(i) All parcels abutting Highway 58 between the city limits to the west and the bridge over Salmon Creek to the east as shown on Figure 15.07-1 (Highway 58 Subdistrict); and

(ii) All parcels not abutting Highway 58 if they are part of a multi-parcel development with at minimum one parcel abutting Highway 58 between the city limits to the west and the bridge over Salmon Creek to the east.

Figure 15.07-1: Highway 58 Subdistrict*

*NOTE: The above map identifies the frontage abutting Highway 58 between the city limits to the west and the bridge over Salmon Creek to the east that is subject to the standards of the Highway 58 Design Subdistrict. The actual depth of parcels and multi-parcel developments subject to this Section vary.

(b) Except as noted below, the standards of the Highway 58 Design Subdistrict apply to all proposed new construction, site improvements and exterior alterations to existing development.

(c) Exemptions. The following items are exempt from the standards of the Highway 58 Subdistrict:

(i) Modifications to a structure to meet the requirement of the Americans With Disabilities Act; and

(ii) Ordinary maintenance or repair of any structure.

(3) Highway 58 Site Design Standards.

(a) Each building wall shall have a masonry building base:

(i) The base shall be clad in stone, stone veneer, or scored or textured concrete;  

(ii) The base shall extend a minimum of 24 inches above grade and may extend to the second floor level of multistory buildings; windows may encroach into the base to allow a minimum sill height of 18 inches above grade; and

(iii) The base shall extend horizontally across the entire length of any façade and shall only be interrupted to accommodate doors and entryways.

(b) Building walls above the base shall be clad in one of the following:

(i) Wood or cementitious shingles;  

(ii) Wood or cementitious lap siding;  

(iii) Wood or cementitious board and batten siding; or

(iv) Log construction of half-round log siding;

(v) Prohibited siding materials include vinyl, aluminum, plywood, and T1-11.

(c) For building elements, including but not limited to decks and balconies, porch roofs, and bays, that project from the connecting building wall by more than 16 inches, all such elements shall be
visibly supported by brackets, posts, or beams that are sized at minimum six inches in nominal width or diameter. Exempt elements include signs and awnings.

Figure 15.07 -2: Projecting Building Elements

(d) A landscape buffer shall be required between any public right-of-way and adjacent parking lots.
   (i) The landscape buffer shall consist of one of the following elements:
      (A) A planting strip a minimum of six feet wide with a minimum three foot and a maximum five foot vertical growth maintained at maturity.
      (B) A wall or fence a minimum of 36 inches and a maximum of 42 inches high with a three foot wide planter with a minimum two foot and a maximum five foot vertical growth maintained at maturity. Fences shall consist of wood, welded or soldered metal, or iron. Chain link or similar metal mesh fences and barbed wire fences shall be prohibited. Walls shall be masonry construction a minimum of eight inches thick and finished with a top course or cap;
   (ii) Landscape strips, walls or fences shall have at least one walkway opening a minimum of three feet and a maximum of 6 feet wide for every 20 feet of frontage.

(e) Lighting.
   (i) Lighting shall be provided at all building entrances, pathways and other pedestrian areas, mounted at a minimum of six and a maximum of 15 feet above grade.
   (ii) Lighting of parking areas shall be limited to a height of 24 feet and must be shielded from adjacent lots and the public right-of-way.

(f) Commercial and Mixed-Use Signage.
   (i) Signs shall be made of wood, stone, etched or stained glass, wrought iron, non-shiny metal, or polymer.
   (ii) Each use shall be permitted to install a maximum of two signs. Permitted signs include:
      (A) Wall signs, a maximum of 26 square feet in size, a maximum of 18 feet above grade;

Figure 15.07 -3: Wall Sign
(B) Awning signs, a maximum of twelve square feet in size;

Figure 15.07 -4: Awning Sign

(C) Projecting signs, a maximum of ten square feet in size; the bottom edge shall be a minimum of seven feet above grade;

Figure 15.07 -5: Projecting Sign

(D) Window signs, a maximum of six square feet in size;

Figure 15.07 -6: Window Sign

(E) Monument signs, a maximum of 32 square feet in size and a maximum of four feet in height measured from average grade to the top of the sign; to prevent a sign from interfering with pedestrian or vehicular circulation, monument signs shall not be located in or encroaching onto a sidewalk, plaza, driveway, public right-of-way, or any other area intended for pedestrian or vehicular use; and

Figure 15.07 -7: Monument Sign

(F) Pedestal signs, a maximum of twelve square feet in size, and the height of the sign equal or greater than its width. Pedestal signs shall be mounted on poles that match the city’s street lights a maximum of 18 feet high, measured from average grade to the top of the sign.
(4) Oakridge Cascadian Style Architectural Standards.
   
