

ARCHITECTURAL REVIEW SINGLE FAMILY (ARSF)

Architectural Review Single Family (ARSF) is a Type I (Clear and Objective) land use review for the construction of new single dwelling residences, as well as substantial exterior changes and additions. The ARSF review process will result in a staff-level decision and does not require public notice. ARSFs are required per Tualatin Development Code (TDC) 33.020 and reviewed for compliance with TDC 73A.110 through TDC 73A.130, Residential Design Standards, and TDC 74 and 75.

THIS REVIEW IS REQUIRED FOR:

- New single dwelling construction;
- An addition or alteration to an existing single-family dwelling when it results in:
 - A 35% or more expansion of the structure's existing footprint;
 - An increase in building height of more than 35 percent;
 - Expansion or alteration of an existing front or rear wall plane by 35 percent or more; or
 - A side wall plane that abuts the side yard of an adjacent dwelling

Note: A separate review is applicable to Accessory Dwelling Units (ADU). See the separate AR-ADU packet for details.

SUBMITTAL REQUIREMENTS

Please submit all materials electronically through the following link: <https://permits.ci.tualatin.or.us/eTrakit/>
Details regarding submittal requirements are listed in TDC 32.140 and 33.020(4).

- ☐ Land Use Application Form
- ☐ Site plan. *Include North arrow, graphic scale, property lines with lot dimensions, public and/or private easements, setback distances, building footprint, roof lines, deck/porch/balcony lines, percentage of impervious ground surfaces, driveway location, and trees 8" dbh or greater.*
- ☐ Building elevations for all sides of the dwelling.
 - o *Design Standards can be found in TDC 73A.110 through TDC 73A.130.*
 - o *Include a calculation of the percentage of window coverage and wall area for each elevation.*
- ☐ Clean Water Services (CWS) Service Provider Letter, obtained directly with CWS at:
<https://www.cleanwaterservices.org/documents-forms/pre-screen-form/>
- ☐ Tualatin Application fee