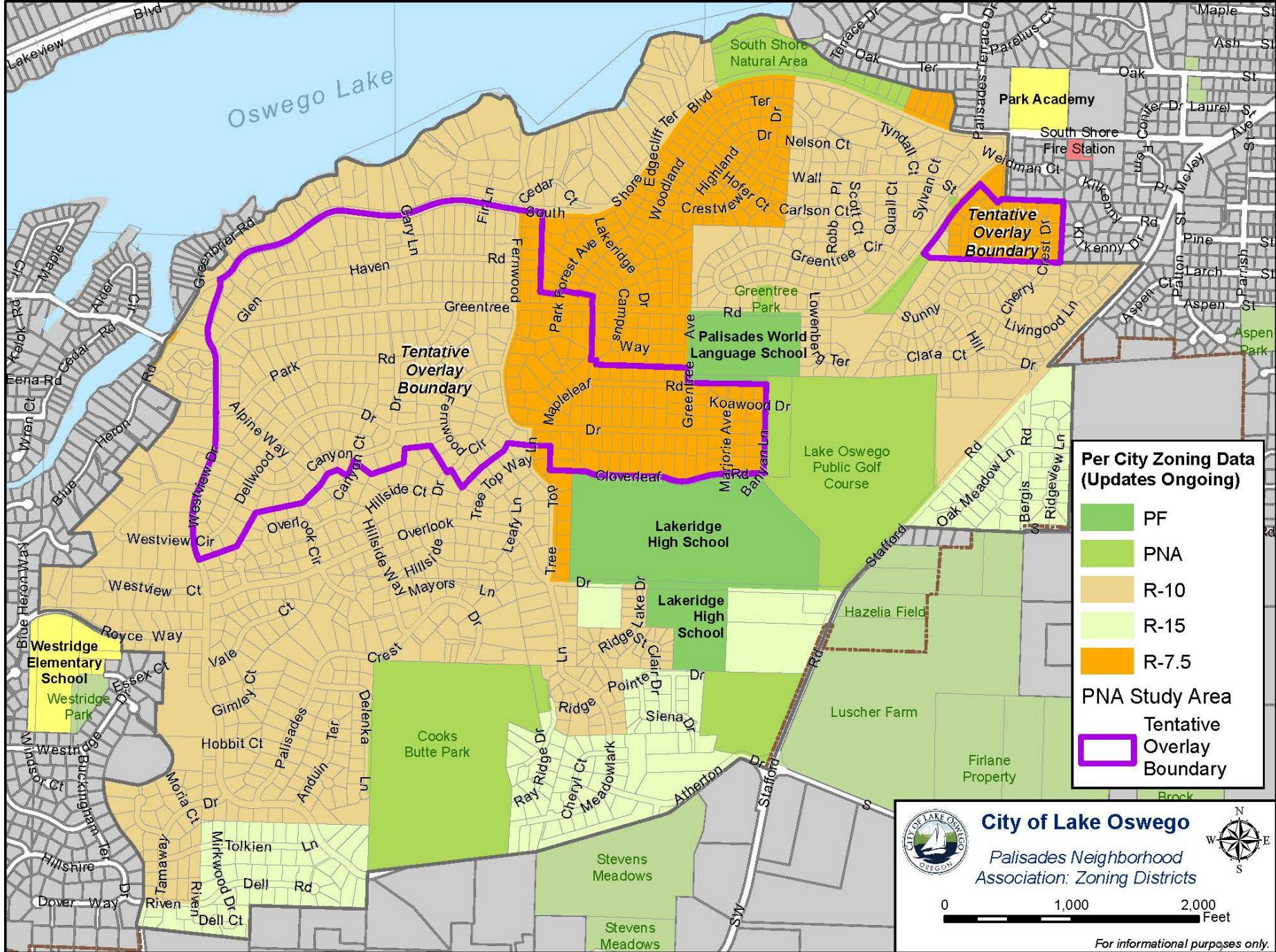


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# Overlay Boundaries





# Proposed Overlay Boundaries

Homes within the proposed boundary feature several of the physical characteristics identified in the *Mid-1940s to 1950s Development* and *1960s Development* “Residential Character Typologies” from the *Palisades Neighborhood Plan* (2013)

- Originally constructed between the 1940s and 1960s
- Building size: 1,000 to 4,000 sq. ft.
- Scale: Medium to low scale. Split level and 1 to 2 floors typical.
- Eclectic architectural style, including Ranch, Early Ranch informal (low profile, horizontal orientation, low-pitched roofs), Traditional Cape Cod, Craftsman; and Northwest Modern (features include broad gabled roofs with overhanging eaves and wood-frame construction).
- Backdrop of mature evergreen trees; lush natural vegetation.

Other common characteristics identified by the Subcommittee:

- Minimal front yard impervious paving;
- Shallow roof slopes;
- Private backyards; and
- Visible daylight basements.

