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AGENDA
ENUMCLAW PLANNING COMMISSION
CITY OF ENUMCLAW - COUNCIL CHAMBERS

July 27, 2017

*****7:00 p.m.*****

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – June 22, 2017
- III. COMMENTS FROM THE AUDIENCE
- IV. PUBLIC HEARING
 - A. NONE
- V. NEW BUSINESS
 - A. NONE
- VI. OLD BUSINESS
 - A. SINGLE FAMILY DESIGN STANDARDS
- VII. COMMUNICATIONS
- VIII. FYI MATERIALS - MINUTES ON CITY'S WEBSITE AND PERMIT STATUS FOR THE MONTH OF JUNE
- IX. STAFF COMMENTS
- X. COMMISSION COMMENTS
- XI. COMMENTS FROM THE AUDIENCE
- XII. ADJOURNMENT

** Next Regular Scheduled Planning Commission Meeting: **August 24, 2017**

June 22, 2017

CALL TO ORDER: The Planning Commission met in a regular session on June 22, 2017 in the Council Chambers.

Chairperson Hancock called the meeting to order at 7:00 p.m.

ATTENDANCE:

Planning Commission Members present: Lee Blechschmidt, David Hancock, Barbara Hull, Lori McDonald, and Fred Sears. Members Absent: Mike Kuffler. Staff members present were Chris Pasinetti, Community Development Director, Dan Catron, Associate Planner, and Cathy Burbank, Department Secretary.

APPROVAL OF MINUTES:

Sears made a motion to approve the minutes of the April 27, 2017 meeting. McDonald seconded the motion, and the motion carried unanimously.

COMMENTS FROM AUDIENCE:

None

PUBLIC HEARING:

There was none.

NEW BUSINESS

None

OLD BUSINESS

A. SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

Staff gave background on project. This came from Comprehensive Plan, Policy 7.1 and was approved as part of the 2017 Work Plan for the City. Mentioned that staff found City of Sumner and City of Gig Harbor to have design standards, however, mainly used City of Sumner as Gig Harbor seemed to not fit Enumclaw.

Commissioners thought there would be more communities to look at than just the two.

Chairperson Hancock question if the Planning Commissioners are ready to look at the regulations and go forward with this project.

In terms of moving forward there are several ways the Commissioners can go:

- Review materials and say they do not want to move forward on this project;
- Review materials, put together a set of design standards and then decide Enumclaw does not need this and not adopt the standards;
- Review material, make edits and come up with something that is right for the community and make a recommendation to City Council to adopt.

Majority wanted more information before going forward. Wanted to hear pros and cons from other communities.

June 22, 2017

Commissioners were hoping to see a matrix showing the different cities and what they have, such as design standards? Design review board? Do they regulate paint colors? Regulate garage doors? Regulate fence types? Etc to give them an idea about what other cities do.

Pro and cons on how much staff time this will take
Will there be fees? And will the fees cover staff time
Pros and cons on whether this will stunt growth.
What kind of feedback from other cities.

Discussed items such as:

- Keep the process simple with a scoring system – too much detail is time consuming for staff, confusing for builders or residents.
- Have we identified neighborhood types for Enumclaw and do we want to?
- Should design standards be required for certain size additions? And what size should that be? 250 SF? And what level of difficulty does that make for the 20 year home owner who want to upgrade or complete an addition on their home?
- What kind of staff time will design regulation take? (Staff's comment: Any regulations are going to take staff time, such as our current Planned Unit Development zoning. Under the City's current code that is the only area in town that has design standards.)
- The concept of setting up the framework and then let people be flexible within the framework. A checklist is a good idea, to help the community as well as staff with the process.
- Has the City of Sumner had any issues with the standards?
- To what degree of flexibility there should be.
- Consistency between Single Family and Multifamily.
- It was mentioned there were words to stay away from yet they are in this draft. Brought up "proportionately fenestrated" and what it means.
- Are there problems we are trying to fix or are we trying to get in front of the problem?
- A forum with builders and the public. Staff stated that was their intent before anything is adopted. Commissioners thought more information is needed before forming a valid option.
- When a permit is needed. An accessory structure larger than 120 needs a permit, an addition of any size requires a permit. The question is do we want to set certain criteria for aesthetics.
- How can the Commissioners get more input. Staff stated there will be a public hearing where staff would publish a notice hoping the local builders and community members would see and want to give input. That would be their opportunity to make suggestions and comments which could affect what is sent to City Council. More interested in the affected residents comments versus a builders comment.
- Whether this city wants specifications that any new development would be required to comply with.

Chairperson would like to see a bullet list instead of the text to begin with to help put together the detail choices such as upper addition; single family homes; additions in the backyard versus the front yard; etc. Once they have a list of choices then we can dive into the details. Feels this is a large product that is going to take a lot of time.

June 22, 2017

Commissioner's request:

1. How many cities have design standards in western Washington?
2. Bullet list of types of items that could be focused on in any design review ordinance for the commission to look at and say what is important.
3. Examples from other cities to read through and see what the targets are for design standards. See what benefits they have seen or what problems they have encountered.
4. Would like to see 4 or 5 key design requirements from staff – that would be the most common sense to the average citizen and not be burdensome.

COMMUNICATIONS:

Minutes on City's website

Permit status for the month of April & May 2017

STAFF COMMENTS:

None

COMMISSION COMMENTS:

Chairman Hancock welcomed new Commissioner David Halverson. Halverson asked about status report? Commissioners use the information to see the development in town.

Inquired about subdivision on Semanski Street progress. Just waiting on applications.

