.
- H) Recycling and trash collection areas if not located within the main building shall be located in an accessory structure or shall be screened by a sight-obscuring wood fence or evergreen hedge of at least 6 feet in height on at least 3 sides and all sides facing a public right-of-way.
- I) All permanent area lights including parking area lighting shall be full cut-off fixtures. Permanent exterior lights and landscaping lighting shall be recessed or shielded so that no light source is visible from a public right-of-way or adjacent property.
- J) Mechanical equipment located on a roof shall be screened.

**MF Design Standard # 2.** Requirements for windows on all multiple family buildings and accessory buildings with windows or requiring windows:

- A) Large windows (20 square feet or more) along the main façade shall be bracketed on each side by smaller windows (no more than 20 percent of the large window surface area). The tops and bottoms of the bracketing windows shall be level with the top and bottom of the large window. If the large window is curved or arched on top, the bracketing windows may continue the line of the curve or arch. If the large window contains multiple smaller (4 or more) panes (or has the appearance of multiple panes), the large window may be unbracketed. *See Illustrations # 3 (bottom illustration) and # 5 (bottom illustration).*
- B) Windows shall have a minimum of at least 3 inches of trim around the window except for the portion of the window, if any, that is shuttered. *See Illustration # 3 (bottom illustration).*

**MF Design Standard # 3.** Requirements for exterior finish material on all multiple-family buildings:

- A) Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each façade.

**MF Design Standard # 4.** Requirements for main façade feature on all multiple family dwellings:

- A) Where the main façade feature is required to be covered/roofed, the roofing material of the main façade feature shall be roofed to match the main roofing material with the same material or a material that in color and appearance matches the main roofing material if the main façade feature roof is not a flat (no pitch) roof.
- B) Where the building contains an offset in the main façade, main façade feature depth may be measured from the interior main façade wall provided the interior wall length is at least 25% of the total main façade length and the main façade feature extends beyond the exterior main façade wall. *See Illustration # 4 for an example.*

**C. COMMERCIAL (C) AND PUBLIC/INSTITUTIONAL (P/I) BUILDINGS:**

All principle commercial and public/institutional buildings subject to design review are required to either meet the design standards (CPI DS #1-5 as applicable) identified below or to apply for design review under the design guidelines.

**Commercial and Public/Institutional (CPI) Design standards.** Commercial and public/institutional buildings shall meet the following standards:

**CPI Design Standard # 1.** Requirements for commercial and public/institutional uses excluding hotel/motel uses:

- A) For the purpose of applying for design review under the design standards, the proposed building shall be no taller than 35 feet in height. Buildings taller than 35 feet in height must apply for design review under the design guidelines.
- B) For the purpose of applying for design review under the design standards, the proposed building shall have less than 40 feet of building footprint along the frontage street. Buildings with a footprint of 40 feet or more along the frontage street must apply for design review under the design guidelines.
- C) The proposed building meets the requirements of the Single-family and Two-family Design Standards including one of Element A (Roofs) and three of Element B (Main Façade Features). Commercial buildings may also choose from the following additional elements in meeting the Element B (Main Façade Feature) requirement:
  - (1) A canopy of at least 3 feet in depth running along a minimum of 75 % of the entire main façade of the building between 8 feet and 12 feet above grade.
- D) Required off street parking is provided at the rear of the building, on one side of the building only (with the parking lot beginning no closer to the street than the front façade of the building), at a shared parking lot located within 200 feet of the building, or participation in the payment in lieu of parking program or a Council approved parking district.
- E) All permanent area lights including parking area lighting shall be full cut-off fixtures. Permanent exterior lights and landscaping lighting shall be recessed or shielded so that no light source is visible from a public right-of-way or adjacent property.
- F) Where the building has frontage on more than one public right-of-way, the second façade shall also contain a design feature of Element B (Main Façade Features) of the Single-family and Two-family Design Standards.

**CPI Design Standard # 2.** Requirements for hotel and motel commercial uses:

- A) For the purpose of applying for design review under the design standards, the proposed building(s) shall be no taller than 35 feet in height. Buildings taller than 35 feet in height must apply for design review under the design guidelines.

- B) The building (s) shall meet the multiple family design standards (A) – (J).
- C) Each side of a building that is more than 50 linear feet shall comply with the multiple family design standard (B).
- D) If a separate building is proposed for an office and/or management dwelling unit, the building shall either meet 1) the requirements of A)-C) above as applicable or, 2) if the footprint is less than 1000 square feet, the requirements of the Single-family and Two Family Design Requirements.

**CPI Design Standard # 3.** Requirements for windows on all commercial and public/institutional buildings:

- A) Large windows (20 square feet or more) along the main façade shall be bracketed on each side by smaller windows (no more than 20 percent of the large window surface area). The tops and bottoms of the bracketing windows shall be level with the top and bottom of the large window. If the large window is curved or arched on top, the bracketing windows may continue the line of the curve or arch. If the large window contains multiple smaller (4 or more) panes (or has the appearance of multiple panes), the large window may be unbracketed. *See Illustration # 7.*
- B) Windows shall have a minimum of at least 3 inches of trim around the window except for the portion of the window, if any, that is shuttered.
- C) No windows on a ground floor level may be mirrored or reflective windows.

**CPI Design Standard # 4.** Requirements for exterior finish material on all commercial and public/institutional buildings:

- A) Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each façade.

**CPI Design Standard # 5.** Requirements for main façade features:

- A) Where the main façade feature is required to be covered/roofed, the roofing material of the main façade feature shall be roofed to match (with the same material or a material that in color and appearance matches the main roofing material) the main roofing material if the roof is not a flat (no pitch) roof. The requirement to match roofing material does not apply if the roof is a flat (no pitch) roof or the roof is screened from view by a parapet wall.
- B) Where the building contains an offset in the main façade, main façade feature depth may be measured from the interior main façade wall provided the interior wall length is at least 25% of the total main façade length and the main façade feature extends beyond the exterior main



façade wall. See Illustration # 4 for an example.

**D. ACCESSORY STRUCTURES (AS):**

Accessory structures for which the design standards (AS DS # 1-3 as applicable) apply and the design standards are not elsewhere specified, must meet the following design standards or apply for design review under the design guidelines:

**Accessory Structure (AS) Design Standards:**

**AS Design Standard # 1.** Roofs of accessory structures must be either

- A) Gable with a minimum of 3:12 pitch.
- B) Hip, or
- D) Gambrel.

**AS Design Standard # 2.** Requirements for exterior finish materials on all accessory structure façades:

- A) Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each façade. Composite boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product is 6 inches or less in width or has an exposure (reveal) of 6 inches or less.
- B) Where horizontal siding is used, it must be shiplap or clapboard siding composed of boards with a reveal of 3 to 6 inches, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 6 inches or less in width.

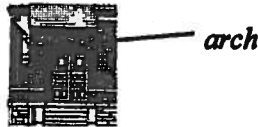
**AS Design Standard # 3.** Where a proposed accessory structure is also proposed to be a dwelling unit, the structure must contain two design feature on the main façade from Element B (Main Façade Features) of the Single-family Residential list above. For the purposes of this section, the main façade of an accessory structure dwelling unit is the façade that is the same direction as the main façade of the principle building. In the case of a lot with frontage on more than one public right-of-way, an accessory structure dwelling unit located within 20 feet of a public right-of-way shall have the building wall closest to the right-of-way as the main façade. If more than one main façade is possible because the property is bounded by multiple rights-of-way, the property owner shall pick the main façade from among the possible choices.

# Newport Design Review Glossary and Illustrations

*Many of the architectural/illustrations adapted from the City of Eugene Planning and Development Historic Preservation Program and from other sources.*

## Architectural & Design Review Terms

**Arch.** A construction technique and structural member, usually curved and made of masonry. Composed of individual wedge-shaped members that span an opening and support the weight above by resolving vertical pressure into horizontal or diagonal thrust.



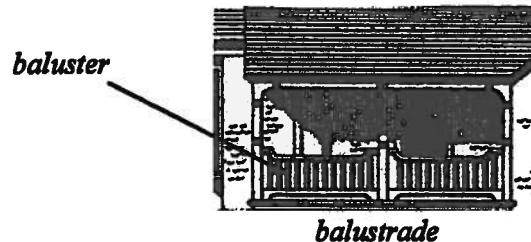
**Architrave.** The lowest part of an entablature, or the molded frame above a door or window opening.

**Balcony.** A platform projecting from the wall or window of a building, usually enclosed by a railing.

**Baluster.** Any of the small posts that support the upper rail of a railing, as in a staircase.

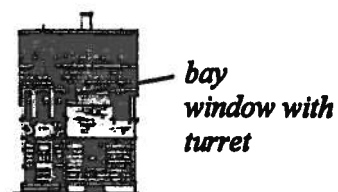
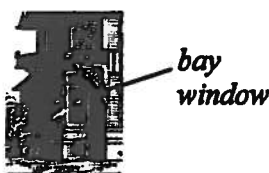


**Balustrade.** An entire railing system including a top rail and its balusters, and sometimes a bottom rail.



**Bargeboard.** See "vergeboard" definition.

**Bay window.** A projecting bay with windows that forms an extension to the interior floor space. On the outside, the bay should extend to ground level, in contrast to an oriel window, which projects from the wall plane above ground level.



**Belt course.** A horizontal ornamentation that often provided a division between siding styles. *See Illustration # 3.*

**Board-and-batten siding.** Vertical siding made up of alternating wide and thin boards where the thin boards cover the joints between the wide boards.

**Bracket.** A small projection, usually carved or decorated, that supports or appears to support a projecting eave or lintel.



**Capital.** The topmost member, usually decorated, of a column or pilaster.

**Casement window.** A window that is hinged on the side and opens in or out.



**Chimney pot.** A decorative masonry element placed at the top of a chimney, common on Queen Anne and Tudor Revival buildings.



**Clapboards.** Narrow, horizontal, overlapping wooden boards that form the outer skin of the walls of many wood-frame houses. In older houses, the exposure (the exposed area of each board not overlapped by another board) ranges from four to six inches.

**Column.** A vertical shaft or pillar usually circular in section that supports, or appears to support, a capital, load beam or architrave.

**Corbel.** A projection from a masonry wall, sometimes supporting a load and sometimes for decorative effect.

**Corbeled cap.** The termination of a brick chimney that projects outward in one or more courses.



**Corner board.** A board which is used as trim on the external corner of a wood-frame structure and against which the ends of the siding are fitted.

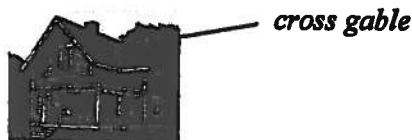
**Cornice.** The exterior trim of a structure at the meeting of the roof and wall; usually consists of bed molding, soffit, fascia, and crown molding. *See Illustration # 8 (top illustration).*

**Course.** In masonry, a layer of bricks or stones running horizontally in a wall. *See also "belt course."*

**Cresting.** Decorative grillework or trim applied to the ridge crest of a roof. Common on Queen Anne style buildings.



**Cross gable.** A gable that is perpendicular to the main axis or ridge of a roof.



**Cupola.** A small, sometimes domed structure surmounting a roof. Found mainly on Italianate and Colonial Revival buildings.

**Dentil molding.** A molding composed of small rectangular blocks run in a row.

**Dormer.** A structure containing a vertical window (or windows) that projects through a pitched roof. *See Illustration # 2.*

**Double-hung sash window.** A window with two or more sashes; it can be opened by sliding the bottom portion up or the top portion down, and is usually weighted within the frame to make lifting easier.

**Eave.** The part of the roof that overhangs the wall of a building. *See "truss" for illustration.*

**Entablature.** Above columns and pilasters, a three-part horizontal section of a classical order, consisting of the cornice at the top, the frieze in the middle, and the architrave on the bottom.

