



Community Development Ordinance (CDO) Audit

JOINT WORK SESSION #3 , APRIL 19, 2022

Agenda

- › Code Audit update
- › Village Character Survey
- › Reality Check
- › Village Character – Visioning Session
- › Group discussion
- › What happens next

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Code Audit Update



Code Audit Issues

Project Objective

- › Review and assess the Community Development Ordinance (CDO) in comparison to the Comprehensive Plan
- › How the Plan and CDO do or do not provide mutual support in furthering the community’s vision.

Key dates in the project timeline

- › The Code Audit project includes four tasks
- › Scheduled to be completed before the end of 2022.

| Project timeline and Joint Session role | | | |
|--|---|---|---|
| October 2021– March 2022 | April – June 2022 | June – July 2022 | August - September 2022 |
| Task 1 – Code Audit (this phase) <ul style="list-style-type: none">• Joint Session #2 / #3• Introduction to project• Learn about status of Track 1 amendments• Review code audit findings and provide feedback. | Task 2 – Preliminary CDO Concepts <ul style="list-style-type: none">• Joint Session #4• Review code concepts and provide feedback | Task 3 – Refined CDO Concepts <ul style="list-style-type: none">• Joint Session #5• Provide feedback on refined code concepts | Task 4 – Final CDO Recommendation <ul style="list-style-type: none">• Joint Session #6• Review CDO recommendations report |

Code Audit Issues

Project Objective

- › Review and assess the Community Development Ordinance (CDO) in comparison to the Comprehensive Plan

Four general categories of review

1. Clerical
2. Structural/Organizational
3. Administration
4. Policy

Categories will guide the presentation of Audit findings and Code Concepts

1 | Clerical

Clerical issues defined

- › Minor mistakes and errors to be corrected
- › Corrections can be made with no impact on other 3 issue categories

Examples of clerical issues

Defined terms not used in the code

- › Bulk
- › Transient merchant

Section number for each definition (remove?)

Missing, incorrect or outdated document/CDO/OAR references

2 | Structural / organizational

Structural / organizational issues defined

- › Plan and CDO Organization
- › Location of content in Plan v. CDO

Examples of structural / organizational issues

Plan organization

- › Order of citywide and specific policies

CDO organization

- › General - use of articles to group related chapters
- › Specific – grouping related definitions, such as dwelling types, in 17.04 (only done for signs currently)

3 | Administration

Administration issues defined

- › Terms and provisions used for making land use decisions
- › Procedural tracks and standards for land use applications

Examples of administration issues

Unclear or conflicting definitions within Title 17

- › Gross floor area definition is confusing and can inappropriately require building official interpretation
- › Building height definition in 17.04 is expanded in base zones, such as RVL Zone standards (17.08.040)

Potential inconsistencies between CDO and ORS/OAR provisions

Matching review process and standards with scope of development

- › Design Review for most applications other than single-family homes
- › Clear and objective criteria v. subjective standards

4 | Policy

Policy issues defined

- › Overall Comprehensive Plan policy guidance for the CDO to implement
- › Clear policy enables successful implementation and CDO administration

Examples of policy issues

Terms including “village character”, “small scale”, and “small town character” are used but not described

Several sections of the Plan include regulatory language that is more appropriate in the CDO

Plan policy statements that determine CDO requirements should be reviewed and updated

