

A. Buildings

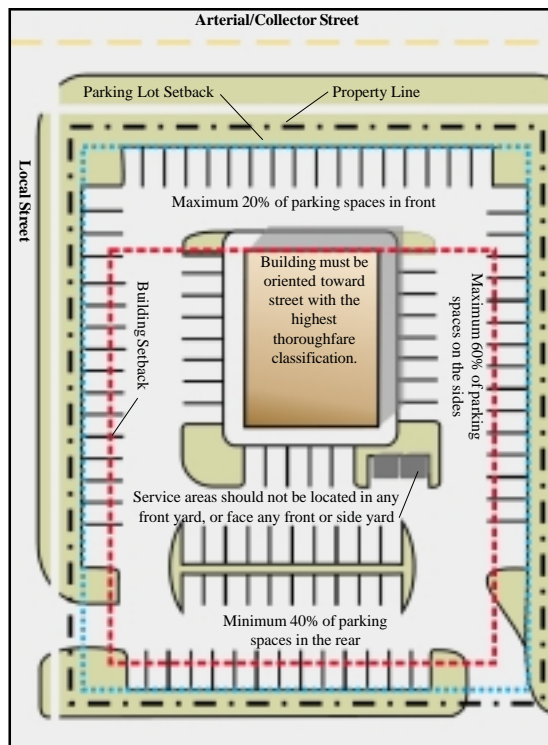
1. **Setbacks:** All buildings should meet the following setback requirements:
 - a. **Front Yard:** The front yard setback for buildings, measured from the right-of-way, should be 65 feet when adjacent to an arterial or collector road, as designated in the Master Thoroughfare Plan.
 - b. **Side and Rear Yard:** The minimum side and rear yard setbacks for buildings, measured from the property line, should be 20 feet.
2. **Orientation:** Buildings should be oriented to face the adjacent road with the highest classification as defined by the Master Thoroughfare Plan.
3. **Service Areas:** No collection bins should be located in, or face any front yard. No loading docks should not be located in, or face any front or side yard.

B. Parking

1. **Setbacks:** All parking lots, including any driving aisles and interior drive areas, should be setback a minimum of 10 feet from all front property lines, and a minimum of 15 feet from all side and rear property lines.
2. **Number of Spaces:** The number of parking spaces required for a site should be determined as set forth in Section 158.09 of the Pendleton Unified Development Code.
3. **Distribution of Spaces:** Parking spaces should be located as follows:
 - a. Maximum of 20% in front of the primary structure.
 - b. Maximum of 60% to the sides of the primary structure.
 - c. Minimum of 40% to the rear of the primary structure.

Intent

Buildings should be oriented so as to create a unified appearance along adjacent street frontages. Buildings should be placed forward on the site with parking located primarily to the sides and rear. Loading facilities and other service areas should be hidden from view as much as possible. Site arrangement should focus on creating a visually interesting site that remains functional in all respects.



G1 - SITE LAYOUT (CONTINUED)



A. Facades

1. **Materials:** A minimum of 3 materials from the following list should be used for all building facades. The use of any other materials should be prohibited.
 - a. brick,
 - b. split-faced concrete block,
 - c. natural or cut stone,
 - d. precast concrete,
 - e. glass,
 - f. any materials with a stucco-type finish, or
 - g. fiberglass (when used for architectural features such as column covers, cornice details, and facias).

2. **Blank Walls:** No wall should have a blank, uninterrupted length exceeding 100 feet without including at least 2 of the following design elements:
 - a. a change in plane (recess or projection),
 - b. a public area (such as an outdoor seating area, a planting area that includes vertical plantings such as trees or arbors, or permanent public art objects),
 - c. windows, or
 - d. an equivalent element that subdivides the wall into human scale proportions (such as arcades or canopies).



This structure uses multiple materials and a variety of details including changes in plane and windows. It also creates well-defined entries. The pedestrian scale of the arcade across the front is also a key feature.

3. **Wall Planes:** Any change in wall plane such as projections or recesses should have a depth equal to at least 3% of the total length of the facade.

4. **Patterns:** Building facades should include a repeating pattern that includes color change and texture change.
 - a. Each facade should consist of at least 1 primary and 1 secondary color.
 - b. At least 1 of the elements (texture or color change) should repeat horizontally.
 - c. Both elements should repeat at intervals of no more than 30 feet, either horizontally or vertically.