Inquired about 1446 Harding Street. That is a Code Enforcement issue to clean up property.

COMMENTS FROM THE AUDIENCE:

No audience

ADJOURNMENT:

McDonald made a motion to adjourn the meeting at 8:23 p.m. Sears seconded the motion, and the motion carried unanimously. The meeting was adjourned at 8:23 p.m.

Respectfully submitted,

Cathy Burbank,
Community Department Secretary



STAFF REPORT

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Planning Commission

FROM: Dan Catron, AICP, Associate Planner
Chris Pasinetti, AICP, Community Development Director

DATE: For the July 27, 2017, meeting

SUBJECT: Single Family Residential Design Standards

Recommendation:

Staff recommends this meeting be treated as a study session for the Commission to discuss the merits of a design review program. Review materials presented and give staff feedback.

Background:

On June 22, 2017, the Planning Commission was provided information regarding the formulation and adoption of design regulations that would be applicable to single family residential development. The Planning Commission requested additional information regarding what other jurisdictions have done with regard to design review. The Commission asked for a matrix to show what other cities do- what types of projects do the design regulations apply to, what specific topics are addressed, and what level/form of review is required.

Staff has reviewed city codes from jurisdictions in King, Pierce, Kitsap, and Snohomish Counties, and encountered a wide range of approaches to residential design review. The results of this survey are attached as **Exhibit A**. Staff looked at whether the jurisdiction had design regulations for single family residential development, and whether the jurisdiction had a design review board. Code sections regarding single family residential design standards have been compiled for the commission's reference. At the last meeting the commission requested "Examples from other cities to read through and see what targets are for design standards." **Exhibit B** is a summary of the jurisdictions that have residential design review. **Exhibit C** includes written design guidelines for many cities in Western Washington for the commission to review.

Review:

The Enumclaw City Council has directed that the Planning Commission (as part of the yearly work plan) to review and draft recommendations for the implementation of Single Family Residential Design Standards. The Enumclaw Comprehensive Plan (as recommended by the Planning Commission and

adopted by the City Council) also includes policies directing for the creation and adoption of SFR design standards. The City currently imposes design standards on new subdivisions through the Planned Unit Development (PUD) process (specific to properties located in the PUD zone), however these standards do not apply to new residences constructed on lots that are not part of a PUD. The City of Enumclaw Municipal Code already includes design standards for commercial, industrial (minimal), and multi-family residential development.

Comprehensive Plan policy 7.1 states:

7.1 Create and adopt design standards for new single family development that will ensure that new development fits into the character of existing neighborhoods in terms of scale, density and design.

PROS or Benefits:

The benefits of such a program include the potential for improved building designs and more consistent architectural character within neighborhoods over time. Homes that are constructed with elevated design standards will likely have higher values and will sell for more; which will generate more Real Estate Excise Taxes (REET) which funds projects within the city’s capital facilities plan (government buildings, parks, etc). Variation in housing design can be considered a benefit in neighborhoods and having a minimum set of design guidelines can be seen as preserving the neighborhood character. Homes that are required a higher standard are often built to a higher quality as well; however this is not always the case.

CONS or negative aspects:

A design review program inevitably increases project cost, and additional demands on applicants to read and apply design guidelines to their projects. Additional staff effort will be required including documenting design review compliance, communicating with applicants regarding design review requirements, and potentially presenting projects to the design review board when/if necessary. Additional design requirements that increase costs can make affordable housing goals and targets more difficult to meet. Design standards will also increase permit review time. Having additional design guidelines that increase cost will make housing affordability more difficult due to the increase cost in home design.

Staff believes that the most efficient programs incorporate design review into a comprehensive "Development Review" process, which includes review for compliance with basic development standards as well as any applicable design review guidelines, and carried out at the administrative (staff) level during permit review. Review is accomplished through a simple consolidated administrative process to verify compliance with straightforward development standards as well as applicable design guidelines. This form of design review has the advantage of being folded into review that is already taking place which will hopefully not slow the permit process down dramatically.

Staff suggests the Planning Commission establish a residential design review ordinance in Enumclaw that includes the following elements (at the last meeting the commission requested “Bullet list of types of items that could be focused on in any design review ordinance for the commission to review):

- Be applicable to a specific set of project applications that have the potential to impact the aesthetic quality of the surrounding residential neighborhood;
- Suggest design solutions that are readily achievable and do not add substantially to the cost of a project;
- Provide specific policies and principles that require minimal interpretation; and do not get into a level of detail that will be difficult and time-consuming for staff to enforce or for the applicant to

understand. Chasing inconsequential details is a drain on staff resources and erodes the credibility of the program, puts the city at risk for legal challenge, and can be frustrating for applicants.

At the last meeting the commission requested “4 or 5 key design requirements from staff that would be the most common sense to the average citizen and not be burdensome”. Specific items that can be reviewed as part of a Design Review Ordinance include:

- Porch or stoop requirements
- Roof pitch requirements
- Fence requirements
- Requiring Design Standards for new homes only
- Roof material requirements (wood shake vs. Comp or tile)
- Minimum front window coverage
- Setback projections

City of Gig Harbor:

The City of Gig Harbor has required design guidelines for SFR homes since 1996. In a very short discussion with their Director she recapped a couple items that they were struggling with.

1. De-emphasizing garages. Many builders are now constructing homes that already meet this requirement and in the end what they end up getting is more windows on the front façade.

2. Looming Wall Plan Provision. This standard does not allow tall single-plane blank facades to be visible from the right-of-way (corner lots). Builders tend to design nice facades on only the front of the house, they constantly complain about this requirement. I actually like this provision and it usually yields a nicer landscaping against the wall, or a more articulated façade.