Village Character



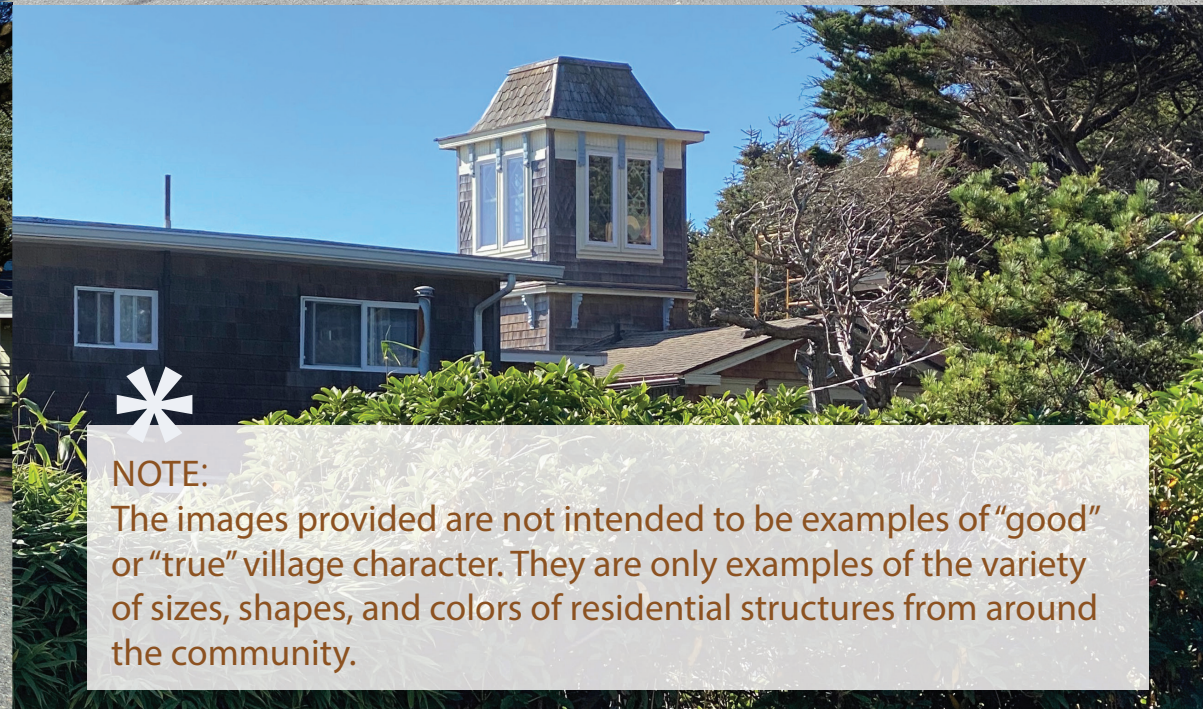
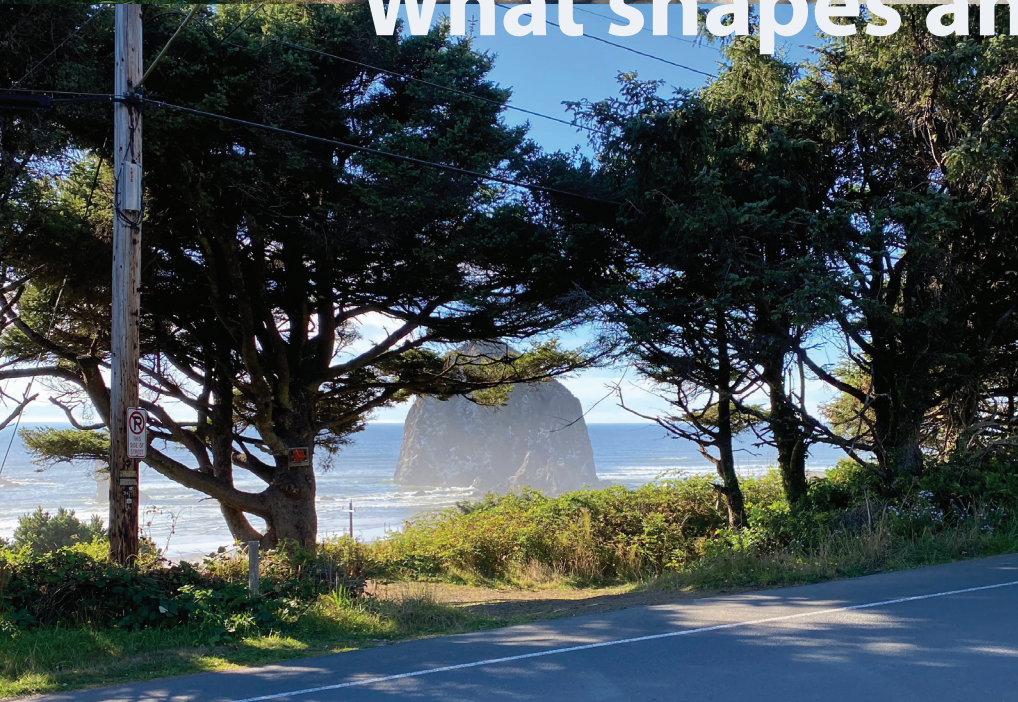


