

<u>For Office Use Only</u>	
Complies with Design Standards? _____	
_____	_____
Signature	Date

CITY OF NEWPORT
HISTORIC NYE BEACH DESIGN REVIEW DISTRICT
CHECKLIST FOR DESIGN REVIEW UNDER THE DESIGN STANDARDS
ACCESSORY STRUCTURES CHECKLIST
(10/21/15 version checklist)

CHECKLIST INFORMATION:

Address of property: _____

Assessor's Map and Tax Lot: _____

Property Owner: _____

Property Owner Address: _____

Property Owner Phone: _____

Property Owner Email: _____

Builder/Applicant (if different from property owner): _____

Builder/Applicant Address: _____

Builder/Applicant Phone: _____

Builder/Applicant Email: _____

Property Owner/Builder/Applicant Signature: _____ Date: _____

DESIGN REVIEW INFORMATION CHECKLIST:

This checklist should be submitted in conjunction with a building permit application.

(For more information, please review *Newport Design Review: Guidelines and Standards* or check with the Community Development Department at the Newport City Hall, 169 SW Coast Hwy, Newport, OR 97365.)

PLEASE CHECK APPLICABLE DESIGN FEATURE TO BE PROVIDED.

(Building permit plans should also identify design features to be provided.)

Accessory structures for which the design standards (AS DS #1-3 as applicable) apply and the design standards are not elsewhere specified, must meet the following design standards or apply for design review under the design guidelines:

AS Design Standard #1. Roofs of accessory structures must be either

- _____ A) Gable with a minimum of 3:12 pitch.

- _____ B) Hip, or
- _____ C) Gambrel.

AS Design Standard #2: Requirements for exterior finish materials on all accessory structure facades:

- _____ A) Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each façade. Composite boards manufactured from wood or other products, such as hardboard or hardiplank, may be used when the board product is 6 inches or less in width or has an exposure (reveal) of 6 inches or less.

- _____ B) Where horizontal siding is used, it must be shiplap or clapboard siding composed of boards with a reveal of 3 to 6 inches, or vinyl or aluminum siding which is in a clapboard or shiplap pattern where the boards in the pattern are 6 inches or less in width.

AS Design Standard #3:

Where a proposed accessory structure is also proposed to be a dwelling unit, the structure must contain two design features on the main façade from Element B (Main Façade Features) of the Single-Family Residential list.

For the purposes of this section, the main façade of an accessory structure dwelling unit is the façade that is the same direction as the main façade of the principle building. In the case of a lot with frontage on more than one public right-of-way, an accessory structure dwelling unit located within 20 feet of a public right-of-way shall have the building wall closest to the right-of-way as the main façade.

If more than one main façade is possible because the property is bounded by multiple rights-of-way, the property owner shall pick the main façade from among the possible choices. List that selection here: _____.