Exhibits:

- A. Number of Jurisdictions in the Puget Sound surveyed for SFR Design Standards
- B. Summary of the jurisdictions Design Review programs
- C. Specific Design Review Guidelines for cities in Western Washington

Exhibit B

King County

Auburn. The City of Auburn has "infill" residential design standards. Design standards regarding building orientation, access, second-story setbacks, architectural elements, and building massing are applicable where a permit applicant wishes to take advantage of the special infill development standards.

Des Moines. The City of Des Moines has design review criteria built into the project review process. Criteria for consideration include (1) Relationship to Building Site, (2) Relationship of Building and Site to Adjoining Area, (3) Landscape and Site Treatment, and (4) Building Design. There are also special guidelines applicable to specific "design districts".

Duvall. The City of Duvall has a city-wide design review program, with special criteria applicable in the Old Town historic district and other specific design districts. Design regulations applicable to single family residential development include parameters for building on slopes, garage placement and orientation, utility placement, and general building design elements including streetscape appearance, massing and composition, porch height, building modulation, entries and porches, decks, roof pitch and overhangs, doors, primary windows, chimneys, corner boards, trash and recycling collection areas, mailboxes, and building colors/materials.

Mercer Island. Mercer Island has a robust residential design review program implemented through a design review board. Review elements include site features and context, building design and visual interest, landscape design and outdoor spaces, screening of service areas and mechanical equipment, and exterior lighting.

North Bend. The City of North Bend has design standards applicable to all new residential development. Sections of the single-family residential design standards include: Architectural style and related matters, materials and color, building mass and scale and building orientation.

Shoreline. The City of Shoreline has a Design Review subchapter applicable to single-family residential projects that intends to: Ensure that new infill development is compatible with the character of the surrounding neighborhood; Establish front yard setbacks that allows for a landscaped front yard; and, reduce the visual impact of garages from the street view. Sections include provisions for adjustment of setbacks, standards for detached accessory buildings; standards for fences and walls; and standards for exterior lighting fixtures.

Skycomish. The City of Skycomish has design guidelines that focus on landmark properties and the city's historic commercial district. Residential design guidelines are provided, however compliance with the findings of the design review board is voluntary for residential properties outside of the historic district. The design review regulations include a significant amount of information regarding the history of the town and the development of the landscape/streetscape over time. The Design Guidelines include (among other sections) General Design Guidelines, Guidelines for Residential Development, and Guidelines for Other Site Work.

Pierce County

Eatonville. The Eatonville Municipal Code contains design standards for detached single-family uses and duplexes. The standards address garage placement and design, vehicular access and driveways, and building design including covered entries, windows and transparency, architectural details, architectural variety, exterior materials, roof design, and accessory buildings.

Edgewood. The City of Edgewood does not have design guidelines generally applicable to single-family dwellings, but do have design guidelines applicable to small lot and attached single-family "townhouse" style developments.

Fircrest. The City of Fircrest does not have design guidelines generally applicable to single-family dwellings, but do have design guidelines applicable to small lot and attached single-family "townhouse" style developments. The guidelines are contained in a separate document that is essentially identical to the Design Standards adopted by the City of University Place. These standards address 1) Site Planning and Design, including building siting and orientation, grading and stormwater management, garage placement and design, outdoor spaces, accessory structures; and, 2) Building Design including mass, scale, form and style, facades and entries, roofs, building materials and colors; and, 3) Exterior Lighting. A checklist for small-lot projects is included.

Gig Harbor. The City of Gig Harbor has residential guidelines of general applicability, as well as guidelines applicable only in the city's historic district. The general residential guidelines include directives to de-emphasize garages, emphasize front entries, reducing visual massing of wall planes, outdoor lighting, and fencing.

Roy. The City of Roy has design guidelines applicable to small lot development similar to the cities of Fircrest and University Place.

Sumner. The City of Sumner has a chapter in its Design and Development Guidelines applicable to Single-Family and Duplex development, where default development standards are relaxed for projects that agree to implement the special design guidelines. The Guidelines address detached single-family dwellings, accessory dwelling units, subdivision design, and building design.

University Place. The City of University Place does not have design guidelines generally applicable to single-family dwellings, but do have design guidelines applicable to small-lot developments. The guidelines are essentially identical to the Design Standards adopted by the cities of Fircrest and Roy.

Snohomish County

Montlake Terrace. The City of Montlake Terrace has a limited set of residential design guidelines addressing roof pitch, eave projections, foundation treatment, and windows.

Snohomish. The City of Snohomish has a code section titled "Design Standards Outside Historic District", which includes standards applicable to small lot developments. These standards address front yards/entrances, individual outdoor spaces, house size in relation to lot size (FARs), roof pitch, windows, articulation of walls, and location of garages.

Stanwood. The City of Stanwood has design standards applicable to specific residential zoning districts. The standards address architectural style, building corners, building materials on facades, projections and mechanical details, garbage and recycling collection areas, and fences.

Other

Kennewick. The City of Kennewick has a set of design standards (dated March 2004) that are applicable to all new single family residential developments (at the subdivision level). The Standards have separate sub-chapters addressing: fences, open spaces, subdivision signage, residential street lights, arterial street landscaping, residential street landscaping, RV storage, architectural features, setbacks, shared street frontages, alleys, and pedestrian walkways. The architectural features section address building projections, porches and garage placement, and decks.

City of Auburn

Chapter 18.25 INFILL RESIDENTIAL DEVELOPMENT STANDARDS

Sections:

- 18.25.010 Purpose and intent.
- 18.25.020 Applicability.
- 18.25.030 Procedures.
- 18.25.040 Infill residential standards.