What shapes and limits development in Cannon Beach today?





What shapes and limits development in Cannon Beach today?



NOTE:
The images provided are not intended to be examples of “good” or “true” village character. They are only examples of the variety of sizes, shapes, and colors of residential structures from around the community.

Photos provided by Joint Commission members



Share your local knowledge with us

The Cannon Beach Code Audit consultants would like to hear from members of the Code Audit project Joint Commission.

An important issue discussed at the March 2nd Joint Session was how to articulate in clear and objective zoning code language those characteristics that contribute to Cannon Beach “village character,” particularly in the City's residential districts. The Comprehensive Plan currently states "Cannon Beach will continue to be a small town where the characteristics of a village are fostered and promoted." As part of the code audit review, the team is investigating whether the zoning code supports this vision with specific standards for residential dwellings or lots.

On the next two pages are example images of Cannon Beach residential neighborhoods for your reference. Please respond to the 2-question survey about the various features and characteristics of residential neighborhoods in Cannon Beach. We are seeking your input to help us better understand what are the physical components that define village character. You may proceed through the survey either by scrolling or hitting the "okay" button. Your responses are confidential and will be used to inform our discussion at the April 19th Joint Session. Thank you for sharing your knowledge with the consultant team.

When defining "village character" for Cannon Beach residential areas, which characteristics are most important to you?

Please rank the following items (1 being the most important, 6 being the least important). To add an item to the list, select "other" and rank it from 1 to 6. Add the description of your specific item to the dialog box that follows, below.

Building size

Building shape

Architecture of the street-facing wall(s) or façade

Landscaping between the street and the building

Building materials and treatments

Other (describe below)

Please add your description of "other" here, if applicable. Otherwise, please mark N/A

Would your ranking of these characteristics vary within different neighborhoods? For example, are certain characteristics more important in the Presidential Streets Neighborhood? Please explain below

