

## Draft of Code Amendment Concepts for Palisades Overlay

**Note:** All elements of the development code apply only to new and remodeled homes. Any non-conforming conditions created by the current code (or new code/overlay) can remain as is, unless they are remodeled or replaced.

*Updated 12/27/2022 by Frederique Lavios, Chris Durkee and Nancy Sage, PNA Overlay Subcommittee Coordinators. List below is based on feedback from the May 2022 Palisades Neighborhood Survey for issues that received 80% or more support and input from the Overlay Subcommittee during the week of 11/20/2022 and input from Planning Staff on 11/30/2022*  
FAR = Floor Area Ratio Except as otherwise noted specific dimensions and standards will be defined at a later date.

Note to Community Development Staff: Language below is not meant to be 'code language' but rather a launching point of Overlay Concept alternatives.

**"A"**: very important, **"B"**: moderately important, **"C"**: least important

1. Encourage massing & scale more in character with existing homes
  - a. Setback second floor front and sides possibly by increasing layback plane or Second floor area less than xx% (80% ?) of the first floor, w/FAR bonus? **"A"**
  - b. Reduce code permitted FAR. Get FAR bonus if front, sides and/or back of second story are stepped back more than xx' (discuss with staff) from first floor **"A"** *(research needed - by subcommittee or via GIS mapping - on % of original homes in boundary that exceed 3,000 sf)*
  - c. Disallow height bonus in current code (similar to Uplands Overlay<sup>1</sup>) **"A"** *(study how height restriction would impact split level homes. Erik to schedule separate meeting with subcommittee to review existing code regarding height limits)*
2. Encouraging retaining mature, healthy, native trees, and mature landscaping and new landscape screening
  - a. Landscape screening at side and rear yards regardless of articulated exterior walls of primary dwelling unit to minimize views into adjacent neighbors' houses and yards. "Planting and Buffering" plan requirement similar to Glenmorrie Overlay section 5 (too extensive to copy here). **"A"**
  - b. Encourage evaluation of alternative foundation systems in order to enable retention of existing mature trees. **"A"**
  - c. Bonus if replacement trees are larger than size required by code. **"A"**
3. Front yards mostly landscaped or permeable paving
  - a. Minimum xx% of the front yard must be landscaped (i.e. front yard: 30% max. impervious surfaces, entire lot: 50% max. impervious surfaces for the entire site. See Uplands Overlay<sup>2</sup>) **"A"**
  - b. Incentive to use permeable paving (defined similar to Glenmorrie Overlay<sup>3</sup>) (Lake Grove Overlay<sup>4</sup>). **"A"** *(must be balanced with objective of less impermeable paving/building footprint)*

- c. The garage face should not be more than 50% of the total facade. **"A"**
- d. Allow street facing garages extending xx' beyond the front plane of home (8' - 10'?) but only if the face of the garage is < 50% of the entire front facade so that garage is not dominant. **"B"** (*research needed by subcommittee regarding % of homes with garage entry closer to street than front plane of home*)
- e. Single curb cut drive entry per lot for single family home. (Uplands Overlay<sup>5</sup>) **"B"**
- f. Two car vs three car garage – get FAR bonus with two car garage? Use a % of facade to determine. **"C"**

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## REFERENCES

Link to Lake Oswego Municipal Code: <https://www.codepublishing.com/OR/LakeOswego/>  
Chapter 50 is the Community Development Code, section 50.05 contains all the Overlay Districts.

### 1. From Uplands Overlay:

#### ii. Maximum Structure Height

- (1) In no case shall the maximum height of structures established pursuant to LOC [50.07.007.2.e.iii](#) exceed 30 feet.
- (2) The additional height allowed pursuant to LOC [50.07.007.2.e.iii\(4\)](#) and LOC [50.04.001.1.g](#) is not permitted.

### 2. From Uplands Overlay:

#### 6. LIMITATION ON IMPERVIOUS SURFACES

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- a. No more than 50% of the lot may be covered with impervious surfaces.
- b. The area between the front lot line and the nearest edge of the building footprint shall not be covered by more than 30% of impervious surface.

### 3. From Glenmorrie Overlay:

#### 4. LIMITATION ON CERTAIN ELEMENTS

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No more than 50% of a lot shall be covered with any of the following elements: structures, patios, paving or impervious walks. However, pervious decks and natural-appearing constructed ponds shall not be included within this limitation. Where a paved area contains mixed nonplant and plant elements, only the nonplant portions of the area shall be included within this limitation. (See Figure [50.05.001-B](#): Illustrative Mixed Paved Areas and Natural-Appearing Ponds for illustrations of natural-appearing constructed ponds and paved areas with mixed nonplant and plant elements.)

#### **4. From Lake Grove Overlay:**

##### **5. LIMITATION ON CERTAIN ELEMENTS**

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No more than 50% of a lot shall be covered with any of the following elements: structures, patios, paving or impervious walks. However, pervious decks and natural-appearing constructed ponds shall not be included within this limitation. Where a paved area contains mixed nonplant and plant elements, only the nonplant portions of the area shall be included within this limitation. See Figure [50.05.001-B](#): Illustrative Mixed Paved Areas and Natural-Appearing Ponds for examples.

#### **5. From Uplands Overlay:**

##### **8. ON-SITE CIRCULATION – DRIVEWAYS AND FIRE ACCESS ROADS**

###### **a. Driveway Approaches – Locational Limitations and Restrictions**

Only one driveway access point shall be permitted along each lot frontage.