

SITE DESIGN AND USE STANDARDS



CITY OF ASHLAND

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AND
USE STANDARDS

ADOPTED BY THE ASHLAND CITY COUNCIL AUGUST 4, 1992

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ACKNOWLEDGEMENTS

This document represents an update and revision of the previous Site Design and Use Guidelines, incorporating many new concepts and ideas developed during long hours of workshops, meeting and hearings. Many thanks to the people who have contributed their time and efforts into this publication.

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Leslie Van Gelder

DOCUMENT PREPARATION

Primary Author: John Fregonese
 Bill Molnar
 Steve Calfee
 Rick Landt
 Tom Giordano
Illustrations: Beth Bardosi
 Tom Giordano
Cover Design: Will Hershman
 John McLaughlin
Cover Photographs: John Fregonese
 John McLaughlin
Layout: John Fregonese
 Will Hershman
 Special Editions

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John Fregonese, Planning Director
John McLaughlin, Senior Planner
Bill Molnar, Associate Planner
Kristen Cochran, Assistant Planner
Susan Yates, Administrative Assistant

INTRODUCTION

BACKGROUND

This handbook is intended to illustrate current needs and trends toward site design and review, and to demonstrate the principles for the planning and design of sound development. Many of the ideas presented here are suggestions or illustrations that are educational and informative. As the term handbook suggests, it is intended as a guide for use by home builders, developers, and community representatives in the pursuit of quality development practices. The handbook also contains specific approval standards that will be used to guide land use decisions. While only the approval criteria have legal weight in a land use action, the entire document is a supporting document to the City's Comprehensive Plan.

Section I discusses general elements and concepts of site design. Section II combines these concepts and ordinance requirements in the form of standards and policies necessary to accomplish sound site design consistent with the Site Design and Use Chapter of the Land Use Ordinance. Section III discusses development in Ashland's Historic District. Section VI covers development along the Ashland Street Corridor, and Section V covers the Downtown area defined in Ashland's Downtown Plan.

ANALYZE THE SITE

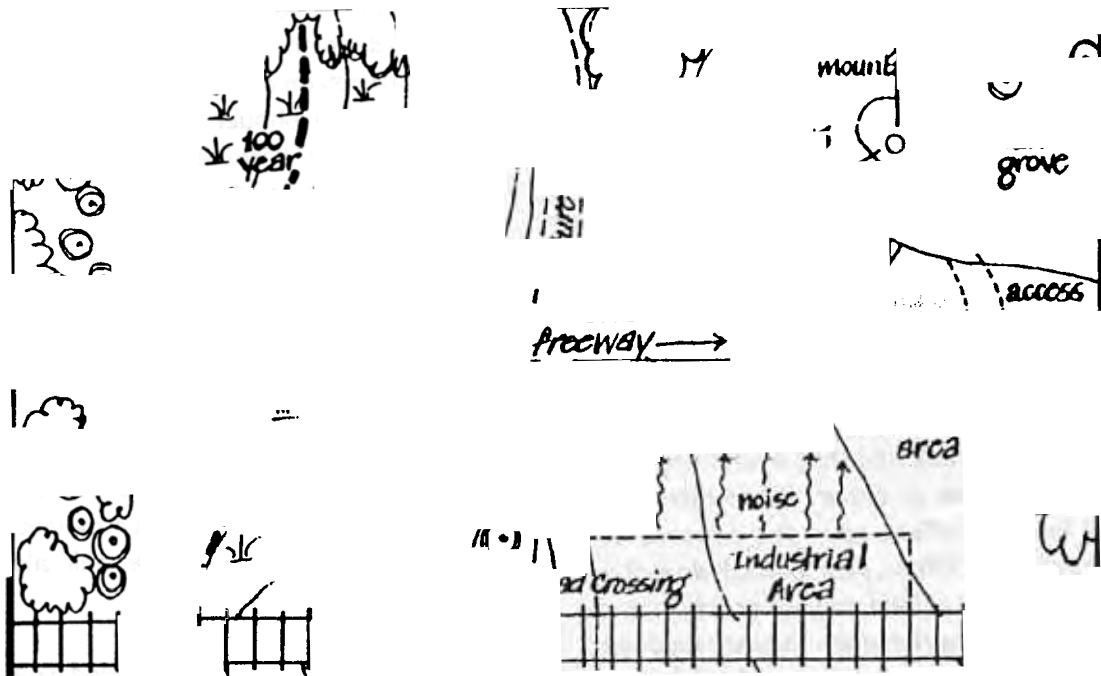
The first step in any project is to analyze the site and design the project INTO the site. This is especially important in Ashland with its many unique features. Where one site may contain steep slopes and significant existing vegetation, another site may have high ground water, intermittent streams, magnificent views, or obnoxious neighboring uses. Because all sites vary in some manner, it is important to consider as many physical features as possible. The most common mistake of a site layout and analysis is to conceive and design the project in a vacuum and then try to manipulate the site and the regulations to fit the preconceived idea. This may be possible in some cities which have little terrain diversification, but is a sure source of conflict in Ashland. The best course of action is to analyze the site before the project is designed and let this knowledge influence the final design.

A site analysis shall begin with a constraints inventory. A constraints inventory includes such things as permitted uses for the particular parcel, setbacks required, solar access, easements, location of flood plains, excessive slopes, poor soils, and site accessibility. Also included in a constraints inventory shall be proximity to off-site negative impacts such as excessive noise from traffic or other fixed features.

ment for multi-family, commercial, and industrial uses is one of the most scrutinized areas of a site review.

Ashland's adoption of landscaping standards in the early 1970's has made a dramatic difference in the appearance of the City. Major gateways to the City and key travel routes through the City and its urbanized areas give a lasting impression to the visitor and resident alike. Because of this, Ashland's landscaping require-

Because trees and plants serve in these capacities, they can be used for architectural, engineering, and climatological purposes which add to the aesthetic atmosphere of an area. The functional uses of plants are their ability to control sound and light, to articulate space for privacy, to block wind and to lessen the effects of solar radiation. Local landscape profes-





sionals are a useful source of information which can help achieve these benefits at very little cost.

CLIMATE AND LANDSCAPING

Temperature control is possible through the manipulation of climatic forces. For example, providing shade while not restricting wind can cool an area considerably. Controlling the wind while allowing the sun's rays to penetrate will yield a much warmer area.

Ashland's climate can best be described as a mix between Western Oregon's marine temperate and California's Mediterranean, with an occasional twist of alpine harshness. We experience extreme conditions where both frigid and torrid conditions exist at times during the year. Even though the average temperatures are temperate, the record lows and highs for each month indicate that such temperature extremes do occur. These extremes will have an effect upon the success of landscaping. Often, plants which do well in one part of Ashland may do poorly just a few blocks away because they are exposed to extreme temperatures and winds. Local nurserymen know which plants do well

and should be consulted if there is any doubt of a plants' success.

Prevailing surface winds in the Ashland area vary with the seasons. During the summer, cooling winds travel from the northwest up the Rogue Valley during the day, while in the evening cool winds travel down the canyons in the Siskiyou and Cascades from a south and southeasterly direction. In the winter, cool winds travel from the south and south east on overcast days and brisk winds travel from the northwest on clear days. Site design considerations should take into effect the cool summer breezes and brisk winter winds. For example, steeply pitched roofs on the windward side can reflect wind and reduce the wall area affected by the winds.

The use of garages and storage areas on northern exposures will reflect wind, making a dwelling much more comfortable during cool periods. The protection of northern entrances with earth mounds, evergreens, walls and fences will also accomplish this effect.

In addition, plants should be used that are adapted to this climate, and can survive without a great deal of water.

Rhodendrons and azaleas are beautiful, but require about 80 inches of water annually. As our average precipitation is less than 20 inches, and water is an increasingly scarce resource, plants such as this should be used sparingly, in shaded, protected locations, if at all. Lawns should be used as an area for people to use, or as a carpet of green, not as a filler in planter strips or in narrow landscaped areas that will see little interaction with humans.

ARCHITECTURAL & ENGINEERING USES

Plants, because they are alive, are dynamic in density and character-growing and changing daily, seasonally, and yearly. A single plant standing alone may block or interrupt a view. A group of plants planted in sequence may form a wall which blocks or screens a view. The variability and character of the layers formed by growing plants is determined by the density, height, volume, and width of the plants chosen to make up the architectural element.

The spacing of the individual plants when used in a mass or grouping determines the opacity or translucency of the plantings. The character of plants, coupled with the predictable nature of their known form and growth rate, enables experienced landscapers to select plants according to the density of the walls, canopies or layers which are desirable for the particular situation.

A grouping of plants having similar form and density may be used to create a uniform screen to filter a view. A grouping

of mixed plants with different forms, shapes, densities and heights, can produce an infinite variety of view filtration.

The form, texture, color and density, of a plant as well as the manner in which it is used, determines the ability of a plant or a mass planting to become an architectural element. Plants may stand alone, in a group with others of the same variety, or may be grouped with other varieties in endless combinations to form architectural elements. Since plants have architectural potential and can be used to create architectural elements, their functions may be characterized for space articulation, buffering and screening, and privacy control.

SCREENING

Screening is visually blocking out that which is unsightly with something more harmonious (or less offensive). We are surrounded in our contemporary environment with areas, activities, and objects we would rather not see. We screen or hide these parts of our environment to make them less objectionable and the total environment more acceptable. Screening is a means of providing visual control through view direction and negation of ugliness simply by hiding it. Screening implies isolation, confinement, and concealment of the unwanted, while allowing free access to the remainder of the landscape. The size of an object or type of activity together with its relative distance from the viewer is the determining factor in screening.

An analysis of the site will reveal the direction from which screening is needed.



The angle of view or approach may dictate the sequence or distance of spacing of the elements for effective screening. The speed of movement past an offensive view plays a determining role in the selection of the most effective screening method. Generally, the faster the movement past the view, the more widely the screening materials may be spaced. The height, distance, and location of the viewer are the determining factors in the use and placement of the screening element.

BUFFERING

Buffering is a means to visually protect and separate conflicting uses from one another. Areas where buffering is required are referred to as buffer zones. Buffer zones can be looked upon as engineering devices to control noise and filter air. In addition, buffer zones can provide a transition from one type of privacy level to another.



Plant materials in combination provide the ingredients for buffer zones to condition the air and abate noise. As a filter, plants condition and cleanse our air. Some of the ways which plants act in doing this are similar to those of commercial interior air conditioners which cleanse, heat, cool, humidify, dehumidify and circulate air. Plants also absorb sound. The vibrations of sound waves are absorbed by leaves, branches, and twigs of trees and shrubs. The most effective plant for absorbing noise is one which has many thick fleshy leaves.

Plants that grow more densely are best used for sound control. The width of planting is also a decisive factor. Plantings used to control noise also have psychological advantages which actually magnify their buffering effectiveness.

Where buffer zones are limited in area, a combination of planting, earth forms, and architectural structures can be effective. An example would be a masonry wall with a dense evergreen hedge at a height relative to the noise source. An additional advantage is gained by planting the wall



Lower growing plants located near the noise source and graduating in height toward the listener direct unwanted noise away and upward from the listener. For year-around effectiveness, a narrow planting requires a greater portion of evergreens than does a wide planting.

with ivy or other vines. Other solutions include suppressing the noise itself and the use of landscaped berms to reflect the noise upward.



OUTDOOR SPACE

PRIVATE OUTDOOR SPACE

Private outdoor spaces provide a necessary extension of indoor living spaces. Major considerations include privacy, view and spatial requirements for outdoor activity. The most satisfactory private outdoor spaces are on ground level. Successful outdoor living areas are attached to dwellings to the extent necessary to define the areas as either semiprivate or private. The articulation of an outdoor space will determine its usefulness and safety, although other aspects play an important role.

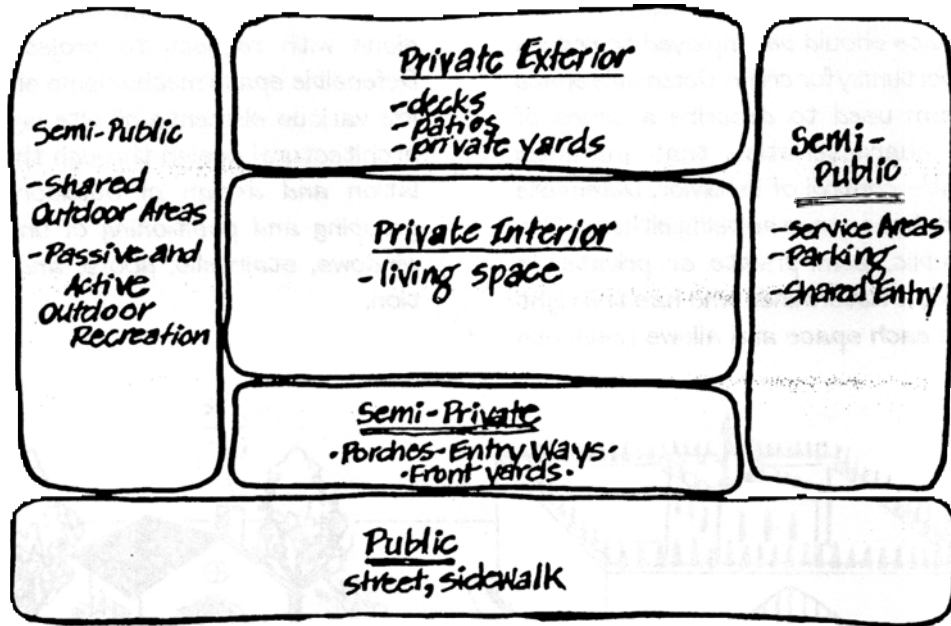
Access to the sun and the materials used to construct these areas are important. People are attracted to areas with sun, therefore, spaces with sun tend to be used more often. Decks and balconies with no solar access or view tend to become

places for outdoor storage and become visually unpleasing. The private outdoor space should provide areas for quiet relaxation, a catnap, reading a book or newspaper and for outdoor cooking and dining.

SHARED OUTDOOR SPACE

Many of the same ingredients necessary to provide successful private outdoor spaces are needed for successful shared spaces. The main difference is access to the area by more than one person or unit. Shared open spaces should provide for both active and passive activities. Passive activities include areas for quiet conversation, resting, walking, and enjoyment of nature and scenery for young and old alike. Active uses include sports such as croquet, volleyball, and frisbee.

Active areas should be large and as level as Ashland's topography will allow. Ad-



ditionally, the surface of these areas should be compatible for the activity for which they were designed. For example, turf for basketball or concrete for soccer are incompatible surfaces which would cause personal injury and receive little use. Play areas for young children should be included in outdoor space and should be designed to promote their mental and physical development. Again, as much care should go into the design of these outdoor spaces as goes into the interior of the dwelling.

CRIME PREVENTION AND DESIGN

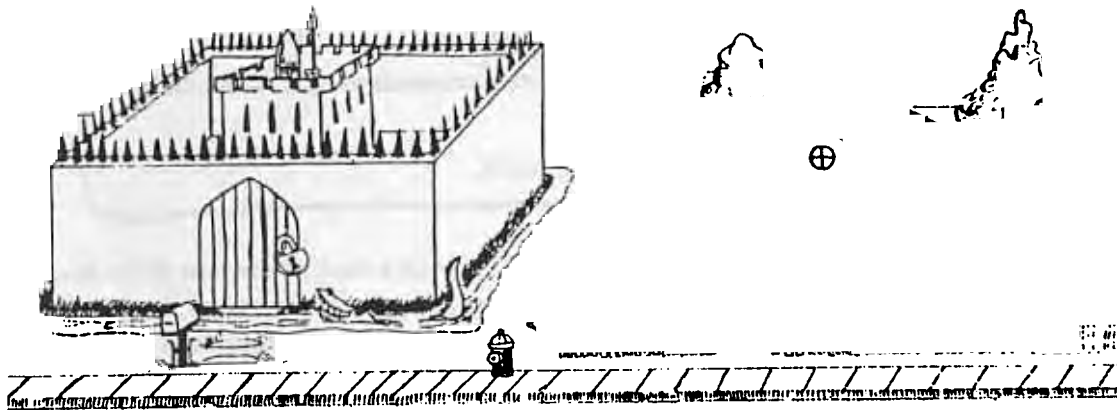
Ashland is blessed with a relatively low crime rate. One reason for this is that the open neighborhoods of the city allow for surveillance of potential trouble spots, such as vacant homes and the like. Opportunities for crime can be exacerbated by poor site layout. It is important to con-

sider this fact of modern life in designing projects, whether they be residential, commercial, or industrial.

