

# Suntop PUD

## Residential Design Guidelines Single Family

### Detached Homes

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Single Family Detached Residential Homes

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## I. SINGLE FAMILY DETACHED HOME DESIGN GUIDELINES

These Single Family Detached Home Design Guidelines shall apply to all single family residential development within the "Suntop PUD", a portion of the "Holdener Farm Area Planning Area of the City of Enumclaw. These guidelines shall apply to dwelling units proposed for Suntop PUD Division 1 on future Parcel I, Division 2 on Parcel H and Division 3 on Parcel E.

Future multi-family development (Parcels C and D) as well as commercial/office development (Parcels A and B) within the Suntop Farm PUD shall be developed under the design guidelines included in existing city ordinances unless otherwise modified and approved under separate action by the City of Enumclaw. Parcel F is a future city park, Parcel G includes Suntop Drive Right of Way. Parcels are depicted in the Suntop PUD Preliminary Plat Application.

## II. CONCEPT AND PRINCIPLES

- A. Concept -The "Holdener Farm Planning Area" encompasses approximately 150 acres of developed and undeveloped property within the city. The property was annexed to the City of Enumclaw in July of 1988 in the same era as passage of the State of Washington's Growth Management Act which established urban boundaries for all cities in Washington State. The site received its current "PUD" zoning in October of 1992.

PUD (Planned Unit Development) zoning allows flexibility in planning and proposed uses that are not available under other zoning classifications within the city. Thoughtful architecture and a high quality of construction combined with good site planning will result in a quality neighborhood that will provide housing options to a variety of demographic segments as well as recreation, commerce and employment opportunities. The PUD will encourage energy and resource conservation, non-automotive mobility and neighborhood interaction. The "Suntop Farm PUD" includes approximately 105 acres within the overall planning area.

- B. Residential Architectural Styles – It is desired that homes feature traditional architectural details reminiscent of those used in the older sections of the City. Homes shall address the street with porches, stoops, and walkways as much as possible, creating opportunities for social interaction. Garages shall be set back from the front elevation of the house if accessed from the front. It is the intent of the plan to enable the inclusion of a variety of homes sizes and styles in a range of prices that provide housing for a diverse demographic group representative of the City as a whole.
- C. Streetscape -In addition to residential architectural styles, other elements of the streetscape to be addressed include street widths, sidewalks, landscaping, street signs, and streetlights.
- D. Public Areas, Schools & Parks -Schools, parks and other public areas will be connected to the residential areas with a system of sidewalks and trails. Public outdoor areas will include protected wetlands and open space, a city owned neighborhood park, connections to the City trail system and transportation corridors.
- E. Natural Features -Natural features shall be preserved for the enjoyment of the residents of the PUD and the City of Enumclaw. Examples of natural features include wetlands, significant trees, view corridors, and connection to existing trails and amenities available for use by future residents. View corridors to Mt. Rainier and Mt. Peak shall be retained when appropriate.

III. ARCHITECTURAL STANDARDS – Single Family Residential Units.

The Architectural Standards included herein are only for single-family detached units proposed for parcels E, H and I of the Suntop PUD

A. ADMINISTRATION AND MODIFICATIONS TO ARCHITECTURAL STANDARDS The City of Enumclaw Community Development Director shall be the administrator of these design guidelines. Modifications to the design and architectural standards contained herein shall be subject to review and recommendation by the City’s Design Review Board and approval by the City Council.

B. SINGLE FAMILY DETACHED RESIDENTIAL UNITS

1. **Architectural Styles** -A variety of historic architectural styles is encouraged. In general, modern interpretations of historic styles may include any of the following: Craftsman, Bungalow, Victorian, Shingle, Farmhouse, Arts and Crafts, Queen Anne, Colonial, or other appropriate styles as approved by the ACC.

2. **Front Elevations**

a. **Design Variety:** In order to encourage a diverse and interesting streetscape, the same front elevation shall not be built on adjacent lots or on lots directly or diagonally across the street from one another. (See diagram.) The same plan with a significantly different elevation may be constructed on lots adjacent or across the street from one another if approved by the Administrator.

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b. **Front Elevations:**

Front Doors -Front doors shall be visible from the street. Doors may be perpendicular or parallel to the street centerline. A variety of front door styles is encouraged.