**Facade.** The face or front of a building. *See Illustration # 1.*

**Fanlight.** A window, often semicircular, over a door, with radiating muntins suggesting a fan.



**Fascia board.** A flat board horizontally located at the top of an exterior wall, directly under the eaves. *See "truss" for illustration.*

**French door.** Two doors, composed of small panes of glass set within rectangularly arrayed muntins, mounted within the two individual frames. Usually such doors open onto an outside terrace or porch.

**Frieze.** The middle division of an entablature, below the cornice.

**Gable.** The vertical triangular portion of the end of a building having a double-sloping roof, usually with the base of the triangle sitting at the level of the eaves, and the apex at the ridge of the roof. The term sometimes refers to the entire end wall. *See Illustration # 2.*

**Gable roof.** A roof form having an inverted "V"-shaped roof at one or both ends. *See Illustration # 2.*

**Gambrel roof.** A roof having two pitches on each side, typical of Dutch Colonial and Colonial Revival architecture. *See Illustration # 2.*

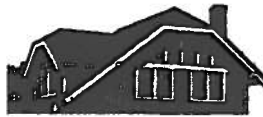
**Gingerbread.** Highly decorative woodwork with cut out ornament, made with a jigsaw or scroll saw, prominent in Gothic Revival architecture. Gingerbread in the Gothic Revival style can be distinguished from the ornamentation in the Stick and Eastlake styles which featured characteristically curved brackets and rows of spindles and knobs thicker than the gingerbread woodwork and were created with the lathe, the chisel, and the gouge.

**Half-timbering.** In late medieval architecture, a type of construction in which the heavy timber framework is exposed, and the spaces between the timbers are filled with wattle-and daub, plaster, or brickwork. The effect of half timbering was imitated in Oregon in the 19th and 20th centuries by the Queen-Anne and Tudor Revival styles.

**Hipped (hip) roof.** A roof which slopes upward on all four sides. *See Illustration # 2.*

**Hood molding.** A decorative molding over a window or door frame, commonly found on Italianate style buildings such as the Smeede Hotel in Eugene.

**Jerkinhead roof.** A gable roof truncated or clipped at the apex - also called a clipped gable roof. Common in Bungalows and Tudor Revival, and Arts and Crafts style buildings.



*jerkinhead roof*

**Latticework.** A wood or metal screen composed of interlaces or crossed thin strips.

**Leaded glass.** Small panes of glass, either clear or colored, that are held in place by strips of lead.

**Lintel.** A horizontal beam over an opening in a wall that carries the weight of the structure above.

**Mansard roof.** A roof with two slopes, the lower slope being nearly vertical, often concave or convex in profile. Common to the Italianate and Queen Anne styles.

**Molding.** A decorative band or strip with a constant profile or section generally used in cornices and as a trim around window and door openings. It provides a contoured transition from one surface to another or produces a rectangular or curved profile to a flat surface.

**Mullion.** The vertical member of a window or door that divides and supports panes or panels in a series.

**Muntin.** One of the members, vertical or horizontal, that divides and supports the panes of glass in a window.

**Oriel window.** A window bay that projects from the building beginning above the ground level.  
*See "bay window" definition for illustration.*

**Palladian window.** A window divided into three parts: a large arched central window, flanked by two smaller rectangular windows. These are found in Colonial Revival as well as Italianate buildings.

**Parapet.** A wall that extends above the roof line. Common in California Mission style buildings.  
*See Illustration # 7.*

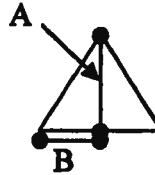
**Pediment.** A low triangular gable end, often found in classical architecture.

**Pent roof.** A small, sloping roof, the upper end of which butts against a wall of a house, usually above the first-floor windows.

**Pilaster.** An engaged pier or pillar, often with capital and base.

**Pillar.** A post or column-like support.

**Pitch.** The degree of slope or inclination of a roof.



*Roof pitch / slope is measured by ratio from vertical (A) to horizontal (B).*

**Pointed arch.** Any arch with a point at its apex, common but not restricted to Gothic architecture. Tudor Revival buildings also frequently incorporate pointed arch motifs.

**Portico.** A porch or covered walkway consisting of a roof supported by columns.

**Quoins.** Cornerstones of a building, rising the entire height of the wall, and distinguished from the main construction material by size, texture, or conspicuous joining. In masonry construction, they reinforce the corners; in wood construction, they do not bear any load, are made of wood, and imitate the effect of stone or brick.

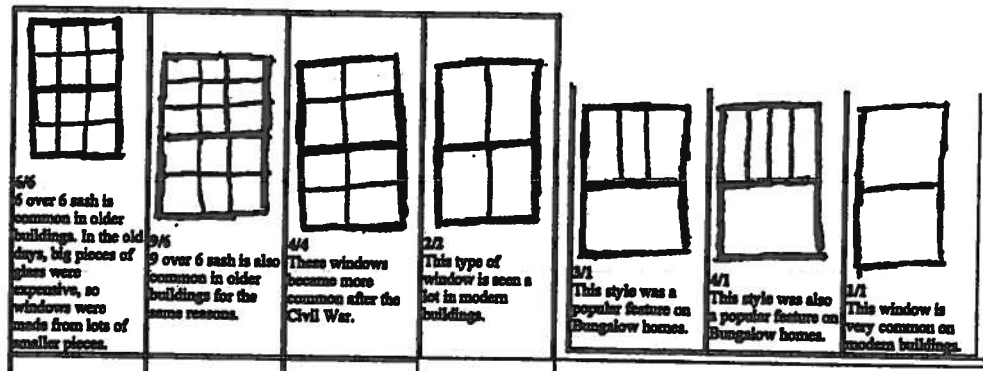
**Rafters.** The sloping wooden roof-frame members that extend from the ridge to the eaves and establish the pitch of the roof. In Craftsman and Bungalow style buildings the ends of these, called "rafter tails" are often left exposed rather than boxed in by a soffit. *See "truss" for illustration.*

**Ribbon window.** A continuous horizontal row, or band, of windows separated only by mullions. Used to some extent in Craftsman designs, but more common in Eugene on post-war modern buildings.

**Round arch.** A semicircular arch, often called a Roman arch.

**Rustication.** Masonry characterized by smooth or roughly textured block faces and strongly emphasized recessed joints.

**Sash.** Window framework that may be fixed or moveable. If moveable, it may slide, as in a double-hung window; or it may pivot, as in a casement window.



*Examples of window sash.*

**Shiplap siding.** Wooden siding tapered along its upper edge where it is overlapped by the next higher courses of siding.

**Side light.** A framed window on either side of a door or window.



**Siding.** The narrow horizontal or vertical wooden boards that form the outer face of the walls in a traditional wood-frame building. Horizontal wooden siding types include shiplap and clapboard/weatherboard, while board-and-batten is the primary type of vertical siding. Shingles, whether of wood or composite material, are another siding type.

**Sill.** The lowest horizontal member in a frame or opening of a window or door. Also, the lowest horizontal member in a framed wall or partition.

**Skirting.** Siding or latticework applied below the watertable molding on a building.

**Soffit.** The underside of the eaves on a building, particularly the boards enclosing the eaves and covering rafter tails. *See "truss" for illustration.*

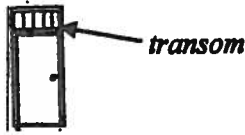
**Stucco.** A material, usually composed of cement, sand, and lime, applied to a surface to form a hard, uniform covering that may be either smooth or textured. Also, a fine plaster used in decoration and ornamentation of interior walls.

**Surround.** The molded trim around a door or window.

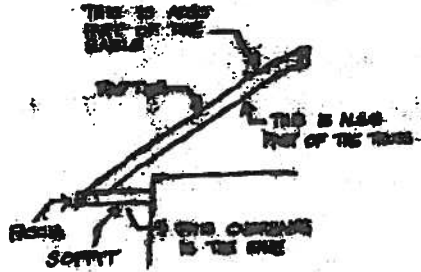
**Swan's neck pediment.** A pediment with an open apex; each side terminates in curves resembling a swan's neck. Found in Oregon mainly on Colonial Revival buildings.

**Terra cotta.** A red-brown fired but unglazed clay used for roof tiles and decorative wall covering. These roof tiles are common in California Mission style. Glazed terra cotta was frequently used for exterior decoration on commercial buildings of the early 20th Century.

**Transom.** Horizontal window opening above a door or window.



**Truss.** A framework of beams (like ribs) that support the roof (usually triangular).



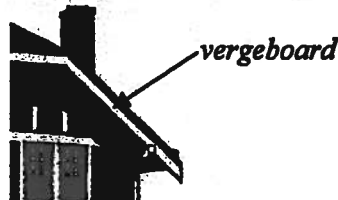
**Tongue and groove.** A type of board milled to create a recessed groove along one long side and a corresponding flange along the other that lock together when two or more boards are placed side-by-side. Tongue and groove boards were commonly used for flooring and siding.

**Tudor arch.** A four centered pointed arch, characteristic of Tudor style architecture in England in the 15th and 16th centuries.

**Turret.** A small, slender tower, usually corbeled from a corner of a building

**Veranda.** A covered porch or balcony, running alongside a house; the roof is often supported by columns.

**Vergeboard.** An ornamental board, sometimes jigsaw cut, that serves as trim and is attached to the overhanging eaves of a gable roof; sometimes called a bargeboard.



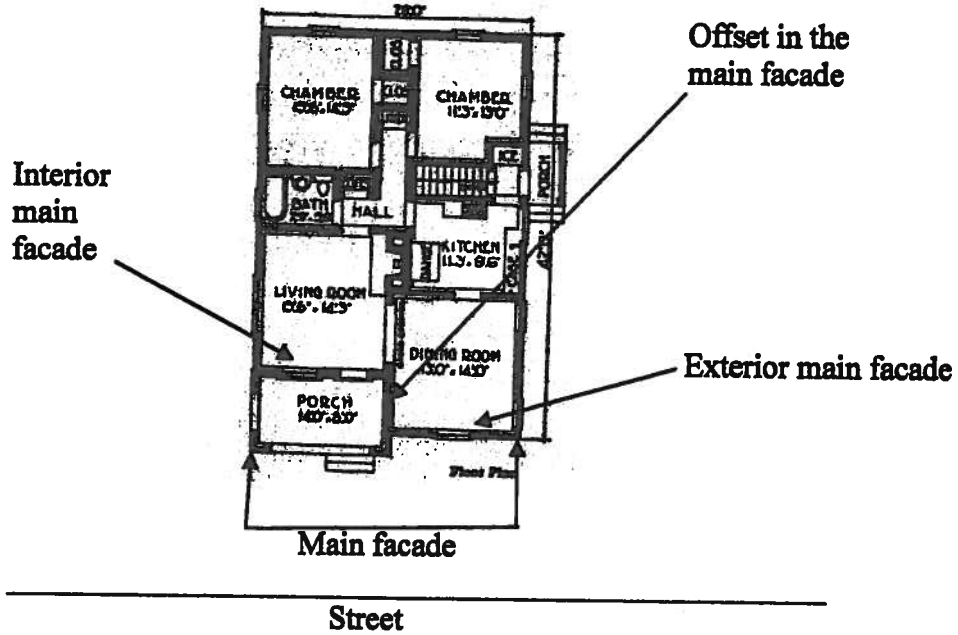
**Water table.** A projecting ledge, molding, or string course along the bottom side of a building, designed to throw off rainwater; it usually divides the foundation of a building from the first floor.



**Weatherboard siding.** Siding, usually wooden, consisting of overlapping, narrow boards usually thicker at one edge; also called clapboard siding.



