

## Relationship to Neighbors

Proposed structures may be permitted to deviate from zone standards (side yard setback and maximum side yard plane) when a more compatible, positive relationship between the structure design and the scale, character and privacy of its adjoining neighbors can be demonstrated in other ways. City staff will evaluate the degree to which a proposed design offers features that enhanced perceived scale, character and privacy relative to adjoining properties. That review will include consideration of:

- Distance and visibility from adjoining properties
- Preservation of existing trees and features of perceived value to adjoining properties
- Topography
- Perceived building height, form, proportion, massing and orientation relative to adjoining properties
- Treatment of elevations exposed to adjoining properties
- Design that is complementary to structures of good design in the immediate vicinity
- Perceived sight lines to and from windows, decks and outdoor living spaces
- Fencing or screening
- Landscaping

**Note:** In cases where RID is applied to re-

model an existing dwelling and/or an accessory structure, staff reviews the dwelling/accessory structure in its entirety, including any non-conforming portions, whether or not modifications to those areas are proposed. The applicant must demonstrate the cohesiveness and compatibility of the entire structure(s).

## **What is the Process for Completing a RID Review?**

RID Review is a minor development permit processed through the Planning Division. All minor developments must start with a Pre-Application conference with Planning staff. For the Pre-Application conference, it is appropriate that the applicant submit conceptual plans only, rather than fully designed building plans. The conceptual plan must be developed enough to evaluate the proposed design features, so that staff can determine the scope of the project and its merit. A second Pre-Application conference, based on the scope and complexity of the project, may then be conducted with the Infill Advisors Team, which consists of two architects provided by the City. Please refer to the Pre-Application Brochure for more detailed information on the Pre-Application process.

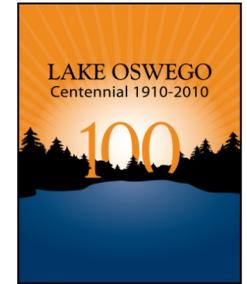
Following the Pre-Application conference(s), the applicant submits a formal Land Use application to the Planning Division. The narrative and associated graphics must include fully developed elevation drawings clearly articulating proposed

materials, dimensions, colors, landscaping, etc., and address how those features are equal to or better than what is allowed by Code. Decisions on RID Reviews are either made administratively by staff, with appeals heard by the Development Review Commission (DRC), or are directly presented to the DCR (with appeal to City Council).

**Note:** This brochure summarizes portions of the Lake Oswego Community Development Code and is intended to be used solely as an informal discussion document. As such, it should not be relied on as a guarantee that a particular development request could be approved or denied. Please refer to LOC 50.08.007 of the Lake Oswego Development Code for the original code sections and contact the Community Development Department of the City of Lake Oswego for more information.

For more information contact:

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Community Development  
Department  
Planning Division  
380 A Avenue  
Post Office Box 369  
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# WHAT IS... RESIDENTIAL INFILL DESIGN (RID) REVIEW?



# Residential Infill Design (RID) Review



## What is Residential Infill Design (RID) Review?

RID Review is a form of discretionary review that provides applicants an alternative to the clear and objective zone or Planned Development (PD) standards. The principal benefit of RID review is to provide a regulatory path for approval of dwelling and accessory structure designs that do not meet zone standards, but would meet their intent in a way that is different from, but equal to or better than what the Code permits. This path is suitable for projects where the zone standards conflict with or prevent a design that may otherwise be compatible with the character of the neighborhood and surrounding development.

The applicant should first strive to meet the zone standards, and, where these zone standards would prevent an otherwise compatible design, try to meet the intent of those standards with alternative designs. The scope of review increases with the degree of deviation from the clear and objective zone standard. **Note: RID is not a hardship-based application, i.e., it is not a substitute for the variance process.**

## What Zone Standards Can Be Excepted Through RID Review?

Applicants may seek RID Review for a proposed structure or accessory structure design that does not otherwise meet zone or PD standards for:

- Building Height
- Lot Coverage
- Floor Area Ratio
- Front, Side and Rear Yard Setbacks
- Front Setback Plane
- Maximum Side Yard Plane
- Garage Location and Openings
- Accessory Structures

The purpose of RID is to allow alternative designs that may otherwise be compatible with the neighborhood, but which may not comply with one or more of the above zone standards. RID Review may not be used to seek approval of a use or density that is not permitted by the zoning of the site, and is not meant to allow overbuilding of the site.

## What Standards Apply to RID Reviews?

Compatibility will center on whether a proposed design is equal to or better than the design the Code would otherwise allow. in three areas (each elaborated below):

- House Size
- Relationship to Street
- Relationship to Neighbors

In making that assessment, City staff considers the pattern and character of development of all lots within 200 feet of the subject site as well as any neighborhood design objectives or guidelines for residential development that have been adopted by the local neighborhood association.

**House Size:** Proposed structures may be permitted to vary from zone standards (FAR, lot coverage, height, setbacks, and accessory structures) when a more compatible, positive relationship between the size of a proposed structure and the scale and character of neighboring structures can be demonstrated. City staff will evaluate the degree to which a design offers features that diminish the perceived scale and improve the perceived compatibility. That review will include consideration of:

- Distance and visibility from streets and adjoining property
- Topography
- Building number (multiple small buildings versus one large building)
- Building form(s), massing and orientation
- Landscaping

**Relationship to Street:** Proposed structures may be permitted to exceed zone standards (front yard setback, front setback plane, and garage appearance and location) when a more compatible, positive relationship between a proposed design and the scale and character of the street can be demonstrated in other ways. City staff will evaluate the degree to which a proposed design offers features that enhance the perceived scale and character of the street from a pedestrian's perspective. That review will include consideration of:

- Distance and visibility from the street
- Prevailing patterns of front yard setback, building alignment and spacing
- Topography
- Preservation of existing trees and features of perceived value to the street
- Porch and/or entry location and treatment relative to the street
- Garage distance and visibility from the street
- Perceived size and scale of garage doors from the street
- Fencing or screens
- Landscaping