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# Overlay Concepts

# Proposed Overlay Concepts

Currently proposed by the PNA Overlay Subcommittee:

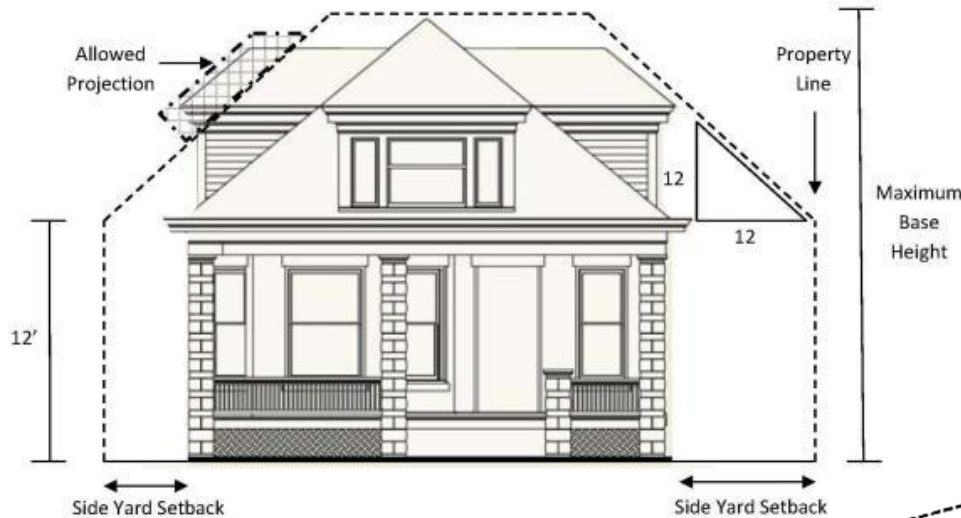
1. *Applicability* – **Apply overlay to new builds / demolitions only**, not to remodels or additions
2. *Interior Side Yard Setback Plane* – **Reduce slope of interior side yard setback plane** from 12:12 to 6:12
3. *Lot Coverage Incentives* – **Allow a 10% increase in lot coverage** when mature native trees are preserved and the upper story is limited to 75% of the ground floor building footprint
4. *Plantings and Buffering Plan* – **Require a Plantings and Buffering Plan** that meets minimum landscape requirements for both the front and rear yard
5. *Garage Appearance and Location* – **Further limit the width of garage openings** to a set percentage of the overall façade width
6. *Driveway Approaches* – **Allow only one driveway access point per lot frontage**

# Applicability - Proposal

- Overlay standards would only apply to:
  - The construction of new primary structures; or
  - Projects that meet the definition of “demolition” under LOC 45.12.100(1)(b): “... removal of 50% or more of the total surface area of exterior walls or perimeter foundation of a residential structure as it existed on June 2, 2022, either as a single project or cumulatively over five years or less.”
- Overlay standards would not apply to remodels or additions that do not exceed this threshold.
- Intent is to allow more flexibility for remodels and additions within the Overlay boundary, to help preserve existing neighborhood character.

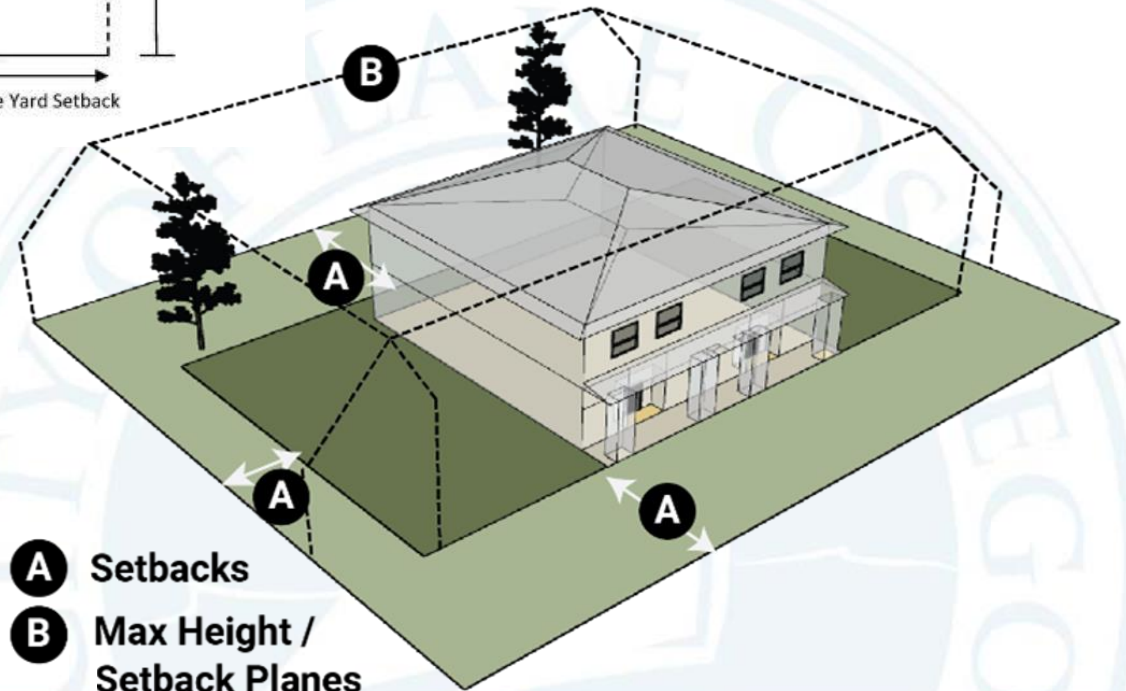


# Interior Side Yard Setback Plane – Existing Code



- Applies within all R-7.5 and R-10 Zone Districts in Lake Oswego
- Encourages built form with more height / bulk in the center of the lot

“... the side profile of a structure shall fit behind a plane that starts at the side property line and extends upward to 12 ft. and slopes toward the center of the lot at **a slope of 12:12** up to the maximum allowed height at the peak...”