**ILLUSTRATION # 1**  
**MAIN FAÇADE**



The façade is the face or front of the building. The main façade is the building front that faces the street. The main façade includes the building between the two main outer walls. Where the main façade is divided into sections by an offset in the building, the wall of the main façade most distant from the street shall be considered the interior main façade wall. The main façade wall closest to the street shall be considered the exterior main façade wall. Required depth of main façade features such as porches shall be maintained for each portion of the main façade (including interior and exterior main façade walls) from which the feature projects (not including the offset wall). Where the building fronts on more than two streets, unless specified elsewhere to the contrary, the property owner shall pick one of the façades to be the main façade.

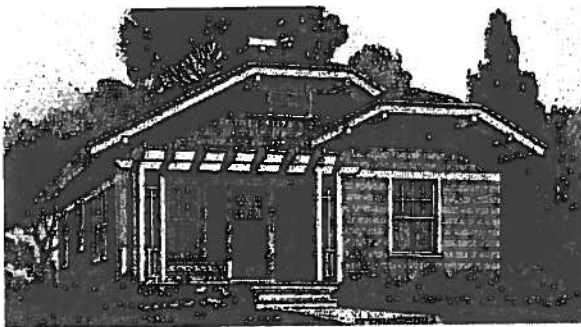
**ILLUSTRATION #2**  
**ROOF AND DORMER TYPES**



Side gabled roof  
with front gabled roof dormer



Front gabled roof  
with hip roofed porch



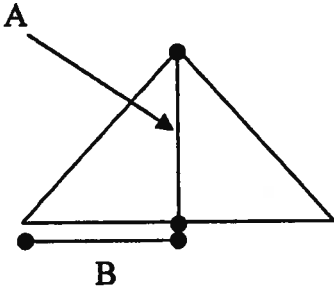
Multiple distinct low pitched gabled roofs  
(with clipped gables/jerkinhead roof)



Hip roof  
with hip roof dormer

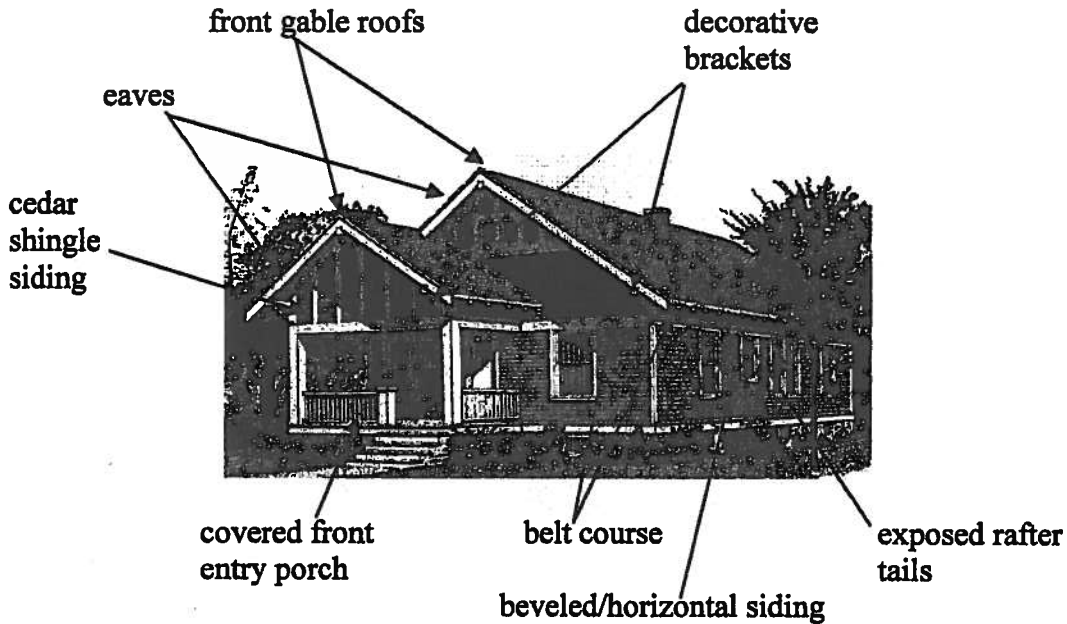


Gambrel roof  
with shed roof dormer

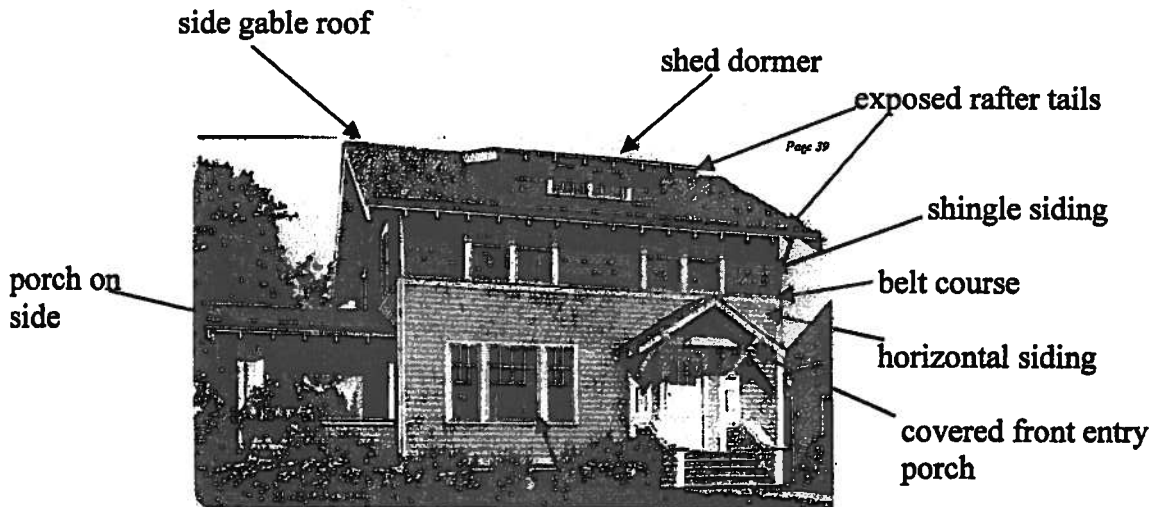


Roof slope is measured by  
ratio from vertical (A) to  
horizontal (B).

**ILLUSTRATION # 3**  
**VARIOUS EXAMPLES OF FEATURES**

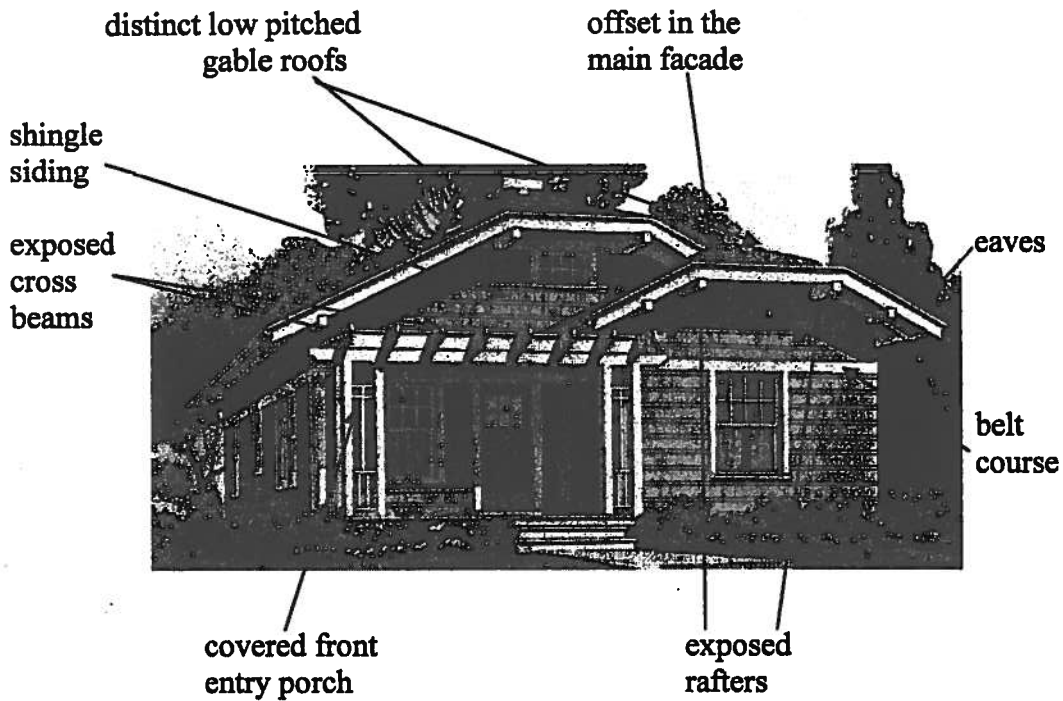


The house above illustrates a main gable roof with eaves and with a distinct gable roof above the front entry porch located on the main façade of the building. The belt course (white line that wraps around the house at the top of the windows) separates the contrasting siding with the beveled siding below and the cedar shingle siding above. The exposed rafter tails (the ends of the rafters under the eaves) and the decorative brackets are visible on both the main gable roof and the porch gable.

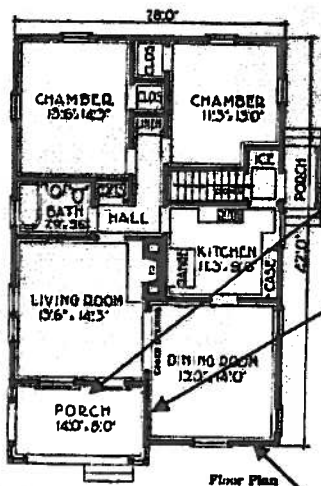


large front window area broken up by one larger window with two smaller bracketing windows, also with multiple panes in the upper sash

**ILLUSTRATION # 4**  
**VARIOUS EXAMPLES OF FEATURES**



The house above illustrates a low pitched main gable roof with a distinct low pitched gable roof that extends over the portion of the building that extends out adjacent to the covered front entry porch. An offset in the main façade is created with the 6 foot extension of the building. The covered entry porch is located adjacent to the extension of the main building but is set a couple of feet forward of the building wall and features a flat roof with exposed cross beams. Exposed rafters/cross beams, a belt course, and shingle siding are other decorative features.



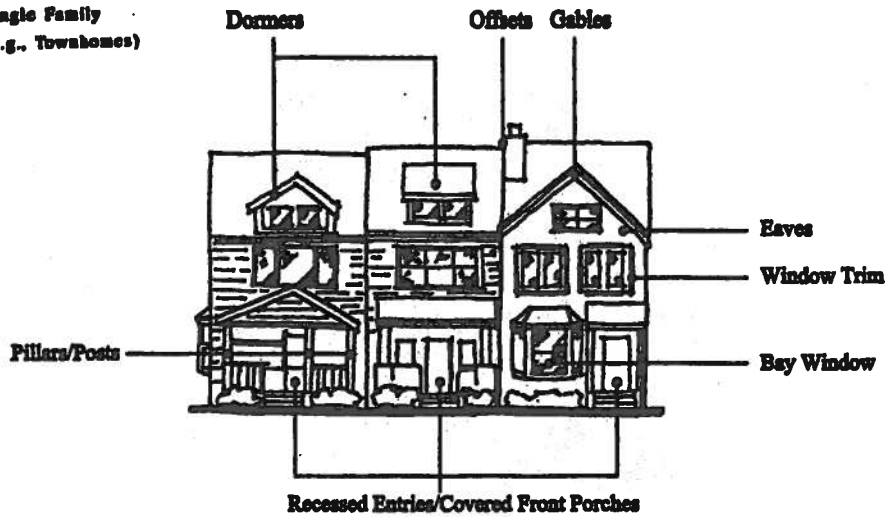
Interior main façade wall.

Offset of about 5 feet in building face and extending 14 feet. Where the building contains an offset in the main façade, the porch depth may be measured from the interior main façade wall provided the interior wall length is at least 25% of the total main façade length and the porch extends beyond the exterior main façade wall.

Exterior main façade wall.