Village Character

Survey results

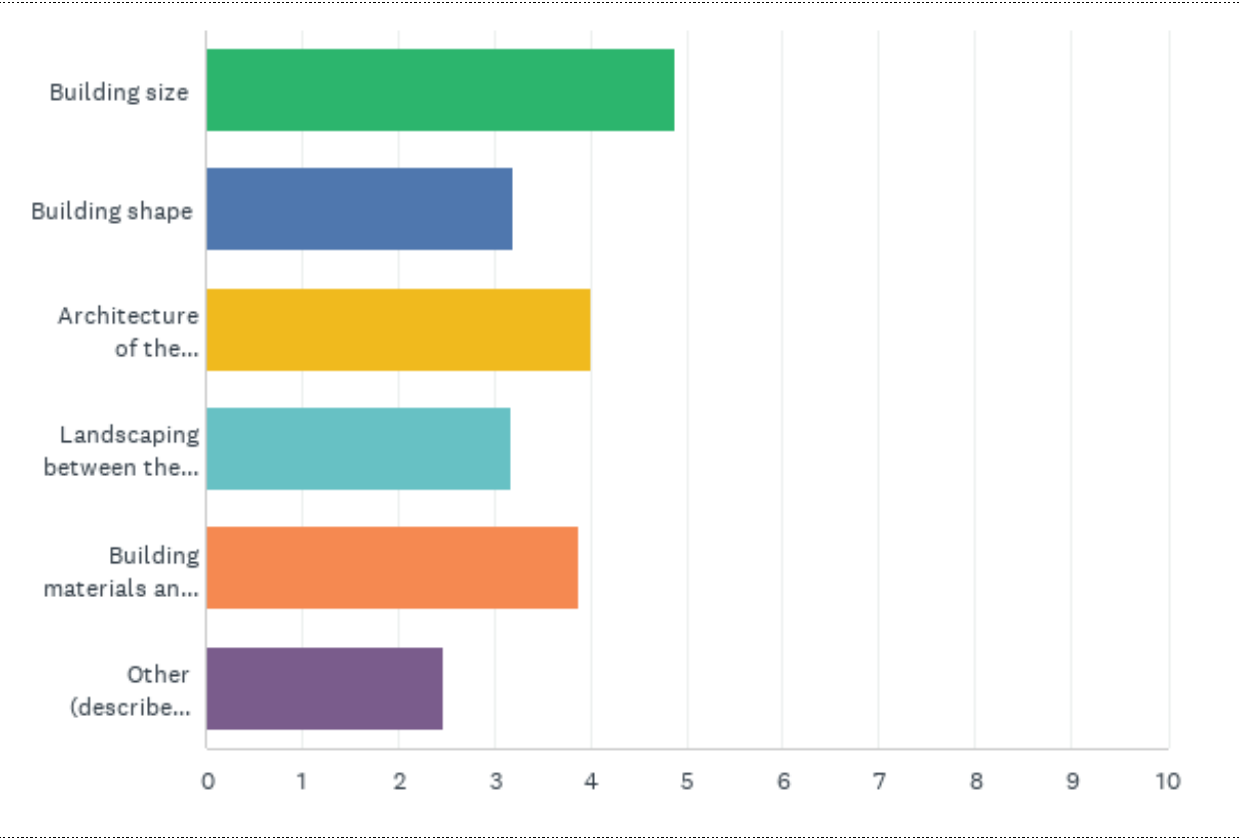
18 responses total

Top rated items:

- › Building size
- › Architecture of street facing façade
- › Building materials and treatments

When defining "village character" for Cannon Beach residential areas, which characteristics are most important to you? Please rank the following items (1 being the most important, 6 being the least important). To add an item to the list, select "other" and rank it from 1 to

