

REVIEWED AS TO FORM  
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CODE REVIEW COMM.

97-45816 **0163-1090**

REVIEWED  
Burw  
LEGAL COUNSEL

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Deschutes County Code \*  
Section 18.84.080, Design Review Standards, \*  
with an Effective Date of February 24, 1998. \*

97 DEC -1 PM 2:35  
MARY SUE PENHOLLOW  
COUNTY CLERK

ORDINANCE NO. 97-068

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON,  
ORDAINS as follows:

Section 1. AMENDMENT. Deschutes County Code Section 18.84.080, Design Review Standards, is amended to read as described in Exhibit "A," attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strike through~~.

Section 2. EFFECTIVE DATE. This Ordinance takes effect on February 24, 1998.

DATED this 26th day of November, 1997.

BOARD OF COUNTY COMMISSIONERS FOR  
DESCHUTES COUNTY, OREGON

*Nancy Pope Schlagen*  
NANCY POPE SCHLANGEN, Chair

*Robert L. Nipper*  
ROBERT L. NIPPER, Commissioner

*Linda L. Swearingen*  
LINDA L. SWEARINGEN, Commissioner

ATTEST:

*Aruta Metcalf*  
Recording Secretary

KEYPUNCHED  
DEC 10 1997

MICROFILMED  
DEC 16 1997

**18.84.080. Design review standards.**

The following standards will be used to evaluate the proposed site plan:

A. Except as necessary for construction of access roads, building pads, septic drainfields, public utility easements, parking areas, etc., the existing tree and shrub cover screening the development from the designated road, river, or stream shall be retained. This provision does not prohibit maintenance of existing lawns, removal of dead, diseased or hazardous vegetation; the commercial harvest of forest products in accordance with the Oregon Forest Practices Act, or agricultural use of the land.

B. It is recommended that new structures and additions to existing structures be finished in muted earth tones that blend with and reduce contrast with the surrounding vegetation and landscape of the building site.

C. No large areas, including roofs, shall be finished with white, bright or reflective materials. Roofing, including metal roofing, shall be nonreflective and of a color which blends with the surrounding vegetation and landscape. This subsection shall not apply to attached additions to structures lawfully in existence on April 8, 1992, unless substantial improvement to the roof of the existing structure occurs.

D. Subject to applicable rimrock setback requirements or rimrock setback exception standards in section 18.84.090(E), all structures shall be sited to take advantage of existing vegetation, trees and topographic features in order to reduce visual impact as seen from the designated road, river or stream. When more than one nonagricultural structure is to exist and no vegetation, trees or topographic features exist which can reduce visual impact of the subject structure, such structure shall be clustered in a manner which reduces their visual impact as seen from the designated road, river, or stream.

E. Structures shall not exceed 30 feet in height measured from the natural grade on the side(s) facing the road, river or stream. Within the LM Zone along a state scenic waterway or federal wild and scenic river, the height of a structure shall include chimneys, antennas, flag poles or other projections from the roof of the structure. This section shall not apply to

agricultural structures located at least 50 feet from a rimrock.

F. New residential or commercial driveway access to designated landscape management roads shall be consolidated wherever possible.

G. New exterior lighting, including security lighting, shall be sited and shielded so that it is directed downward and is not directly visible from the designated road, river or stream.

H. The Planning Director or Hearings Body may require the establishment of introduced landscape material to screen the development, assure compatibility with existing vegetation, reduce glare, direct automobile and pedestrian circulation or enhance the overall appearance of the development while not interfering with the views of oncoming traffic at access points or views of mountains, forests and other open and scenic areas as seen from the designated landscape management road, river or stream. Use of native species shall be encouraged. (Formerly section 18.84.080(C))

I. No signs or other forms of outdoor advertising that are visible from a designated landscape management river or stream shall be permitted. Property protection signs (No Trespassing, No Hunting, etc.,) are permitted.

J. A conservation easement as defined in section 18.04.280 "Conservation Easement" and specified in section 18.116.220 shall be required as a condition of approval for all landscape management site plans involving property adjacent to the Deschutes River, Crooked River, Fall River, Little Deschutes River, Spring River, Squaw Creek and Tumalo Creek. Conservation easements required as a condition of landscape management site plans shall not require public access. (Ord. 97-068 § 1, 1997; Ord. 93-043 §§ 12A and 12B 1993; Ord. 92-034 § 2, 1992; Ord. 91-020 § 1, 1991)