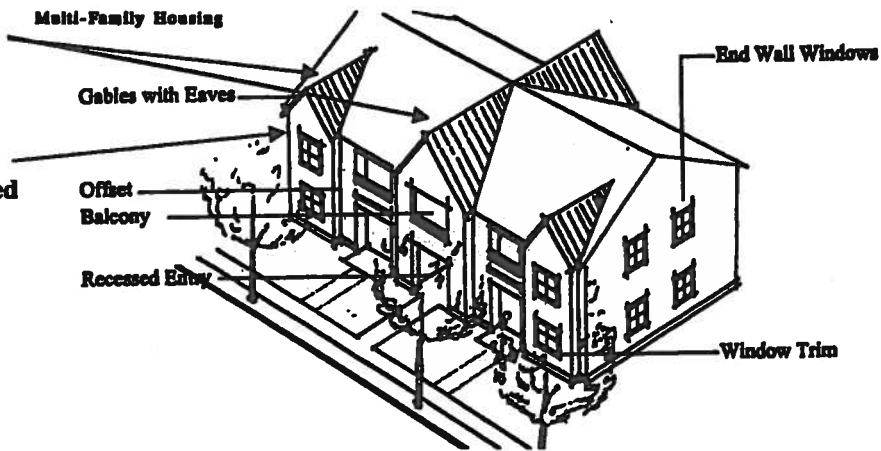
**ILLUSTRATION # 5**  
**SINGLE-FAMILY (TOWNHOUSE) AND MULTIPLE FAMILY DWELLINGS**

Single Family  
 (e.g., Townhomes)

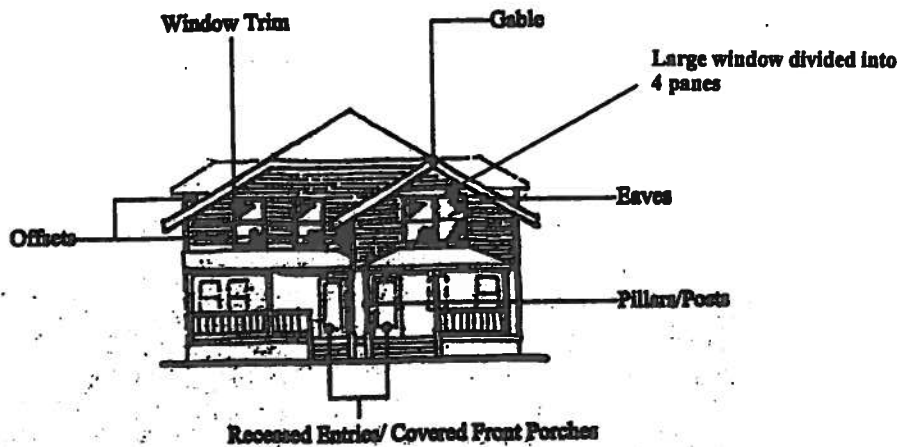


Roof width divided into increments with cross gables

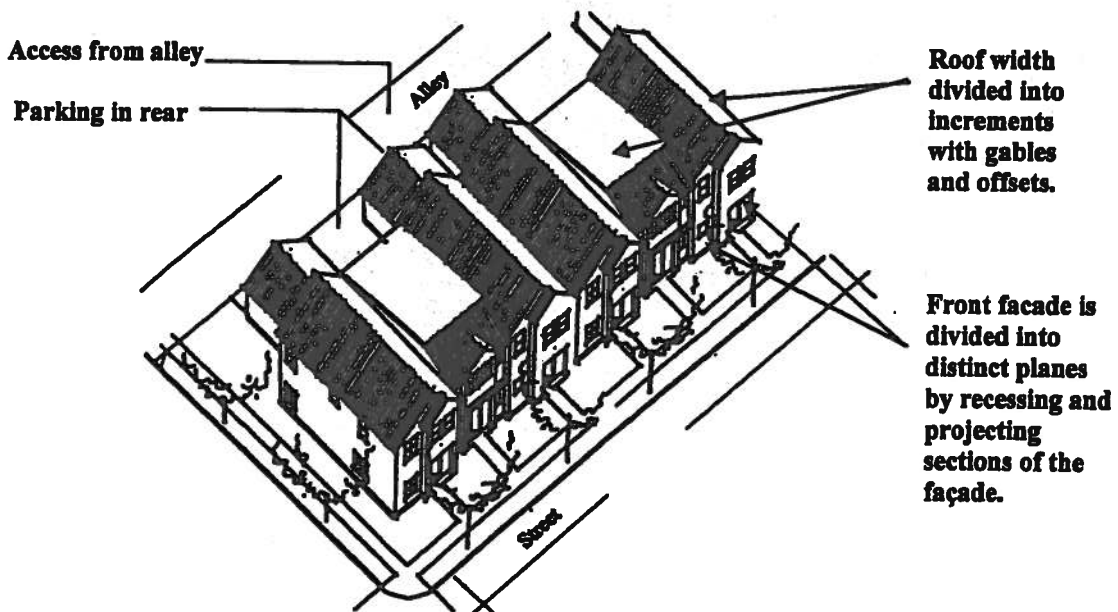
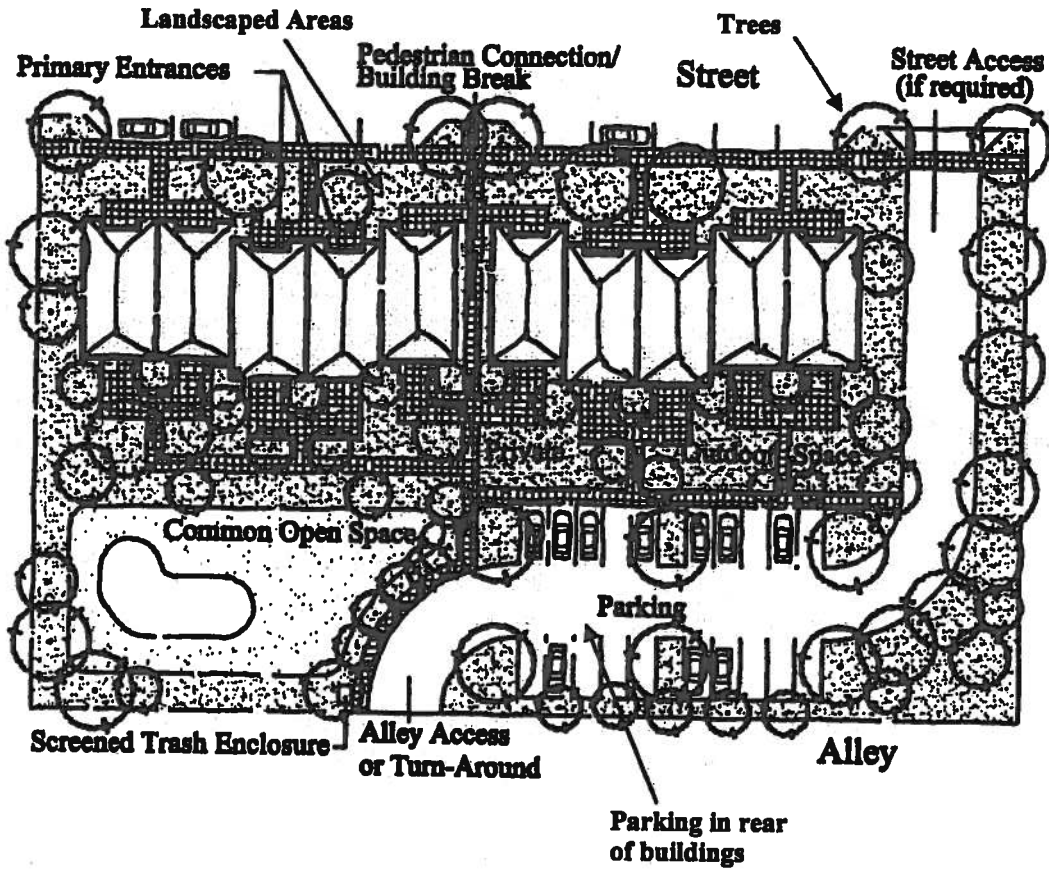
Main front façade divided into distinct planes.



Duplex / Two family dwelling



**ILLUSTRATION # 6**  
**LARGE MULTIPLE FAMILY RESIDENTIAL OR HOTEL DEVELOPMENT**



**ILLUSTRATION # 7**  
**COMMERCIAL BUILDINGS**

Cross gable breaks up large roof mass.

No gaps between buildings.

Flat roof with parapet.



Balconies and awnings reduce vertical emphasis.

In the illustration above, banks of windows along the ground floor help create a pedestrian oriented environment. Buildings abut the property line such that no building is setback significantly from the other buildings. Buildings vary in size, shape, roof lines and design features but are architecturally compatible through the use of similar design elements such as the use and placement of a common window treatment on the second floor.

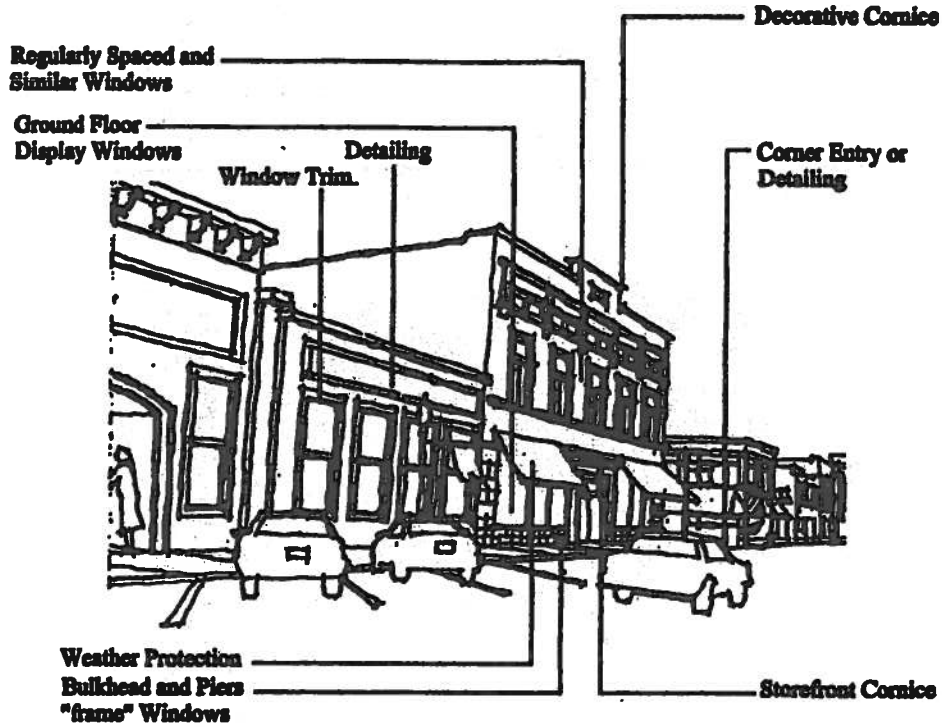
Shutters,  
flower boxes  
and canopy  
help reduce  
vertical  
emphasis.

Lighting  
is pedestrian  
scale



Banks of multi-pane windows along both street frontages help create a pedestrian oriented environment.