5. **Eaves:** Buildings with sloped roofs (those with greater than a 3:12 pitch) should have overhanging eaves, extending no less than two 2 feet past the supporting walls. Buildings with mansard roofs should be exempt from this requirement.

Intent

Buildings should be comprised of a variety of high-quality materials. Developments should provide a human-scale and pedestrian oriented experience. Facades should be designed to lend architectural interest and variety to the development while retaining compatibility with surrounding sites. Architectural detail should be extended to all sides of a building to ensure a finished and consistent look.

G2 - ARCHITECTURE (CONTINUED)

6. **Windows:** Windows should be the dominant component of the front facade of the first floor of each building. The windows should be transparent and should not make use of dark tinting or reflective glass.
7. **360 Degree Architecture:** All sides of a building should have a finished facade that is complementary in architecture and materials to the primary street facade.



This is an example of effective use of "360 degree architecture". At the back of the building, the materials change but the same architectural features are still represented. The lighting, landscaping, and sidewalk are also maintained at the rear of the structure.

B. Entrances

Entrance Features: Each business use should have clearly defined, highly visible customer entrances featuring at least 2 of the following:

1. canopies or porticos,
2. arcades,
3. peaked roof forms,
4. arches,
5. display windows, or
6. architectural details such as tile work and moldings which clearly distinguish the entrance and are integrated into the building structure and design.

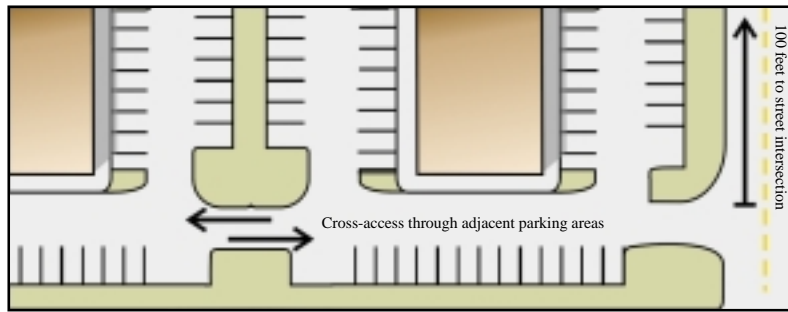
C. Roofs

Materials: Sloped roofs should either be of standing seam metal, dimensional shingles, or tile (of concrete, metal, or clay). Flat roofs (those with less than a 3:12 pitch) should not be required to use these materials, but should include a parapet on supporting walls on each side of the building.

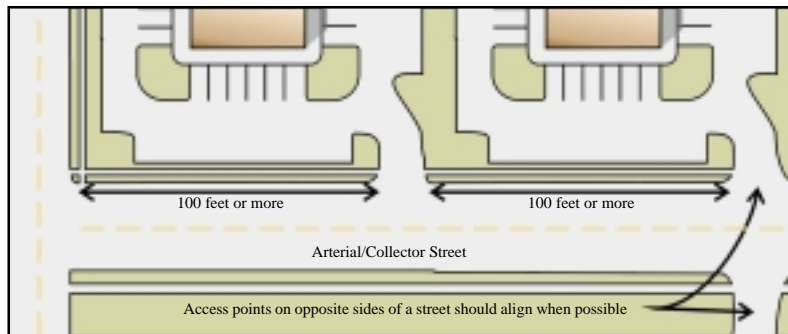
G3 - TRAFFIC & ACCESSIBILITY

A. Traffic Management

1. **Access to Adjacent Properties:** All commercial uses fronting on Arterial or Collector streets should provide frontage roads, rearage roads, or interior drives which allow access between existing and proposed commercial uses on adjacent properties.
 - a. **Cross-Access Drives:** Any interior drives providing cross-access should be designed to provide access each direction between the parking lots of all adjoining commercial uses.
 - b. **Frontage Roads:** All frontage roads, and interior drives providing cross-access between adjacent parcels which serve to create a frontage drive, parallel to the public street from which access to the properties is provided should be separated from the right-of-way of the public street by a minimum of 100 feet unless otherwise specified by the Planning Director (based on the vehicle stacking requirements of the entrance(s) to the property from the public street).