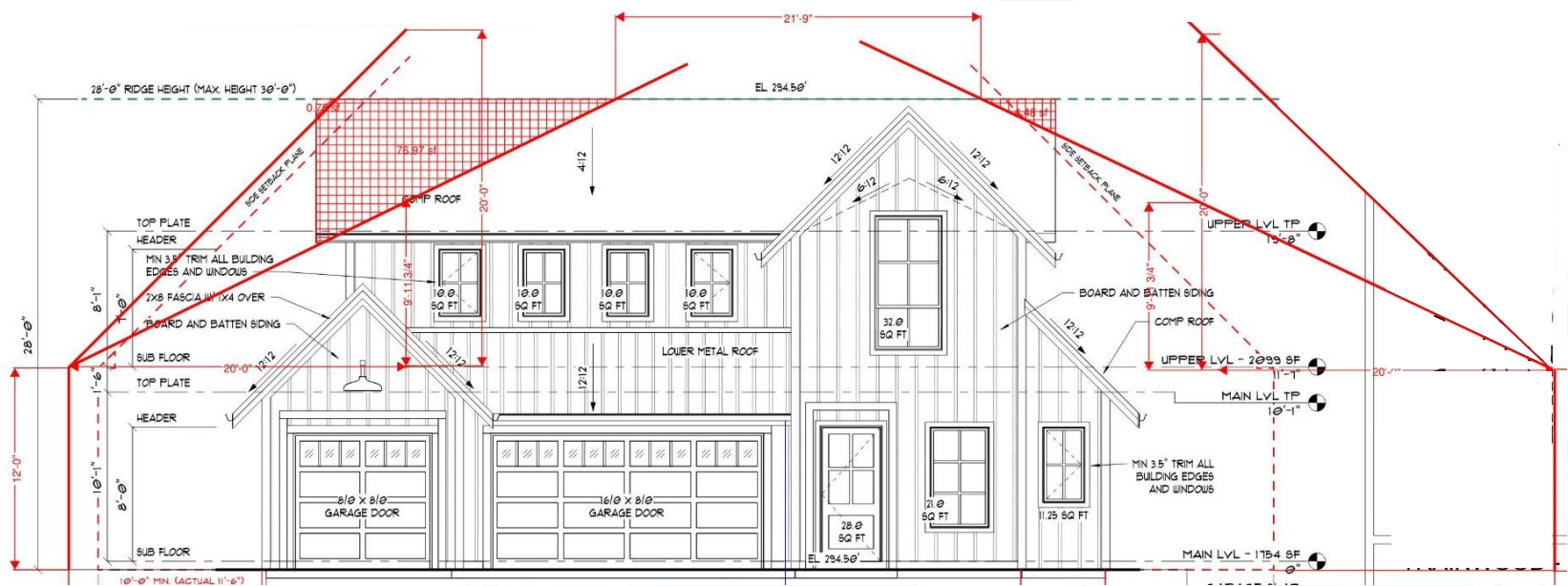




# Interior Side Yard Setback Plane – Overlay Proposal

In order to minimize the impact of new development to directly-adjacent neighbors, the overlay would include a **decrease in the slope of the interior side yard setback plane from 12:12 to 6:12**:

*“... the side profile of a structure shall fit behind a plane that starts at the side property line and extends upward to 12 ft. and slopes toward the center of the lot at **a slope of 6:12** up to the maximum allowed height at the peak...”*



A similar regulation is included in the Uplands R-10 Overlay District [LOC 50.05.012.7.c]