## ILLUSTRATION # 8 COMMERCIAL BUILDINGS



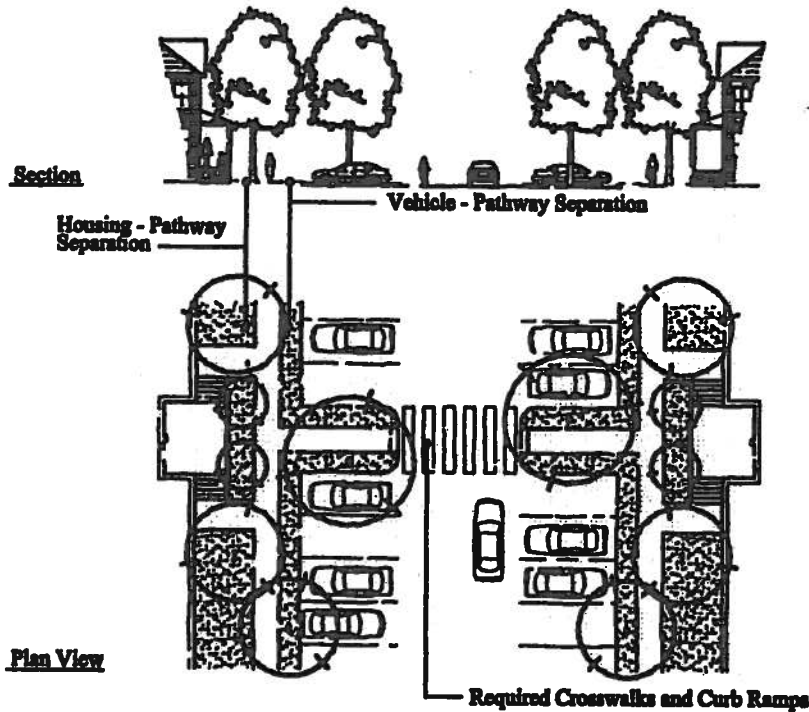
**Buildings illustrated above provide variety in shape, size, roof lines and design features but are architecturally compatible with adjacent buildings.**

**The illustration to the right shows a building setback from the property line but including a pedestrian oriented amenity (outdoor café seating) on a courtyard identifiable by the use of smaller specialty pavers than those used as part of the main sidewalk.**



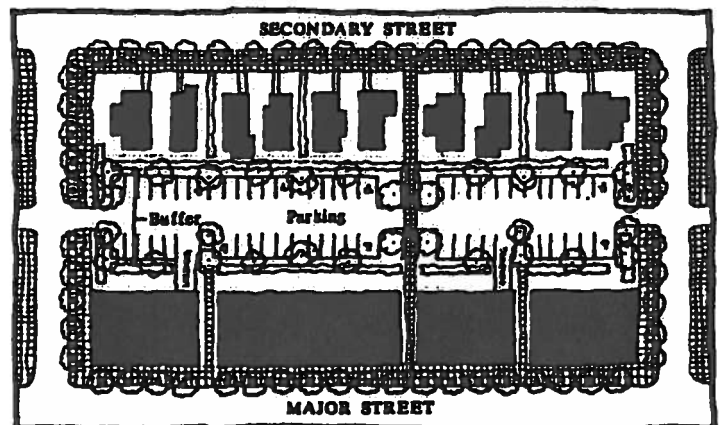


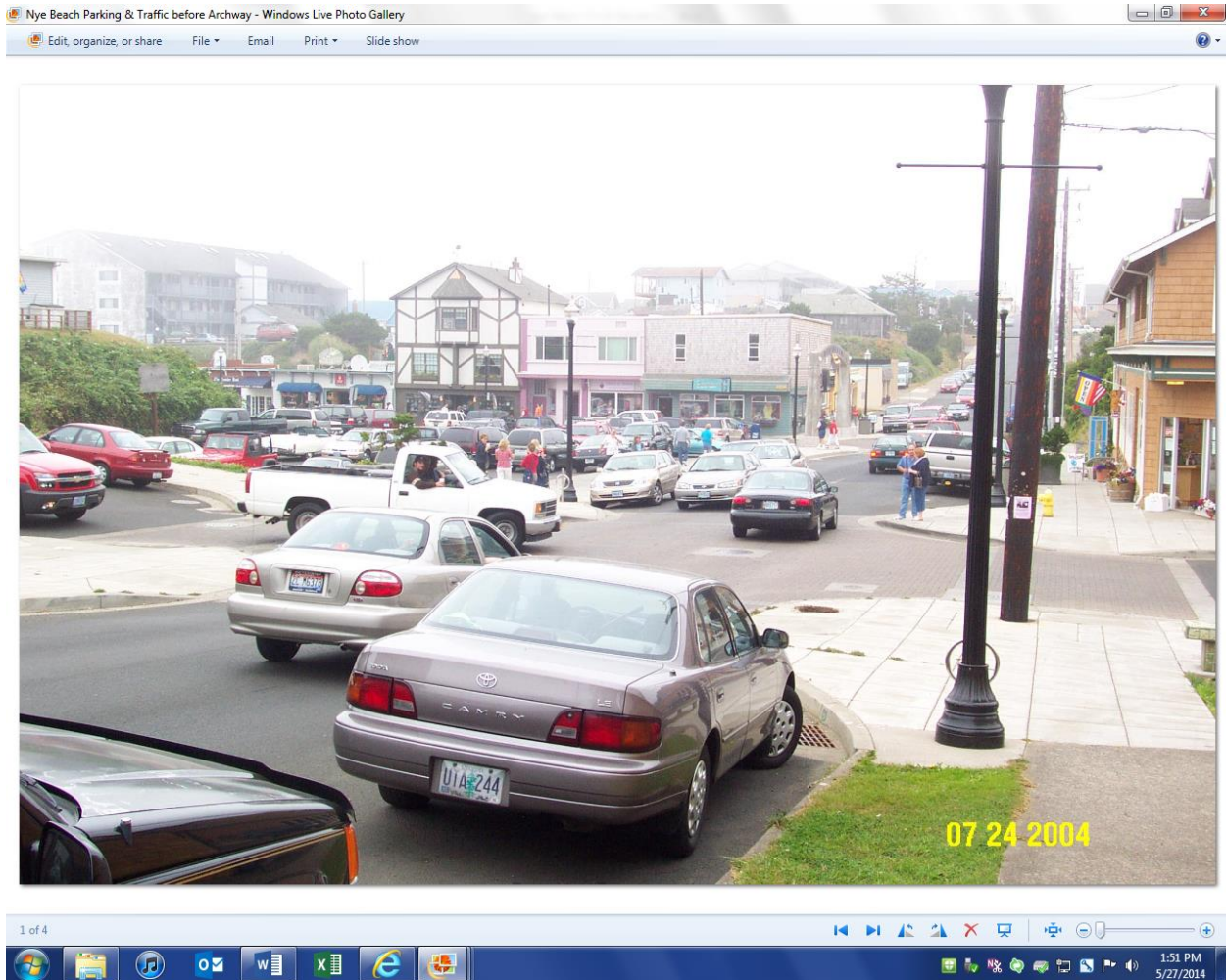
**ILLUSTRATION # 9**  
**PARKING AND PEDESTRIAN LAYOUT**



The illustration above shows an interior parking lot. Note that the pedestrian pathways are separated from the vehicle traffic areas. Where the pathway crosses the parking lot, a landscaped area extends from each side to make the crossing short. Additionally, the crossing area is clearly marked. Specialty pavers could also be used to mark the pedestrian crossing area. Trees provide screening for the parking lot. A short hedge (3 - 4 feet) around the parking lot in the landscaped area would provide additional screening and would further separate the pedestrian and vehicle areas. Breaks in the hedge along large parking lots could be provided to allow easier access to and from parked vehicles.

Parking should be located to the side or rear of the building. The off street parking areas for the commercial buildings (along Major Street) are located in a common parking area that is landscaped with a buffer. Pedestrian linkages along and through the commercial buildings and the residential (along Secondary Street) area provide continuous and integrated pedestrian circulation through the block. Continuous sidewalks surrounding the block provide pedestrian connections to the adjacent blocks.





***Nye Beach Prior to Archway Place***



***Nye Beach Prior to Archway Place***



***Nye Beach Prior to Archway Place***



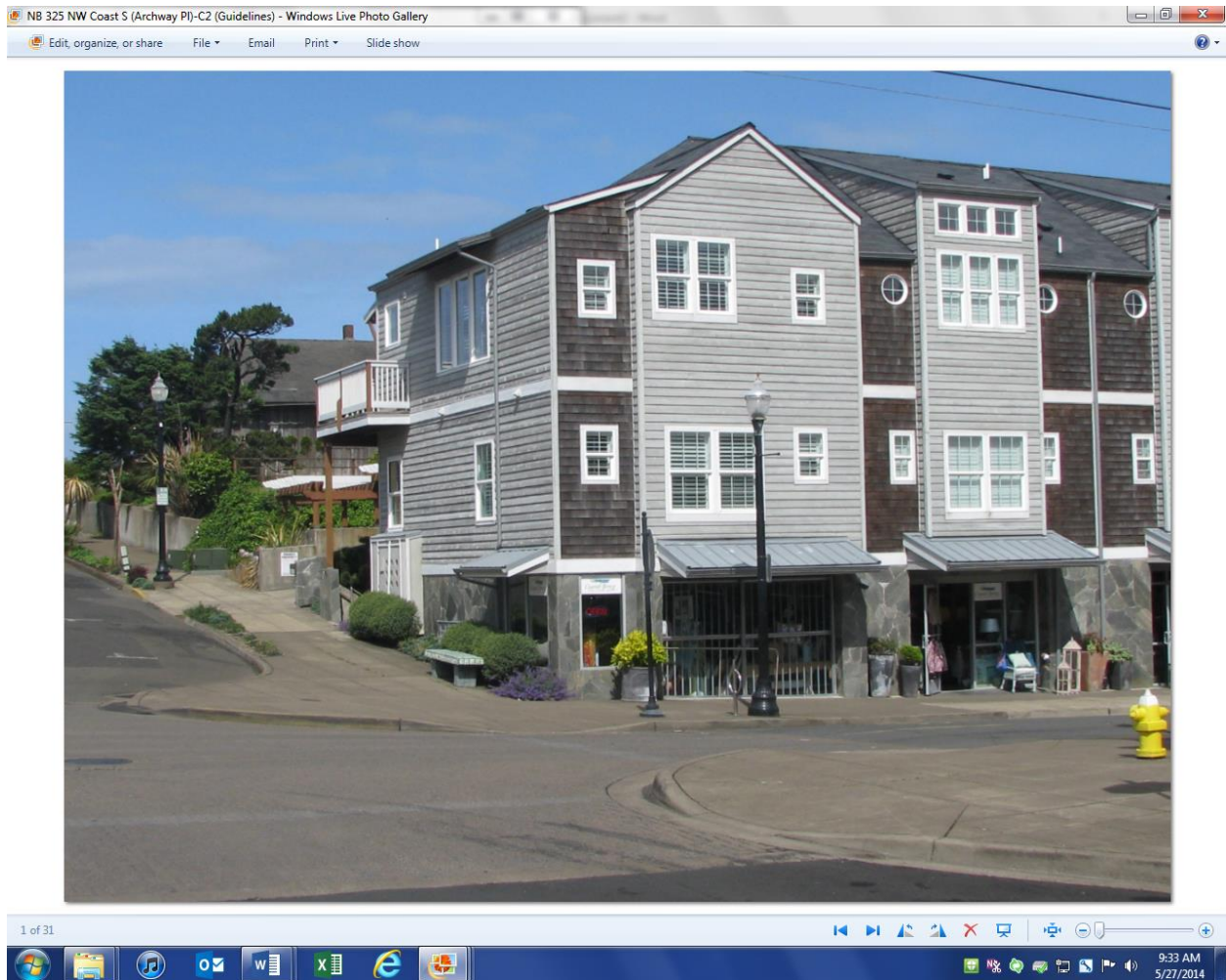
**Archway Place – 325 NW Coast Street**

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 ft.  
Bulk & Setbacks Provided: Zero setbacks; approximately 90% lot coverage; building height is 42.25 feet.  
Land Use Action(s) --Planning Commission: (1) Conditional Use Permit #2-CUP-06 (for building with an exterior dimension of over 100 feet, and to allow for four additional residential units above the five residential units permitted outright in the C-2 zoning district of the HNBO; and (2) Design Review #2-NB-06 (for design) applying design review guidelines.



