

Nye Beach Design Review

MARCH 26, 2014 KICK-OFF MEETING

PLANNING COMMISSION AD HOC WORK GROUP

Overview of Existing Design Review Standards

- Purpose
- Geographic Boundaries
- Special Zoning Standards
- Design Guidelines
- When Design Review is Required
- Review Authority
- Submittal Requirements

Purpose

“Design review districts may be adopted by the City of Newport in accordance with applicable procedures to *ensure the continued livability of the community* by implementing standards of design for both areas of new development and areas of redevelopment. Design review is an important exercise of the power of the City to regulate for the general welfare by focusing on how the built environment shapes the character of the community.” (NMC 14.30.010)

Purpose cont.

It is further the purpose of these standards to:

- Preserve the beautiful natural setting and the orientation of development and public improvements in order to strengthen their relationship to that setting.
- Enhance new and redeveloping architectural and landscape resources to preserve and strengthen the historic, scenic and/or identified neighborhood character and function of each setting.
- Improve the vehicular and pedestrian networks in order to improve safety, efficiency, continuity, and relationships connecting Newport neighborhoods.
- Strengthen Newport's economic vitality by improving its desirability through improved appearance, function, and efficiency.
- Improve the built environment in order to strengthen the visual appearance and attractiveness of developed areas.
- Implement the goals and objectives of the adopted neighborhood plans.

Geographic Boundaries



Special Zoning Standards: General

- No drive through windows are allowed.
- Residences associated with a bed and breakfast may be on any floor.
- All applicants shall sign a waiver of remonstrance for future street and/or sidewalk improvement districts if said improvement is part of a plan adopted by the City Council.
- Single-family residence is permitted outright in C-2 zone if on a floor other than street grade, and located along Coast, Olive, Cliff, Beach, or Third Street.
- Pre-existing single-family dwellings at street grade along the above streets designated outright use within existing footprint.
- Up to 5 multi-family units are allowed outright in C-2 if located on a floor other than street grade.
- Recreational Vehicle Parks are not permitted within C-2 and P-1 zones within the District.

Special Zoning Standards: General

- Additional residential use allowed, including at street grade, on C-2 property north of NW6th and south of NW 2nd Court that front Coast, Olive, and Cliff, provided:
 - Maximum density is 1,250 sf per unit.
 - Maximum height is 35 feet.
 - Maximum Lot coverage is 64% unless below grade off-street parking is provided in which case it is 90%
 - At least one off-street parking space is provided per unit.
 - Is setback from the property line no more than 5-feet.
- R-4 zoned areas eligible for the full range of C-2 uses, provided conditional use approval is obtained if the use would not otherwise have been permitted in the R-4 zone and total gross floor area does not exceed 1,000 square feet.
- Uses permitted outright in the C-2 zone are permitted throughout the District provided the gross floor area does not exceed 2,000 square feet. Square footage limit can be exceeded with conditional use approval.

Special Zoning Standards: Setbacks

- All required yards and setbacks established in NMC 14.11.001 and 14.18.001 shall be reduced by 50% this translates to:
 - R-4 setbacks reduced to 7.5-foot front, 2.5-foot side, 5-foot rear.
 - Garage setback from road reduced to 10-feet.
 - Row (grouped) housing must meet standard R-4 setbacks.
 - C-2 has no setback requirements, but in many cases must be located within 5-feet of a property boundary.
 - Adjacent yard buffer separating commercial and residential zones reduced to 5-feet.

Special Zoning Standards: Lot Size

- Minimum lot area in the R-4 and C-2 zones is 3,000 square feet.
- Minimum lot width for the R-4 zone shall be 30-feet.

Special Zoning Standards: Parking

- Commercial uses within the area bounded by SW 2nd Street, NW 6th Street, High Street, and the Pacific Ocean are exempt from off-street parking if they participate in a Council-approved parking district.
- Commercial uses outside of the above area shall have the first 1,000 square feet of gross floor area exempted from the off-street parking calculation.
- All uses in the district shall be allowed an on-street parking credit that shall reduce the required number of off-street spaces by one off-street space for every on-street space abutting the property (with limitations).

Design Guidelines

- Contains clear and objective architectural design standards for single-family residential, multi-family, and commercial developments.
- Includes glossary of terms and illustrations.
- Architectural treatment seeks to conform to Bungalow Craftsman Style (1900-1925), Stick and Eastlake Style (1870-1900) and Colonial Georgian Style (1910-1935).
- State law requires jurisdictions provide a set of clear and objective standards for residential development.

When is Design Review Required

- New construction, substantial reconstruction, or relocation from outside the design review district of a single-family residence, principal commercial, or institutional building.
- Accessory structures that contain more than 300 square feet of gross floor area or 200 square feet if within 20-feet of a right-of-way.
- Addition of more than 50% gross floor area to an existing building or if the footprint of the building increases by more than 1,000 square feet.

Review Authority

- Planning Commission for any project that requires design review under the design guidelines or if a conditional use permit, variance or other Type III land use action is required. This includes:
 - Commercial buildings taller than 35-feet or with a footprint larger than 40-feet.
 - Any other commercial or residential proposal where the applicant wants to deviate from the listed guidelines.
 - Approval standards are the “purpose” provisions of the Design Review code.

- A conditional use permit is required, in addition to Design Review Approval, for structures with an exterior dimension of 100-feet or more.

Submittal Requirements

- Application form
- Scaled site plan showing building, parking, landscaping, and location of adjacent streets
- Architectural renderings
- Names, addresses and map of owners within 200-feet (for notification purposes)
- Written findings

10-year Review Issues Raised at Council

- Width/Mass Standards for Buildings
- Setback Standards
- Height Requirements
- Architectural Features that Influence “Village Character”
- Zoning Allowances
- District Boundaries