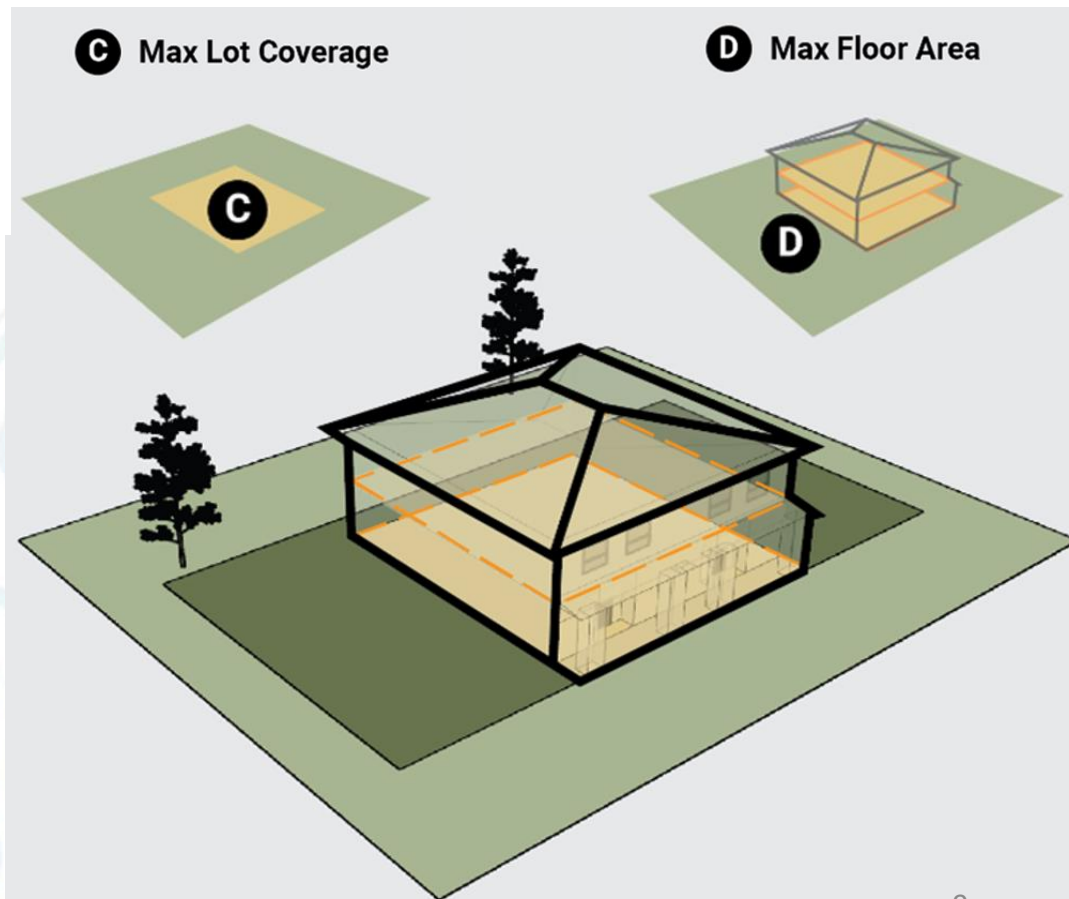


# Lot Coverage – Existing Code

**Lot coverage** refers to the percentage of a lot covered by “permanent structures or portions thereof over 30 in. in height”

Maximum lot coverage in the R-7.5 and R-10 Zone Districts ranges from **25 to 35%**, depending on the height of the primary structure:

TABLE 50.04.001-2: RESIDENTIAL LOW DENSITY LOT COVERAGES			
Height (ft.) of primary structure	Maximum Lot Coverage (%)		
	R-7.5	R-10	R-15
22 or less	35	35	35
>22 to 23	33	34	34
>23 to 24	30	32	33
>24 to 25	28	30	32
>25 to 26	25	28	30
>26 to 27	25	27	29
>27 to 28	25	25	28
>28 to 29	25	25	27
>29 to 30	25	25	25
>30 to 31	25	25	25
>31 to 32	25	25	25
>32 to 33	25	25	25
>33 to 34	25	25	25
>34	25	25	25

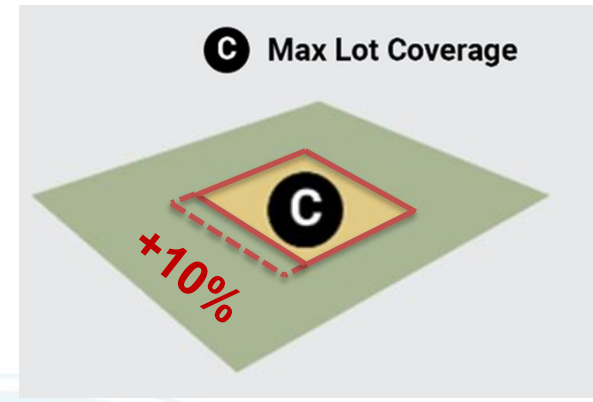


# Lot Coverage Incentives - Proposal

*Lot Coverage Incentives* – **Allow a 10% increase in maximum lot coverage** as long as:

- Mature native trees are retained; and
  - The upper story of the structure is no larger than 75% of the ground-floor building footprint.
- Our research and analysis showed us that developers were **more likely to maximize permitted lot coverage** than they are to maximize the floor area or height allowed in the code.
  - This would allow developers to increase lot coverage, resulting in lower-profile homes with upper story setbacks while still retaining mature native trees on the site.

**QUESTION:** What diameter-at-breast-height (DBH) should be considered a mature tree?



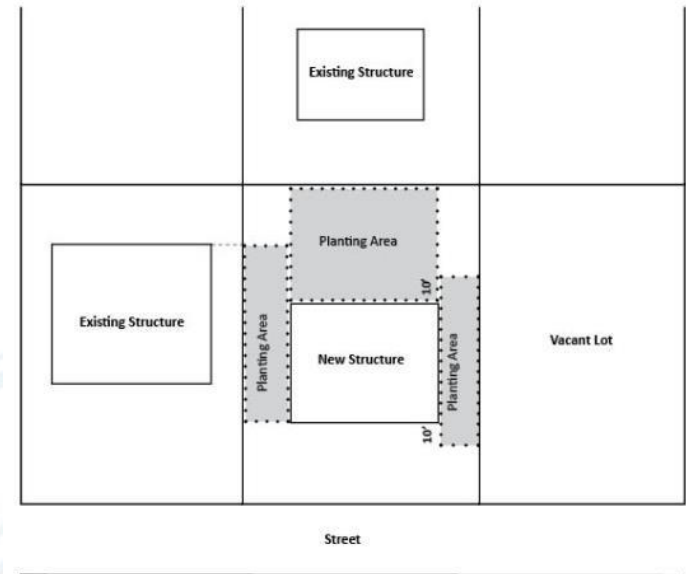
# Plantings and Buffering Plan - Concept (1 of 2)

Usually, new single-family homes are not required to submit a planting or landscape plan.