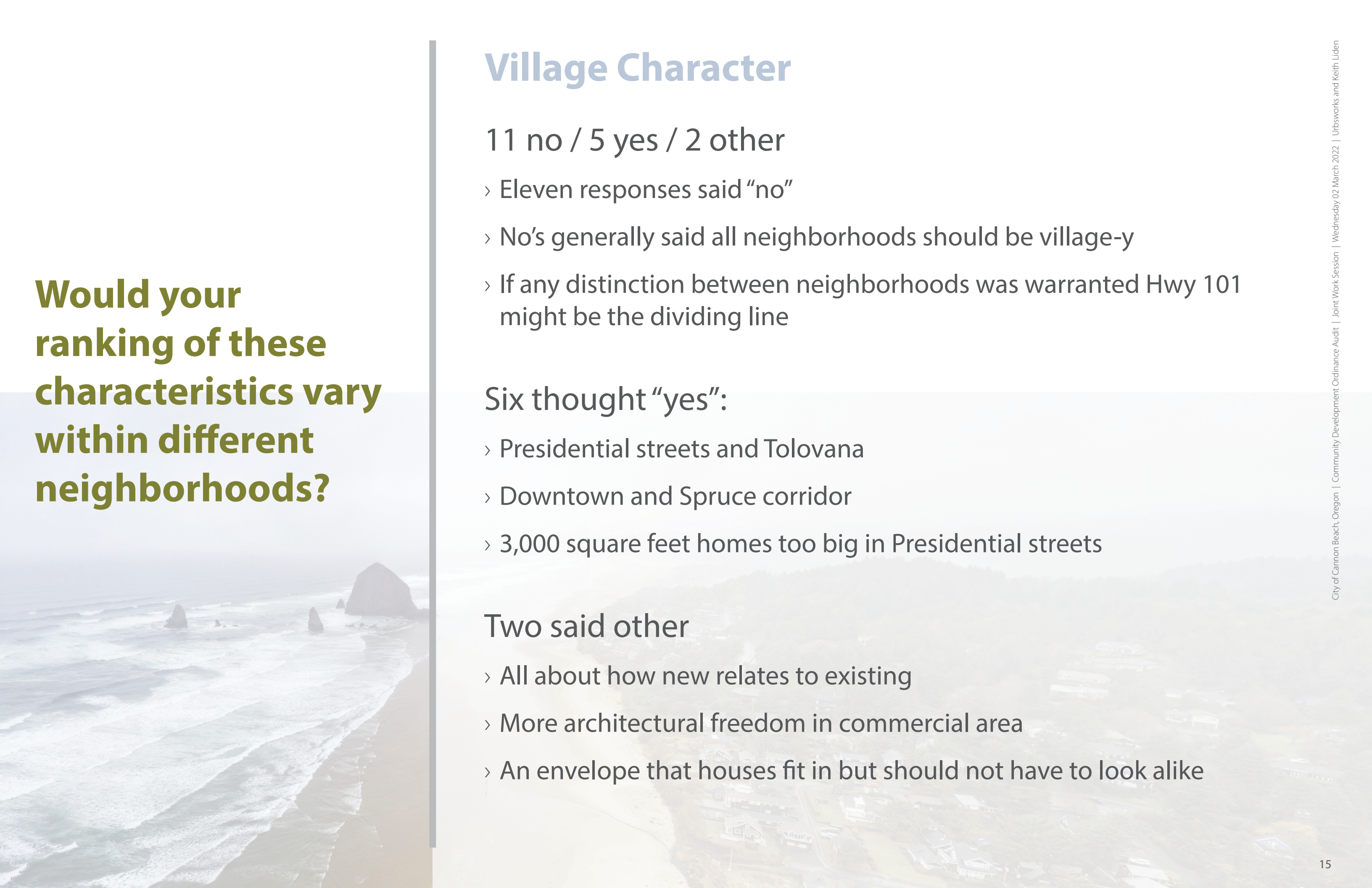
6. Add the description of your specific item to the dialog box that follows, below.



Village Character

Other items for ranking

- › Compatibility; how the building blends in with other buildings in the area; relationship with the neighborhood
- › Walkability of a village and how buildings are oriented to the street, and are inviting to pedestrians
- › The way the building fits into the natural environment, rather than blocking, destroying, or detracting it
- › The color of the structure
- › Building materials, architectural facade and building shape are so close to being the same thing
- › “It’s the whole package”



Would your ranking of these characteristics vary within different neighborhoods?

Village Character

11 no / 5 yes / 2 other

- › Eleven responses said “no”
- › No’s generally said all neighborhoods should be village-y
- › If any distinction between neighborhoods was warranted Hwy 101 might be the dividing line

Six thought “yes”:

- › Presidential streets and Tolovana
- › Downtown and Spruce corridor
- › 3,000 square feet homes too big in Presidential streets

Two said other

- › All about how new relates to existing
- › More architectural freedom in commercial area
- › An envelope that houses fit in but should not have to look alike

Village Character



Pedestrian orientation

Building size and shape

Landscaping between building and street

Reality check

How does the Plan and CDO provide mutual support in furthering the community's vision?

Three examples:

- › Design review of residential structures and what state law allows
- › Downtown village character and parking requirements
- › Village character in residential buildings and current CDO tools for review



Village Character

Design review of residential structures

Reality check: What state law allows

Excerpt from ORS (Oregon Revised Statutes) 197.307:

...a local government may adopt and apply only clear and objective standards, conditions and procedures regulating the development of housing, including needed housing. The standards, conditions and procedures:

- › May include, but are not limited to, one or more provisions regulating the density or height of a development.
- › May not have the effect, either in themselves or cumulatively, of discouraging needed housing through unreasonable cost or delay.