Porches or stoops -shall be included on all homes to protect the front door from the weather and to provide sitting areas. Stoops and porches shall be covered. At least one half of the homes on a street shall have porches; all others may have either stoops or porches. Porches shall have a minimum width of 12' or one half of the front elevation excluding the garage, whichever is greater. Porches shall have a minimum depth of six feet. Porches shall not be enclosed or screened. Second story living space may be placed over the porch when approved by the Administrator. Stoops shall have a minimum width of 6 feet and minimum depth of 4 feet. Garages -shall be incorporated into the overall architectural design of the home and shall not be wider than 60% of the width of the front elevation. Garages shall be placed at least four feet (4') behind the front plane of the abutting porch or body of the house.

Balconies and Decks -Balconies and decks on front elevations (including both street frontages for corner lots) or that are otherwise visually prominent shall be consistent with the proposed architectural style.

c. **Corner Lot Elevations** -The primary front elevation is addressed above. The secondary front elevation shall have articulation in order to avoid a flat wall plane facing the street. Mechanisms to provide articulation may include a bay window, chimney, or

wrap-around porches.

- d. **Window Trim** – Window trim shall be included on all front elevations and shall also be included on sides facing street(s) or sides that are otherwise visually prominent.

### 3. **Exterior Siding-Colors and Materials**

Siding Materials -wood lap siding, cement board lap siding, shingles, board & batten, brick and stone shall be allowed. In addition, high quality vinyl siding and cultured stone may be allowed if they provide the appearance of the natural materials that they mimic. No 4x8 or 4x9 composite or plywood panels shall be used as a primary siding material. However, panel products may be used for soffits, porch ceilings, or siding when used in a "board and batten" presentation.

Trim -Windows and door trim shall be included on all front windows, and on side and rear windows abutting or visible from a right of way or other public place.

Windows – Window frames shall be made of vinyl, aluminum, or wood.

Exterior Doors - may be wood, fiberglass, or steel. The front door style shall compliment the architecture of the house. Sliding glass doors shall be allowed for secondary access (on the side or rear of the house only).

Color Palette -Diversity is encouraged. A minimum of 8 base colors must be used per 50 unit phase; base colors shall include light, medium and dark tones (a suggested ratio would be 2 light colors, 4 medium colors and 2 dark or high intensity colors). Three distinct colors should be used per home (additional colors may be allowed if they are a close shade of one of the other three colors). Trim colors (fascia, cornice, window and door trim, kick panels, etc.) should contrast or compliment the siding color without being too bright or bold. The use of accent colors will help provide diversity and provide a greater range of colors.

Appropriate areas for accent colors include doors, moldings, medallions, door and window trim, gable end siding, and changes in material texture.

Colors and materials must be approved by the Administrator.

### 4. **Roofs**

**Roof Pitch** – Roof pitches on two story homes shall range from a minimum pitch of 6:12 to a maximum of 12:12. Roof pitches on one story homes shall range from a minimum pitch of 4:12 to a maximum of 12:12. Roof pitches on bay windows, porches and stoops may range from 4:12 to 12:12. A variety of roof pitches within a project is encouraged.

**Materials** -Architectural composition, wood shingle, metal, or tile. Approval is required.

**Colors** -A variety of colors in any phase is encouraged. A minimum of 4 colors shall be used per 50 unit phase. Approval is required.

**Roof Vents** -Orient toward the rear elevation. Flashing shall match roof or body color.

**Gutters and Downspouts** -Required on all units; must drain to storm system. Finish shall match trim or be factory applied white finish. Fascia gutters shall be allowed.

Skylights-Skylights shall be flat glass, 2'x2', 2'x4', or 4'x4' are acceptable unless otherwise approved by the Administrator.

Overhang Minimums: Gable Ends-12", Horizontal-16".

Solar collectors -shall not be allowed on front elevations unless approval is given by the Administrator.

5. **Mechanical Equipment** - Mechanical equipment such as air conditioning compressor units, HVAC units, and meters shall be screened from direct view from the street.