Historically, design for crime prevention is usually thought of as the application of heavy hardware such as bars, fences, and security stations. This is not always the most desirable approach as it gives the impression of a forbidding fortress. Opportunity, the major crime factor, can be greatly reduced through sound site layout and design. Considerations for crime prevention should be included at project's inception instead of relying upon aftermarket hardware.

DEFENSIBLE SPACE

In residential areas, the concept of *defensible space* should be employed to reduce the opportunity for crime. *Defensible space* is a term used to describe a series of design characteristics that maximize resident's control of behavior. *Defensible space* defines areas as being either public, semi-public, semi-private or private. In doing so, it determines who has the right to be in each space and allows residents



to be confident in controlling activity in that space. Residents are encouraged to extend their private realm which results in a sense of responsibility toward the care and maintenance of these areas.

A series of techniques can be used to create *defensible space* and, subsequently, reduce crime. It is necessary to define the zones of privacy with real and symbolic barriers and to establish zones of influence by allowing residents to extend their private realms. These techniques consist of subdividing a project or building to limit access, improve neighbor recognition and surveillance opportunities.

The provision of *defensible space* mechanisms is best achieved at a project's inception because it involves major decisions with respect to project design. *Defensible space* mechanisms should utilize various elements of site layout and architectural design through the articulation and design of outdoor spaces, grouping and positioning of unit paths, windows, stairwells, doors, and vegetation.

REAL & SYMBOLIC BARRIERS

One method of limiting access is to use a physical barrier, such as a fence, to prevent a potential criminal from entering an area. While no barrier is impregnable, physical barriers of this type are real and, therefore, relatively difficult to overcome.

It is also possible to use psychological or symbolic barriers which, while presenting no physical restriction, discourage criminal behavior by making an obvious distinction between a resident and a stranger or intruder and bringing all activity under more intense surveillance. Improved

neighbor recognition plays a key role in defining psychological barriers. It allows neighbors to recognize one another and a potential criminal would not only be seen, but be perceived as an intruder.

Real barriers require entrances to possess a mechanical opening device such as a key or a combination. Symbolic barriers define areas psychologically preventing intrusion. The success of symbolic versus real barriers in restricting entry varies from person to person and is dependent upon several conditions. A successful symbolic barrier may include many features such as a short run of steps, a change in the texture of a surface, a change in the level of light, an open gate or low wall, or anything that will call attention to the fact that one is moving from one kind of an area to another; one that is private and under the control and surveillance of the users of the site.

In commercial areas where adjacent residences exist, rely on the neighborhood to be the eyes and ears which will report any suspicious activity to the police. Where the project is adjacent to heavily traveled streets, the traffic in the area will serve

to detract from any criminal activity in public view. Avoid situations which will allow criminals to enter a building out of view of the main traffic flow. In areas which do not have much traffic after working hours, sensitive areas should be easily observable from the street. Areas where criminals can conceal themselves should be avoided.

PARKING AREA & LANDSCAPING DESIGN

From both an aesthetic and practical view, parking area landscaping and design is an important consideration for all types of development. Because parking areas are usually large in size to accommodate cars and trucks they are insensitive and domineering to the human scale. Additionally, noise, light, heat, and exhaust odors are commonly associated with parking areas. These ill effects associated with parking areas can be mitigated through good design and well placed landscaping. For example, large canopied trees placed among the parking stalls can greatly reduce a parking area's temperature while making the auto much more



comfortable for human use during warm summer days.

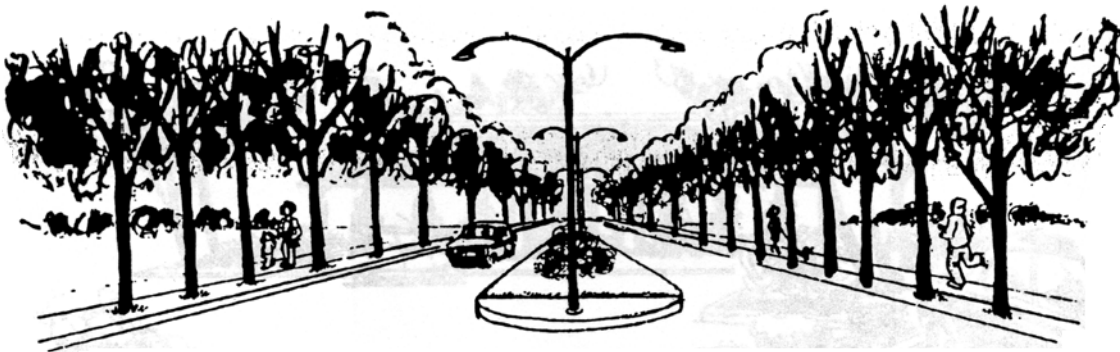
The provision of screen and buffer landscaping, such as berms landscaped with shrubs, hedges, and trees around the perimeter of a parking area will greatly lessen the noise, light, and unsightliness of the parking area to its neighbors. Automobile access entering and exiting the parking area should be designed to provide quick and simple access and facilitate circulation. Clear pedestrian paths, including raised walkways through the middle of large parking lots, must be included in all designs. Bicycle parking, close to building entrances and protected from weather must also be provided.

Landscaping in vision clearance areas should consist only of low growth varieties to ensure safe access from the facility to the street. The use of wheelguards will assist circulation and protect landscaping from damage by autos.

STREET TREES

Since the implementation of the City's street tree program, a dramatic change has occurred along Ashland's streets and in its urban environment. Often a tree along a street is only appreciated for its physical beauty; however, street trees perform many other important functions. Street trees absorb noise and light from automobiles and cleanse the air we breathe. Street trees add a rural character to the urban environment and fill an instinctive need for human contact with natural elements.

Street trees create a canopy over streets and sidewalks, provide shade during summer months and decrease the warm climatic effects from sunlight striking the pavement. Because deciduous trees change color with the seasons and drop leaves during the winter, they are preferred street trees. Winter leaf drop is especially important because it allows solar access which decreases energy consumption.



SECTION II

APPROVAL STANDARDS AND POLICIES

A. ORDINANCE LANDSCAPING REQUIREMENTS

The following percentages of landscaping are required for all properties falling under the Site Design and Use Standards.

Zone	% Landscaping
R-1 3.5	45%
R-2	35%
R-3	25%
C-1	15%
C-1D	10%
E-1	15%
M-1	10%

These percentages are the minimum required. At times, more landscaping is required to meet the needs of other sections of the Site Review Ordinance, such as screening of parking areas, landscaping of setback areas, and providing usable outdoor space. In general, all areas which are not used for building or parking areas are required to be landscaped. You should also be aware that, as a condition of approval of your project, you will be required to submit a site and species specific landscape plan to the Planning Division for Staff/Advisor approval.

B. MULTI-FAMILY RESIDENTIAL DEVELOPMENT

For new multi-family residential developments, careful design considerations must be made to assure that the development is compatible with the surrounding neighborhood. For example, the use of earth tone colors and wood siding will blend a development into an area rather than causing contrast through the use of overwhelming colors and concrete block walls.

Landscaping in residential areas is basically of three types; decorative landscaping such as in front yard setbacks, screening landscaping such as is adjacent to parking areas, and landscaping of outdoor recreational spaces. Each type has its own unique design criteria.

Decorative landscaping gives the designer a freer hand in the design than the other two types. These areas shall contain a variety of trees, shrubs, and groundcover. They must be designed to be 90% covered by vegetation in 5 years. Extensive use of flowering varieties of trees, shrubs, and ground cover to provide seasonal color, as well as a selection of plants with some fall color is recommended. Plantings and irrigation systems should be designed to be efficient in their use of water.

Included with this type of landscaping is the street tree. This subject is treated in greater depth in the Street Tree section. The purpose of the street tree is to form a deciduous canopy over the street. The same effect is also desired in parking lots and internal circulation streets. Rows of street-type trees should be included in these areas where feasible.

CRIME PREVENTION AND DEFENSIBLE SPACE

Parking layout - Parking for residents should be located so that distances to dwellings are minimized. However, avoid designs where parking areas immediately abut dwelling units because there is little or no transition from public to private areas. Parking areas should be easily visible from adjacent areas and windows.

Orientation of windows - Windows should be located so that vulnerable areas can be easily surveyed by residents.

Service and Laundry areas - Service and laundry areas should be located so that they can be easily observed by others. Windows and lighting should be incorporated to assure surveillance opportunities. Mail boxes should not be located in dark alcoves out of sight. Barriers to police surveillance such as tall shrubs and fences should be avoided.

Hardware - Reliance solely upon security hardware in lieu of other alternatives is discouraged.

Lighting - Site development should utilize lighting prudently. More lighting does not necessarily mean better security. Lighting should be oriented so that areas vulnerable to crime are accented.

Landscaping - Plant materials such as high shrubs should be placed so that surveillance of semi-public and semi-private areas is not blocked. Thorny shrubs will discourage crime activity. Low shrubs

and canopy trees will allow surveillance, hence, reduce the potential for crime.

APPROVAL STANDARDS: Multi-family residential development shall conform to the following design standards:

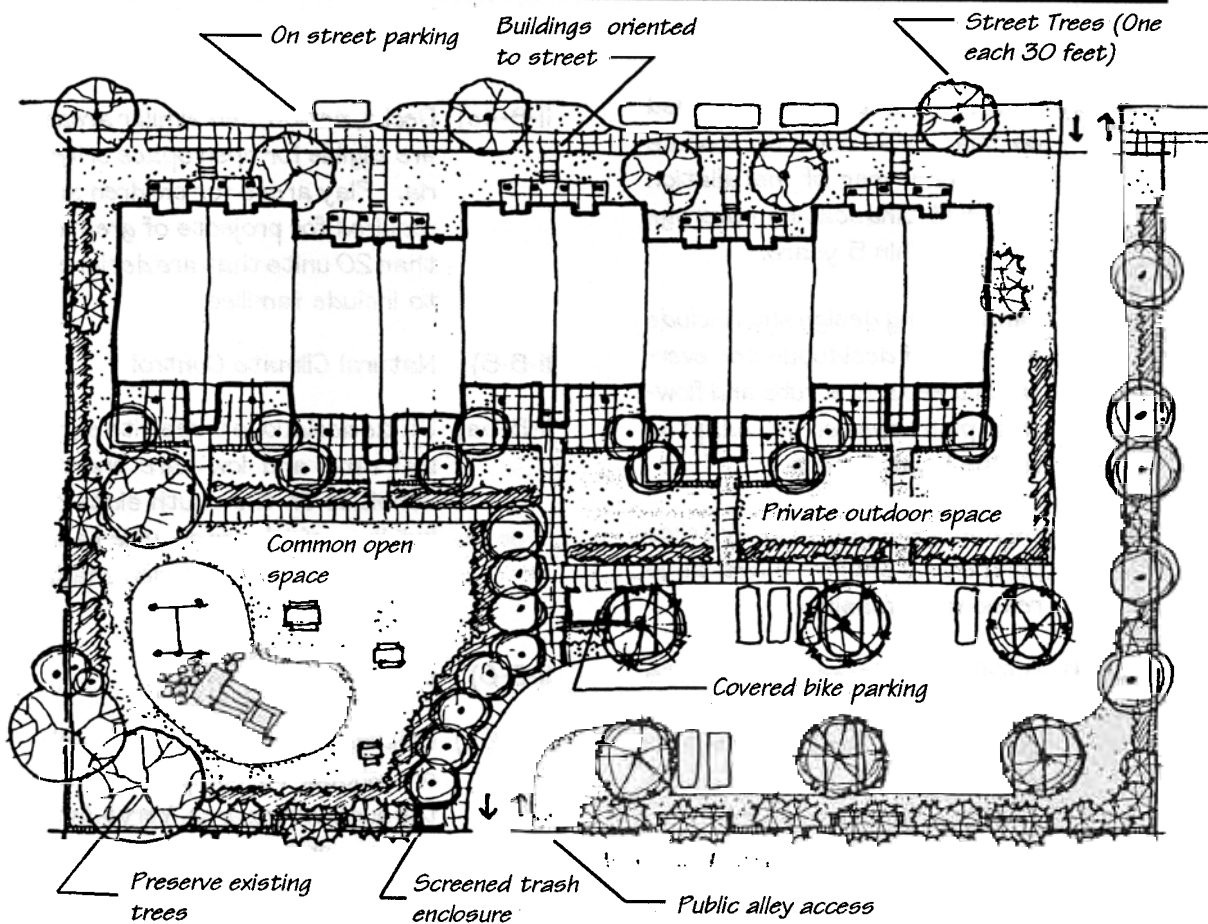
II-B-1) Orientation

II-B-1a) Residential buildings shall have their primary orientation toward the street when they are within 20 to 30 feet of the street.

II-B-1b) Buildings shall be set back from the street according to ordinance requirements, which is usually 20 feet.

II-B-1c) Buildings shall be accessed from the street and the sidewalk. Parking areas shall not be located between buildings and the street.

MULTI-FAMILY CONCEPTUAL SITE DESIGN



II-B-2) Streetscape

II-B-2a) One street tree for each 30 feet of frontage, chosen from the street tree list, shall be placed on that portion of the development paralleling the street. Where the size of the project dictates an interior circulation street pattern, a similar streetscape with street trees is required.

II-B-2b) Front yard landscaping shall be similar to those found in residential neighborhoods, with appropriate changes to decrease water use.

II-B-3) Landscaping

II-B-3a) Landscaping shall be designed so that 50% coverage occurs within one year of installation and 90% landscaping coverage occurs within 5 years.

II-B-3b) Landscaping design shall include a variety of deciduous and evergreen trees and shrubs and flowering plant species well adapted to the local climate.

II-B-3c) As many existing healthy trees on the site shall be saved as is reasonably feasible.

II-B-3d) Buildings adjacent to streets shall be buffered by landscaped areas of at least 10 feet in width.

II-B-3e) Parking areas shall be shaded by large canopied deciduous trees and shall be adequately screened and buffered from adjacent uses.

II-B-3f) Irrigation systems shall be installed to assure landscaping success. Refer to Parking Lot Landscaping and Screening Standards for more detail.

II-B-4) Open Space

II-B-4a) An area equal to at least 8% of the lot area shall be dedicated to open space for recreation for use by the tenants of the development.

II-B-4b) Areas covered by shrubs, bark mulch and other ground covers which do not provide a suitable surface for human use may not be counted toward this requirement.

II-B-4c) Decks, patios, and similar areas are eligible for open space criteria. Play areas for children are required for projects of greater than 20 units that are designed to include families.

II-B-5) Natural Climate Control

II-B-5a) Utilize deciduous trees with early leaf drop and low bare branch densities on the south sides of buildings which are occupied and have glazing for summer shade and winter warmth.

II-B-6) Building Materials:

II-B-6a) Building materials and paint colors should be compatible with the surrounding area. Very bright primary or neon-type paint colors which attract attention to the building or use are unacceptable.

C. COMMERCIAL, EMPLOYMENT, AND INDUSTRIAL DEVELOPMENT

Commercial and employment developments should have a positive impact upon the streetscape. For example, buildings made of unadorned concrete block or painted with bright primary colors used to attract attention can create an undesirable effect upon the streetscape.

Landscaping and site design for commercial and employment zones is somewhat different from that required for residential zones. The requirement for outdoor spaces is, of course, much less. The primary function is to improve the project's appearance, enhance the City's streetscape, lessen the visual and climatic impact of parking areas, and to screen adjacent residential uses from the adverse impacts which commercial uses may cause.