**Archway Place – 325 NW Coast Street**

Zoning C-2/'Tourist Commercial:' Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 ft.  
Bulk & Setbacks Provided: Zero setbacks; approximately 90% lot coverage; building height is 42.25 feet.  
Land Use Action(s) --Planning Commission: (1) Conditional Use Permit #2-CUP-06 (for building with an exterior dimension of over 100 feet, and to allow for four additional residential units above the five residential units permitted outright in the C-2 zoning district of the HNBO; and (2) Design Review #2-NB-06 (for design) applying design review guidelines.



**Archway Place – 325 NW Coast Street**

Zoning C-2/'Tourist Commercial:' Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 ft.  
Bulk & Setbacks Provided: Zero setbacks; approximately 90% lot coverage; building height is 42.25 feet.  
Land Use Action(s) --Planning Commission: (1) Conditional Use Permit #2-CUP-06 (for building with an exterior dimension of over 100 feet, and to allow for four additional residential units above the five residential units permitted outright in the C-2 zoning district of the HNBO; and (2) Design Review #2-NB-06 (for design) applying design review guidelines.



**McEntee Building -- 522-526 NW Coast Street**

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 feet; Separated Yard Buffer = 5 feet.

Bulk & Setbacks Provided: Setbacks = zero (front); lot coverage is less than 80%; building height is approximately 35 feet; Separated yard buffer is 5 feet.

Land Use Action(s) --Planning Commission: Design Review #3-NB-05 to allow for the construction of a commercial building with five residential units on upper floors.



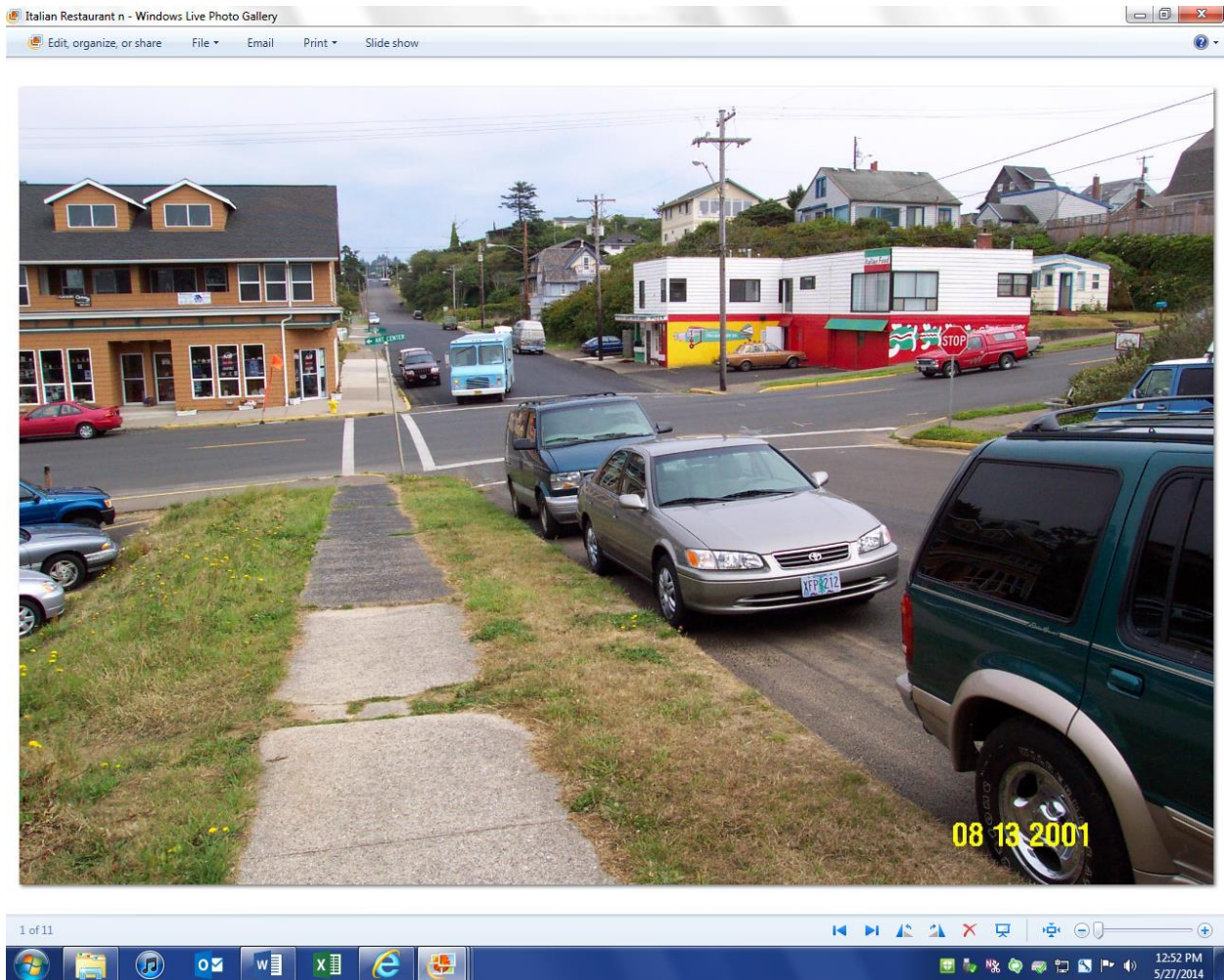


**Moore Building – 320-326 NW Coast Street**

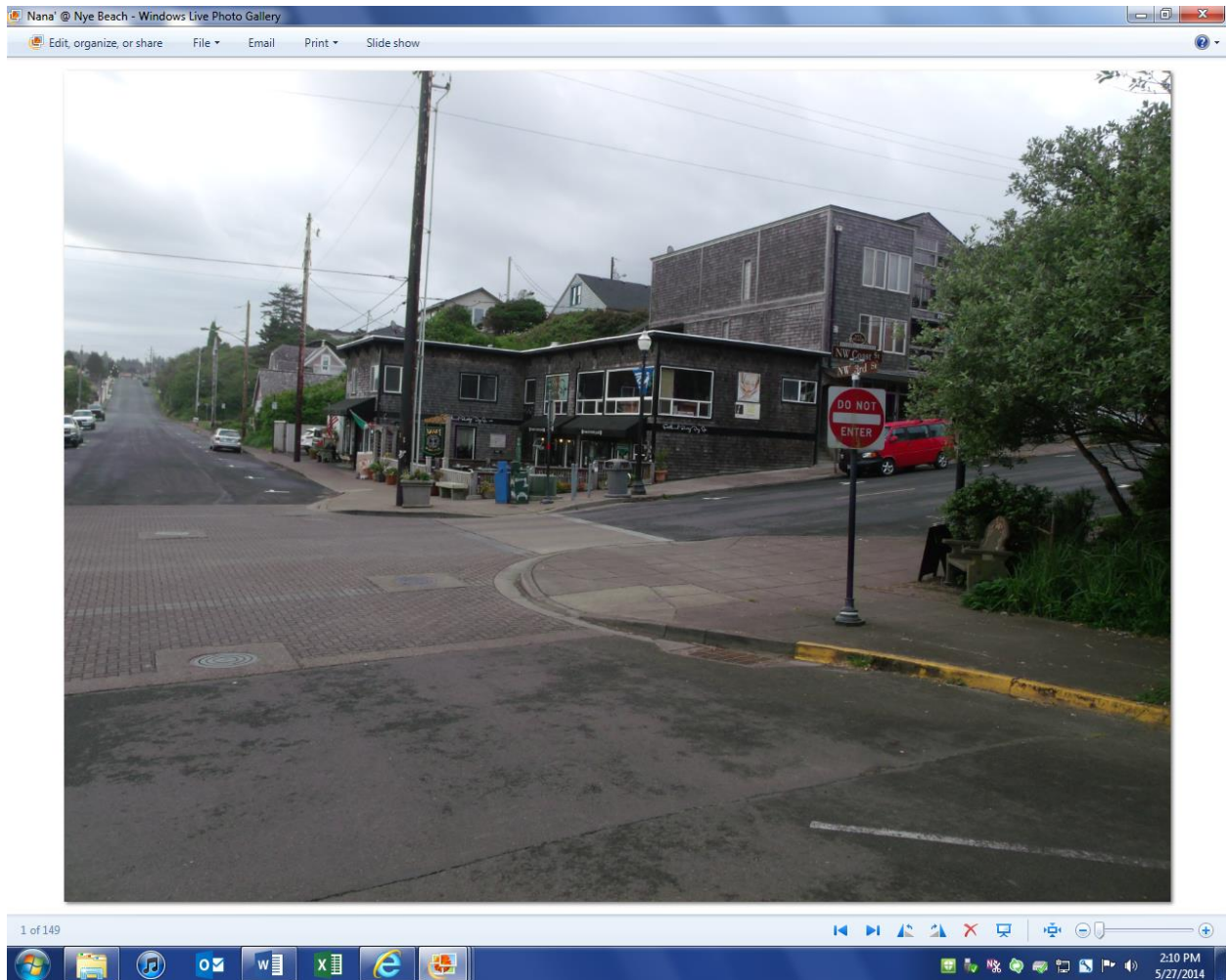
Zoning C-2/'Tourist Commercial:' Required Setback = zero; Lot Coverage = 85%-90%; Max Height = 50 ft.  
Bulk & Setbacks Provided: Setback = zero; 39% lot coverage; building height is less than 35 feet.

Land Use Action(s) --Planning Commission: (1) Conditional Use Permit #1-CUP-98 (to allow for the construction of a commercial building with residential units on the second floor in the C2 zoning district of the HNBO;

(2) HNBO Design Committee (before design guidelines were developed): Design Review #5-NB-97 & #6-NB-98 (for design).



***The Italian Restaurant, and the little house, prior to Nana's Irish Pub and the Overlook buildings, respectively.***



***No design review required for the Nana's (previously The Italian Restaurant) building because the remodel was just for minor facade and siding improvements.***



***The Overlook – 258 SW Coast Street***

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 ft.  
Bulk & Setbacks Provided: Setbacks = zero; lot coverage (NA); building height is approximately 39 feet.  
Land Use Action(s) --Planning Commission: Design review to allow for the construction of a commercial building with three residential units on upper floors.



***Courter Relocated Building – 407 NW High Street***

Zoning R-4/“High Density Multi-Family Residential:” Required Setback =15 feet for front, 5 feet for sides and 10 feet for back; Lot Coverage = 64%; Max Height = 35 feet.

Bulk & Setbacks Provided: Setbacks = Met standard requirements.