2. **Driveways:** In instances where the access options described by G3(1) above may not be used, driveways should meet the following standards:
 - a. **Access Points:** Driveways accessing lots from an Arterial or Collector road should be located no closer than 100 feet from any other drive, or from any intersection of 2 public street rights-of-way.
 - b. **Alignment:** Driveways accessing public roads should align with existing driveways on the opposite side of such roads.



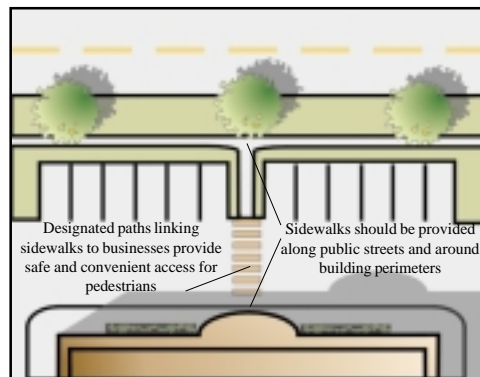
Intent

The purpose of this section is to ensure accessible, safe, and aesthetically pleasing integration of new development within the existing transportation system of the community. Safe access by motor vehicles, bicyclists and pedestrians is essential to a well-designed site. The intent of these requirements is to provide for appropriate access along the major streets in the area.

G3 - TRAFFIC & ACCESSIBILITY (CONTINUED)

B. Pedestrian Access

1. **Sidewalks Required:** Developments should provide adequate pedestrian connectivity throughout the site according to the following standards:
 - a. **Adjacent Public Streets:** A sidewalk of at least 5 feet in width should be provided along all public street frontages adjacent to the development. This sidewalk should be located in the right-of-way, separated at least 5 feet from the street back-of-curb or edge of pavement (if curbs are not present). The sidewalk should align with those provided on adjacent lots. Street trees should be provided between the walk and the traveled portion of the street.
 - b. **Internal Connections:** Sidewalk connections should be provided between:
 - i. Each business and sidewalks along the public street frontages, and
 - ii. Each business and any parking lot serving it.
 - c. **Building Perimeters:** A Sidewalk which is a minimum of 10 feet in width should be provided around the perimeter of the front and sides of all buildings. Landscaping, outdoor seating, and public art should be included in this sidewalk area, however a clear path for pedestrians should be maintained.
2. **Sidewalk Alternative:** An alternative to a sidewalk, such as an asphalt path or trail, which better serves the purpose of connecting commercial businesses to each other and the community may also be used.



3. **Separation From Vehicles:** All sidewalks or similar pedestrian walkways should be separated from parking lots and interior drives by a curbed landscaped area measuring a minimum of 5 feet in width. Sidewalks and other pedestrian walkways passing through parking lots should be distinguished from the vehicle area by the use of changes in the color and texture of the pavement.

C. Bicycle Parking Facilities

1. **Number:** All uses should provide sufficient bicycle parking facilities consisting of not less than 1 bicycle parking space for every 30 required automobile parking spaces, with a minimum of 3 bicycle parking spaces provided for each use.
2. **Location:** Bicycle parking facilities should be placed in reasonable proximity to the main entrance of the business which they serve.

G4 - LANDSCAPING & SCREENING

A. General Landscaping Requirements

General Standards: All development in the Planned Business district should be landscaped according to the standards established in Section 158.11 of the Unified Development Ordinance.

B. Screening

Screening Standards: All development should meet the following screening requirements:

1. **Outdoor Storage:** Screening of outdoor storage should be governed by the following standards:
 - a. **Enclosure:** Outdoor storage of finished products and materials for sale should be enclosed on a minimum of 3 sides, screening such products from view from public streets and adjacent residential areas.
 - i. The enclosure should be of permanent construction, should be 100% opaque, and should be constructed of materials consistent with those used for the facades of the primary structures on the property.
 - ii. Materials which are located within the enclosure and are intended to be screened from view should not exceed the height of the enclosure.
 - b. **Lot Coverage:** A maximum of 10% of any lot should be used for outdoor storage.
2. **Mechanical Equipment & Utilities:** Screening of mechanical equipment and utilities should be governed by the following standards:
 - a. **Utilities:** All utilities should be located underground. Above ground switching pedestals, transformers, and other equipment and access boxes should be located in rear yards and should be prohibited from being placed in any front yard.
 - b. **Mechanical Equipment:** All mechanical equipment should be screened by vegetation, fencing, or a building feature (such as a parapet). Any fence or building feature used a screening enclosure should be of permanent construction, should be 100% opaque, and should be constructed of materials consistent with those used for the facades of the primary structures on the property.
 - c. **Sight Distance:** Screening should effectively reduce the visibility of the mechanical equipment from any ground level spot within 400 feet of the equipment.
3. **Garbage Dumpsters:** All garbage dumpsters should be completely enclosed by a 6-foot high surround constructed of wood, brick or stone, with a moveable gate to facilitate trash collection. The surround should be of permanent construction, should be 100% opaque, and should be constructed of materials consistent with those used for the facades of the primary structures on the property.