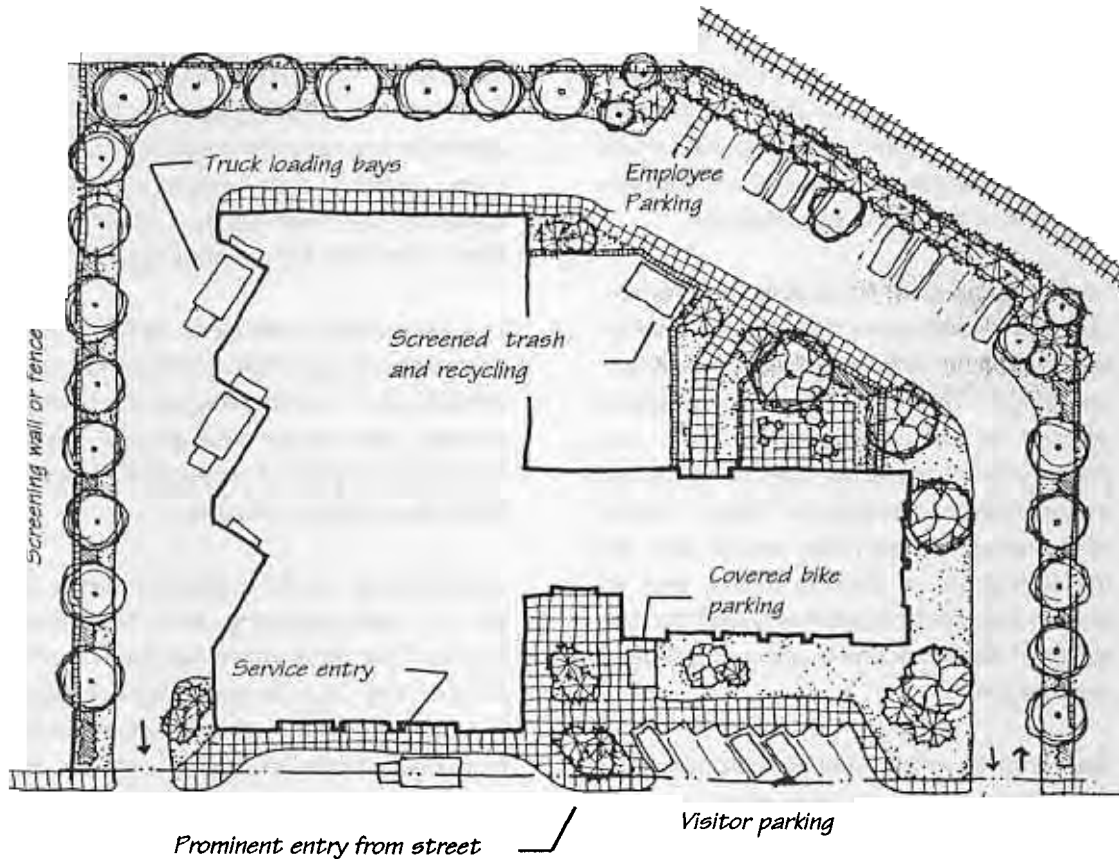
One area in which Ashland's commercial development differs from that seen in many other cities is the relationship between the street, buildings, parking areas, and landscaping. The most common form of modern commercial development is the placement of a small buffer of landscaping between the street and the parking area, with the building behind the parking area at the rear of the parcel with loading areas behind the building. This

may be desirable for the commercial use because it gives the appearance of ample parking for customers, however, the effect on the streetscape is less than desirable because the result is a vast hot, open, parking area which is not only unsightly but results in a development form which the City discourages.

The alternative desired in Ashland is to design the site so that it makes a positive contribution to the streetscape and enhances pedestrian and bicycle traffic. This is accomplished through the following three level review process.

The following development standards apply to manufacturing and commercial zones. Their application depends on what area of the City the property is located. Generally speaking, areas that are visible from highly traveled arterial streets, and that are in the Historic District, are held to a higher development standard than projects that are in industrial parks. This difference is detailed by the maps, which delineate a Detail Site Review Zone. Properties outside the zone only have to comply with Basic Site Review Standards, while projects in the Zone have to comply with both Basic and Detail Site Review Standards.

BASIC SITE REVIEW CONCEPTUAL SITE PLAN



II-C-1. BASIC SITE REVIEW STANDARDS

APPROVAL STANDARD: Development in all commercial and employment zones shall conform to the following development standards:

II-C-1a) Orientation and Scale

- 1) Buildings shall have their primary orientation toward the street rather than the parking area. Building entrances shall be oriented toward the street and shall be accessed from a public

sidewalk. Public sidewalks shall be provided adjacent to a public street along the street frontage.

- 2) Buildings that are within 30 feet of the street shall have an entrance for pedestrians directly from the street to the building interior. This entrance shall be designed to be attractive and functional, and shall be open to the public during all business hours.

- 3) These requirement may be waived if the building is not accessed by pedestrians, such as warehouses and industrial buildings without attached offices, and automotive service uses such as service stations and tire stores.

II-C-1b) Streetscape

One street tree chosen from the street tree list shall be placed for each 30 feet of frontage for that portion of the development fronting the street.

II-C-1c) Landscaping

- 1) Landscaping shall be designed so that 50% coverage occurs after one year and 90% coverage occurs after 5 years.
- 2) Landscaping design use a variety of low water use deciduous and evergreen trees and shrubs and flowering plant species.
- 3) Buildings adjacent to streets shall be buffered by landscaped areas at least 10 feet in width, except in the Ashland Historic District. Outdoor storage areas shall be screened from view from adjacent public rights-of-way, except in M-1 zones. Loading facilities shall be screened and buffered when adjacent to residentially zoned land.
- 4) Irrigation systems shall be installed to assure landscaping success.
- 5) Efforts shall be made to save as many existing healthy trees and shrubs on the site as possible.

II-C-1d) Parking

- 1) Parking areas shall be located behind buildings or on one or both sides.
- 2) Parking areas shall be shaded by deciduous trees, buffered from adjacent non-residential uses and screened from non-residential uses.

II-C-1e) Designated Creek Protection

- 1) Designated creek protection areas shall be considered positive design elements and incorporated in the overall design of a given project.
- 2) Native riparian plant materials shall be planted in and adjacent to the creek to enhance the creek habitat.

II-C-1f) Noise and Glare

Special attention to glare (AMC 18.72.110) and noise (AMC 9.08.170(c) & AMC 9.08.175) shall be considered in the project design to insure compliance with these standards.

II-C-1g) Expansions of Existing Sites and Buildings

- 1) For sites which do not conform to these requirements, an equal percentage of the site must be made to comply with these standards as the percentage of building expansion, e.g., if building area is to expand by 25%, then 25% of the site must be brought up to the standards required by this document.

II-C-2. DETAIL SITE REVIEW

Developments that are within the Detail Site Review Zone shall, in addition to complying with the standards for Basic Site Review, Conform to the following standards:

II-C-2a) Orientation and Scale

- 1) Developments shall have a minimum Floor Area Ratio of .35 and shall not exceed a maximum Floor Area Ratio of .5 for all areas outside the Historic District. Plazas and pedestrian areas shall count as floor area for the purposes of meeting the minimum floor area ratio.
- 2) Building frontages greater than 100 feet in length shall have offsets, jogs, or have other distinctive changes in the building facade.
- 3) Any wall which is within 30 feet of the street, plaza or other public open space shall contain at least 20% of the wall area facing the street in display areas, windows, or doorways. Windows must allow views into working areas or lobbies, pedestrian entrances or display areas. Blank walls within 30 feet of the street are prohibited. Up to 40% of the length of the building perimeter can be exempted from this standard if oriented toward loading or service areas.
- 4) Buildings shall incorporate lighting and changes in mass, surface or finish to give emphasis to entrances.

- 5) Infill of buildings, adjacent to public sidewalks, in existing parking lots is encouraged and desirable.
- 6) Buildings shall incorporate arcades, roofs, alcoves, porticoes and awnings that protect pedestrians from the rain and sun.

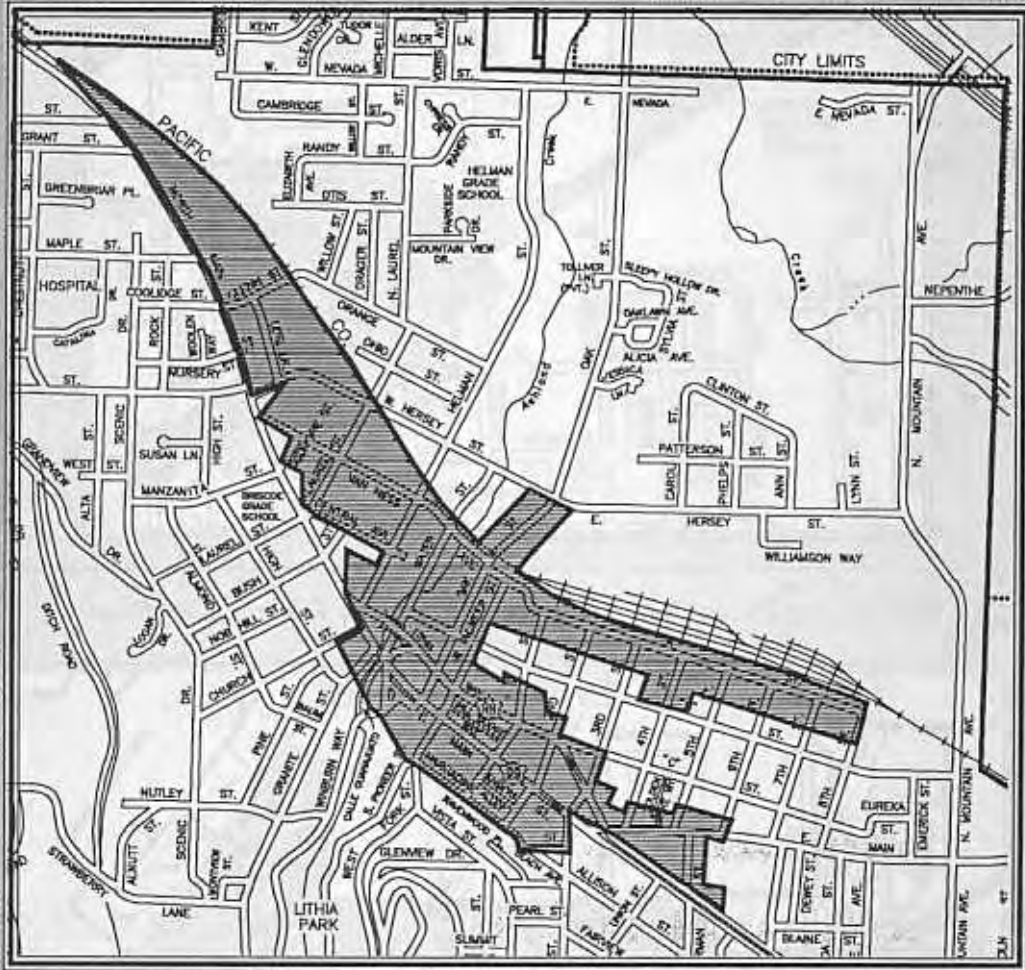
II-C-2b) Streetscape

- 1) Hardscape (paving material) shall be utilized to designate "people" areas. Sample materials could be unit masonry, scored and colored concrete, grasscrete, or combinations of the above.
- 2) A building shall be setback not more than 20 feet from a public sidewalk unless the area is used for pedestrian activities such as plazas or outside eating areas. If more than one structure is proposed for a site, at least 25% of the aggregate building frontage shall be within 20 feet of the sidewalk.

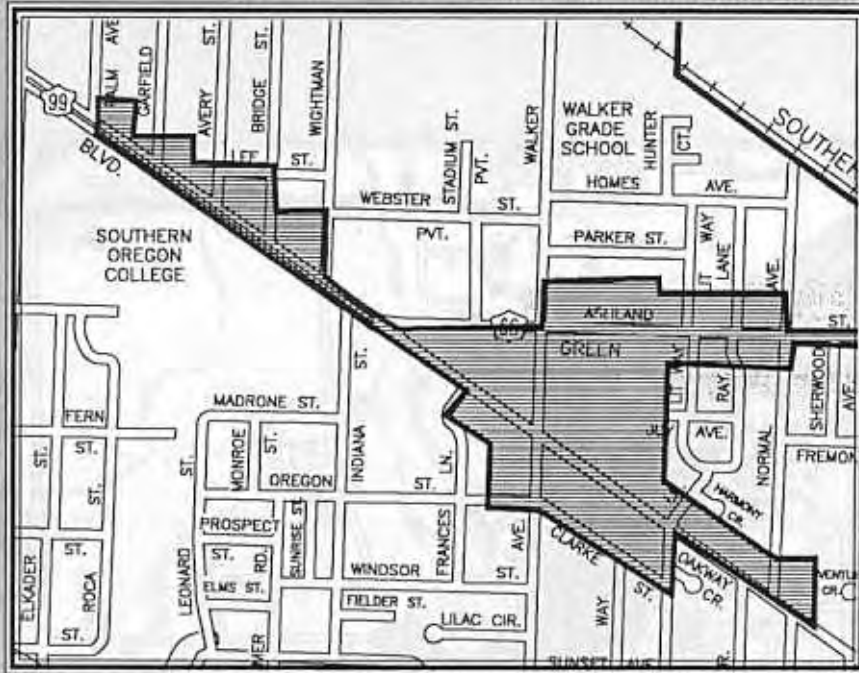
II-C-2c) Parking & On-site Circulation

- 1) Protected, raised walkways shall be installed through parking areas of 50 or more spaces or more than 100 feet in average width or depth.
- 2) Parking lots with 50 spaces or more shall be divided into separate areas and divided by landscaped areas or walkways at least 10 feet in width, or by a building or group of buildings.