In the **Glenmorrie R-15 Overlay District**, a **Plantings and Buffering Plan** is required to be submitted in order to receive a building permit.

The Plan must demonstrate that “plant units” are provided adjacent to the side and rear walls of proposed new structures:

- The number of “plant units” required is based on the length of proposed building walls and the length of other nearby building walls
- Existing plants are allowed to be used to fulfill plant unit requirements
- Native plants “encouraged”





# Plantings and Buffering Plan – Concept (2 of 2)

**Plant Unit** Alternatives are listed in Table 50.06.001-2: Standard Plant Units

These standardized units are referenced in multiple sections of the code – including Side Yard Appearance & Screening Treatment 3 and the Glenmorrie R-15 Overlay

TABLE 50.06.001-2: STANDARD PLANT UNITS		
Standard Plant Unit Alternative	Quantity – Minimum Size and Type of Plants Required	Illustration
Standard Unit A	1 – 3" caliper canopy tree 2 – 1-1/2" caliper under story tree 13 – 3' high shrubs	
Standard Unit B*	1 – 3" caliper canopy tree 1 – 1-1/2" caliper under story tree 1 – 6' high evergreen tree 11 – 3' high shrubs	
Standard Unit C*	2 – 1-1/2" caliper under story tree 3 – 6' high evergreen trees 7 – 3' high shrubs	

TABLE 50.06.001-2: STANDARD PLANT UNITS		
Standard Plant Unit Alternative	Quantity – Minimum Size and Type of Plants Required	Illustration
Standard Unit D**	2 – 3" caliper canopy tree 3 – 3' high shrubs	
Standard Unit E*	Minimum 10' long trellis, arbor, or pergola (minimum 6' tall) 1 – 1-1/2" caliper under story tree 10 – climbing plants (native)	

\*Preferred for year around screen.

\*\*May be required where vision clearance is required for safe automobile operation.

Existing landscaping may be used to meet the screening requirement provided the landscaping meets the minimum size requirements set forth above or if multiple plants exist, the caliper, dimensions, and sizes of plants cumulatively meet the cumulative minimum sizes required.



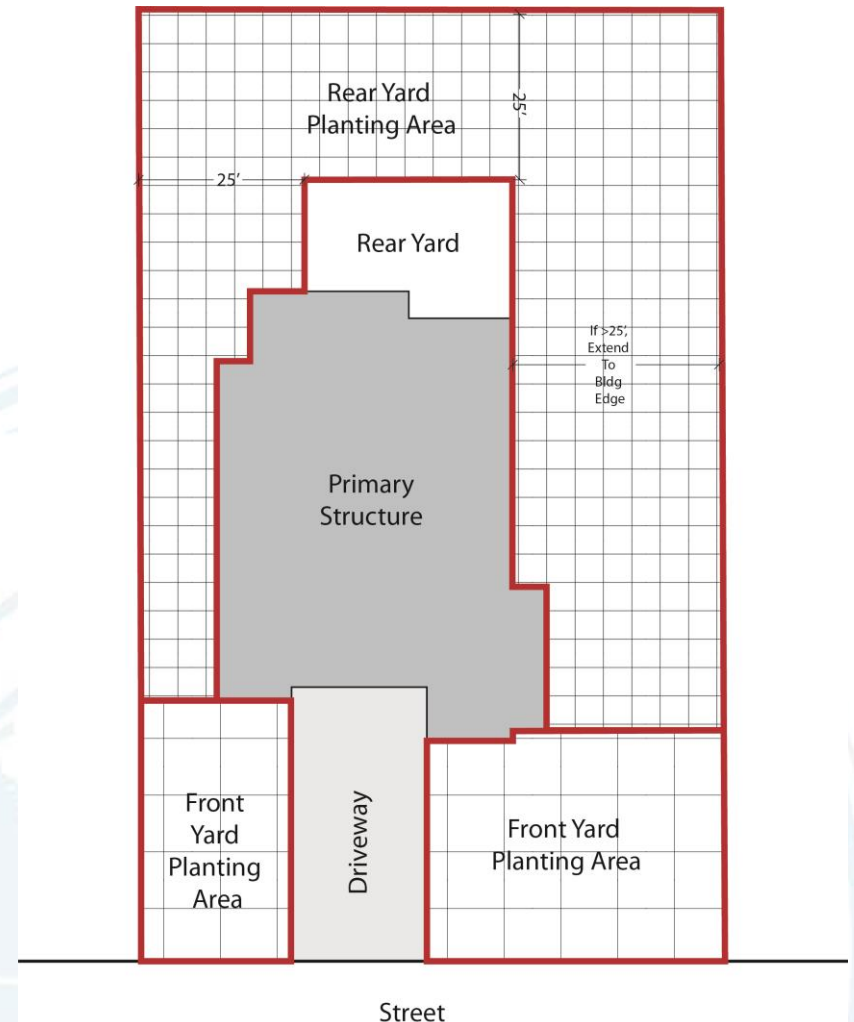
# Plantings and Buffering Plan – Proposal (1 of 2)

**Front Yard Planting Area:** Plant units must be provided in the Front Yard Planting Area at a density (**yet to be established**) based on the amount typically planted in the Glenmorrie R-15 Overlay, with a proportional reduction to account for the smaller R-7.5 and R-10 lot sizes in Palisades.