Design review can be an alternative track but may not be the only track for approval



Village Character

Village scale of downtown commercial buildings

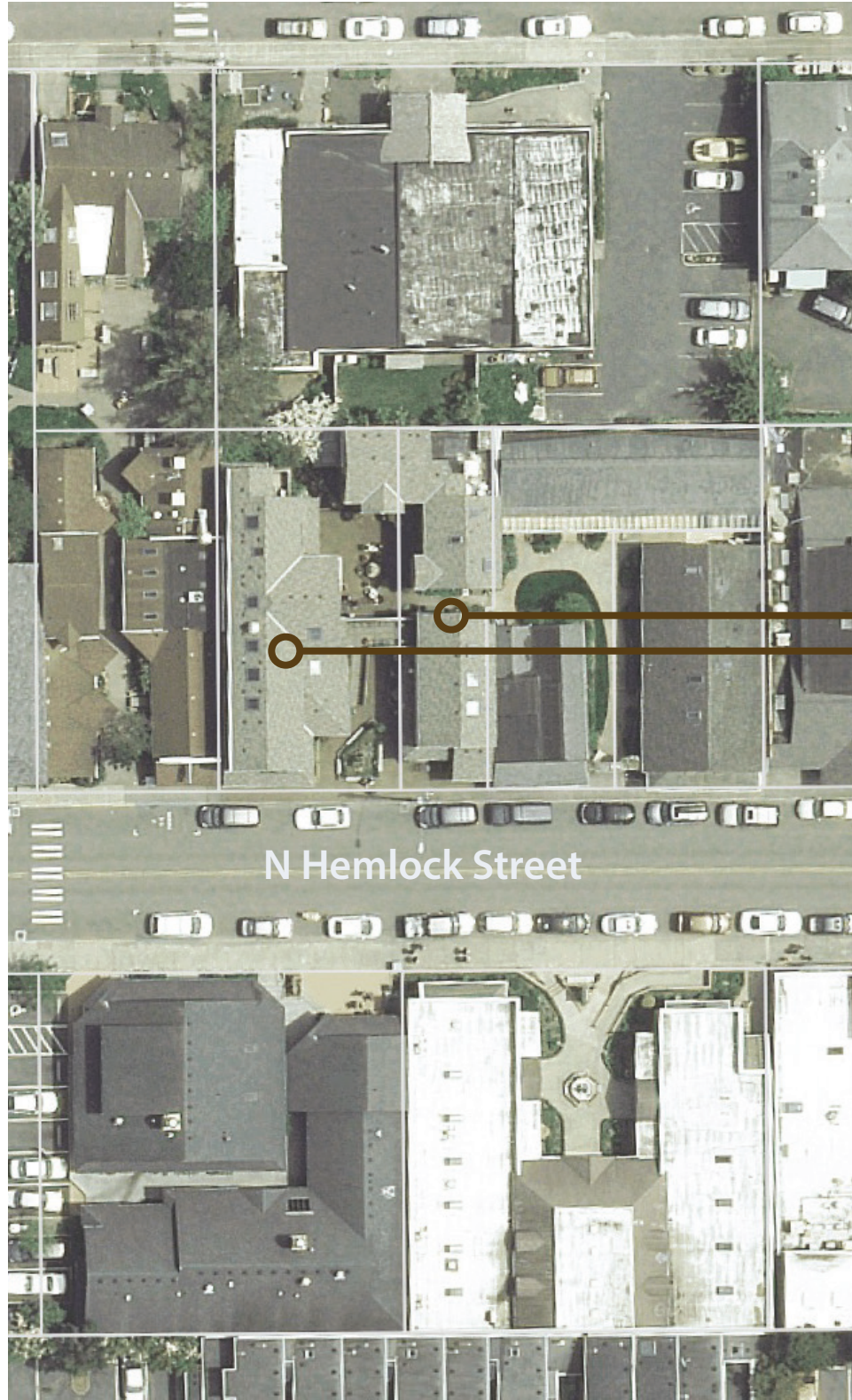
* *Downtown Policy 14. States “New development in Downtown shall have a scale that is appropriate to its location.”*