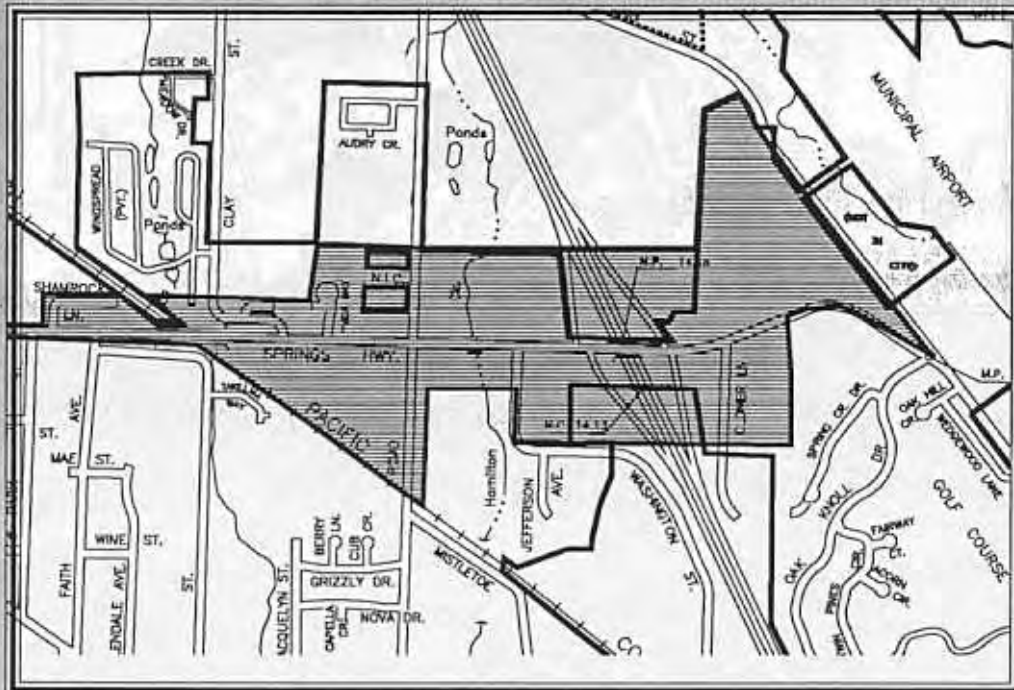
*Detail Site Review Zone
North Main, Historic District, and Oak Street*



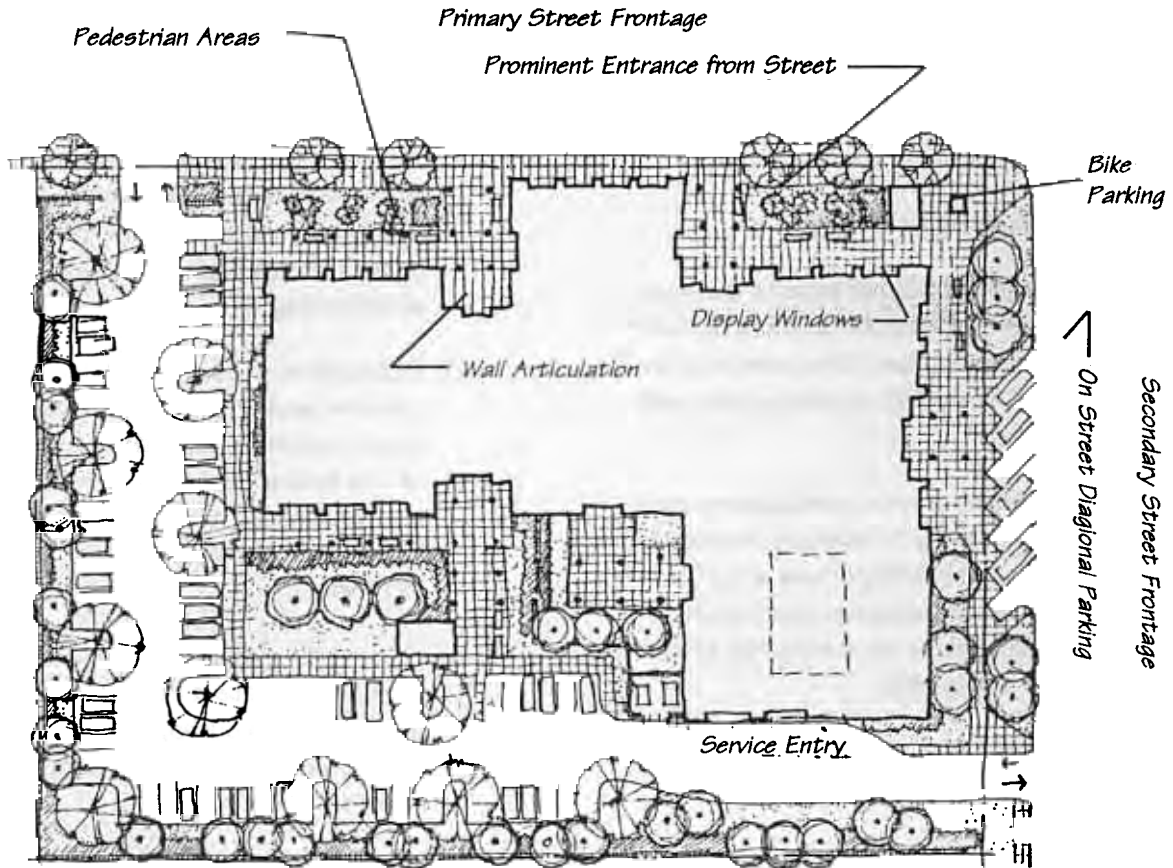
Detail Site Review Zone - Siskiyou Blvd. and Ashland and Walker St.



Detail Site Review Zone - Ashland Street and Tolman Creek Road



DETAIL SITE REVIEW CONCEPTUAL SITE PLAN



II-C-2c) (continued)

- 3) Developments of one acre or more must provide a pedestrian and bicycle circulation plan for the site. On-site pedestrian walkways must be lighted to a level where the system can be used at night by employees, residents and customers. Pedestrian walkways shall be directly linked to entrances and the internal circulation of the building.

II-C-2d) Buffering and Screening

- 1) Landscape buffers and screening shall be located between incompatible uses on an adjacent lot. Those buffers can consist of either plant material or building materials and must be compatible with proposed buildings.
- 2) Parking lots shall be buffered from the main street, cross streets and screened from residentially zoned land.

II-C-2e) Lighting

- 1) Lighting shall include adequate lights that are scaled for pedestrians by including light standards or placements of no greater than 14 feet in height along pedestrian path ways.

II-C-2f) Building Materials

- 1) Buildings shall include changes in relief such as cornices, bases, fenestration, fluted masonry, for at least 15% of the exterior wall area.
- 2) Bright or neon paint colors used extensively to attract attention to the building or use are prohibited. Buildings may not incorporate glass as a majority of the building skin.

II-C-3. ADDITIONAL STANDARDS FOR LARGE SCALE PROJECTS

Developments (1) involving a gross floor area in excess of 10,000 square feet or a building frontage in excess of 100 feet in length, (2) located within the Detail Site Review Zone, shall, in addition to complying to the standards for Basic and Detail Site review, shall conform to the following standards:

II-C-3a) Orientation and Scale

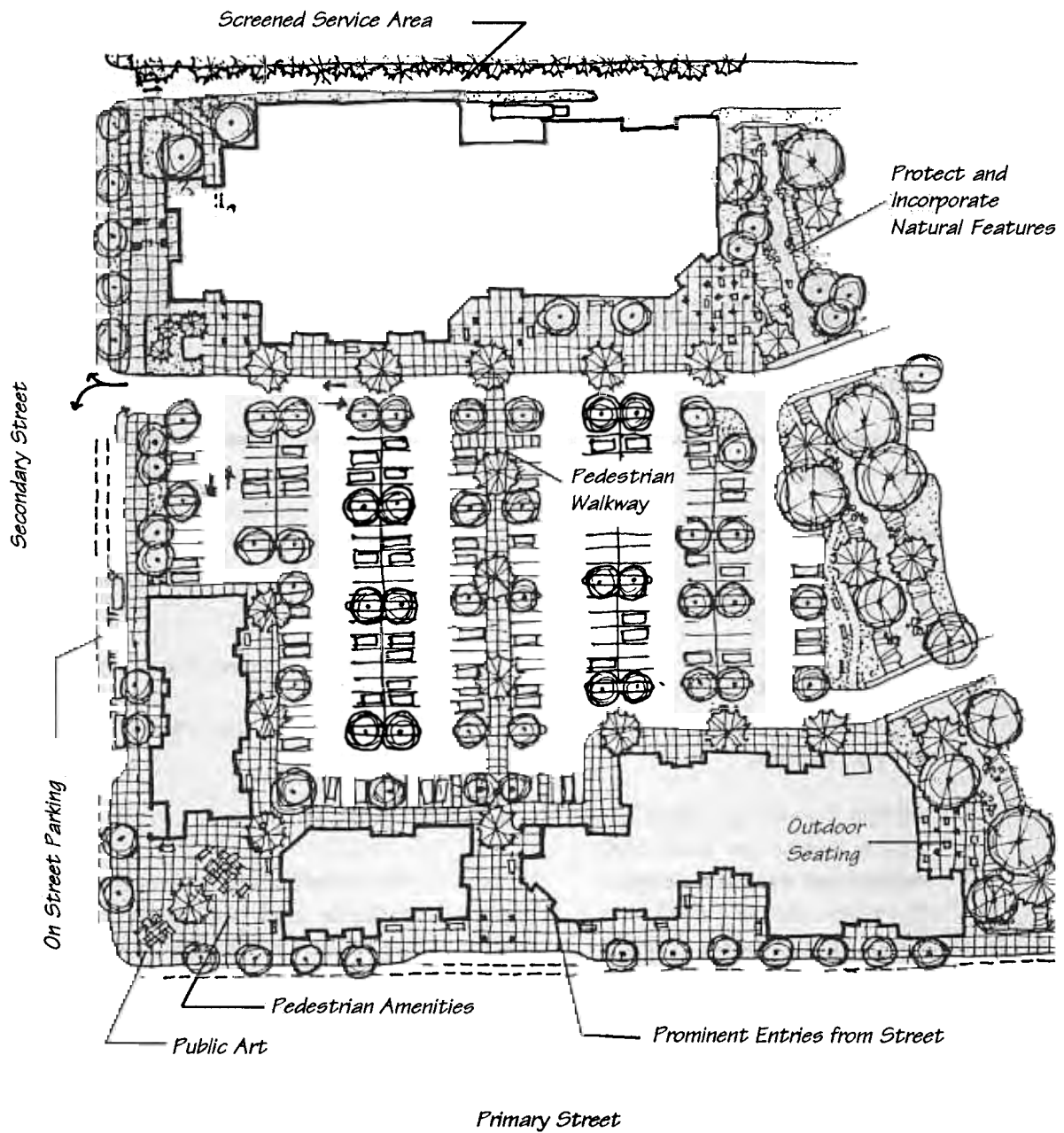
- 1) Developments shall divide large building masses into heights and sizes that relate to human scale by incorporating changes in building mass or direction, sheltering roofs, a distinct pattern of divisions on surfaces, windows, trees, and small scale lighting.

- 2) No new buildings or contiguous groups of buildings shall exceed a gross square footage of 45,000 square feet or a combined contiguous building length of 300 feet. Any building or contiguous group of buildings which exceed these limitations, and which were in existence in 1992, may expand up to 15% in area or length beyond their 1992 area or length.

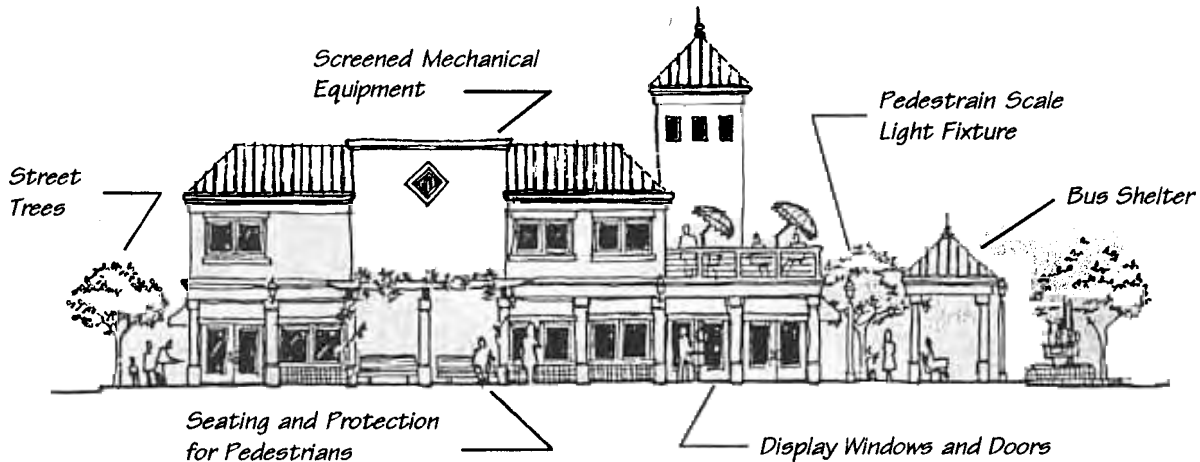
- 3) Buildings not connected by a common wall shall be separated by a distance equal to the height of the tallest building. If buildings are more than 240 feet in length, the separation shall be 60 feet.

- 4) All on-site circulation systems shall incorporate a streetscape which includes curbs, sidewalks, pedestrian scale light standards, and street trees.

LARGE SCALE DEVELOPMENT CONCEPTUAL SITE PLAN



LARGE SCALE DEVELOPMENT CONCEPTUAL ELEVATION



II-C-3b) Public Spaces

- 1) One square foot of plaza or public space shall be required for every 10 square feet of gross floor area.
- 2) A plaza or public spaces shall incorporate at least 4 of the 6 following elements:
 - a) Sitting Space - at least one sitting space for each 500 square feet shall be included in the plaza. Seating shall be a minimum of 16 inches in height and 30 inches in width. Ledge benches shall have a minimum depth of 30 inches.
 - b) A mixture of areas that provide both Sunlight & Shade
 - c) Protection from wind by screens and buildings.

- d) Trees - provided in proportion to the space at a minimum of 1 tree per 800 square feet, at least 2 inches in diameter at breast height.
- e) Water features or public art
- f) Outdoor Eating Areas or Food Vendors.

II-C-3c) Transit Amenities

Transit amenities, bus shelters, pullouts and designated bike lanes shall be required in accordance with the City's Transportation Plan and guidelines established by the Rogue Valley Transportation District.

II-C-3d) Recycling

- 1) Recycling areas shall be provided at all developments.

D. PARKING LOT LANDSCAPING AND SCREENING STANDARDS

Approval Standard: All parking lots, which for purposes of this section include areas of vehicle maneuvering, parking, and loading, shall be landscaped and screened as follow:

II-D-1) Screening at Required Yards

- 1) Parking abutting a required landscaped front or exterior yard shall incorporate a sight obscuring hedge screen into the required landscaped yard.
- 2) The screen shall grow to be at least 36 inches higher than the finished grade of the parking area, except for required vision clearance areas.
- 3) The screen height may be achieved by a combination of earth mounding and plant materials.
- 4) Elevated parking lots shall screen both the parking and the retaining wall.

II-D-2) Screening Abutting Property Lines

Parking abutting a property line shall be screened by a 5' landscaped strip. Where a buffer between zones is required, the screening shall be incorporated into the required buffer strip, and will not be an additional requirement.

II-D-3) Landscape Standards:

- 1) Parking lot landscaping shall consist of a minimum of 7% of the total parking area plus a ratio of 1 tree for each seven parking spaces to create a canopy effect.
- 2) The tree species shall be an appropriate large canopied shade tree and shall be selected from the street tree list to avoid root damage to pavement and utilities, and damage from droppings to parked cars and pedestrians.
- 3) The tree shall be planted in a landscaped area such that the tree bole is a least 2 feet from any curb or paved area.
- 4) The landscaped area shall be planted with shrubs and/or living ground cover to assure 50% coverage within 1 year and 90% within 5 years.
- 5) Landscaped areas shall be evenly distributed throughout the parking area and parking perimeter at the required ratio.
- 6) That portion of a required landscaped yard, buffer strip or screening strip abutting parking stalls may be counted toward required parking lot landscaping

but only for those stalls abutting landscaping as long as the tree species, living plant material coverage and placement distribution criteria are also met. Front or exterior yard landscaping may not be substituted for the interior landscaping required for interior parking stalls.

II-D-4) Residential Screening

- 1) Parking areas adjacent to residential dwelling shall be set back at least 8 feet from the building, and shall provide a continuous hedge screen.

II-D-5) Hedge Screening

The required hedge screen shall be installed as follows:

- 1) Evergreen shrubs shall be planted so that 50% of the desired screening is achieved within 2 years, 100% within 4 years.
- 2) Living groundcover in the screen strip shall be planted such that 100% coverage is achieved within 2 years.

II-D-6) Other Screening

- 1) Other screening and buffering shall be provided as follow:

Refuse Container Screen: Refuse containers or disposal areas shall be screened from view by placement of a solid wood fence or masonry wall from five to eight feet in height. All refuse materials shall be contained within the refuse area.

Service Corridor Screen: When adjacent to residential uses, commercial and industrial service corridors shall be screened. Siting and design of such service areas shall reduce the adverse effects of noise, odor and visual clutter upon adjacent residential uses.

Light and Glare Screen: Artificial lighting shall be so arranged and constructed as to not produce direct glare on adjacent residential properties or streets.

E. STREET TREE STANDARDS

APPROVAL STANDARD: All development fronting on public or private streets shall be required to plant street trees in accordance with the following standards and chosen from the recommended list of street trees found in this section.

II-E-1) Location for Street Trees

- 1) Street trees shall be located behind the sidewalk except in cases where there is a designated planting strip in the right-of-way, or the sidewalk is greater than 8 feet wide. Street trees shall include irrigation, root barriers, and generally conform to the standard established by the Department of Community Development.