- Front yard Planting Area - the area between the front lot line and the nearest edge of the building footprint, as shown in below figure.

**Rear Yard Planting Area:** Plant units shall be provided in the Rear Yard Planting Area at a higher plant unit density than in the Front Yard planting area (**yet to be established**).

- Rear Yard Planting Area - established through a 25' buffer from rear and side property lines, in the area between the front building edge of the building footprint to the rear property line.
- If the building edge is located further than 25' from a side property line, the Rear Yard Planting Area shall extend to the nearest edge of the building footprint.



# Plantings and Buffering Plan – Proposal (2 of 2)

Require a **Plantings and Buffering Plan** that demonstrates compliance with both Front Yard and Rear Yard Planting Area requirements.

**Existing plants** may be used to fulfill plant unit requirements.

- Additional plant unit credits provided for **retention of mature native trees.**

Required plantings **must be successfully maintained for at least three years.**

Plantings only allowed under the following conditions, in order to ensure the health / success of plantings:

1. There is a minimum distance of 15 ft. between dwellings;
2. Columnar tree species shall be used when the setback is less than ten ft.; and
3. Root barrier techniques shall be used to avoid root growth damage to foundations.



## 15



# Garage Appearance and Location - Proposal

The PNA Overlay Subcommittee is currently considering two options:

**Option 1: Further limit the width of garage openings** to a set percentage of the overall façade width.

- The percentage would be set somewhere around 40-50%, though the specific % requires more research and has yet to be finalized.

**Option 2: Provide a zoning incentive for 2-opening garages**, to discourage 3-opening garages.

**QUESTION:** Which option does the Board support?

- If Option 2 is favored, what type of incentive should be offered?





# Driveway Approaches - Concept

In the Uplands R-10 Overlay District, **only one driveway access point is permitted per lot frontage.**

This was a response to concerns about the amount of impervious area in the front yard of recent developments at the time:

- Additional driveway approaches add paved area to the front yard and right-of-way
- This has an impact on the visual character of the neighborhood and can increase the amount of stormwater runoff.



# Driveway Approaches - Proposal

Allow only **one driveway access point per lot frontage**.

The intent is to discourage the presence of concrete driveway surfaces with minimal planted area.

This regulation is also intended to promote front yards with mature evergreen trees and lush natural vegetation



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# Next Steps

# Palisades Mid-Century Overlay: Proposed Work Plan

*Schedule through September 2023:*

- **Feb 22, 2023:** PNA Board Meeting to agree on initial overlay recommendations ✓
- **March 13, 2023:** PC Work Session #3 on initial overlay recommendations
- **March 21, 2023:** City Council Study Session #1 on Initial Overlay Recommendations
- **Mar – Apr 2023:** PNA Board Meeting(s) and General Meeting(s) to produce final code amendment recommendations
- **May - Jun 2023:** PC Work Session #4 on Draft Overlay Code Amendments  
CC Study Session #2 on Draft Overlay Code Amendments
- **Aug 2023:** PC Public Hearing(s) and Adoption of Findings
- **Sep 2023:** CC Public Hearing(s) and Final Adoption