18.25.010 Purpose and intent.

The purpose of this chapter is to encourage the development of underutilized parcels in **zones** which, through Auburn **comprehensive plan** goals and policies, have been identified as areas where infill residential development should be encouraged. This chapter identifies conditions under which infill development is supported and relaxes certain development requirements in those instances in an effort to promote the construction of infill development in appropriate areas of the city. (Ord. 6245 § 14, 2009.)

18.25.020 Applicability.

A. Eligibility Criteria. This chapter **may** be applied to development or redevelopment that meets all of the following criteria:

1. The **lot** is within one of the following zones: R-5, R-7, R-10, R-16, or R-20.
2. Adjacent properties abutting at least 50 percent of the nonstreet perimeter of the subject property (i.e., side and/or **rear lot lines**) are developed with **single-family dwellings** or higher **intensity** uses.
3. For **lots** located in the R-5 or R-7 **zones**, the development or redevelopment creates a maximum of one new **lot** or **dwelling unit**.
4. For properties located in the R-10, R-16, or R-20 **zones**, the **lot** or parcel size **shall** be one acre or less. (Ord. 6245 § 14, 2009.)

18.25.030 Procedures.

Development proposals desiring to utilize the infill standards of this chapter **shall** be subject to one or more of the permit types found in ACC Title 14 and **shall** be processed in a manner consistent with the underlying land **use** application pursuant to ACC Title 14. (Ord. 6245 § 14, 2009.)

18.25.040 Infill residential standards.

A. All other provisions of this title that would apply to a non-infill project **shall** apply to infill development except as specifically modified by this chapter.

B. Infill Land Division Standards – Reduction in Dimensional Requirements for Infill Residential Development. Notwithstanding the dimensional development standard requirements found in the underlying residential **zones** of ACC 18.07.030, property that is eligible for infill residential development pursuant to ACC 18.25.020 **shall** be eligible for subdivision of land as follows:

1. Minimum **Lot Area**. Minimum **lot area** and minimum average **lot area** may be permitted at 80 percent of the minimum areas required in Chapter 18.07 ACC for the underlying **zone**.
2. Minimum **Lot Width**. Minimum **lot width** may be reduced by 20 percent of or 10 feet less than the required minimum **lot width** of the underlying **zone**, whichever is less.

3. Maximum **Lot Coverage**. Maximum **lot coverage** can be increased by 10 percent over that allowed in the underlying **zone**.

C. Infill **Development Standards**. Property that is eligible for infill residential development pursuant to ACC 18.25.020 **shall** be eligible for these additional **development standards** to encourage infill, subject to demonstration to the satisfaction of the city engineer that all required utility infrastructure, access requirements, and street elements can be accommodated in accordance with the city design and construction standards:

1. The maximum **density** provided for in Chapter 18.07 ACC **may** be increased by up to 10 percent. This **density bonus** may not be combined with **density** bonuses provided for under Chapter 18.49 ACC.
2. Increased allowable **building** height by no more than five feet to allow for roof features noted in subsection (D)(4) of this section while achieving permitted maximum **density**.
3. Reduced front or street **side setbacks** to conform to the average existing **building** lines or **setbacks** of adjoining **structures**. In no case **shall** reduced street **setbacks** be allowed for a garage or carport.
4. Alternative **setbacks**, including reduced **rear setbacks**. Standard **setbacks** of the **zone** shall be applied for any required **setback** when the subject **setback** abuts an RC, R-1, R-5, or R-7 **zone**.
5. A 10 percent reduction in minimum on-site parking requirements, when on-site parking is designed to be shared parking. This reduction **may** be combined with any other reduction provided for in ACC 18.52.030.

D. Infill Design Standards. Property that is eligible for infill residential development pursuant to ACC 18.25.020 **shall** adhere to the following design requirements. While creativity and variation in architectural design is encouraged, the purpose of these requirements is to ensure compatibility of infill development with the character of nearby existing residential **structures**.

Residential infill development **shall** meet the following design criteria, as defined by the predominant character of the existing residential block face. The block face **shall** consist of all residential properties along both sides of the public or private **right-of-way** on which the development fronts. The block face **shall** be measured from intersection to intersection, to the road end, or 200 feet in either direction from the development **site**, whichever is nearest.

1. Building orientation on infill **lots** shall match the predominant orientation of other **buildings** along the block face.
2. Access and location of off-street parking on infill **lots** shall be similar to the predominant character for existing development along the block face. Primary vehicular access **shall** be through rear **alleys** where such **rights-of-way** exist, and on-site parking **shall** be located to the rear of proposed **structures**, insofar as this is consistent with the predominant character of the block face.
3. Proposed **residences** shall be required to provide an additional five-foot **setback** over that required in the underlying **zone** above the second **story** where property line(s) abut a property with an existing single-story **structure**.
4. Roofs on proposed infill residential **structures** shall be similar in slope, material, and style to existing development and **shall** incorporate any or all of the following features, insofar as such features are compatible with existing development on the block face:

- a. Dormers;
- b. Gabled or hipped roofs;

- c. Pitched roofs;
- d. Parapets or cornices.

Unless it is the predominant existing style on the block face, flat, unadorned roofs **shall** not be allowed.

5. Horizontal facades longer than 25 feet **shall** be treated to reduce **building** mass and visual bulk using at least one of the following techniques. The applicant **shall** demonstrate that the selected techniques are either currently present on the block face or are not substantially incompatible with existing development.