II-E-2) Spacing, Placement, and Pruning of Street Trees

All tree spacing may be made subject to special site conditions which may, for reasons such as safety, affect the decision. Any such proposed special condition shall be subject to the Staff Advisor's review and approval. The placement, spacing, and pruning of street trees shall be as follow:

- a) Street trees shall be placed at the rate of one tree for every 30 feet of street frontage. Trees shall be evenly spaced, with variations to the spacing permitted for specific site limitations, such as driveway approaches.
- b) Trees shall not be planted closer than 25 feet from the curb line

of intersections of streets or alleys, and not closer than 10 feet from private driveways (measured at the back edge of the sidewalk), fire hydrants, or utility poles.

- c) Street trees shall not be planted closer than 20 feet to light standards. Except for public safety, no new light standard location shall be positioned closer than 10 feet to any existing street tree, and preferably such locations will be at least 20 feet distant.
- d) Trees shall not be planted closer than 2 1/2 feet from the face of the curb except at intersections where it shall be 5 feet from the curb, in a curb return area.
- e) Where there are overhead power lines, tree species are to be chosen that will not interfere with those lines.
- f) Trees shall not be planted within 2 feet of any permanent hard surface paving or walkway. Sidewalk cuts in concrete for trees shall be at least 10 square feet, however, larger cuts are encouraged because they allow additional air and water into the root system and add to the health of the tree. Space between the tree and such hard surface may be covered by permeable non-permanent hard surfaces such as grates, bricks on sand, or paver blocks.

- g) *Trees, as they grow, shall be pruned to provide at least 8 feet of clearance above sidewalks and 12 feet above street roadway surfaces.*
- h) *Existing trees may be used as street trees if there will be no damage from the development which will kill or weaken the tree. Sidewalks of variable width and elevation may be utilized to save existing street trees, subject to approval by the Staff Advisor.*

II-E-3) Replacement of Street Trees

Existing street trees removed by development projects shall be replaced by the developer with those from the approved street tree list. The replacement trees shall be of size and species similar to the trees that are approved by the Staff Advisor.

II-E-4) Recommended Street Trees

Street trees shall conform to the street tree list approved by the Ashland Tree Commission.

SECTION III

WATER CONSERVING LANDSCAPING GUIDELINES AND POLICIES

INTRODUCTION

Water has always been a scarce, valuable resource in the Western United States, where winter rains give way to a dry season spanning five to seven months in the Rogue Valley. Lack of water during the dry summer season was a major problem facing early settlers. Their creative solutions have greatly altered the development of this region. Talent Irrigation District's and other district's reservoirs and many miles of reticulating canals are an engineering marvel.

Ashland's early development centered around Ashland Creek and its year-round water supply flowing from the flanks of Mt. Ashland, a mile in elevation above the town.

As the town grew, the old reservoir at the top of Granite Street and later, Reeder Reservoir were built. They remain as a testament to the town's need for more water than the quantity that flows through the City during the dry season. The reservoirs collect the winter rain behind its dams, for use during the dry season. Snowfall adds to this system by slowly melting in the spring and summer, after rainfall has diminished, recharging

the groundwater that continues to flow into Ashland Creek, long after the last of the snowpack has melted.

Presently, Reeder reservoir's capacity is just barely sufficient to supply the City's current water demands in a severe drought. With Ashland's semi-arid climate that includes periodic multi-year droughts, a fixed reservoir size, and growing water demands, it is clear that additional steps to insure a secure water supply are now necessary.

There are two main ways of insuring a reliable water supply; either increase the supply, by finding additional water sources, or reduce the demand through water conservation strategies. The traditional supply side solutions, are economically and environmentally expensive. Demand side solutions are relatively inexpensive, although they require changes in behavior and usage patterns. One of the main strategies for reducing water use are landscape designs that it use less water. Ashland has adopted these guidelines in order to reduce the amount of water wasted by many standard landscaping practices.

The advantages to guidelines like these are that they avoid the costs of increasing the water supply, and they also avoid the draconian measure of mandatory rationing. While guidelines limit plant materials, the choices offered by drought tolerant plants, give ample opportunity to create beautiful landscapes at no additional cost.

The goal of these guidelines is to decrease water usage, while encouraging attractive landscaping. Further, the guidelines and policies are aimed at reducing water demand when it is most crucial, during the dry late summer months when water reserves are low.

ADVICE AND RECOMMENDATIONS

The following recommendations, if implemented, would reduce water consumption, while providing sufficient water to create and maintain attractive landscapes. These landscape design and installation practices are not mandatory, yet they contain prudent advice for reducing outdoor water consumption and contain general concepts, that if followed, will make any landscape water conserving.

GENERAL & MISCELLANEOUS

Limit lawn and turf to areas where it is actively used and eliminate it from areas where its purpose is strictly ornamental, replacing it with drought tolerant, attractive ground covers.

Concentrate lawn areas together into basically round or square shapes, rather than narrow arms and other shapes that make the even distribution of applied water nearly impossible.

Plant in fall or early spring, rather than late spring and summer when plant dormancy leads to low initial water requirements and cool temperatures and rainfall is likely.

Group water hungry plants together and have separate irrigation circuits for them.

Spread 2-3 inches of bark mulch in shrub beds. Use medium sized mulch, not large nuggets or fine mulch. Mulch composed of large nuggets is an inferior water conserving mulch, and excessively fine mulch compacts so tightly that water runs off or is absorbed by only the uppermost portion.

Maximize the amount of undisturbed soil during construction and excavation, fence it off and avoid running heavy equipment over it, storing materials on it and dumping waste solids and liquids on it. Long term storage (longer than six months) also deteriorates the quality of soil. Healthy soil is better able to retain water.

PLANTS

Specify and use drought tolerant plants and turf varieties and species.

Backbone plants (trees, screening plants, and other plants required by other city ordinances) will be of a large size, the rest of plants may of small sizes (1-3 gallon size). Smaller initial sizes establish more extensive root systems, and are thus better able to withstand drought conditions.

Water hungry plants that can tolerate shade (use Sunset Western Garden Book

as a guide) should be planted on north sides of structures or in full day shade if they are used at all.

Plants to avoid due to high water needs include: rhododendrons, camellias, azaleas, and hydrangeas.

Watering within drip line of existing native oaks, pines and madrone trees should be avoided except for temporary drip systems for maximum of two years for establishment of dry shade tolerant plants.

Drought tolerant trees and shrubs should not be placed within lawns as their water needs, for the most part, are incompatible with lawn needs.

IRRIGATION

Use drip irrigation for shrubs and trees.

For native plantings, water later in spring, let soil dry out in summer, water in fall. This mimics the natural system that plants have evolved in, but allows for additional water in order that plants look better and grow faster.

Automatic timer controllers reduce water use if properly programmed and monitored.

Turn off in fall after temperatures decrease and/or rains begin (usually the end of September).

Adjust the watering period and frequency to rainfall and temperature, with less water applied in the spring and fall and more water applied during the hot, dry summer months.

Use a more conservative setting in spring than after hot, dry summer weather begins.

Precipitation sensors and ground moisture sensors incorporated into the controller will result in substantial water conservation.

In many parts of the city, water pressures are too high for properly functioning irrigation systems, resulting in water losses from overspray. The use of pressure regulating devices will solve this problem.

Develop maintenance watering schedule for irrigation systems and modify it for seasonal differences.

No matter how sophisticated an irrigation system is, it must be properly programmed and maintained, or it still has the potential of wasting large quantities of water.

TURF

Turf should be avoided in:

Median strips.

Areas less than eight feet wide.

NOTE: in the above areas, it is difficult to minimize overspray, consider groundcovers that do not require sprinklers (i.e. that use bubblers or drip) or hardscape.

Specify and use perennial rye and tall turf fescue lawn seed that tolerates the hot summers here, rather than bluegrass or bluegrass mixes, developed for the cooler summers of the Willamette Valley.

Trees and shrubs within lawn areas increase the difficulty of providing even water coverage to turf. Uneven watering, invariably leads to over-watering.

TOPOGRAPHY

Berms, mounds and raised beds should be avoided, since they greatly increase water evaporation through increased surface area and higher soil temperatures. Reasonable exceptions would be the creation of berms for sound barriers, for safety, or for recreational areas.

The functions of berms can often be met by fences, walls, and vegetation.

Slow water movement to increase amount absorbed by soil by-

TERRACES

Terraces on slopes conserve water (particularly if impermeable retaining walls are used or retaining wall faces to the north), but raised beds and berms dramatically increase water demand.

Terracing on east and north slopes will save more water than terracing on south or west slopes.

On site swales not only naturally slow water movement but also allow for ground-water recharge on site.

MANDATORY POLICIES

The City has established the following policies for use whenever water conserving landscaping is required by ordinance, by a condition of approval of a planning action, in consideration for a density bonus or other development incentive, or in consideration for reduced systems development charges. These policies have the weight of law, and landscapes installed and certified as water conserving must be maintained according to these guidelines, or will be in violation of the Municipal Code.

GENERAL AND MISCELLANEOUS

The combined turf or water areas (i.e. pools, ponds and fountains) shall be limited to 20% of the landscaped areas. Turf limitations do not apply to public parks, private common open space, required outdoor recreation areas, golf courses, cemeteries and school recreation areas.

A minimum of two inches of mulch (neither large nuggets nor fine bark may be used) shall be added in non-turf areas to the soil surface after planting. Non-porous material shall not be placed under the mulch.

All fountains shall be designed to recycle their water.

Turf is restricted to slopes with less than 10% grade.

PLANTS

At least 90% of plants in the non-turf areas are to be listed as drought tolerant in the Sunset Western Garden book, or be similarly well-suited for this climate of

region as determined by the Staff Advisor. Up to 10% of the plants may be of a non-drought tolerant variety or species as long as they are grouped together and can be irrigated separately from the drought tolerant plants.

No watering within the drip line of existing native oaks, pines and madrone trees is permitted, except that a temporary drip system may be installed for maximum of two years for the establishment of dry shade tolerant plants.

Screening hedges must be planned to attain 50% coverage after two years.

Water conserving designs are not required to meet the standard of a 50% coverage within one year. However, they must meet the coverage standard for plantings of 90% after five years.

IRRIGATION

Irrigation system shall be designed so that overspray is minimized.

For sprinkler irrigated areas, perimeter sprinklers must be included in irrigation pattern.

Sprinkler heads with a precipitation rate of .85 inches per hour or less shall be used on slopes exceeding 15% to minimize runoff, or when slope exceeds 10% within 10 feet of hardscape.

Precipitation rates are to be matched for all irrigation heads for each circuit.

The same type of irrigation heads shall be used for each circuit.

Valves and circuits shall be separated based on water use.

Drip irrigation systems are required for trees unless within lawn areas.

Serviceable check valves (or pressure compensating emitters for drip systems) are required where an elevation differential greater than 20 feet exists on any circuit

Sprinkler head spacing shall be designed for head-to-head coverage.

The system shall be designed to minimize runoff and overspray to non-irrigated areas.

All irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers must have multiple cycle start capacity and a flexible calendar program. Controllers must allow seven day or greater timing cycles.

TOPOGRAPHY

No more than 5% of landscaped area of any lot or project may be berms or raised beds higher than one foot unless there is demonstrated need for sound or safety barrier.

All plantings on berms one foot or greater in height must be drought tolerant.

Only drip irrigation is allowed on berms more than one foot in height.

If allowed, berms must be no taller than 1/6 of their width.

Landscape plans are required that include, in addition to the standard plan requirements, the following:

The area irrigated (in square feet).

Precipitation rates for each valve circuit.

Monthly irrigation schedule for the plant establishment period (6-12 months) and for the first year thereafter.

A watering schedule for each circuit from the plan must be posted inside the corresponding controller

A grading plan with sufficient contours so that slope may be measured.

For lots with less than 5000 square feet of landscaped area no grading plan is required.

EXCEPTIONS

The Staff Advisor may substitute or make exceptions for cause of any of the plants listed.

Variations: The above mandatory policies may be varied if the applicant proves that the water consumption for the project as a whole is equal to or less than what would occur if the policies were strictly applied.

DEFINITION OF TERMS

berm - any area where the soil is raised 30 percent or more on its sides and has no retaining wall included.

drip line - perimeter of outermost above ground branches or leaves extrapolated to ground.

raised beds - areas of soil with retaining walls one foot or greater in height.

terrace - creation of horizontal areas on sloped land through a series of steps, retained on the downhill side.

SECTION IV

HISTORIC DISTRICT DEVELOPMENT

A. DEVELOPMENT IN ASHLAND'S HISTORIC DISTRICT

Ashland's Historic District is very important to all the of City's residents. Not only does this area contain the City's beginnings, but it is also the area of some of the most prominent landmarks in Ashland, including the Plaza, East Main Street commercial area, Lithia Park, and many important residential districts. For the most part, the main architectural themes have already been laid down, and must be considered in the design of any new structures or renovation of existing structures. This does not mean that all new structures must be a lavish imitation of an architectural style whose heyday is past, but sensitivity to surrounding buildings and the existing land use patterns is essential to a successful development.

While it is critical that buildings be made habitable and safe, it is equally imperative that the architectural character of a building be respected in the process of structural improvements. Unfortunately, this has not always been done in Ashland. The architectural merit of a building has too often been sacrificed for a more contemporary design. For this purpose, the following standards were conceived as a guide to design decisions in the hope that the architectural integrity of Ashland's

homes and commercial buildings will no longer be unnecessarily lost.

It is suggested that you think of your building as a whole - a single unit with no removable parts. Every change that you make can chip away at the integrity of the whole, like surgery. Efforts to personalize and update the building will leave you with an assortment of miscellaneous parts that bear no relation to each other, or to the original design. Wrought iron columns, asbestos shingles and aluminum frame windows have only one thing in common - the local hardware store. Older buildings in Ashland were built one at a time and such added options can obscure their individuality.

RESTORATION, REHABILITATION & REMODELLING

Because there is so much activity these days in the improvement of older housing, new terminology has been introduced. The difference between "restoring", "rehabilitating", and "remodeling" may seem academic, but each results in a major difference in the way a job or project may turn out.

To "restore" is to return a building to its original condition as if it were a precious museum piece. This technique is typically

used for structures of particular significance, such as historic landmarks where accuracy will serve an educational purpose as well as a visual one. Restoration is the most painstaking improvement process and usually the most expensive because it requires technical skill and historical precision for successful results. It can involve the removal of extraneous elements as well as the recreation of original features which may have become deteriorated or been destroyed. A fine example of a restoration project in Ashland is the Swedenberg home found on Siskiyou Boulevard. Great care has been taken to assure that the architectural integrity of the building exterior is practically identical to that when it was built in the early 1900's .

Remodelling a building is normally at the opposite end of the improvement spectrum from restoration. Unless it is done with sensitivity, to remodel a building is to redesign it so that the generic features are obliterated and the basic character destroyed in the name of modernization. A remodelling job is too often considered a success if the original structure is unrecognizable in the end result. Remodelling is appropriately used for buildings which were constructed of inferior materials or for buildings which have fallen into a state of disrepair due to vacancy or vandalism. Remodelling can also be a proper course of action when a structure undergoes a change in use, say from a single-family residence to commercial office space.

Unfortunately, it is quite common for a house to be remodeled and totally divested of its valuable characteristics when conditions do not require such radi-

cal treatment. Hence, the expression "remodel" can have bad connotations. To many people it suggests a waste of valuable resources. It is possible, however, to remodel with sensitivity, especially with the help of a talented architect.

To "rehabilitate" is to take corrective measures which will make a structure livable again. Some aspects of rehabilitation entail renovation and the introduction of new elements. For example, it is likely that outmoded electrical circuits would be required to be brought up to code to ensure safety and to provide adequate service for today's modern appliances. When rehabilitating a building, it is essential to protect the structural and decorative characteristics which belong to the architectural style. These are the very features through which the visual integrity and the economic value of the building are preserved. Modern elements shall only be introduced when absolutely necessary, and in a manner which is sympathetic to the original design. An excellent example of a successful rehabilitation is the Ashland Community Center on Winburn Way.

