

Chapter 17.78 DESIGN REVIEW (DR) DISTRICT

17.78.010 Purpose.

- A. The design review (DR) district is intended to be combined with any principal district for one or more of the following purposes:
1. To protect areas having unique environmental, physical, historical or scenic features;
 2. To promote design and architectural features that are consistent with adopted community design guidelines for the area or general design review standards, as applicable;
 3. To encourage integrated approaches to the use of land and related physical development;
 4. To ensure compatibility with surrounding land uses;
 5. To protect the public's health and safety.
- B. The regulations of this district prevail over any conflicting regulation of any principal district with which this district is combined.

(Prior code § 5.02.380 (A))

(Ord. No. 2018-01 , § 26, 7-17-2018)

17.78.015 Uses requiring administrative permit.

If a commercial use is conducted within a commercial building, and the use is permitted outright or with an administrative permit in the principal district, the use is permitted in the DR district if an administrative permit is issued.

(Ord. 95-3 § 71, 1995)

(Ord. No. 2018-01 , § 26, 7-17-2018)

17.78.020 Uses requiring use permit.

The uses permitted with a use permit in the principal district are permitted in the DR district if a use permit is issued.

(Ord. 95-3 § 72, 1995; prior code § 5.02.380 (B))

(Ord. No. 2018-01 , § 26, 7-17-2018)

17.78.030 Site development standards.

- A. Site development standards in the design review (DR) district shall, in the aggregate, meet or exceed the standards prescribed by the regulations for the principal district.

B. Each DR district shall be provided design review guidelines which direct the implementation of objectives for the district. In cases where there are no adopted community design guidelines for an area, the following general design review standards shall be met:

1. A design theme is prepared and established which takes into account the relationship of the project to the surrounding area, including, but not limited to, the proposed project's visual appeal and character, scale of development and sense of proportionality, building size and dimension, mix and pattern of color and architectural variation, lighting, signing and other physical relationships affecting appearance between various architectural styles found in and around the development;
2. Landscaping, consistent with the design theme, is provided which meets or exceeds the minimum standards in Section 17.84.040 and provides shading over thirty percent, or more, of parking and pedestrian areas within the project within ten years after completion of the project.

(Ord. 94-4 § 33, 1994; prior code § 5.02.380 (C))

(Ord. No. 2018-01 , § 26, 7-17-2018)

17.78.040 Compatibility of use permits in the DR district.

In addition to the findings required by Section 17.92.020 E for issuance of a use permit, the board of administrative review or planning commission shall also find the proposed use to be compatible with the purposes of this chapter.

(Prior code § 5.02.380 (D))