6. **Garage and Parking Requirements**

Garage configuration – On lots narrower than sixty feet (60') a maximum of a two car garage frontage is allowed (roughly twenty to twenty two feet in width. Tandem garage stalls expanding garage capacity in excess of two stalls are acceptable. On lots wider than sixty feet (60') three car garages are acceptable.

Driveway Length – Driveways shall be a minimum of 23 feet in length from the property line to face of garage door.

Parking – A minimum of two garage stalls and two off street parking spaces shall be provided.

Comer lots -Driveways serving corner lots shall intersect the street at least half the length of the street front away from the corner.

Living space -Living space may be constructed over garages, but garages shall not be converted to living space.

All parking areas shall be hard surfaced.

7. **Fences and Hedges**

Front Yard -decorative fences and hedges are allowed; the maximum height shall be 42". Allowable materials include wood, synthetics, wrought iron, or masonry. No metal fabric (chain link) shall be allowed. Fences shall be setback a minimum of 2 feet from public sidewalks and driveways. A gate or entry shall be provided to access the interior sidewalk and front door. Front yard fences shall compliment the architecture of the house. Please note that per the EMC, a corner lot has two front yards.

Rear and Side Yard -rear and side yard fences and hedges are allowed. Fences shall have a maximum height of 72" and shall be allowed along the rear lot line and along the side lot line(s) behind the front plane of the house (not the garage, porch or stoop). Please note that per the EMC, no fence greater than 48" is allowed within 20' of a public street right-of-way. Allowable materials include wood, synthetics, wrought iron, or masonry. No metal fabric (chain link) shall be allowed. Fences shall be setback a. minimum of 2 feet from public sidewalks and driveways.

Fence design and layout must be approved by the Administrator.

8. **Decorative Exterior Elements:** Decorative elements include flagpoles, arbors, trellis, and play structures. Heights up to 10' are allowed for all decorative elements except for flagpoles, which shall have a maximum height of 20'.

9. **Landscaping and Exterior Surfaces**

Landscaping -Front yard landscaping shall be provided by the builder prior to occupancy. Typical designs shall be approved by the Administrator prior to installation. Plant materials shall be appropriate to the area and shall reflect local water conservation recommendations. Side and rear yards shall be landscaped within 6 months of occupancy by the homeowner. A minimum of 20% of each lot shall be landscaped, 5% of the required landscape area shall be ornamental trees, shrubs and perennial plantings.

Interior Sidewalks and Driveways -Interior sidewalks shall be a minimum of 42" in width and constructed of concrete, concrete pavers, stone or brick pavers. Driveways shall be constructed of concrete, or asphaltic concrete materials, or pavers. Portions of the drive or overflow parking areas may be constructed with turf blocks.

10. **Accessory Buildings**

Storage Sheds -Storage Sheds and Outbuildings shall be allowed as provided for by the UBC and city code, with the exception that these structures shall be no taller than 10 feet at the highest point. They may not be placed within a front yard, and must match materials and colors of the house. Sheds with a footprint less than 120 square feet do not require a building permit. Design and site plans shall be approved by the Administrator.

Minimum side and rear yard setbacks are 3' to the foundation for sheds with a footprint less than 120 square feet, a roof peak maximum of 10' and an eave height maximum of 8', and 7.5' to the foundation for all others.

Play Structures -shall not exceed 10 feet in height and shall only be installed in back yards. The design and site plan shall be approved by the Administrator.

Accessory Dwelling Units and Detached Garages -Accessory dwelling units(ADUs) and detached garages may be allowed on all lots with ACC approval and appropriate City permits. These structures may not be placed within a front yard, and must match materials and colors of the house. Detached ADUs and garages shall meet all city codes and requirements; however, they shall be allowed to comply with the setbacks specified within this document and shall be allowed a maximum height of 30' to the highest point.

- C. MULTI FAMILY RESIDENTIAL UNITS - Multi-family residential units (Parcels C & D zoned R-4) shall follow the design guidelines included in existing City ordinances unless otherwise modified and approved by the City.
- D. COMMERCIAL PROJECTS - Commercial projects (Parcels A & B zoned HCB) shall follow the design guidelines included in existing City ordinances unless otherwise modified and approved by the City.

IV. LOT STANDARDS

- A. BUILDING HEIGHT - A maximum 30' roof height and a maximum of two stories are allowed per the Enumclaw Municipal Code.