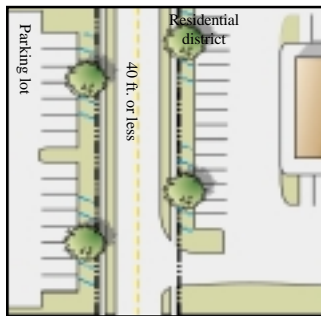
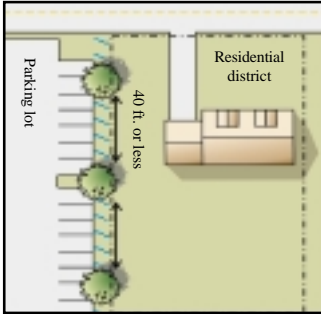
Intent

Landscaping is an integral element of site design. Plantings should be used to enhance the aesthetics of the development as well as to screen certain components of the site, such as mechanical equipment and garbage receptacles, from view by passing vehicles or pedestrians. Landscaping features should be designed to present a unified theme throughout a development and maintain a consistent look and feel between developments.

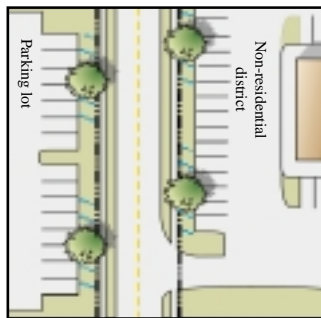
G4 - LANDSCAPING & SCREENING (CONTINUED)

C. Parking Lots

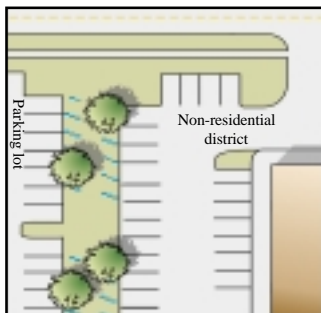
Across from or abutting a residential district



Across from a non-residential district



Abutting a non-residential district



1. **Landscaped Islands:** Any parking lot should have landscaped islands within the parking area as follows:
 - a. **Area:** Not less than 10% of the interior of such parking lot should be devoted to landscaping. Landscaping required for yards, setbacks, or buffers adjacent to a parking lot should not be included toward satisfying this requirement.
 - b. **Size:** Each landscaped island should be a minimum of 150 square feet in area.
 - c. **Circulation:** Islands should be utilized where needed to control vehicular circulation and define major interior drives.
 - d. **Tall Shade Trees:** At least one tall shade tree should be provided for every 150 square feet of landscaped area.

2. **Perimeters:** Screening of parking lot perimeters should consist of a masonry wall, planter, earthen berm, plant material or a combination of such elements which has a minimum height of 4 feet from grade level. For plant material, height should be 4 feet at the time of planting. The perimeter screening should meet the following standards at the specified locations.
 - a. **Across From or Abutting Residential Districts:** Where a parking lot is located across a street from a residential zoning district:
 - i. Continuous perimeter landscaping should be provided across 100% of the street frontage of the parking area, adjacent to the parking area.
 - ii. Shade or ornamental trees should be provided within this landscaped area, with the number of trees not less than 1 tree per 40 feet of parking area frontage.
 - b. **Across From Non-Residential Districts:** Where a parking lot is located across a street from a non-residential district, perimeter landscaping should be provided across at least 50% of the street frontage of the parking area, adjacent to the parking area.
 - c. **Abutting a Non-Residential District:** When a parking lot abuts a non-residential zoning district, perimeter landscaping should be provided across 50% of that portion of the parking lot abutting the property line.