   (a) Applicability. Within the Highway Design Subdistrict, the Oakridge Cascadian Architectural Design Standards shall only apply to exterior building walls fronting a public right-of-way and to building elements located within twenty feet of any street facing wall, measured perpendicular to the street facing wall. All other development within the Highway 58 Design Subdistrict shall be exempt from the Oakridge Cascadian Style Architectural Standards.
Figure 15.07 -8: Historic Example of a Cascadian Style Building

Figure 15.07 -9: Contemporary Buildings that incorporate Cascadian Design Elements
(b) Façade design:
   (i) Vertical stepping of horizontal façade elements (such as cornices, or horizontal lines created by a change in siding material) shall occur where portions of the façade step back or project from the primary façade (such as projecting gables, bays, recessed entries, or covered porches).
   (ii) In addition, the façade design may incorporate the following optional elements:
        (A) Asymmetrical building composition; and/or
        (B) Decorative cornice storefront cornice to separate the first floor from upper stories.

(c) Primary building entrance:
   (i) A building’s primary entrance shall be located in the building’s front façade and face Highway 58.
   (ii) A building’s primary entrance shall be accentuated using at minimum one of the following elements:
        (A) Entryway projected or recessed from the surrounding façade by at least eight inches; or
        (B) A covered porch or walkway; the materials and detailing used for the construction of these elements shall match the building.

(d) Windows:
   (i) Ground floor windows
        (A) Any ground floor façade facing a public right-of-way shall be glazed with storefront windows; at minimum 30 percent of the ground floor façade shall be comprised of transparent windows and doors that abut actively used interior spaces and which may be covered at any time only by shades, blinds, draperies, or other adjustable interior window and door coverings. The ground floor façade shall be measured vertically from average finished sidewalk grade to the ground floor ceiling, and horizontally from outside building corner to outside building corner; the windows shall be measured including the window frames;
        (B) Each pane of glass shall be at maximum 24 square feet in area; the height of each pane shall be equal or greater than its width. Larger openings shall consist of grouped windows separated by a minimum of 3 1/2 inches of trim.
   (ii) Upper story windows
        (A) For multi-story buildings, at minimum 25% of any upper floor façade facing a public right-of-way shall be comprised of transparent windows. Upper floor façades shall be measured vertically from finished floor to the ceiling, and horizontally from outside building corner to outside building corner; the windows shall be measured including the window frames;
        (B) Upper level windows shall not exceed 18 square feet in area each. The width of ganged windows shall not exceed their height. Grouped windows shall be separated by 3 1/2 inch minimum width trim.

Figure 15.07 -10: Grouped and Ganged Windows

(iii) Permitted Materials:
        (A) Exterior trim materials shall be wood or cementitious boards;
        (B) Window frames shall be wood, vinyl or painted metal.

(iv) Prohibited Materials:
        (A) Vinyl trim or metal trim.
(e) Roofs:

(i) Gabled or hipped roof with a minimum 25-degree and a maximum 60-degree pitch.

(ii) Roof overhang shall be a minimum of 18 inches measured horizontally from the outside of the building wall, not including gutters.

(iii) At minimum one of the following elements is required:

(A) Roof pitch of the main roof shall be a minimum of 40 and a maximum of 60 degrees.

(B) Roofline shall be varied, using at minimum one of the following elements:
   i. Shed or gabled dormers located near the roof ridge;
   ii. Varied ridge height for different parts of the roof;
   iii. Cupolas or towers up to 200 square feet in size, or stone chimneys that exceed the ridge height by a minimum of 48 inches;
   iv. Gable end that interrupts roofline to accentuate the location of the building’s main entrance; or
   v. Exposed rafter ends.

(iv) Permitted roofing materials:
   a. Clay or concrete tiles;
   b. Slate, equivalent synthetic or better; and
   c. Ribbed metal.

(v) Prohibited materials:
   a. Bitumen, built-up, liquid-applied or similar roofing systems.

(f) Permitted Colors. Exterior colors shall be consistent with the City’s approved color palettes for the Highway 58 Design Subdistrict.

(g) Awnings or Fixed Canopies. If provided, awnings or fixed canopies shall:

(i) Be attached to the building façade a minimum of eight feet above the sidewalk;

(ii) Be shed style with open or closed sides; balloon awnings shall be prohibited;

(iii) Be made of woven fabric; vinyl shall be prohibited; and

(iv) Not encroach into the right-of-way beyond the width of the sidewalk or to a maximum of ten feet, whichever is less.

(h) Bays. If provided, bays shall:

Figure 15.07 -11: Bay Windows

(i) Have windows on all three sides. The center window opening shall be a minimum of eight square feet; the window opening’s height shall be equal or greater than its width;
( ii ) Have a street facing façade height that is equal or greater than its width, measured from the bottom to the top of the bay’s vertical plane; and

( iii ) Be a minimum of three feet from any building corner or other bay, measured horizontally.

(i) Covered porches or arcades. If provided:

(ii) Covered porches or arcades shall be visibly supported by posts or columns which shall be spaced a minimum of eight feet and a maximum of 25 feet; and

(ii) Covered porches shall have shed or gable roofs pitched a minimum of 20 degrees and constructed to match the building roof’s detailing and material.

(j) Stairs, Stoops and Decks. If provided, stairs, stoops and decks shall:

(i) Have vertically oriented balustrades or railings when 30 inches or greater above adjoining grade; and

(ii) Be made of wood or ironwork.

ARTICLE 16 - RESERVED

ARTICLE 17 - RESERVED

ARTICLE 18 - RESERVED

ARTICLE 19 - RESERVED