The rewards of sensitive home improvements are many. First there is the satisfaction of knowing you have done the job right. Second, there is the gratification from compliments of other people who appreciate what you have done. Third, there is the pleasure of living in an attractive, comfortable and historically preserved home. While these benefits are difficult to measure, such restoration or rehabilitation can result in significant economic benefits. A perceptive combination of restoration and remodelling will actually contribute to the resale value of your home. Finally, a good rehabilitation

project can be surprisingly influential on an entire neighborhood.

The City of Ashland has adopted ordinances to assure that all development, including development in the Historic District, remains compatible with the existing integrity of the district. In new construction of a single-family residence, the Historic Commission will use these standards to make recommendations to the applicant.

If an applicant requires a Staff Permit, Site Review, or a Conditional Use Permit which involves new construction, a remodel, or any use greater than a single-family use, the authority exists in the law for the Staff Advisor and the Planning Commission to require modifications in the design to match these standards. In this case the Historic Commission advises both the applicant and the Staff Advisor or other City decision-maker.

B. REHABILITATION & REMODEL STANDARDS

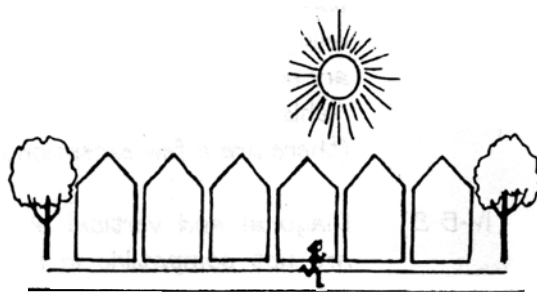
The purpose of the following standards is to prevent incompatible structures and design and ensure the proper use of materials and details within the Historic District:

- | | |
|--|--|
| IV-B-1) Be sure the remodeled portion has exterior wall finish that matches the existing or original material. | IV-B-7) Sawn shingle and, for economy, composition roofs are preferred. Asphalt shingles which match existing color and texture are acceptable. Shake shingles, tile and metal roofs are not compatible with most Ashland architectural styles (there are a few exceptions). |
| IV-B-2) Design window additions are to duplicate existing or original windows. | IV-B-8) Diagonal and vertical siding are not compatible in most cases. |
| IV-B-3) Design the roof on additions or remodels to have the same pitch as the original roof. Extend the ridge lines where possible. On one-story rear additions, shed roofs are acceptable. | IV-B-9) Imitative materials such as asphalt siding, wood textured aluminum siding or artificial stone are not compatible. |
| IV-B-4) Match the style of any porch or entry addition to the original or existing style of the front of the structure. | IV-B-10) Any detached structures shall be compatible with the existing building and conform to the above standards. |
| IV-B-5) Match colors of any additions to the colors used on the existing exterior. | IV-B-11) Styles of other eras or locales, such as Tudor and Western styles, are to be avoided. |
| IV-B-6) Try to rehabilitate and restore as many features as possible. | |

C. HISTORIC DISTRICT DESIGN STANDARDS

In addition to the standards found in Section II, the following standards will be used by the Planning and Historic Commissions for new development and renovation of existing structures within the Historic District:

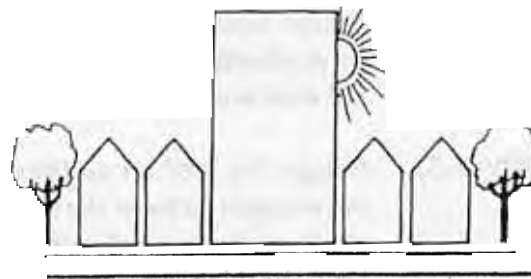
RECOMMENDED



IV-C-1) Construct buildings to a height of existing buildings from the historic period on and across the street.

AVOID

HEIGHT

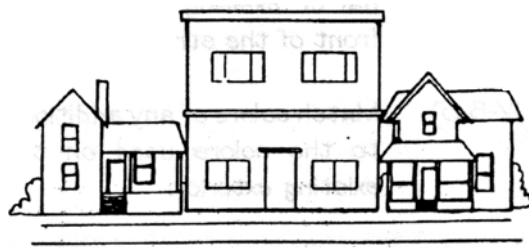


Avoid construction that greatly varies in height (too high or too low) from older buildings in the vicinity.

SCALE



Relate the size and proportions of new structures to the scale of adjacent buildings.



Avoid buildings that in height, width, or massing, violate the existing scale of the area

RECOMMENDED

AVOID

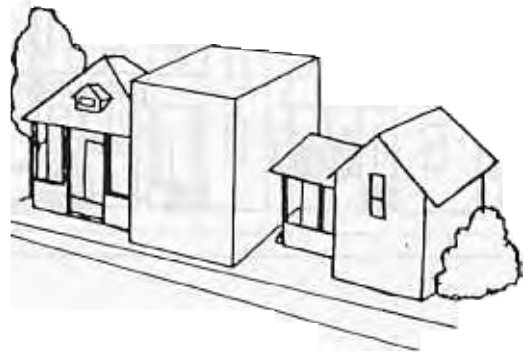
MASSING



IV-C-3) Break up uninteresting boxlike forms into smaller, varied masses which are common on most buildings from the historic period.

Avoid single, monolithic forms that are not relieved by variations in massing.

SETBACK



IV-C-4) Maintain the historic facade lines of streetscapes by locating front walls of new buildings in the same plane as the facades of adjacent buildings.

Avoid violating the existing setback pattern by placing new buildings in front or behind the historic facade line.

RECOMMENDED

AVOID

ROOF SHAPES



IV-C-5) Relate the new roof forms of the building to those found in the area.

Avoid introducing roof shapes, pitches, or materials not traditionally used in the area.

RHYTHM OF OPENINGS



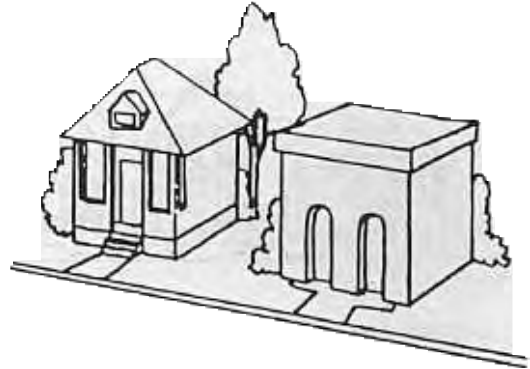
IV-C-6) Respect the alternation of wall areas with door and window elements in the facade. Also consider the width-to-height ratio of bays in the facade.

Avoid introducing incompatible facade patterns that upset the rhythm of openings established by the surrounding structures.

RECOMMENDED

AVOID

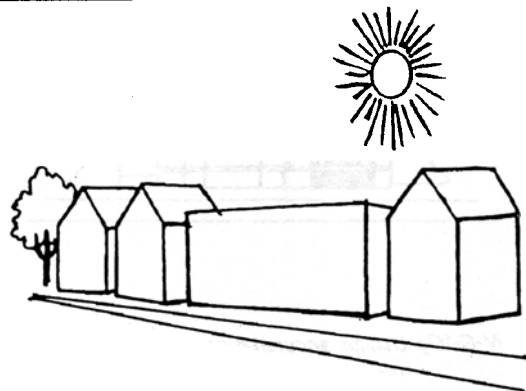
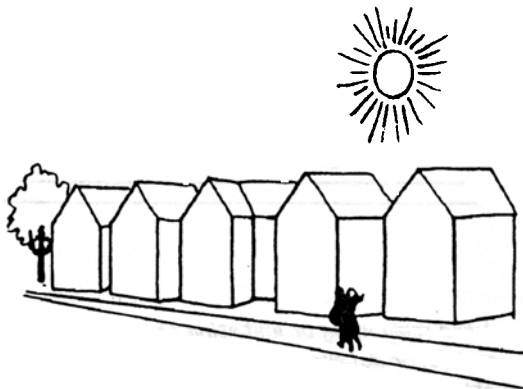
PLATFORMS



IV-C-7) The use of a raised platform is a traditional siting characteristic of most of the older buildings in Ashland.

Avoid bringing the walls of buildings straight out of the ground without a sense of platform.

DIRECTIONAL EXPRESSION



IV-C-8) Relate the vertical, horizontal or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings.

Avoid horizontal or vertical facade expressions unless they are compatible with the character of structures in the immediate area.

RECOMMENDED

AVOID

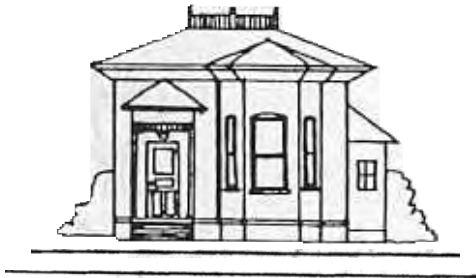
SENSE OF ENTRY



IV-C-9) Articulate the main entrances to the building with covered porches, porticos, and other pronounced architectural forms.

Avoid facades with no strong sense of entry.

IMITATIONS



IV-C-10) Utilize accurate restoration of, or visually compatible additions to, existing buildings. For new construction, traditional architecture that well represents our own time, yet enhances the nature and character of the historic district should be used.

Avoid replicating or imitating the styles, motifs, or details of older periods. Such attempts are rarely successful and, even if well done well, present a confusing picture of the true character of the historical area.

SECTION V

ASHLAND BOULEVARD CORRIDOR

INTRODUCTION

The Ashland Boulevard Corridor is located between the intersection of Siskiyou Boulevard to the west and the Interstate 5 interchange to the east. In general, the area boundary includes the lots fronting (to the north and south) the Highway 66 right-of-way. This main City arterial street is comprised of Ashland Street, Greensprings Highway and Highway 66.

Presently, a variety of land uses (retail/commercial, employment, institutional and residential) as well as a collage of building types and vacant lands are located along this corridor. This City arterial is an important transportation element because it is one of the three entrances to Ashland, it links the downtown with hotel accommodations and the airport, and it is a commercial and retail center, primarily for local residents.

In addition, the land within and adjacent to the corridor, both commercial and residential, is for the most part, underdeveloped or undeveloped. Much of the future economic growth in the City will probably be centered in this location.

The City Council and Planning Commission have recognized the potential of the corridor and requested special design studies be performed to insure its planned development. During those studies it was determined that the image of the corridor

portrays a typical "strip development". These types of development are in the fringe areas of towns throughout the United States. Vast areas of asphalt paving, minimal landscape, and uninspired architecture are indicative of these strip developments, resulting in large part to the dominance of the automobile as the only form of transit. In Ashland, a town noted for its charm, natural beauty and culture, this type of development is a contradiction. The corridor does however offer opportunities such as views to the mountains and foothills, landscaped open space, and large lots.

Recognizing these opportunities, the City of Ashland desires to develop this area according to standards which will create an environment reflective of Ashland's community image. A key factor in achieving this goal is to reduce the auto-orientation of this environment by encouraging pedestrian amenities and urban design strategies, thereby instilling a sense of community pride in the property owners and merchants of this area.

The design standards listed below will provide the city with direction for the future development of this key commercial and retail corridor. It is important to note that this work must be a cooperative effort between the private and public sectors of the community.

DESIGN STANDARDS

PUBLIC LAND IN THE STREET RIGHT-OF-WAY

In concert with the design standards for the private development of the corridor, the design standards for the public right-of-way are intended to provide an attractive street environment which will encourage pedestrian usage and public safety.

Policy: Improvements in the public right-of-way shall meet the following standards:

Y-A) Landscape Median

- Y-A-1) Twelve foot wide minimum with left turn pockets in limited but appropriate locations, approximately every 400 feet.
- Y-A-2) Small flowering trees, low water use and low maintenance (12 foot spread max.) shrubs and ground cover shall be planted.
- Y-A-3) Lighting shall be scaled to highway scale light standards.

Y-B) Sidewalk

- Y-B-1) A two foot wide minimum area for street tree placement is required.
- Y-B-2) Trees shall be drought tolerant and hardy, placed with root barriers and either bricked in plantings, tree grates, or on landscaped strips with ground cover.

Y-B-3) Six foot wide, textured or scored concrete sidewalk in addition to the street tree area (total width would be a minimum of eight feet).

Y-B-4) Pedestrian scaled light fixtures, placed in the street tree strip.

Y-B-5) Specially designed street name signs.

Y-C) Special Pedestrian Areas

Y-C-1) Pedestrian refuges protected from weather shall be placed near transit stops, or at intervals of 400 feet in the corridor if no transit stop is nearby.

Y-C-2) Textured concrete or unit masonry paving shall be used in these areas to differentiate them from other areas.

Y-C-3) Street furniture (benches, drinking fountains, news racks, etc.) shall be included for the comfort and convenience of the pedestrian.

SECTION VI

DOWNTOWN ASHLAND

INTRODUCTION

Ashland's downtown is without doubt the most important fifty-five acres in the city. For over 100 years it has been the community's economic center. The downtown boasts one of the most beautiful parks in the country, and the Oregon Shakespeare Festival annually draws thousands of theater goers. Ashland's charm, cultural offerings and lovely location have not been lost on those who visit, and during the last two decades the city's population has risen from 11,000 to 16,000. However, downtown economic growth has significantly exceeded population growth. The downtown retail spaces have increased, office spaces have doubled and tourist traffic has grown over 600 percent. Downtown automobile traffic has nearly doubled and pedestrian traffic counts have risen from 200 percent to 900 percent.

Such growth demands changes in planning and development, but Ashland's citizens insist that these changes allow the downtown to maintain its integrity and its unique character. Community participation has always been integral to Ashland's development. Citizens' affection for the city and desire to increase the culture, physical grace, and the economy have encouraged residents to support Southern Oregon State College, Lithia Park, the Shakespeare Festival and numerous other community enterprises and improvements.

Historically the city center, the downtown, began at the Plaza area and extended southeast along East Main Street. Only about one-half mile long, the area now extends from the intersection of Helman and North Main Streets on the northwest, to the Ashland Library on the southeast. It is approximately one-quarter mile wide and extends from Hargadine Street to "B" Street. Main areas are the Plaza, including the entrance to Lithia Park and Guanajuato Way, the Oregon Shakespeare Festival theatres, the East Main Street business district, the business area around the Ashland Library, Lithia Way/"C" Street, the property surrounding the old armory, and the Newbry property--the large vacant parcel of land bounded by the viaduct and by Helman, Commercial, and Water Streets, know as the Water Street Annex.

This downtown area is the employment center of the community, and in 1988 employed 25 percent of all city employees. Sixty-three percent of these were employed by restaurants, the Oregon Shakespeare Festival and retail businesses which cater primarily to tourists in the summer months.

With 197 businesses, the downtown is also a thriving business center. The businesses are diverse ranging from light manufacturing and auto repair to tourist gift shops and law offices. Retail businesses comprise most of the square footage and are concentrated along Main

Street. Many of these retail businesses are specialty stores which attract consumers throughout southern Oregon and northern California. Catering to the local, tourist and regional markets has preserved the downtown's economic vitality and health.

In addition to being the employment and business center, the downtown is also the community's social and arts and entertainment center. Increased pedestrian amenities and bike paths have encouraged residents and tourists alike to enjoy the downtown by foot or bicycle or simply by sitting on the many benches and planters which have been furnished. The Oregon Shakespeare Festival, several smaller theatres, nightclubs and restaurants provide tourists and residents with numerous opportunities for a pleasurable night out.

The combination of these factors--economic health, cultural and artistic offerings, attractiveness, location, a pleasant pedestrian and bicycling environment--have endowed Ashland with the attractive qualities of a tourist town and the advantages of being a real center for a rural town.

There are, of course, some problems which exist as a result of growth and change. The major problems which have been identified are:

Economic: The need to be less dependent on the tourist industry, particularly a single facet of that sector--the Oregon Shakespeare Festival--and to promote growth in the retail and services sectors, especially those that service the local, tourist, and regional markets.