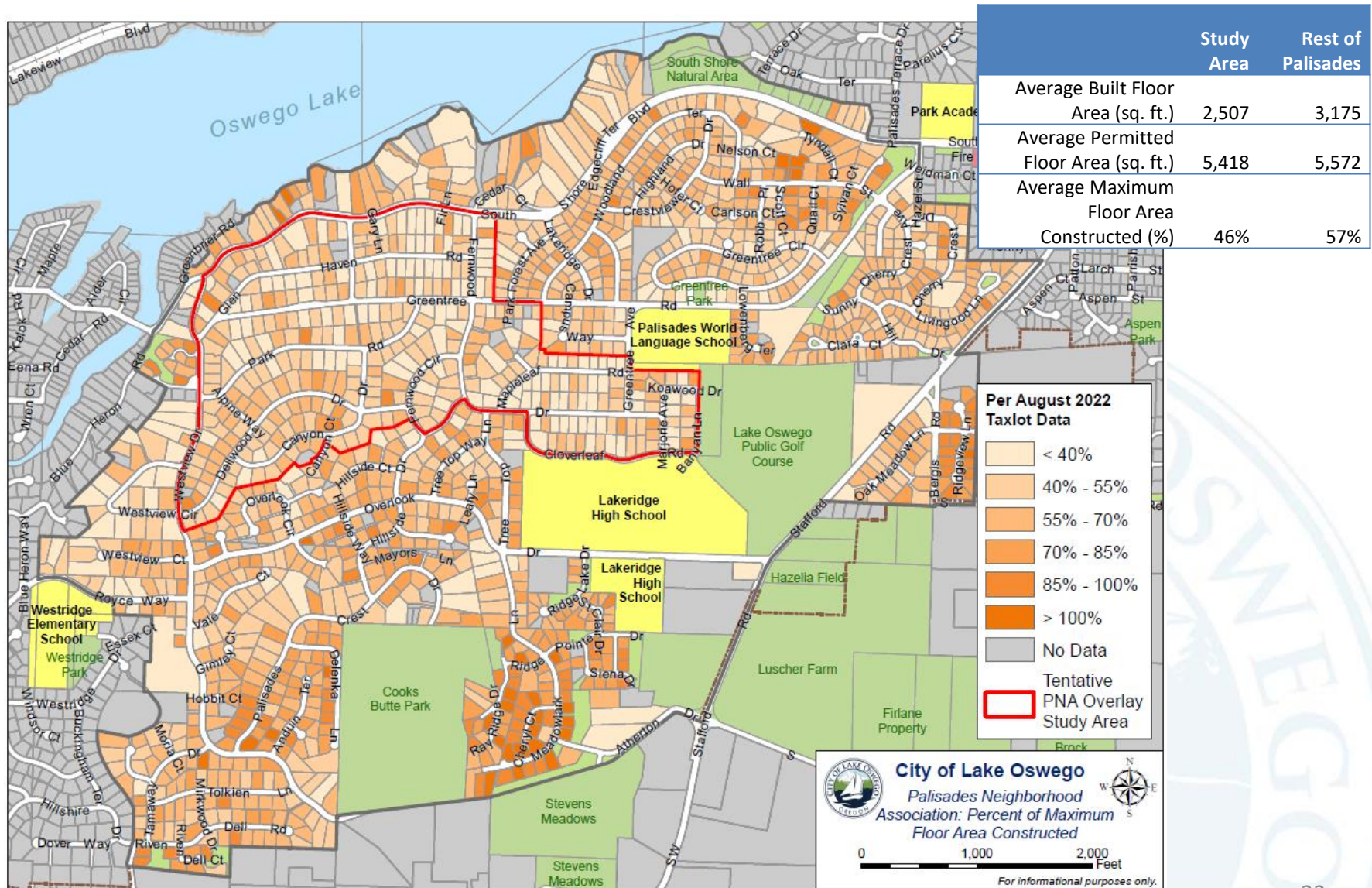
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# Questions?

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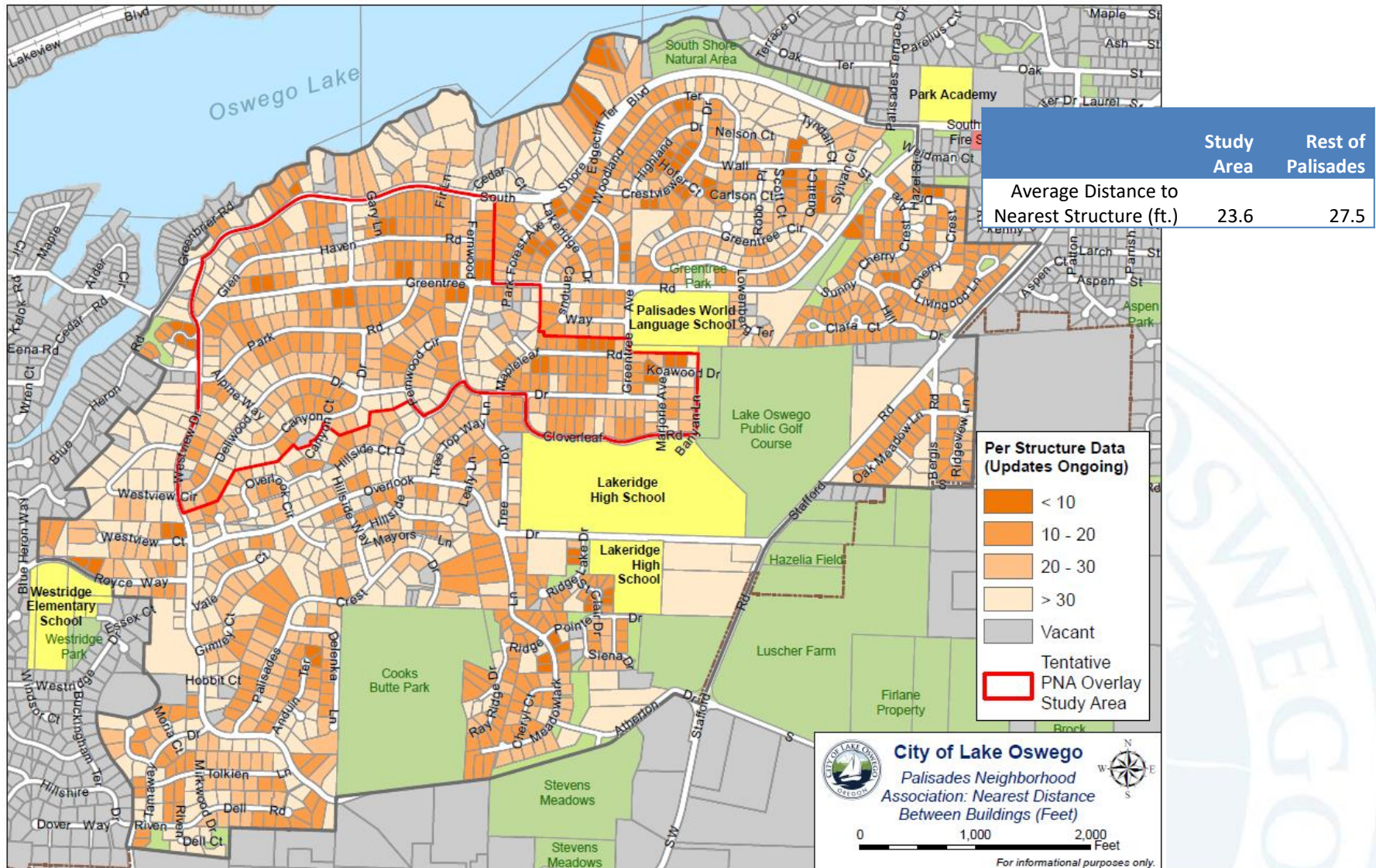
# Appendix