- a. Bays or recesses (minimum depth of 18 inches);
- b. Window patterns;
- c. Contrasting materials or colors;
- d. Upper **story** setbacks;
- e. Balconies. (Ord. 6245 § 14, 2009.)

The Auburn Municipal Code is current through Ordinance 6655, passed June 19, 2017.

Disclaimer: The City Clerk's Office has the official version of the Auburn Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City of Des Moines

Chapter 18.235 DESIGN REVIEW

Sections

- [18.235.010](#) Title.
- [18.235.020](#) Application.
- [18.235.030](#) Purpose.
- [18.235.040](#) Authority.
- [18.235.050](#) Definitions – Use of words and phrases.
- [18.235.060](#) Delegation of design review authority, consultants, expedited matters.
- [18.235.070](#) Procedure.
- [18.235.080](#) Pre-application meeting.
- [18.235.090](#) Application materials.
- [18.235.100](#) Criteria.
- [18.235.110](#) Decision.
- [18.235.120](#) Appeals.

18.235.010 Title.

This chapter shall be entitled "Design Review." [Ord. 1591 § 568, 2014.]

18.235.020 Application.

(1) Except as provided below, no building permit shall be issued by the City for any regulated improvement except upon prior approval of the Planning, Building and Public Works Department and no significant changes, as defined in chapter 1 of the International Building Code ("IBC"), shall be made in or to an architectural feature of any regulated improvement without the prior approval of the Planning, Building and Public Works Department. Deviation from a plan approved by the Planning, Building and Public Works Department shall be permitted only after the filing and approval of an amended plan.

(2) The following development projects or changes shall be exempt from design review:

- (a) Re-striping and other minor changes to parking lots that do not result in changes to landscaping, a reconfiguration of the lot or the creation of five or more new parking spaces.
- (b) Fences that do not require a separate development permit.
- (c) Underground utilities are not included as development subject to design review.
- (d) Right-of-way improvements not associated with development subject to design review.
- (e) Landscaping alterations shall not be subject to design review.
- (f) Storm water facilities located within street rights-of-way or regional storm water facilities shall not be subject to design review.
- (g) Expansion or remodeling work of any building which is equal to or less than five percent of the building's existing floor area, or overall size in cases where the overall floor area is not applicable due to replacement remodeling where significant changes to the building are made without changing the floor area.
- (h) Any improvement to multifamily, commercial or institutional structures not open to exterior view.

(3) The Planning, Building and Public Works Department may require a bond to the City in an amount reasonable to secure the installation of landscaping, screens, exterior lighting, walkways, and other similar site improvements. [Ord. 1591 § 569, 2014.]

18.235.030 Purpose.

These regulations are adopted for the following purposes:

- (1) To promote the public health, safety, and general welfare of the citizens of the City;
- (2) To recognize that land use regulations aimed at the orderliness of community growth, the protection and enhancement of property values, the minimization of discordant and unsightly surroundings, the avoidance of inappropriateness and poor quality of design and other environmental and aesthetic objectives provide not only for the health, safety, and general welfare of the citizens, but also for their comfort and prosperity and the beauty and balance of the community, and as such, are the proper and necessary concerns of local government;
- (3) To protect, preserve, and enhance the social, cultural, economic, environmental, aesthetic, and natural values that have established the desirable quality and unique character of Des Moines;
- (4) To promote and enhance construction and maintenance practices that will tend to promote visual quality throughout Des Moines;
- (5) To recognize environmental and aesthetic design as an integral part of the planning process; and
- (6) To implement adopted land use policies and regulations, including the Des Moines Comprehensive Plan, Marina District Design Guidelines, Pacific Ridge Neighborhood Improvement Plan, and Pacific Ridge Design Guidelines. [Ord. 1591 § 570, 2014.]

18.235.040 Authority.

This chapter is adopted pursuant to the provisions of chapters 35.63, 35A.63 and 36.70A RCW and other applicable laws. [Ord. 1591 § 571, 2014.]

18.235.050 Definitions – Use of words and phrases.

As used in this chapter, unless the context or subject matter clearly requires otherwise, the words or phrases defined in this section shall have the indicated meanings.

“Architectural feature” means the exterior architectural treatment and general arrangement of the portions of an improvement and site that are open to external view, including, but not limited to, the kind, color, and texture of building materials, types of windows and doors, attached or detached signs, landscaping, screens, parking lots, exterior lighting, walkways, and other fixtures appurtenant to such portions.

“Capital improvement” means an improvement visible to the public, done by the City upon property owned by or under control of the City.

“Improvement” means a building, structure, or other improvement to real property. It shall include, but not be limited to, street improvements, street furniture, park developments, private and public schools, commercial and business developments, public utility and governmental buildings and structures, religious institutions, hotels, motels, apartment houses and other multiple-family dwellings, certain single-family dwelling units, hospitals, rest homes and other similar developments, and commercial and noncommercial recreational areas. It shall not include underground wires, pipes, or other similar underground utility installations.

“Regulated improvements” means an improvement upon any property within the City, other than one single-family dwelling unit, structure, or building, and uses accessory thereto; except multiple building permit applications by

the same applicant or one standing in privity to the applicant for the construction of a series of single-family dwellings in the same subdivision or short subdivision are considered regulated improvements.

“Street furniture” means improvements located in streets or rights-of-way and parking lots or other similar open spaces on a site, including, but not limited to, light standards, utility poles, newspaper stands, bus shelters, planters, traffic signs, traffic signals, benches, guard rails, rockeries, retaining walls, mailboxes, litter containers, and fire hydrants. [Ord. 1591 § 572, 2014.]