Automobiles and Traffic: Parking is a problem throughout the year, but particularly during the peak tourist summer months. Although facts indicate that parking demand is not entirely met by existing facilities, it may not be financially or environmentally wise to accommodate the highest peak days. As traffic congestion continues to increase, the city and residents will have to adapt to different traffic patterns and use alternate forms of transport in order to alleviate the problem.

Pedestrian Traffic: The substantial increase in pedestrian traffic has spurred improvements in pedestrian amenities such as benches, planters and fountains to encourage pedestrian flow through the length of the downtown. Ongoing renovations will be needed to help accommodate the ever-growing number of people.

ASHLAND DOWNTOWN PLAN

The City of Ashland Downtown Plan is the guiding document for all downtown site design. It provides a comprehensive review of downtown Ashland's historical development and current trends and needs. In addition, it outlines specific actions intended for implementation within five years. These actions are divided into four major sections: Physical Development, Downtown Management, Regulation, and Economic Development. Although most of these actions will be taken by the municipal government, it will include the city's partners in downtown improvements--the Parks and Recreation Commission, the Chamber of Commerce, the Ashland Downtown Association, the Oregon Shakespeare Festival and others. It is

imperative that builders and developers are familiar with these actions and follow current guidelines.

REDEVELOPMENT IN THE DOWNTOWN

Three large historic buildings will probably see very different and more intense uses in the next twenty years--the Masonic Lodge, the Elks lodge, and the Mark Anthony Hotel. Other buildings will undoubtedly redevelop, and conformance with both the city's historic guidelines and the downtown development criteria should insure that the developments are positive.

The following criteria are adopted with this plan and shall be used as part of the land use approval process.

APPROVAL CRITERIA FOR DOWNTOWN AREA DEVELOPMENT:

Parking lots adjacent to the pedestrian path are prohibited.

Pedestrian amenities such as a broad sidewalks, arcades, alcoves, colonnades, porticoes, awnings, and sidewalk seating shall be provided where possible and feasible.

Weather protection on adjacent key pedestrian paths are required by all new developments.

VI-4) Windows and other features of interest to pedestrians shall be provided adjacent to the sidewalk. Blank walls adjacent to sidewalks are prohibited.

VI-5) Two-story development is encouraged downtown, with the second stories in commercial, residential, or parking uses.

VI-6) Uses which are exclusively automotive such as service stations, drive-up windows, auto sales, and tire stores are discouraged in the downtown. The city shall use its discretionary powers, such as Conditional Use permits, to deny new uses, although improvements to existing facilities may be permitted.

SITE DESIGN AND USE STANDARDS

SECTION VI

Downtown Design Standards

The purpose of the Downtown Design Standards is to respect the areas unique heritage and to enhance the appearance and livability of the area as it develops and changes. Based upon common features found in the downtown, the standards provide a foundation for prospective applicants, citizens, and community decision makers to direct change in a positive and tangible way. It is not the intent of the Design Standards to freeze time and halt progress or restrict an individual property owners creativity, but rather to guide new and remodeled proposals to be in context with their historic surroundings. Personal choice should be and can be expressed within the framework of the standards.

While many communities across America are attempting to “create” or “re-create” an urban downtown of their own, the Downtown Design Standards are an attempt to preserve what Ashland already has; a “main street” historical district with diverse individual buildings that collectively create an organized, coordinated and ageless rhythm of buildings. As a collective group, the downtown can retain its “sense of place”, its economic base, its history and its citizen’s vision.

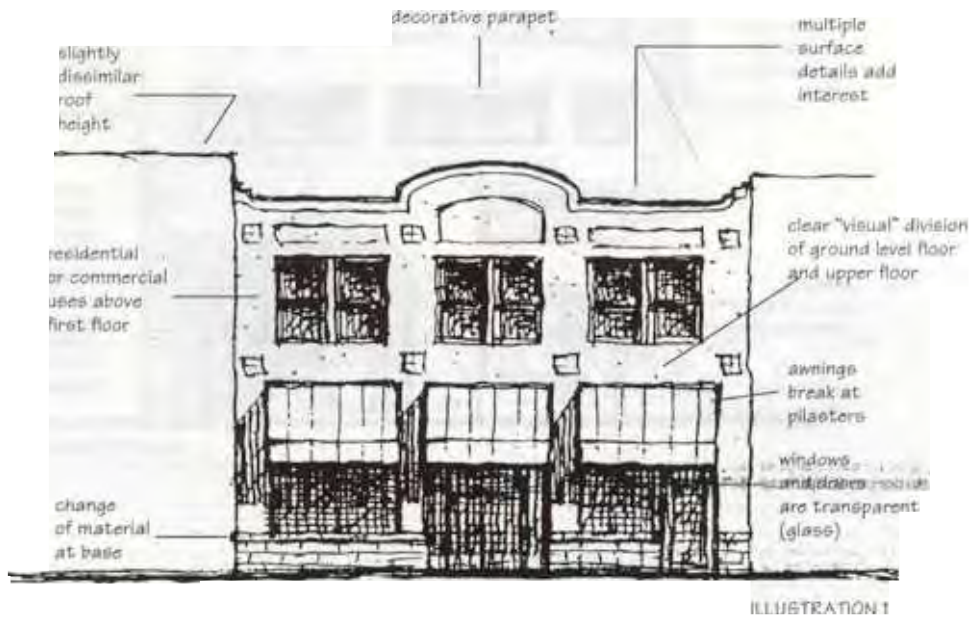
Under the procedures of the City’s Site Design and Review Process, the applicant must demonstrate the proposal meets all of the design standards in order for the decision making body to approve the proposal. As such, the standards should help increase objectivity and reduce subjectivity.

The following standards are adopted with this plan and shall be used as part of the land use approval process.

VI-A) Height

1) Building height shall vary from adjacent buildings, using either “stepped” parapets or slightly dissimilar overall height to maintain the traditional “staggered” street scape appearance. An exception to this standard would be buildings that have a distinctive vertical division/facade treatment that “visually” separates it from adjacent buildings. (Illustration: Recommend 1, 5 & 10; Avoid 3)

2) Multi-story development is encouraged in the downtown. (Illustration: Recommend 1, 5, 6 & 10).



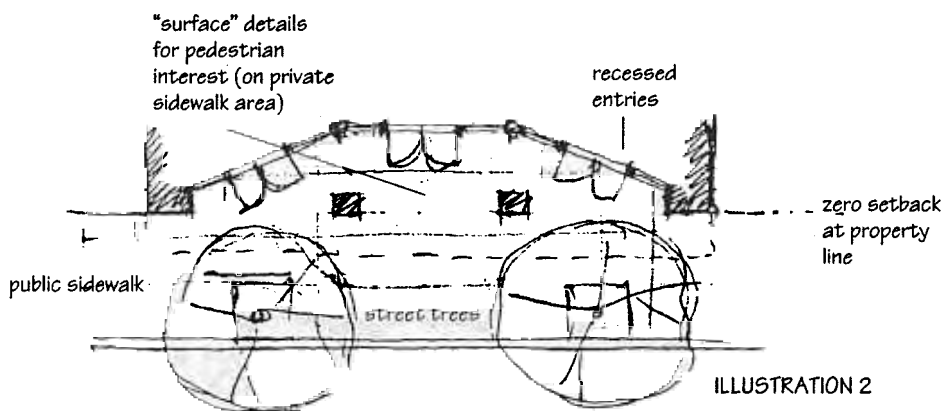
RECOMMENDED

VI-B) Setback

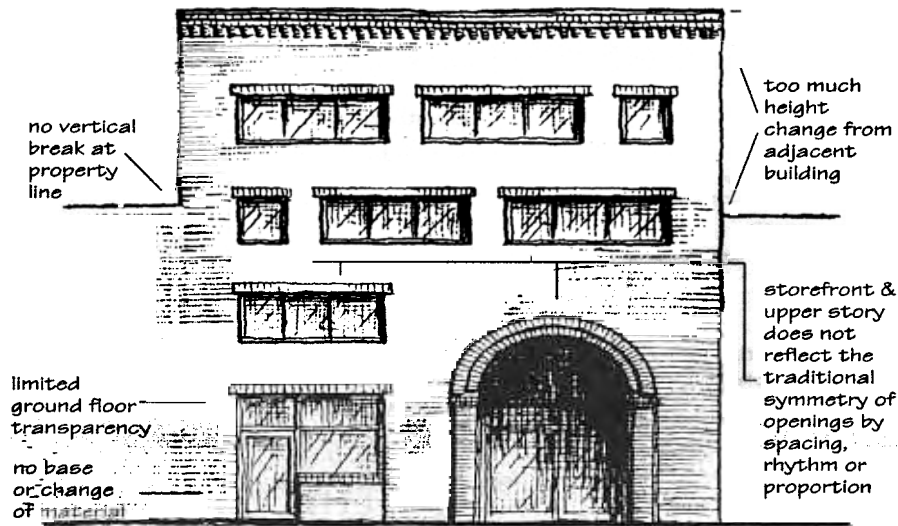
1) Except for arcades, alcoves and other recessed features, buildings shall maintain a zero setback from the sidewalk or property line (Illustration: Recommend 2, 5 & 10). Areas having public utility easements or similar restricting conditions shall be exempt from this standard.

2) Ground level entries are encouraged to be recessed from the public right-of-way to create a "sense of entry" through design or use of materials. (Illustration: Recommend 2, 5, 6, & 10; Avoid 3).

3) Recessed or projecting balconies, verandas or other useable space above the ground level on existing and new buildings shall not be incorporated in a street facing elevation. (Illustration: Avoid 4 & 7).



RECOMMENDED



AVOID ILLUSTRATION 3

VI-C) Width

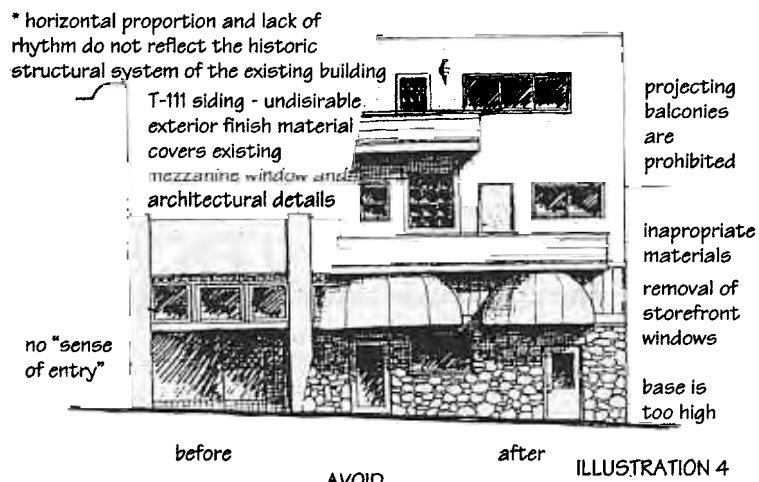
1) The width of a building shall extend from side lot line to side lot line (Illustration: Recommend 5). An exception to this standard would be an area specifically designed as plaza space, courtyard space, dining space or rear access for pedestrian walkways.

2) Lots greater than 80' in width shall respect the traditional width of buildings in the downtown area by incorporating a rhythmic division of the facade in the building's design (Illustration: Recommend 5 & 10; Avoid 3).

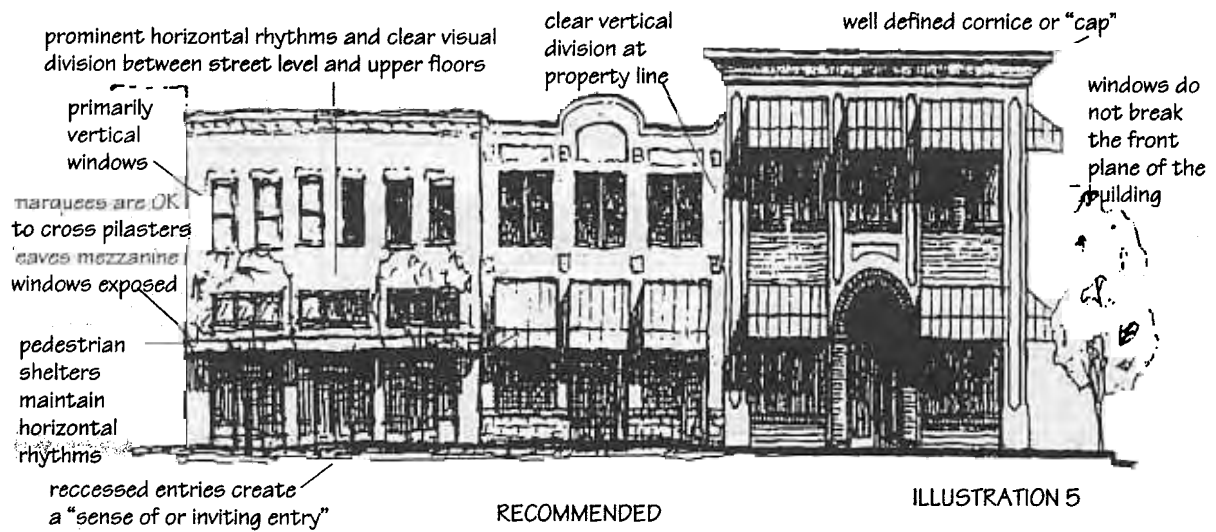
VI-D) Openings

1) Ground level elevations facing a street shall maintain a consistent proportion of transparency (i.e., windows) compatible with the pattern found in the downtown area. (Illustration: Recommend 1, 5, 6, & 10).

2) Scale and proportion of altered or added building elements, such as the size and relationship of new windows, doors, entrances, columns and other building features shall be visually compatible with the original architectural character of the building (Illustration: Recommend 5 & 6; Avoid 4 & 9).



AVOID ILLUSTRATION 4



3) Upper floor window orientation shall primarily be vertical (height greater than width). (Illustration: Recommend 1, 5 & 6; Avoid 8).

4) Except for transom windows, windows shall not break the front plane of the building. (Illustration: Recommend 5).

5) Ground level entry doors shall be primarily transparent. (Illustration: Recommend 10; Avoid 4).

6) Windows and other features of interest to pedestrians such as decorative columns or decorative corbeling shall be provided adjacent to the sidewalk. (Illustration: Recommend 1 & 5; Avoid 4 & 7). Blank walls adjacent to a public sidewalk is prohibited.

VI-E) Horizontal Rhythms

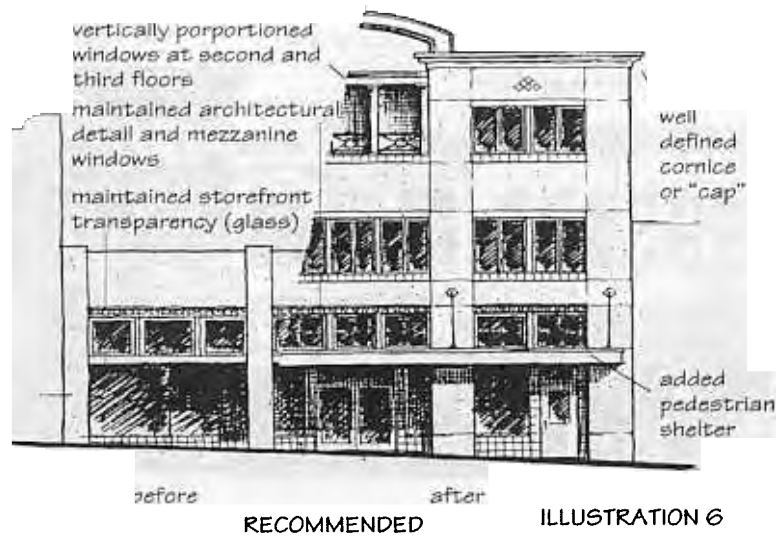
1) Prominent horizontal lines at similar levels along the street's streetfront shall be maintained. (Illustration: Recommend 1, 5, 6 & 10; Avoid 4 & 8).

2) A clear visual division shall be maintained between ground level floor and upper floors. (Illustration: Recommend 1, 5, 6 & 10).