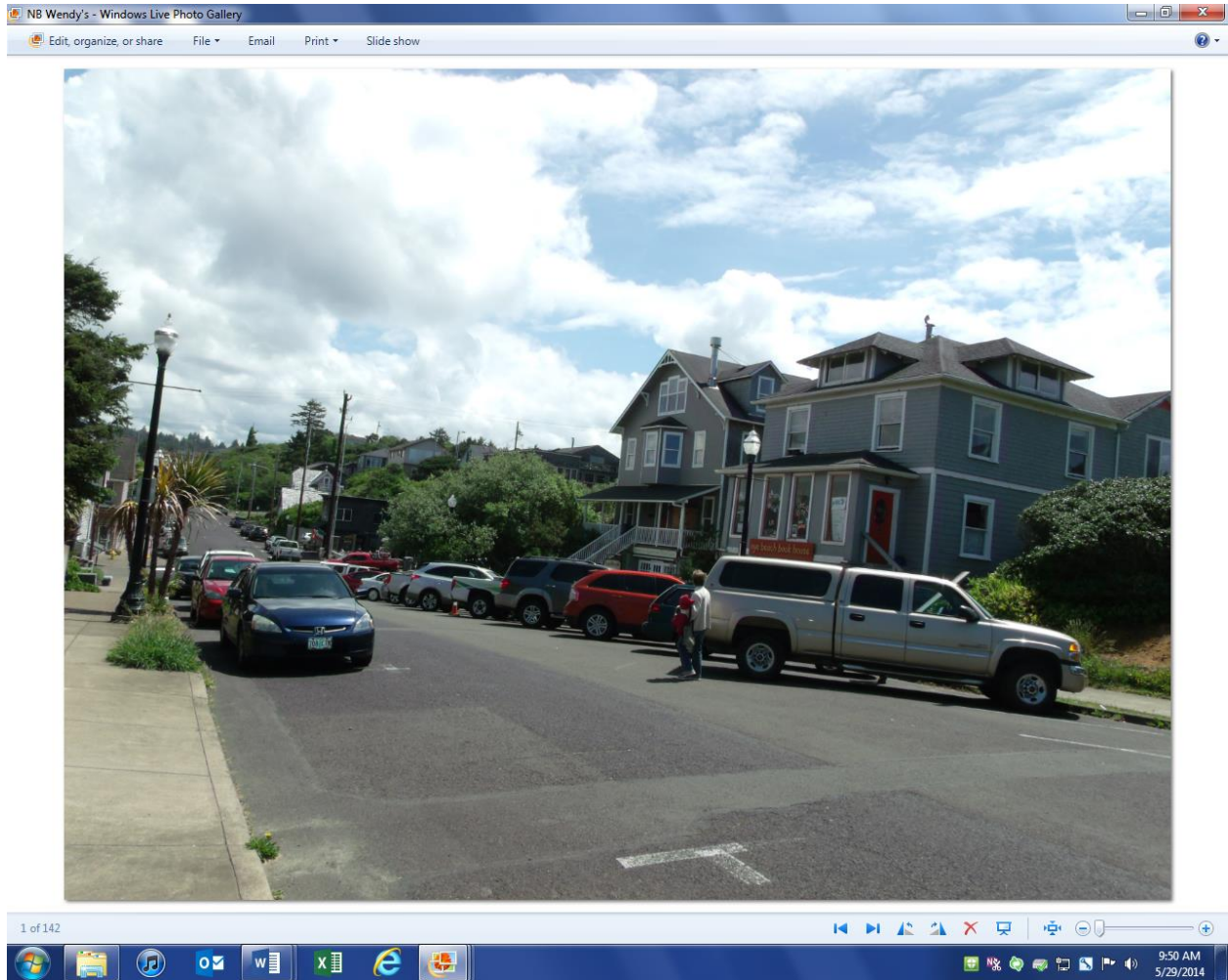
Land Use Action(s): HNBO Design Committee (before design guidelines were developed): Design Review #1-NB-98 & 11-NB-98 (Original request is for the relocation of the house from NW Elizabeth Street to NW High Street).



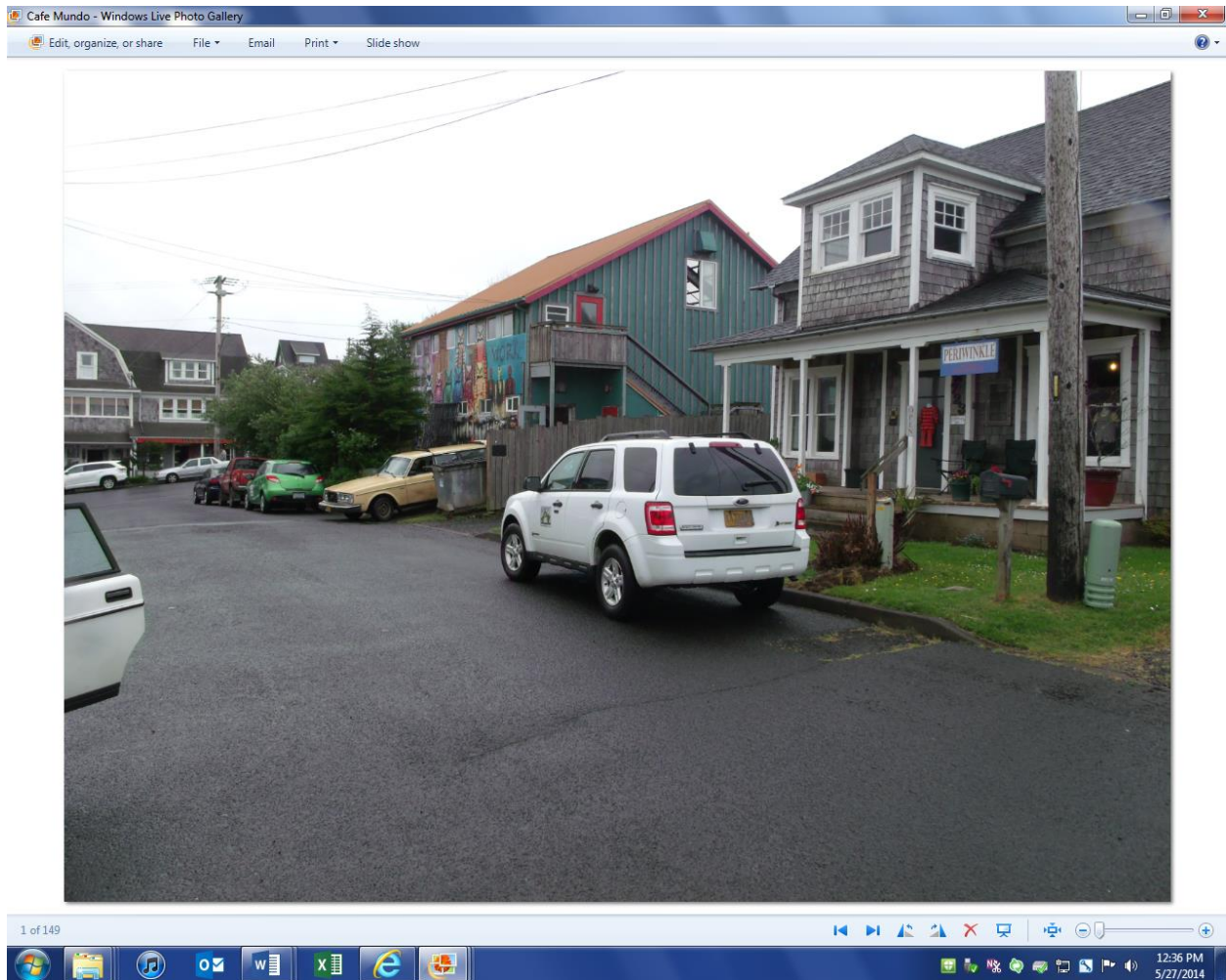
***Brusselback Building – 255 NW Coast Street***

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 ft.  
Bulk & Setbacks Provided: Setbacks = Zero; lot coverage (NA); building height is approximately 39 feet.  
Land Use Action(s) --Planning Commission: Design review to allow for the construction of a commercial building to house retail use for the street grade floor and a vacation rental use for the upper floor.









***Café Mundo – 209 SW Coast Street***

Zoning C-2/“Tourist Commercial:” Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 ft.  
Bulk & Setbacks Provided: Setbacks = (NA); lot coverage (NA); building height is approximately less than 35 feet.

Land Use Action(s): Staff: Design Review #1-NB-06.



***Panini Bakery & Jovi's Building – 232 SW Coast Street***

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 ft. Bulk & Setbacks Provided: Setbacks = Zero (front); lot coverage (NA); building height is approximately 35 feet.

Land Use Action(s): HNBO Design Committee (before design guidelines were developed): Design Review #7-NB-00, #9-NB-00 & #1-NB-01 (Original request is for the relocation of the Hodel House from NW High Street to NW Coast Street).



***Ambulance Facility – 609 NW Coast Street***

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 ft.  
Bulk & Setbacks Provided: Zero setbacks; approximately 32.5% lot coverage; building height is 27 feet.  
Land Use Action(s): HNBO Design Committee (before design guidelines were developed): Design Review #4-NB-98 (for the development of an ambulance facility).



***Inn at Nye Beach/Vikings Cottages/Vikings Motel – 729 NW Coast Street***

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 feet; Landscaping = 10%.

Bulk & Setbacks Provided: Zero (front and side); approximately less than 50% lot coverage; building height is 41 feet; Landscaping is more than 10%.

Land Use Action(s): HNBO Design Committee (before design guidelines were developed): Design Review #1-NB-02 (originally for the remodel of old existing structures);



***Inn at Nye Beach/Vikings Cottages/Vikings Motel – 729 NW Coast Street***

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 feet; Landscaping = 10%.

Bulk & Setbacks Provided: Zero (front and side); approximately less than 50% lot coverage; building height is 41 feet; Landscaping is more than 10%.

Land Use Action(s): HNBO Design Committee (before design guidelines were developed): Design Review #1-NB-02 (originally for the remodel of old existing structures);



**29 SW Coast Street**

Zoning R-4/“High Density Multi-Family Residential:” Required Setbacks =15 feet for front, 5 feet for sides and 10 feet for back; Lot Coverage = 64%; Max Height = 35 feet.

Bulk & Setbacks Provided: front yard (NA), 6 feet & 10 feet for side yards, 19-plus feet for back yard; less than 64% lot coverage; building height are 32 feet and is 34 feet.

Land Use Action(s): HNBO Design Committee): Design Review #1-NB-97 (for the development of five individual residences to be used as vacation rentals).



**127 SW Coast Street**

Zoning R-4/"High Density Multi-Family Residential:" Required Setbacks =7.5 feet for front, 2.5 feet for sides and 5 feet for back yard; Lot Coverage = 64%; Max Height = 35 feet.

Bulk & Setbacks Provided: Met setback requirement; Building height is less than 35 feet.

Land Use Action(s): HNBO Design Committee: Design Review #10-NB-01 (for the remodel of an existing single-family dwelling).



***The Grand Victorian – 105 NW Coast Street***

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 feet; Landscaping = 10%.

Bulk & Setbacks Provided: Setbacks: Met required standards; lot coverage (NA); building height is 27 feet.





***Niki's Building-- 107 SW Coast Street***

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 ft.  
Bulk & Setbacks Provided: Setbacks = Zero; lot coverage (NA); building height is approximately 39 feet.  
Land Use Action(s): HNBO Design Committee: Design Review #2-NB-01 (Original request was when the property was zoned R-4 and the request was to replace an old single-family house with a new residence. Since then, the property has been rezoned C-2/"Tourist Commercial."