A. General Signage Requirements

General Standards: All signage should meet the following general standards:

1. **Permitted Signs:** The following types of signs should be permitted:
 - a. Ground signs (those which do not exceed 6 feet from grade level), and
 - b. Wall signs (those mounted on the facades of permanent structures).
2. **Prohibited Signs:** Pole signs (those mounted on poles and/or exceed 6 feet in height from grade level) should be prohibited.
3. **Number of Signs:** The number of signs permitted on each site should be as follows:
 - a. **Single Tenant Site:** A site containing one tenant should use a maximum of 1 ground sign and 1 wall sign.
 - b. **Multi-Tenant Site:** A site containing multiple uses should utilize a maximum of 1 wall sign per business, and should establish 1 ground sign for the joint use of all tenants on that site. The use of individual ground signs for each tenant should be prohibited.
4. **Dimensions and Area:** Sign area and dimensions should be guided by Section 158.10.07 of the Unified Development Code.
5. **Freestanding Sign Location:** The location of freestanding signs should be as follows:
 - a. **Setbacks:** All ground signs should be set back at least 10 feet from the edge of all rights-of-way.
 - b. **Visibility:** Ground signs should not block the visibility of vehicular traffic or risk the safety of pedestrians.
6. **Maintenance:** All signs are to be maintained properly such that they are always in clean, working condition and the copy is not obscured or damaged.

B. Design Standards

Design Standards: All signs should meet the following design standards:

1. **Architecture:** All signs should be architecturally integrated with their surroundings in terms of size, shape, color, texture, and lighting so that they are complementary to the overall design of the buildings.
2. **Materials:** Signs should be constructed of materials that match or are



An example of a well designed ground sign. The materials complement those of the primary building.

Intent

Attractive and effective business signage is necessary for ease of wayfinding and visual continuity. Signs should be designed to complement the materials and architecture of the structure they are associated with and should be integrated with site landscaping. Wall signs and freestanding ground signs should be the preferred type of signage for business uses. These guidelines focus on reducing the number of signs in favor of a high-quality, unified design theme for signage.

G5 - SIGNAGE (CONTINUED)

compatible with the principal materials of the building and landscaping on the property.



This sign has been designed to be compatible with its primarily residential surroundings as well as to complement the primary structure and landscaping on the property.

3. **Landscaping:** A landscaped area located around the entire base of all ground signs should be provided.

C. Sign Illumination

General Standards: All illuminated signs should only be illuminated when the business being identified is open for business. All illuminated signs should also conform to the following requirements:

1. **Externally Illuminated Signs:** External illumination of signs should meet the following standards:
 - a. Lighting fixtures illuminating signs should be located, aimed, and shielded so that light is directed onto only the sign face.
 - b. Lighting fixtures should not be aimed toward adjacent streets, roads, or properties, and should be of a type such that the light source (bulb) is not directly visible from adjacent streets, roads, or properties.
2. **Internally Illuminated Signs:** Internally illuminated signs should be composed of individual letters or shapes, or light lettering, symbols, etc. on a dark background.

A. General Lighting Requirements

General Standards: All exterior lighting should meet the following general standards:

1. **Mounting Height Measurement:** For the purposes of this Section, the mounting height of a light fixture shall be defined as the vertical distance between the grade level of the surface being illuminated and the bottom of the lighting fixture (luminaire).
2. **Use of Timers/Dimmers:** Wherever practicable, exterior lighting should include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.
3. **Electrical Service:** The electrical service to all outdoor lighting fixtures should be underground, unless the fixtures are mounted directly on utility poles.
4. **Holiday Lighting:** Holiday lighting should be exempt from the provisions of this Section, provided that such lighting does not, in the opinion of the Planning Director, create dangerous glare on adjacent streets and properties. Any such lighting should be placed no more than 30 days prior to, and should be removed within 30 days after the holiday for which it was displayed.
5. **Prohibited Lighting:** The use of spot lights, floodlights, and searchlights should be prohibited unless otherwise specified in this Code.