18.235.060 Delegation of design review authority, consultants, expedited matters.

The City Manager or the City Manager’s designee shall have responsibility for all design review decisions, but may delegate such authority to subordinates who are qualified in the fields of planning, engineering, building, landscaping, and the like. The City Manager or the City Manager’s designee is further authorized to employ consultants if, in his discretion, the scope, size, or nature of the project requires services beyond the capabilities of City staff. In the event such consultants are employed, the building permit fee may be increased to include the cost of consulting services. In the event the City Manager or the City Manager’s designee finds that the application presents special problems relative to planning or zoning, he may decline to take action and refer the application to the City Council as an expedited matter. [Ord. 1591 § 573, 2014.]

18.235.070 Procedure.

The City Manager or the City Manager’s designee may adopt by executive order procedural rules for the efficient implementation of this chapter. The Planning, Building and Public Works Department shall complete its review and make its decision and/or recommendations within 40 days after the final plans and elevations have been submitted, and failure to do so shall be considered approval. Decisions shall be based on the criteria found in DMMC 18.235.100. [Ord. 1591 § 574, 2014.]

18.235.080 Pre-application meeting.

- (1) In order to facilitate application review and approval, the Planning, Building and Public Works Director may require a pre-application meeting as outlined by DMMC 18.20.100.
- (2) In addition to the purposes outlined by DMMC 18.20.100, the design review pre-application has the following purposes:
 - (a) Identify applicable design review approval procedures, decisional criteria and guidelines; and
 - (b) Discuss information provided by the applicant and to recommend modifications or to identify additional information that may be needed.
- (3) The design review pre-application meeting shall not constitute acceptance, approval, conditional approval, denial, public notice, or any other land use decision. [Ord. 1591 § 575, 2014.]

18.235.090 Application materials.

Unless waived by the Planning, Building and Public Works Director, the following application materials and other applicable materials as may be required shall be submitted for any proposed design review approval.

- (1) A site plan showing the location of proposed and existing buildings, parking, exterior lighting, signs and landscaping;
- (2) Colored elevations of exterior building facades indicating the proposed building materials, finish colors, fenestration patterns, rooflines, etc.;
- (3) Detailed drawings of architectural features, signage, trim, etc.;

- (4) Photos clearly showing the facades of adjacent development, general streetscape character and territorial and other views from the site, if any;
- (5) A perspective drawing of the building envelope allowed by applicable setback, lot coverage, and building height regulations;
- (6) A summary of the objectives of the proposed construction or development, including a summary of proposed land uses;
- (7) The final conceptual drawings, elevations, floor plans, and landscaping plan for the building site;
- (8) Samples of proposed building materials and colors;
- (9) A written description of how the proposed development satisfies applicable design guidelines. [Ord. 1591 § 576, 2014.]

18.235.100 Criteria.

Decisions to approve, conditionally approve, or deny a design review application shall be based on the following criteria:

(1) Relationship to Building Site.

- (a) The site should be planned to accomplish the desirable transition with the streetscape, provide for adequate planting, and to facilitate pedestrian movement.
- (b) Parking and service areas shall be located, designed, and screened from public view.
- (c) The height and scale of each building should be compatible with its site and adjoining buildings.

(2) Relationship of Building and Site to Adjoining Area.

- (a) Buildings and structures should be made compatible with adjacent buildings of conflicting architectural styles by such means as screens, sight breaks, and materials.
- (b) Harmony in texture, lines, and masses should be encouraged.
- (c) Attractive landscape transition to adjoining properties should be provided.

(3) Landscape and Site Treatment.

- (a) Where existing topographic patterns contribute to beauty and utility of a development, they should be preserved and developed.
- (b) Grades of walks, parking spaces, terraces, other paved areas, and large expanse of walls should provide an inviting and stable appearance.
- (c) Landscape treatment should enhance architectural features, strengthen vistas and important axes, and provide shade.
- (d) In locations where plants will be susceptible to injury by pedestrian or motor traffic, they should be protected by appropriate curbs, tree guards, or other devices.
- (e) Where building sites limit planting, the placement of trees or shrubs in parkways or paved areas is encouraged.

- (f) Screening of service yards and other places which tend to be unsightly should be accomplished by use of walls, fencing, planting, or combinations of these. Screening should be effective in winter and summer.
- (g) In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, etc., should be used.
- (h) Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent areas. Lighting should be shielded and restrained in design. Excessive brightness and brilliant colors should be avoided.

(4) Building Design.

- (a) Evaluation of a project shall be based on the quality of its design and relationship to the natural setting of its surroundings.
- (b) Building components, such as windows, doors, eaves, and parapets, should be proportionate and relative to each other.
- (c) Colors should be harmonious, with bright or brilliant colors used only for accent.
- (d) Design attention should be given to mechanical equipment or other utility hardware on roofs, grounds, or buildings to screen them from view.
- (e) Exterior lighting, when used, shall be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with the building design.
- (f) Monotony of design in single or multiple building projects should be avoided. Variety of detail, form, and siting should be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.

(5) Signs.

- (a) Signs shall conform to the ordinances of the City relative to signs.
- (b) Signs should be part of the architectural concept. Size, materials, color, lettering, location, number, and arrangements should be harmonious with the building design.
- (c) The number and size of signs should be minimized to avoid visual clutter.
- (d) Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided. Lighting should be harmonious with the design. If external spot or flood lighting is used, it should be arranged so that light source is shielded from view.

(6) Miscellaneous Structures and Street Furniture.