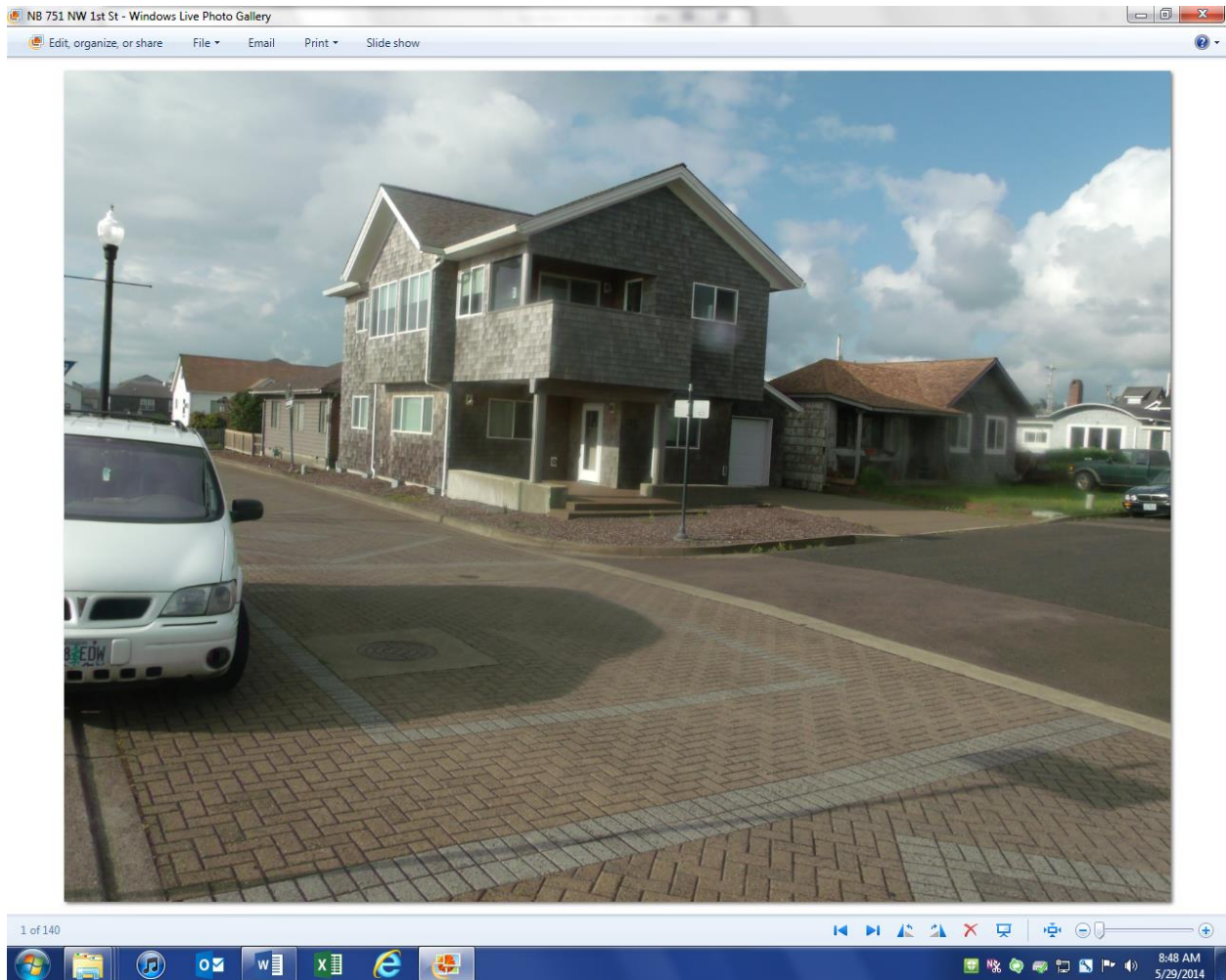


**Briggs @ Nye Beach --751 NW 1<sup>st</sup> Street & 14 NW Cliff Street**

Zoning C-2/'Tourist Commercial:' Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 feet; Landscaping = 10%.

Bulk & Setbacks Provided: Setbacks: Met required standards; lot coverage (NA); building height is approximately 35 feet.

Land Use Action(s): Staff: Design Review (Standards) for the remodeling, including adding a floor over an existing lower floor.



**750 NW 1<sup>st</sup> Street**

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 feet; Landscaping = 10%.

Bulk & Setbacks Provided: Setbacks: Met required standards; lot coverage (NA); building height is 27 feet.

Land Use Action(s): Staff: Design Review (Standards) for a new residence;



**544 NW Alpine & 540 NW Alpine**

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 feet; Landscaping = 10%.

Bulk & Setbacks Provided: Setbacks: Met required standards; lot coverage (NA); building heights are 35 feet.

Land Use Action(s): Staff: Design Review (Standards) for a new residence;



***High Street Cottages --713 NW High Street***

Zoning C-2/"Tourist Commercial:" Required Setback = Zero; Lot Coverage = 85%-90%; Max Height = 50 ft. Bulk & Setbacks Provided: Setbacks = 6 feet (front), 3 feet (side) and 3 feet (rear); lot coverage is less than 80%; building heights are 22 feet & 32 feet.

Land Use Action(s): Staff: Design Review (Standards); Planning Commission Approvals for Conditional Use Permit #1-CUP-05 to allow for multiple dwelling units (4 units on two lots); and Variance #7-VAR-05 to allow for 6-foot garage setback from the required 10 feet setback.



***DANIAN PUD –NW Coast & NW High Street between NW 9th & 10<sup>th</sup> Streets***

Zoning R-4/"High Density Multi-Family Residential:" Required Setbacks =7.5 feet for front, 2.5 feet for sides and 5 feet for back yard; Lot Coverage = 64%; Max Height = 35 feet.

Bulk & Setbacks Provided: Met setback requirement; Building heights are 35 feet.

Land Use Action(s): Staff Approval (using Design Standards).



***DANIAN PUD –NW Coast & NW High Street between NW 9th & 10<sup>th</sup> Streets***

Zoning R-4/“High Density Multi-Family Residential:” Required Setbacks =7.5 feet for front, 2.5 feet for sides and 5 feet for back yard; Lot Coverage = 64%; Max Height = 35 feet.

Bulk & Setbacks Provided: Met setback requirement; Building heights are 35 feet.

Land Use Action(s): Staff Approval (using Design Standards)



**929 NW Hurbert Street**

Zoning R-2/"Medium Density Single-Family Residential:" Required Setbacks =7.5 feet for front, 2.5 feet for sides and 5 feet for back; Lot Coverage = 57%; Max Height = 30 feet.

Bulk & Setbacks Provided: Met standards.

Land Use Action(s): HNBO Design Committee: Design Review #10-NB-01 (for the remodel of an existing single-family dwelling).





***Waves Motel Annex –807 NW Spring Street***

Zoning R-4/“High Density Multi-Family Residential:” Required Setbacks =7.5 feet for front, 2.5 feet for sides and 5 feet for back; Lot Coverage = 64%; Max Height = 35 feet.

Bulk & Setbacks Provided: Setbacks: Met all setbacks, lot coverage is less than 64%, landscaping more than 10%, height is less than 35 feet.

Land Use Action(s): (1) HNBO Design Review Committee (before design guidelines were developed): Design Review #10-NB-02 (originally for the relocation of an existing residence from the C-2 portion, to the R-4 portion, of the motel property to be used as a vacation rental, thus requiring a conditional use permit; Planning Commission Approval of Conditional Use Permit #11-CUP-07 (for hotel use in an R-4 zone).



***Painter Residence--645 NW 11<sup>th</sup> Street***

Zoning R-4/"High Density Multi-Family Residential:" Required Setbacks =7.5 feet for front, 2.5 feet for sides and 5 feet for back; Lot Coverage = 64%; Max Height = 35 feet.

Bulk & Setbacks Provided:

Land Use Action(s): HNBO Design Committee: Design Review #10-NB-01 (for the construction of a single-family dwelling).



***Nye Beach Condominiums –1125 NW Spring Street***

Zoning R-4/“High Density Multi-Family Residential:” Required Setbacks =7.5 feet for front, 2.5 feet for sides and 5 feet for back; Lot Coverage = 64%; Max Height = 35 feet.

Bulk & Setbacks Provided: Setback: Met setbacks standards, lot coverage is less than 50%, landscaping is more than 10%, Height 36.33 feet (exceeded limit).

Land Use Action(s): Planning Commission Approvals Design Review (Guidelines) #1-NB-05 to allow for construction of residential condominiums; and for Variance #10-VAR-05 to allow for a height of 36 feet 4 inches.



***Spring Street Oceanview Condos –1120 NW Spring Street***

Zoning R-4/“High Density Multi-Family Residential:” Required Setbacks =7.5 feet for front, 2.5 feet for sides and 5 feet for back; Lot Coverage = 64%; Max Height = 35 feet.

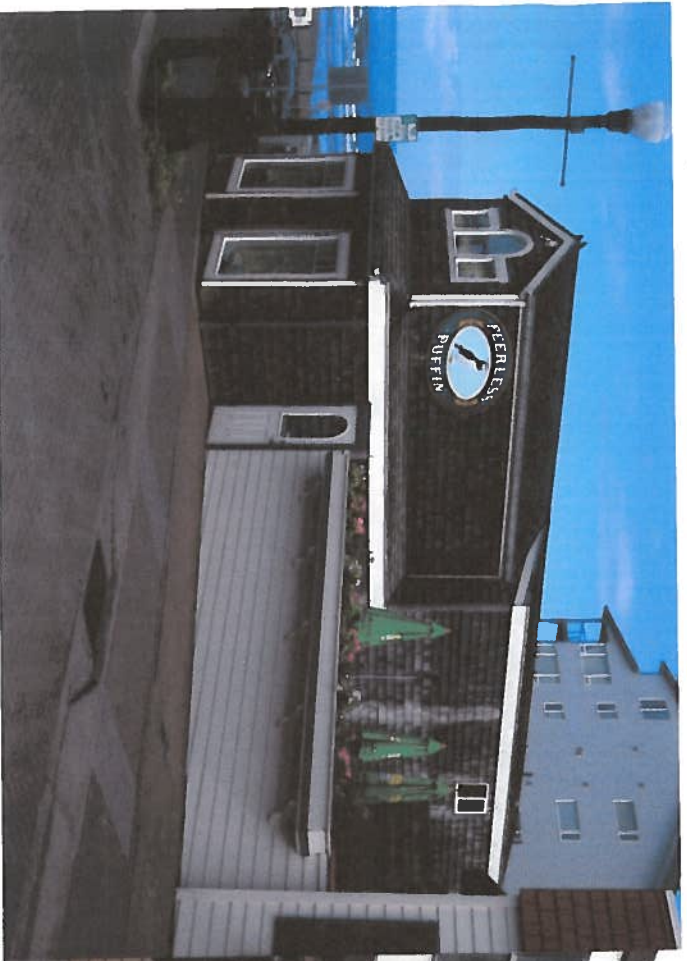
Bulk & Setbacks Provided: Setback: Met setbacks standards, lot coverage is less than 64%, building height is 35 feet.

Land Use Action(s): Staff Approval (using Design Standards)





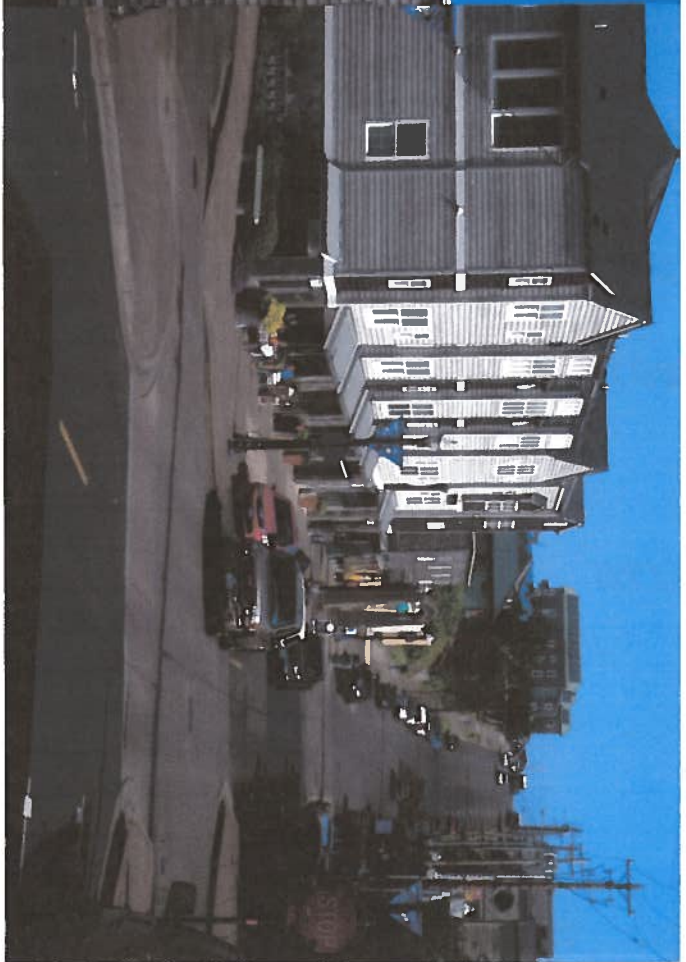
#1 APPROPRIATE TO NEIGHBORHOOD





#2 → APPROPRIATE

↳ OVERWHELMING NEIGHBORHOOD





#3 HEIGHT & SCALE, MASS - TOO MUCH