B. Lighting of Building Facades

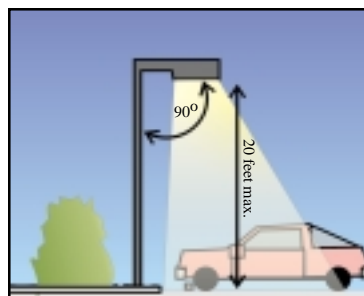
General Standards: Any illuminated facades should meet the following requirements:

1. **Lighting Fixtures:** Lighting fixtures should be located, aimed, and shielded so that light is directed only onto the building facade. Lighting fixtures should not be directed toward adjacent streets or roads.
2. **Lighting Direction:** Lighting fixtures should be designed to wash the facade of the building with light (rather than providing a spot or floodlight effect).

C. Parking Lot Lighting

General Standards: Parking lot lighting should be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas while avoiding glare and direct illumination of adjacent properties or streets. All parking lot lighting requirements should also apply to interior drives and other areas on the property used by vehicles.

1. **Lighting Fixtures:** All lighting fixtures providing illumination for parking lots should be 90 degree cut-off fixtures directed downward at the parking lot surface.
2. **Maximum Mounting Height:** The maximum mounting height for all parking lot illuminating light fixtures should be 20 feet.



Intent

Lighting should be designed to minimize impacts on neighboring properties, especially adjacent residential uses. Lights should be shielded so as to illuminate only that which they are intended to illuminate. Lighting fixtures should be complimentary to the overall design concept of the development and should illuminate at levels which ensure safety and comfort without becoming a nuisance to surrounding uses.

G6 - LIGHTING (CONTINUED)

D. Lighting of Exterior Display/Sales Areas

General Standards: Lighting levels on exterior display/sales areas should be adequate to facilitate the activities taking place in such locations. Such lighting should meet the following requirements:

- 1. Lighting Fixtures:** All lighting fixtures used to illuminate exterior display/sales areas should be 90 degree cut-off fixtures (luminaires) focusing directly downward onto the display/sales area. Such light fixtures should be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent streets or properties.
- 2. Fixture Height:** In no case should fixtures be mounted at a height greater than 20 feet above grade.
- 3. Fixture Location:** All lighting fixtures and mounting poles should be located within the areas being illuminated.

E. Security Lighting

General Standards: Security lighting should be coordinated with other lighting on the property to the extent possible and should meet the following requirements:

- 1. Lighting Fixtures:** All security lighting should be shielded and aimed so that illumination is directed only to the intended area. The light source for any security lighting should include shields that prevent their light source or lens from being visible from adjacent properties or streets.
- 2. Illuminated Areas:** Any security lighting should only illuminate vertical surfaces (walls, doors, etc.) up to a height of 8 feet from either grade level or the bottom of any illuminate door or entry way, whichever is greater.
- 3. Perimeter Lighting:** Security lighting intended to illuminate a perimeter, such as a fence line, should include motion sensors and be designed to be off unless triggered by an intruder located within 5 feet of the perimeter.

A. General Requirements

1. **Location:** Any public art to be installed in a development should accommodate according to the following guidelines:
 - a. **Setbacks:** Public art pieces should not be located within a public-right of-way and should be constructed consistent with the setbacks that apply to structures on the property.
 - b. **Public View:** Public art installations should be located so they are visible from adjacent public roadways.
2. **Content:** Public art should be used to highlight important characteristics of the Town of Pendleton, such as its history, the significance of Fall Creek, or the architectural features of the downtown and historic neighborhoods.

B. Application

1. **Appropriate Projects** The following are examples of appropriate public art projects:
 - a. Building features and enhancements such as bike racks, gates, benches, fountains, or shade screens, which are unique and/or produced in limited editions.
 - b. Landscape art elements such as walkways, bridges, or art features within a garden; or murals or mosaics covering walls, floors, or walkways. Murals may be painted or constructed using a variety of materials, including the use of imbedded or nontraditional materials.
 - c. Sculpture which can be freestanding, wall-supported, or suspended. Sculpture should be made of durable materials appropriate for the site.
 - d. Community art projects resulting in tangible artwork such as community murals, sculptures or kiosks.
2. **Inappropriate Projects** The following are examples of inappropriate public art projects:
 - a. Directional elements such as graphics, signs, or color-coding.
 - b. “Art Objects” which are mass-produced such as fountains, statuary or playground equipment.

Intent

It is important that new development in Pendleton recognize and reflect the heritage and character of the community. To this end, any public art included as a component of new development should reflect the historic contributions of such things as Fall Creek and the character of the downtown area.

G7 - PUBLIC ART (CONTINUED)