3) Buildings shall provide a foundation or base, typically from ground to the bottom of the lower window sills, with changes in volume or material, in order to give the building a "sense of strength" (Illustration: Recommend 1, 5 & 10; Avoid 4 & 8).

VI-F) Vertical Rhythms

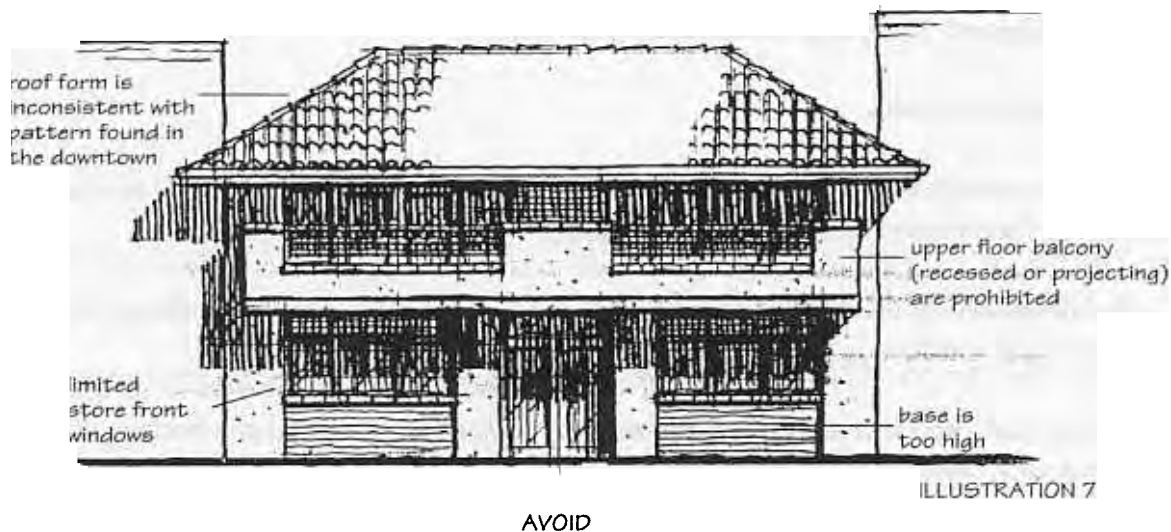
1) New construction or storefront remodels shall reflect a vertical orientation, either through actual volumes or the use of surface details to divide large walls, so as to reflect the underlying historic property lines. (Illustration: Recommend 5 & 6; Avoid 3).



2) Storefront remodeling or upper-story additions shall reflect the traditional structural system of the volume by matching the spacing and rhythm of historic openings and surface detailing (Illustration: Recommend 6; Avoid 4 & 9).

VI-G) Roof Forms

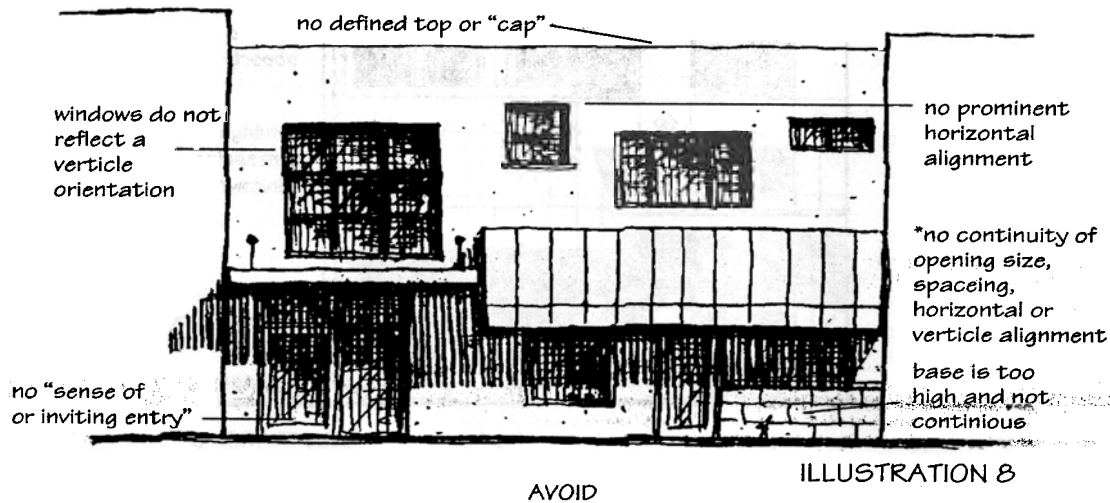
1) Sloped or residential-style roof forms are discouraged in the downtown area unless visually screened from the right-of-way by either a parapet or a false front. The false front shall incorporate a well defined cornice line or "cap" along all primary elevations (Illustration: Recommend 1, 5, & 10; Avoid 7).



VI-H) Materials

1) Exterior building materials shall consist of traditional building materials found in the downtown area including block, brick, painted wood, smooth stucco, or natural stone (Illustration: Avoid 4 & 9).

2) In order to add visual interest, buildings are encouraged to incorporate complex "paneled" exteriors with columns, framed bays, transoms and windows to create multiple surface levels. (Illustration: Recommend 1, 5 & 10; Avoid 7, 8, & 9).



VI-I) Awnings, Marquees or Similar Pedestrian Shelters

1) Awnings, marquee or similar pedestrian shelters shall be proportionate to the building and shall not obscure the building's architectural details. If mezzanine or transom windows exist, awning placement shall be placed below the mezzanine or transom windows where feasible (Illustration: Recommend 1, 5, 6 & 10; Avoid 4 & 9).

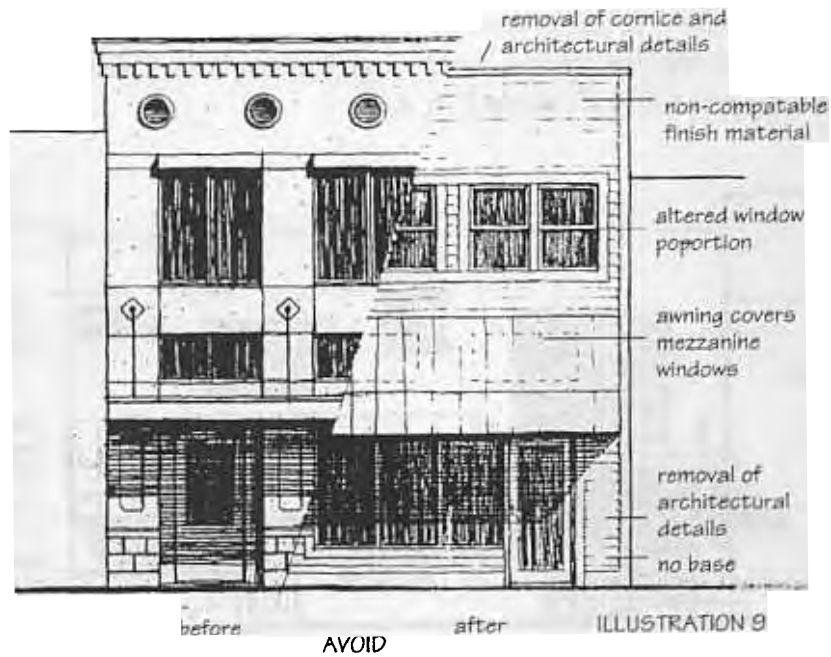
2) Except for marquees - similar pedestrian shelters such as awnings shall be placed between pilasters (Illustration: Recommend 1 & 5; Avoid 9).

3) Storefronts with prominent horizontal lines at similar levels along the street's streetfront shall be maintained by their respective sidewalk coverings (Illustration: Recommend 5; Avoid 8).

VI-J) Other

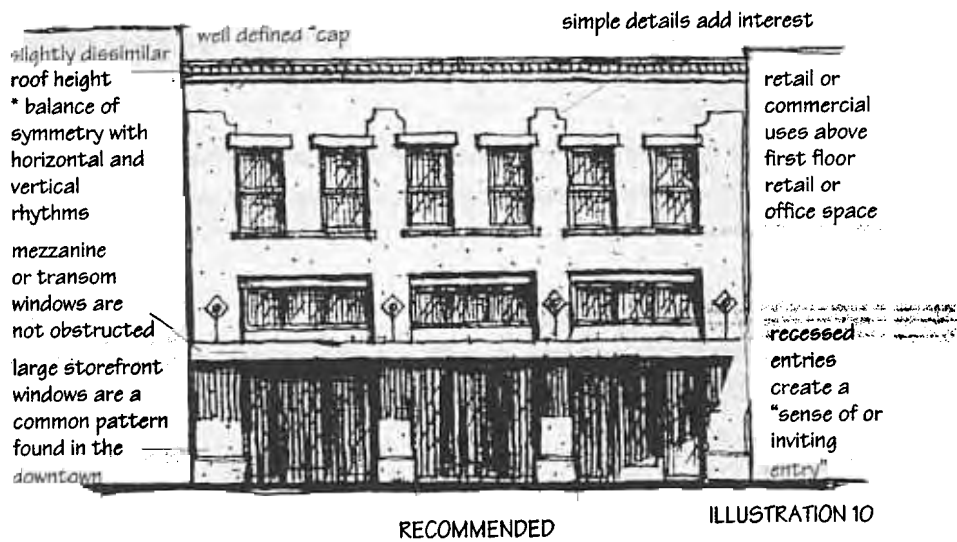
1) Non-street or alley facing elevations are less significant than street facing elevations. Rear and sidewalls of buildings should therefore be fairly simple, i.e., wood, block, brick, stucco, cast stone, masonry clad, with or without windows.

2) Visual integrity of the original building shall be maintained when altering or adding building elements. This shall include such features as the vertical lines of columns, piers, the horizontal definition of spandrels and cornices, and other primary structural and decorative elements (Illustration: Recommend 6; Avoid 4 & 9).



3) Restoration, rehabilitation or remodeling projects shall incorporate, whenever possible, original design elements that were previously removed, remodeled or covered over (Illustration: Recommend 6; Avoid 4 & 9).

4) Parking lots adjacent to the pedestrian path are prohibited (Refer to Site Design and Use Standards, Section II-D, for Parking Lot Landscaping and Screening Standards). An exception to this standard would be paths required for handicapped accessibility.



5) Pedestrian amenities such as broad sidewalks, surface details on sidewalks, arcades, alcoves, colonnades, porticoes, awnings, and sidewalk seating shall be provided where possible and feasible.

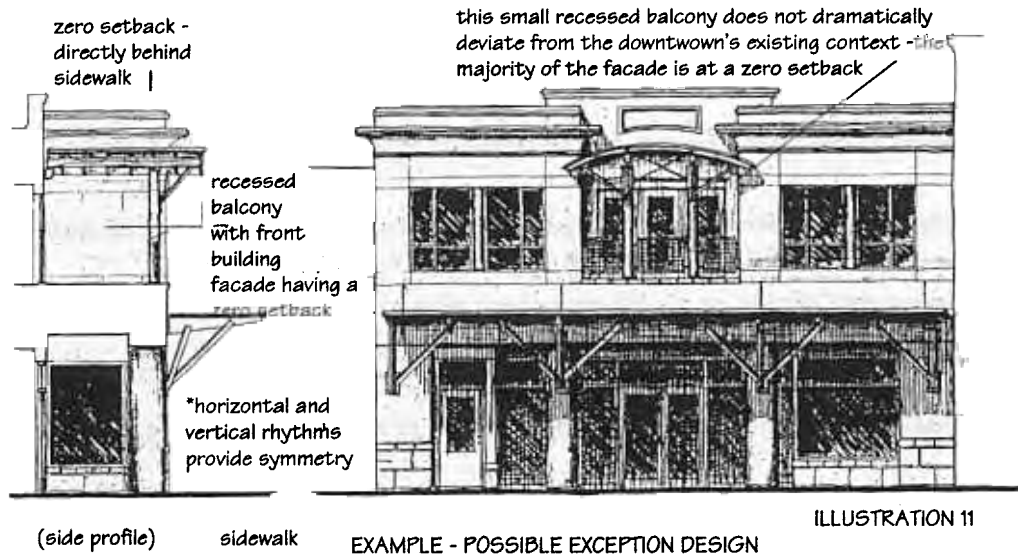
6) Uses which are exclusively automotive such as service stations, drive-up windows, auto sales, and tire stores are discouraged in the downtown. The city shall use its discretionary powers, such as Conditional Use Permits, to deny new uses, although improvements to existing facilities may be permitted.

VI-K) Exception to Standards: An exception to the Downtown Design Standards is not subject to the Variance requirements of Section 18.100 of the Ashland Municipal Code and may be granted with respect to the Downtown Design Standards if all of the following circumstances are found to exist:

1) There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site, an existing structure or proposed use of the site;

2) There is demonstrable evidence that the alternative design accomplishes the purpose of the Downtown Design Standards and Downtown Plan in a manner that is equal or superior to a project designed pursuant to this standard or historical precedent (Illustration: Recommend 11).

3) The exception requested is the minimum necessary to alleviate the difficulty of meeting the Downtown Design Standards.



Definitions:

Addition: Construction that increases the size of the original structure by building outside existing walls and/or roof.

Alcove: Any small recessed or niched space,

Arcade: A covered passageway with a series of open archways on one or both sides.

Awning: A lightweight, exterior roof-like shade that projects over a window or door.

Balcony: A railed or balustrade platform that projects from a wall.

Bay: 1. A repetitive vertical subdivision of an exterior facade; may be defined by various means, including pilasters and wall openings. 2. A door or window opening in a facade, especially when defined by repetitive columns or arches.

Cast Stone: A mixture of stone chips or fragments, usually embedded in a matrix of mortar, cement or plaster; the surface may be ground, polished, molded, or otherwise treated to simulate stone.

Column: A slender, vertical element that supports part of a building or structure.

Corbel: 1. A horizontal masonry band with continuous or intermittent corbels. 2. A stepped portion of a masonry wall; the steps may be on top or on the bottom.

Cornice: The projecting moldings forming the top band of a wall or other element.

Courtyard: An exterior space surrounded on three or four sides by building and/or walls.

Decorative: Treatment applied to the surface of a building or structure to enhance its beauty.

Easement: A deed restriction on a property giving someone besides the property owner rights to use or enjoy the property.

Elevation: A scaled drawing which illustrates the view of a side of a building.

Facade: Any of the exterior faces of a building.

False Front: A building facade that extends above the roof or beyond the side walls in order to give the impression of a larger structure.

Historic: A structure or site, usually over fifty years old, which possesses historical or architectural significance according to the Cultural Resources Inventory (1988-89) of the City of Ashland and/or

based on the criteria for listing in the National Register of Historic Places.

Marquee: A permanent roof-like shelter over an entrance to a building; flat in shape.

Mezzanine: A partial intermediate floor between two main levels, especially directly above the ground floor; often has a lower ceiling height than the other levels.

Mezzanine Window: A window with a greater width than height, especially when used to provide light to an intermediate floor.

Orientation: The directional expression of the front facade of a building; i.e., facing the street, facing north, facing south.

Panel: A small plane surface surrounded by moldings or depressed below or raised above the adjacent surface; typically rectangular but may be any geometric shape; may be ornamented.

Parapet: A low guarding wall that projects above the roof line.

Pier: A member, usually in the form of a thickened section, which forms an integral part of a wall; usually placed at intervals along the wall to provide lateral support or to take concentrated vertical loads.

Pilaster: An engaged pier or pillar, often with capital and base; may be constructed as a projection of the wall itself.

Plaza: An open public space.

Rehabilitation: Refer to Section IV-A for definition and Section IV-B 1-11 for applicable standards.

Remodel: Refer to Section IV-A for definition and Section IV-B 1-11 for applicable standards.

Restoration: Refer to Section IV-A for definition.

Spandrels: An area, roughly triangular in shape, included between the extradoses of two adjoining arches and a line approximately connecting their crowns.

Transom Window: A glazed or clear opening above a door or window.

Transparency: A clear opening or window; clear enough to see through.

Veranda: An open-sided, raised sitting area with thin columns that support its roof; typically extends along an entire wall, or wraps around a corner.

EXHIBIT "B"