Reality check: Cannon Beach CDO parking requirements

One parking space for every 400 square feet is required for new downtown buildings

Parking requirements for individual sites in the downtown work against village character



Existing commercial buildings about 3,800 to 4,000 square feet in area

If replaced today these buildings would need to provide 10 parking spaces

Village Character

Reality check

Many buildings in Downtown Cannon Beach do not meet the parking requirement

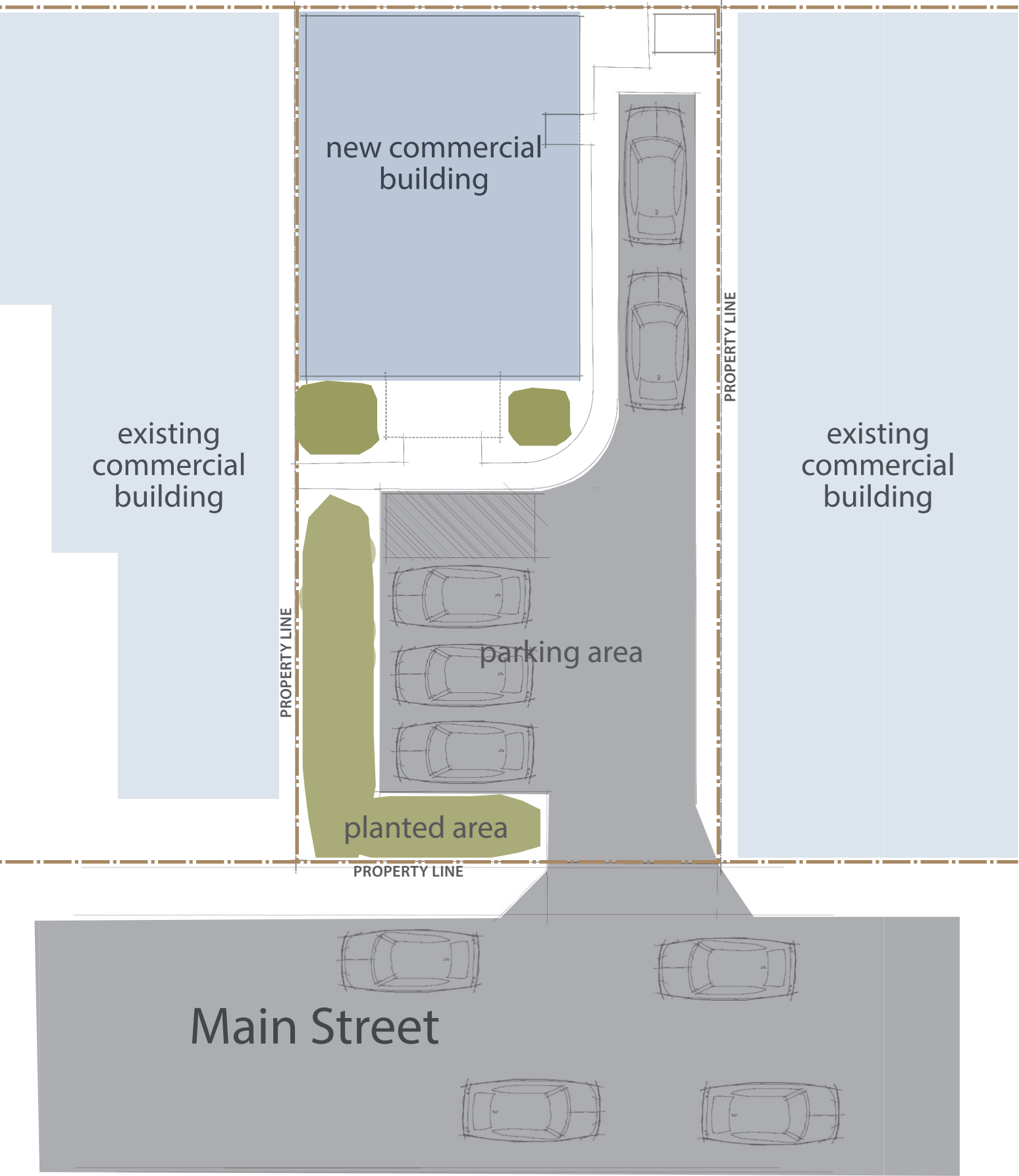
On Hemlock Street many iconic buildings fully occupy the site and are multiple stories