# Overlay Study Area: Built Floor Area



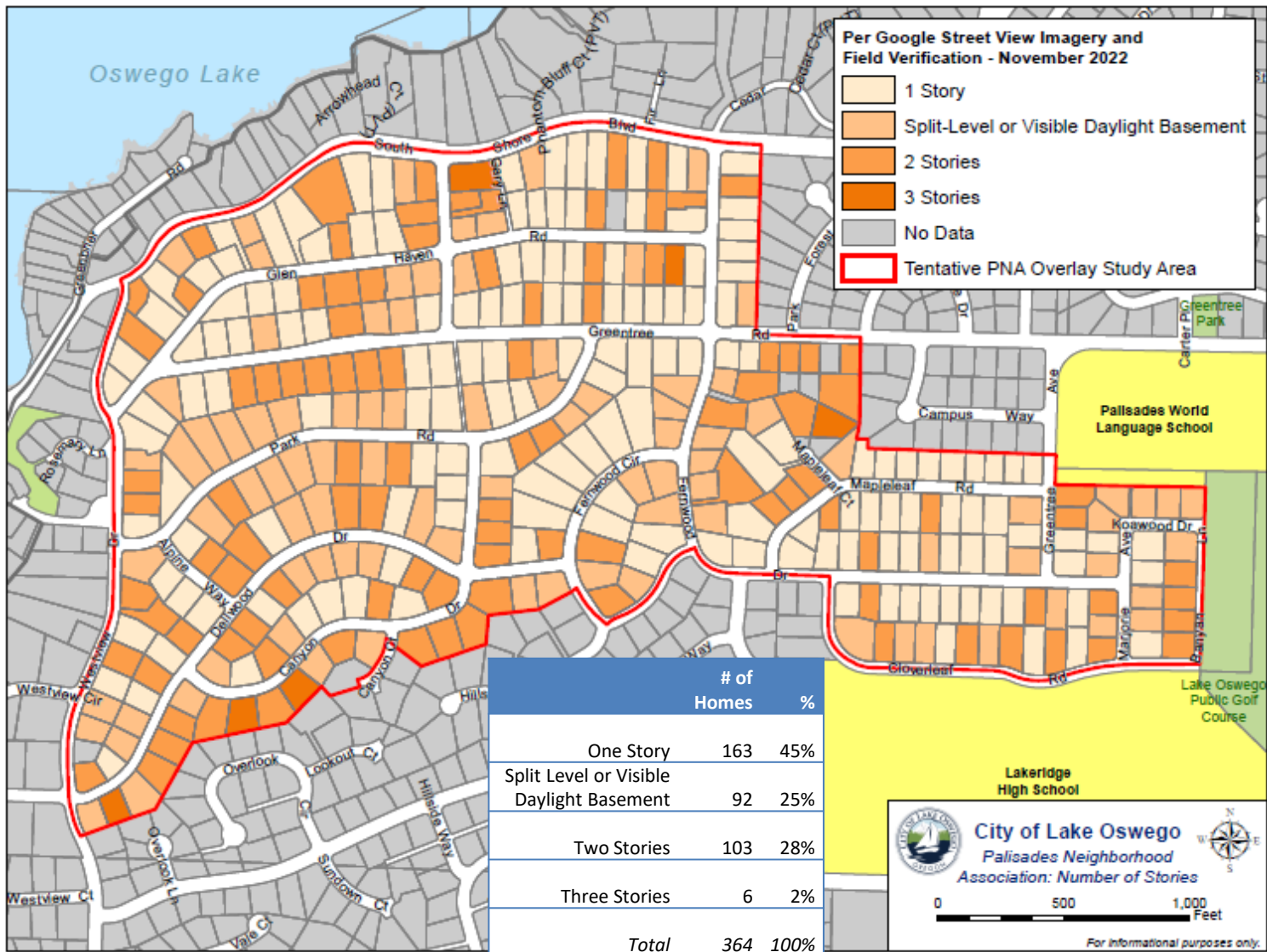


# Overlay Study Area: Nearest Distance Between Buildings





# Overlay Study Area: Estimated # of Stories



# Overlay Study Area: Lot Coverage

