

## Chapter 18.56: "DR" Design Review Overlay District

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### **18.56.010 Purposes**

The purposes for establishing the "DR" Design Review Overlay District are as follows:

- A. Identify on the zoning map those properties where special design criteria or standards have been established in conjunction with City Council action or where there is approval or adoption of a specific plan, area plan, neighborhood plan, redevelopment plan, or similar planning effort.
- B. To ensure that project design is consistent with adopted criteria or standards as may be required by an applicable plan as identified above or otherwise established by City Council resolution.

### **18.56.020 Applicability and Zoning Map Designator**

Where the City Council has established that development applications must undergo design review within a specified area, such area shall be so designated on the zoning map by modifying the base district with the "DR" indicator.

### **18.56.030 Permit Required**

A site development permit or use permit shall be required for all uses within the "DR" District. The *Land Use Regulations* and *Permit Requirements for New Developments* schedules for the base zoning district shall determine which of these permit processes will be required for a given application. Where those regulations and requirements do not require a discretionary permit, a site development permit issued by the Board of Administrative Review shall be required.

### **18.56.040 Exemptions**

Single-family residences on existing parcels, interior remodels, interior tenant improvements, and routine repair and maintenance provided that the work does not exceed 15 percent of the structure's replacement value in any one-year period.

### **18.56.050 Development Standards**

In addition to the other applicable requirements of this code, the design and construction of all improvements shall be consistent with the established design criteria or standards to which this chapter applies.

### **18.56.060 Findings**

Upon receipt of an application, the approving authority shall review the proposed project and determine if the project meets the following findings:

- A. The project as approved is in substantial compliance with adopted criteria and/or standards applicable to the property.
- B. The findings required by Chapter 18.13, Site Development Permits, or Chapter 18.14, Use Permits, as applicable, shall be in evidence.

### **18.56.070 Design Review Committee**

Consideration of a development proposal pursuant to this chapter shall include review by a Design Review Committee if such a committee has been required by ordinance adoption or resolution of the City Council. The committee shall be consulted and allowed an adequate opportunity to review proposed plans for consistency with adopted standards or criteria as part of the site development permit or use permit processes. The committee shall make a recommendation for approval or modification of a particular project to the approving authority before any final action is taken. The time lines for review and approval of site development permits and use permits established by Sections 18.13.080 and 18.14.060, respectively, shall not be extended solely to accommodate the work of the Design Review Committee.