

TDC Chapter 73G: Masonry Wall Standards For Access Restricted Lots in RL and RML Zones

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Section 73G.010 – Purpose.

The purpose of masonry wall design standards is to implement the community design objectives of TDC 10.020 to require a masonry wall in the RL and RML zones for access-restricted lot lines and property lines abutting major collectors, minor collectors, major arterials, minor arterials, expressway right-of-way, and interstate highways.

Section 73G.020 – Applicability.

(1) **New Construction of Access-Restricted Lot Lines in the RL and RML Zones.** A masonry wall is required to be installed for all properties in the RL and RML zones that meet either of the following:

(a) The property has access-restricted lot lines abutting the following streets for a distance greater than 60 feet:

- (i) major collectors;
- (ii) minor collectors;
- (iii) major arterials;
- (iv) minor arterials;
- (v) expressway right-of-way; or
- (vi) interstate highway.

(b) No existing masonry wall is located along an access restricted lot line AND more than 50 percent of masonry walls are constructed along the abutting access restricted street to the nearest intersecting streets, or hypothetical extensions thereof on both sides of the subject property (See Figure 73-5 for illustration), meet the masonry wall standard, then any new masonry wall must be in conformance with the required design standards.

(2) **Subdivisions and Partitions of Access-Restricted Lot Lines in the RL and RML Zones.** A masonry wall is required to be installed for all subdivisions and partitions in the RL and RML zones that have access-restricted lot lines abutting the following streets for a distance greater than 60 feet:

- (a) major collectors;

- (b) minor collectors;
- (c) major arterials;
- (d) minor arterials,
- (e) expressway right-of-way; or
- (f) interstate highway.

(3) Replacement and Repair of Nonconforming Masonry Wall.

- (a) Where a nonconforming masonry wall exists and 60 percent or more of the length of the masonry wall is removed, the entire length of the masonry wall must comply with current standards if more than 50 percent of masonry walls are constructed along the abutting access restricted street to the nearest intersecting streets, or hypothetical extensions thereof on both sides of the subject property (See Figure 73-6 for illustration).
- (b) The repair or replacement of the masonry wall must be completed within six months from the date that any portion of the masonry wall is removed.

(4) Exceptions to Masonry Wall Location or Configuration. The following exceptions apply to the masonry wall location or configuration requirements:

- (a) Where the City Manager determines that vehicular access is to be provided from the arterial/collector/expressway to a parcel or lot abutting the arterial/collector/expressway, the masonry wall is not required along the arterial/collector/expressway frontage of that particular parcel or lot.
- (b) For public streets classified as an arterial/collector/expressway, where the City Manager determines that an opening or passage through the masonry wall must be provided, the masonry wall must include such required opening. The same must be provided in masonry walls along state-owned interstate highways when required by the state or Tualatin Valley Fire & Rescue or the City Manager.
- (c) All vision clearance requirements must be met.
- (d) The City Manager, in the case of public streets classified as an arterial/collector/expressway, or the state in the case of state-owned interstate highways, may require an alternate location or configuration of the masonry wall alignment to accommodate stormwater facilities, easements, or other requirements, such as, but not limited to, bicycle paths, multi-use paths, or for maintenance purposes.
- (e) For state-owned interstate highways, where an area of vegetation at least 200 linear feet in width runs parallel to the interstate highway and forms a visual, esthetic or acoustic barrier, or land in a Natural Resource Protection Overlay (NRPO) district or other protected area as defined in TDC Chapter 72 runs parallel to the interstate highway, AND such land is located between the interstate highway property line and the developable area of a property being developed in the RL or RML Planning

District, a masonry wall is not required. Where the area of vegetation is less than 200 linear feet in width, the required masonry wall must be located entirely outside the vegetated, NRPO or other protected area and as close as physically possible to, approximately parallel with, the edge of said vegetated, NRPO or other protected area on the developable portion of the property being developed.