- (a) Miscellaneous structures and street furniture located on private property, public ways, and other public property should be designed to be part of the architectural concept of the design and landscape. Materials should be compatible with buildings. Scale should be appropriate. Colors should be in harmony with buildings and surroundings. Proportions should be to scale.
- (b) Lighting in connection with miscellaneous structures and street furniture should meet the criteria applicable to site, landscape, buildings, and signs.

(7) In addition to the criteria above, properties within Pacific Ridge as delineated by the Des Moines Comprehensive Plan shall satisfy the purpose and intent of the Pacific Ridge Design Guidelines.

(8) In addition to the criteria above, properties within Downtown Neighborhood, as delineated by the Des Moines Comprehensive Plan, shall satisfy the purpose and intent of the Marina District Design Guidelines. [Ord. 1591 § 577, 2014.]

18.235.110 Decision.

(1) The Planning, Building and Public Works Director may approve, conditionally approve, or deny a design review application as provided by chapter 18.20 DMMC and this chapter.

(2) The Planning, Building and Public Works Director shall provide a written report or decision as provided by chapter 18.20 DMMC. The written report or decision shall include the following information:

- (a) The name and address of the applicant;
- (b) The location of the proposed development;
- (c) A brief description of the proposed development;
- (d) The decision to approve, conditionally approve, or deny the design review application;
- (e) If the application is conditionally approved or denied, the applicable decision criteria shall be identified;
- (f) The date of the report or decision. [Ord. 1591 § 578, 2014.]

18.235.120 Appeals.

A person or persons aggrieved by an action of the Planning, Building and Public Works Department under this chapter may file an appeal pursuant to chapters 18.20 and 18.240 DMMC with the Hearing Examiner within 14 days of the Department decision in accordance with the Hearing Examiner code. The filing of an appeal shall be considered a Type I appeal and shall suspend the issuance of a building permit until final action is taken on the appeal. [Ord. 1591 § 579, 2014.]

The Des Moines Municipal Code is current through Ordinance 1659, passed August 18, 2016.

Disclaimer: The City Clerk's Office has the official version of the Des Moines Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City of Duvall

Chapter 14.34 - DESIGN GUIDELINES

Sections:

14.34.010 - Administration.

- A. Authorization and Purpose. The following design guidelines are intended to:
1. Provide clear objectives for those embarking on the planning and design of projects in Duvall;
 2. To implement the Duvall comprehensive plan, the downtown subarea plan and the city-wide visioning plan by promoting high quality design and development;
 3. To provide a unique visual identity for the city and its neighborhoods;
 4. To protect and enhance the city's pleasant environments for living, working, and shopping activities;
 5. To implement the Duvall comprehensive plan, the downtown subarea plan and the city-wide visioning plan as they apply to site plan layout and building design;
 6. Encourage flexibility and innovation in site design and development that promotes a neighborhood context in keeping with and enhancing Duvall's character;
 7. To ensure that site layout and building design is properly related to their sites and surrounding sites and structures, taking into consideration the natural terrain; and
 8. To ensure that streetscapes are adequately and attractively designed and landscaped.
- B. Applicability. The design standards apply as listed below unless otherwise noted within a specific section.
1. All new developments and/or construction, including but not limited to projects that require the following land use permits: master development plan, site plan, long or short subdivision, conditional use permit, variance, development agreement, building permit, or a grading permit.
 2. All remodels whose value exceeds fifty (50) percent of the value of the existing structure, as determined by the city of Duvall valuation methods, shall be designated as "major exterior remodels." All standards that do not involve repositioning the building or reconfiguring site development, as determined by the director, shall apply to major exterior remodels.
 3. For minor exterior remodels with value less than fifty (50) percent of the building valuation ("minor exterior remodels"), the requirement is only that the proposed improvements meet the standards and do not lead to further nonconformance with these standards.
 4. These standards do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.
 - 5.

Existing nonconforming structures shall not be made further nonconforming regardless of scope of work. Existing conforming structures may not be made nonconforming by way of exterior alterations.

C. Process.

1. These standards should be reviewed at the beginning of the planning or design process and are intended to make applicants aware of the design issues that warrant early consideration. Early informal presentations of preliminary design concepts and dialogue with city staff is encouraged.
2. This chapter is part of the unified development regulations in the Duvall Municipal Code (DMC). Where there is a conflict between this chapter and other provisions of the DMC, the most specific ~~standard or regulation shall apply, as determined by the planning director.~~

3. All permit applications shall be reviewed in accordance with DMC Chapter 14.08, Permit Processing.

D. Intent and Standard Application. Each section of the design standards contains a list of purpose statements followed by standards. Purpose statements are overarching objectives, whereas the standards act as development regulations. They use words such as "shall," "must," "is/are required," or "is/are prohibited," and signify required actions. If a standard uses words such as "should" or "is/are recommended," it signifies that it is meant to be applied with some flexibility. Development projects must comply with all standards unless departures are granted by the planning director.

E. Departures. The planning director may require or allow departures from required standards in the following circumstances:

1. Where unique natural features or unique lot configuration makes it extraordinarily difficult to conform to the standards;
2. Where the project is equal or superior in design to that allowed under the general application of these standards and is consistent with the design standards, as well as all other city standards;
3. In each case above, the applicant must utilize other methods per the planning director's satisfaction that meet the intent of the applicable standard(s); and
4. Where departures involve site grading or other engineering issues, the departure shall be reviewed and approved by the planning and public works directors.

(Ord. 1056 § 1 Exh. A (part), 2007)

14.34.020 - Site planning—Principles.

A. Purpose. The purpose of this section is to provide general guidance in the layout of new developments to ensure that they provide a logical organization of streets, parking, landscaping, stormwater, parks, pedestrian connections, and other public spaces, and provide for the safe, convenient and attractive use of private and public parcels within the development.