- B. LOT SIZE

A variety of single family detached lots sizes shall be allowed within the PUD. No lot shall have an impervious surface greater than 80% of the lot, building coverage greater than 50% of the lot, or landscaping less than 20% of the lot. Corner lots shall be a minimum of 8' wider than the adjacent interior lot. Minimum lot width is 50 feet, minimum lot size is 5,000 square feet. Minimum lot sizes and overall ratios are listed below. Lot sizes may be modified provided ratios of Village and Estate lots are not reduced:

Lot Type	Size Range	% of Lots
Bungalow	5000-5999	44%
Village	6000-6999	40%
Estate	>7000	16%

- C. BUILDING SETBACKS

Lots Less than 60' in width: Side yard setback: 5' minimum each side Front Setback – body of structure: 20' Front Setback – porch or stoop: 15' Front Setback -Garage Door: 23' Rear Yard Setback 20'

Lots greater than or equal to 60' in width: Side yard setback: 15' total, 10' one side Front setback – body of structure: 20' Front Setback – porch or stoop: 15' Setback to Garage Door: 23' Rear Yard Setback 20'

All measurements are from lot line to foundation wall.

Corner lot setback – Secondary Street Side Yard-13' minimum. Bay Windows, wrap around porches, chimneys or other minor architectural features may project up to 5' into the street side setback. Up to one half of the rear width of the home may project up to 10 feet into the rear yard setback.

V. NEIGHBORHOOD DESIGN STANDARDS

- A. Street and Sidewalk Standards -Detached sidewalks shall be included on both sides of street, minimum width 5 feet, vertical concrete curb with planter strips between curb and walk and curb bulbs at corners shall be included when appropriate. Street widths shall be per city standard.
- B. Neighborhood Parks and Open Spaces Landscaping – A park and open space landscaping plan shall be reviewed and approved by the City of Enumclaw Community Development Department.
- C. Street Trees -A street tree plan shall be reviewed and approved by the City of Enumclaw Community Development Department. Street trees shall be installed by the developer along the frontage of all public streets. Spacing shall be appropriate to the species, with minimum spacing of 30 feet and a maximum of 50 feet center to center. A variety of species shall be used throughout the project with one species used consistently on each street.
- D. Street Lights -Street lights shall be pedestrian oriented and aesthetically pleasing. A standard light fixture shall be approved for the entire project by the ACC. Lights shall be installed by the developer in all phases. The standard street lights shall match those currently in use in Elk Meadows Divisions I and II and Suntop Farms Division I and II.
- E. Street Signs -Street Signs shall be aesthetically pleasing and of a common style, and shall be approved by the Administrator. Street signs shall be installed by the developer.



## ATTACHMENT B

### DIFFERENCES BETWEEN PHASE I AND PHASE II DESIGN GUIDELINES (APPROVED JANUARY 2008)

Phase Two Design Guidelines are the Phase I Design Guidelines with the following differences:

- 1) Garage setbacks for rear loaded lots have been changed from 7' minimum to between 5' and 8' *or* greater than 23' from the alley line.
- 2) Driveway lengths for front and side loaded garages have been changed to 23' minimum, except for in the above case. These changes have been made in order to respond to concerns about driveways in Elk Meadows and Suntop Division I being too small to adequately function as off street parking areas. Per these design standards, all lots require a minimum of two off street parking spaces.
- 3) Phase Two guidelines replace the Architectural Control Committee (ACC) formed of property owners with administrative review by City staff, to be done as part of each residential building permit review process. Any sign, multi-family or commercial use would be brought before DRB as normal.
- 4) Accessory Dwelling Units in Phase Two have been restricted to the larger Village or Estate sized lots only. Phase One guidelines allow ADUs in all lots.
- 5) The upper size range for classification of Cottage Lots has been changed from 4000 to 4400 square feet in order to more adequately meet the requirement that corner lots be 8' wider than standard minimum lot widths. This has also changed the minimum lot size for Bungalow lots from 4000 to 4400 square feet.
- 6) Paved alley width is increased from 16' to 18' to improve turning radius for resident access to garages and functionality for emergency and service vehicles. Dedicated width of alleys will remain 20', as called for in Phase One.