Section 73G.030 Masonry Wall Design Standards.

(1) **Masonry Wall Design.** All masonry walls must comply with the following design standards. (See Figure 73-6 for illustration)

(a) **Material and Color.** All components of the masonry wall visible from the public vantage point must be constructed of stone, brick, stone-look or brick-look cast masonry or stone-look or brick-look cast vinyl or composite material. The color of the masonry wall must be that of natural stones, red clay brick, neutral brown-tones, or gray earth-tones.

(b) **Finished Face.** Masonry wall must be constructed such that the finished side of the masonry wall faces the public right-of-way or state-owned interstate highway, and any structural components (metal brackets, etc.) are not visible from the public or highway vantage point.

(c) **Slopes.** Masonry walls constructed on slopes must be installed using a stair-step method, whereby each masonry wall panel steps up or down the slope and remains level (zero-slope) rather than parallel to the grade of the underlying terrain.

(d) **Height.** For public streets classified as an arterial/collector/expressway, height of masonry wall panels must be six feet, and for interstate highways (I-5 or I-205) height of masonry wall panels must be a minimum of eight feet, measured from the underlying ground surface directly beneath the masonry wall panels to the top edge of the cornice cap. (Any masonry wall over six feet in height requires a building permit and engineered drawings.)

(i) For masonry walls constructed on slopes, the height of masonry wall measured at the up-slope end of each masonry wall panel must be six feet for public streets classified as an arterial/collector/express-way and a minimum of eight feet for interstate highways. (Any masonry wall over six feet in height requires a building permit and engineered drawings.)

(ii) Pilasters, excluding pilaster caps, must be no shorter than the shorter of the attached masonry wall panels, including the cornice cap, and must not extend more than six inches higher than the highest attached masonry wall panel, including the cornice cap.

(e) **Ground Clearance.** There must not be a ground clearance or gap visible between the bottom of the masonry wall panels and the underlying ground surface. Where a pre-cast panel system is used, any gaps that result beneath panels must

be filled in with earth, rock, evergreen vegetation, or similar material. This provision does not prohibit the use of stormwater drainage holes.

(f) **Pilasters.** The horizontal run of masonry wall must be broken up by pilasters, which must be set at approximately regular intervals, no more than twenty feet apart on center. Pilasters must be installed perpendicular to a zero-slope plane.

(g) **Panels.** Panels must be 100 percent solid and opaque. The finished face must have the appearance of a stacked or mortared stone wall or brick wall.

(h) **Cornice.** A cornice cap must be installed on top of each of the masonry wall panels. Cornice caps must be masonry or brick in appearance, and must match or closely compliment the colors and materials used to construct the masonry wall panels and pilasters.

(i) **Pilaster Caps.** Decorative caps must be installed on top of all pilasters such that the cap completely covers the surface area of the pilaster end. Caps must be masonry or brick in appearance, and must match or closely compliment the colors and materials used to construct the masonry wall panels and pilasters. Illuminated pilaster caps are allowed, provided the lighting element is an integral internal component of the cap (i.e., no exposed light bulb) and the light is low-voltage or solar powered. Caps must be no taller than six inches, measured from the surface of the pilaster end to the highest point on the pilaster cap.

(2) **Masonry Wall Location and Impacts.** In addition to the general design standards, the masonry wall must comply with the following additional design standards:

- (a) must be located entirely outside of the public right-of-way;
- (b) must be parallel with, the property line or lot line abutting the right-of-way; and
- (c) The required masonry wall must not alter drainage patterns or storm flow rates in a manner detrimental to property or persons.

(3) **Alternate Design Review.**

(a) A masonry wall unable to meet one or more of the design standards may seek approval of an alternate design through the Architectural Review process in TDC 33. Approval or denial is based upon the criteria set forth in TDC 33.020(5), and the objectives and standards set forth in this Chapter.

(b) The variance process in TDC 33.120 is unavailable for masonry walls.