For some multi-story structures, replacement development would need to provide ten parking spaces

Village Character

Example

When a small downtown site must provide parking all of its parking on site, results are not compatible with village character





Village Character

Reality check: Existing tools provided in CDO today

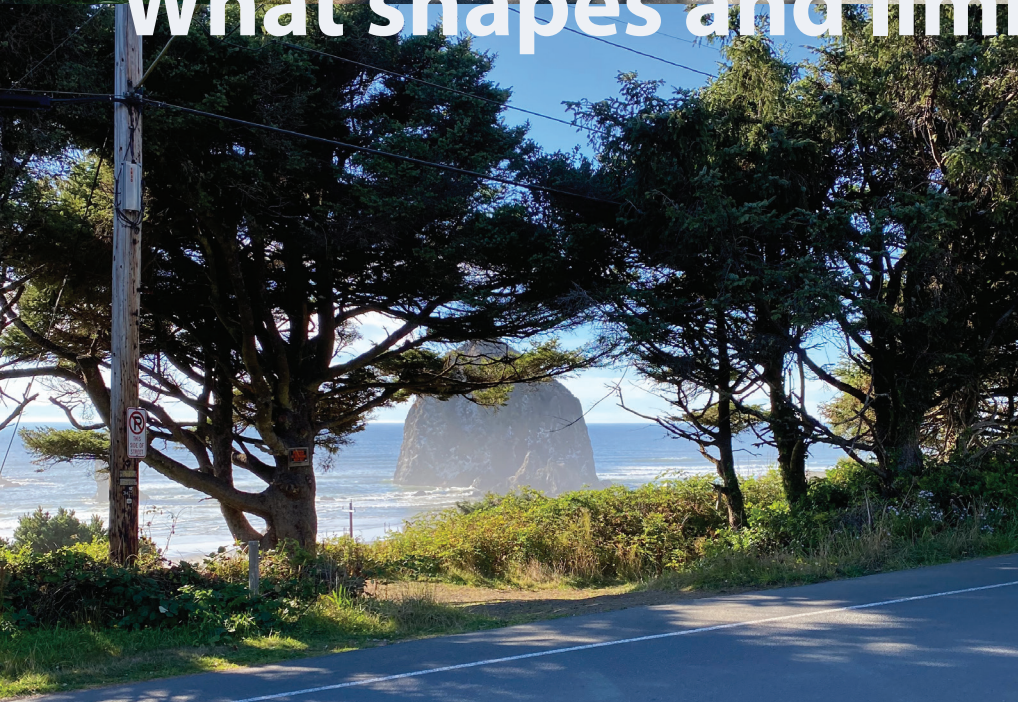
17.90.065 Architectural design elements.

All single-family dwellings, modular housing and manufactured homes located in the RVL, RL, R1, R2, RAM, R3, RM, and C1 zones shall utilize at least two of the following architectural features: dormers; more than two gables; recessed entries; covered porch/entry; bay window; building off-set; deck with railing or planters and benches; or a garage, carport or other accessory structure. (Ord. 94-5 § 11)

Issue for discussion: Is this criteria working?



What shapes and limits development in Cannon Beach today? [page here](#)



City of Cannon Beach
Development Ordinance
Public Comment
Work Session - Wednesday



What shapes and limits development in Cannon Beach today? [age here](#)



Photos provided by Joint Commission members





Workshop





Thank you