B. General Site Planning Principles. All development shall submit a detailed site plan illustrating the proposed location and dimensions of new building blocks and lots, streets, alleys and other public rights-of-way, related parks and public spaces, and areas for utilities, storm ponds, vaults, or site

infrastructure. The site plans shall be designed to result in the creation of a cohesive and integrated plan for the proposed uses, responding to adjacent land uses and organizing the site to use the public realm of streets, parks and other common areas to promote a sense of community and a unique sense of place. The detailed site plan shall demonstrate that the development includes the following elements:

1. A unifying organization that takes into account site conditions (e.g., topography, slopes, streams, wetlands) and adjacent land uses;
2. Convenient and connected pedestrian and vehicular circulation, including a range of street types, pedestrian pathways, and trails that support a variety of street and frontage types;
3. A variety of building types, with assorted floor plans and elevations that complement the village character of Duvall and enhance adjacent uses and buildings;
4. Facade designs, landscaping, usable open space and other common amenities that serve to organize the site, create points for community gathering, and incorporate screening, environmental mitigation, utilities, and drainage as positive amenities in the overall site design;
5. Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior street, sidewalk and trail network of new development shall be designed to link up to those connections and provide a clear public path of travel for both vehicles and pedestrians, unless there are site constraints such as topography or sensitive areas that make such connections infeasible.

(Ord. 1056 § 1 Exh. A (part), 2007)

14.34.030 - Grading, stormwater management and site coverage.

- A. Purpose. The purpose of this section is to minimize soil disturbance, integrate new developments into the natural terrain, contain and manage stormwater runoff on-site, and minimize impermeable site area.
- B. Grading and Retaining Walls.
 1. Developments shall work with the site topography in determining the final grade for the site. Minimal grading is essential to developing sites that are integrated into the natural environment. If possible, roads should follow existing contours and grading should be minimized by the design of the structures. Filling and grading shall control stormwater runoff impacts to adjacent properties, and shall preserve existing significant trees wherever possible. Mass grading and clearing for the purpose of establishing flat building lots is not permitted. Techniques to accomplish this are as follows:
 - a. Sites shall be designed to blend into the existing topographic contours and shall minimize cuts and fills;
 - b.

Divide large grade changes by a series of benches and landscaped terraces (see Figure 14.34.1); parking lots, for example, can be terraced and incorporate landscaping beds rather than creating one long sloped lot;

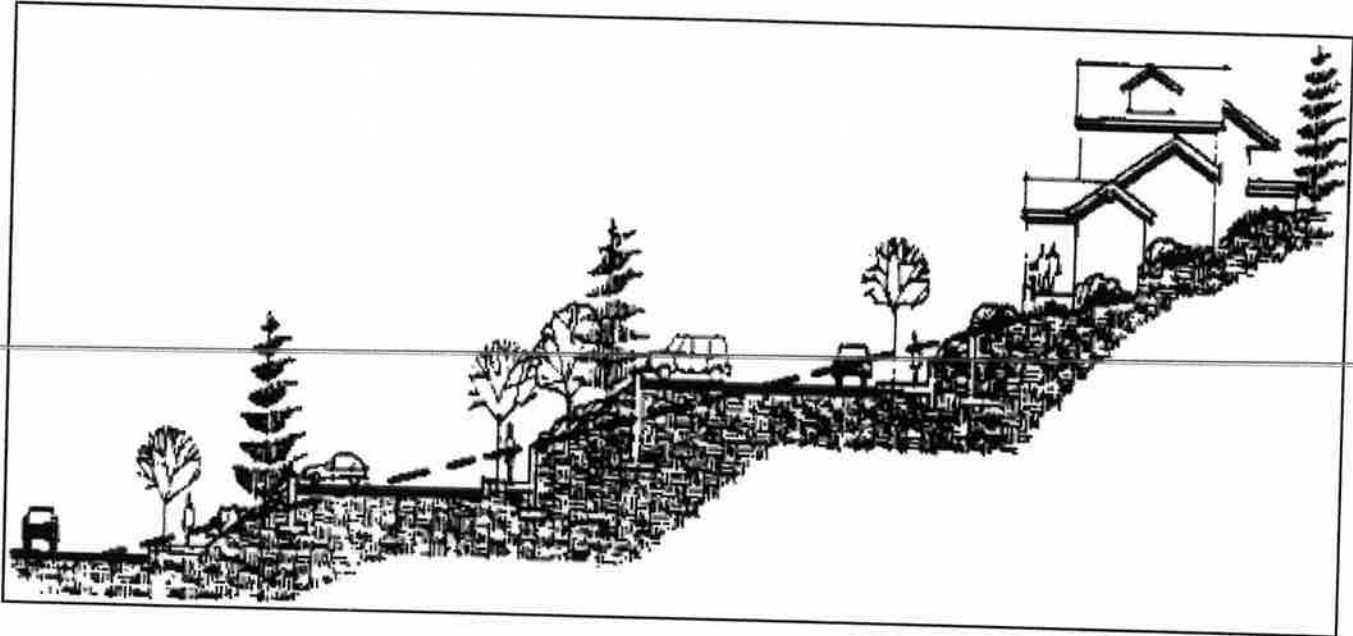


Figure 14.34.1: Terracing

- c. Use a planted stable slope of not more than three horizontal to one vertical rather than a retaining wall, unless an exception is granted by the public works and planning directors;
- d. On steeper sites, tuck-under garages and daylight basements are encouraged and may be required to integrate homes into existing topography and minimize mass grading (see Figure 14.34.2); or

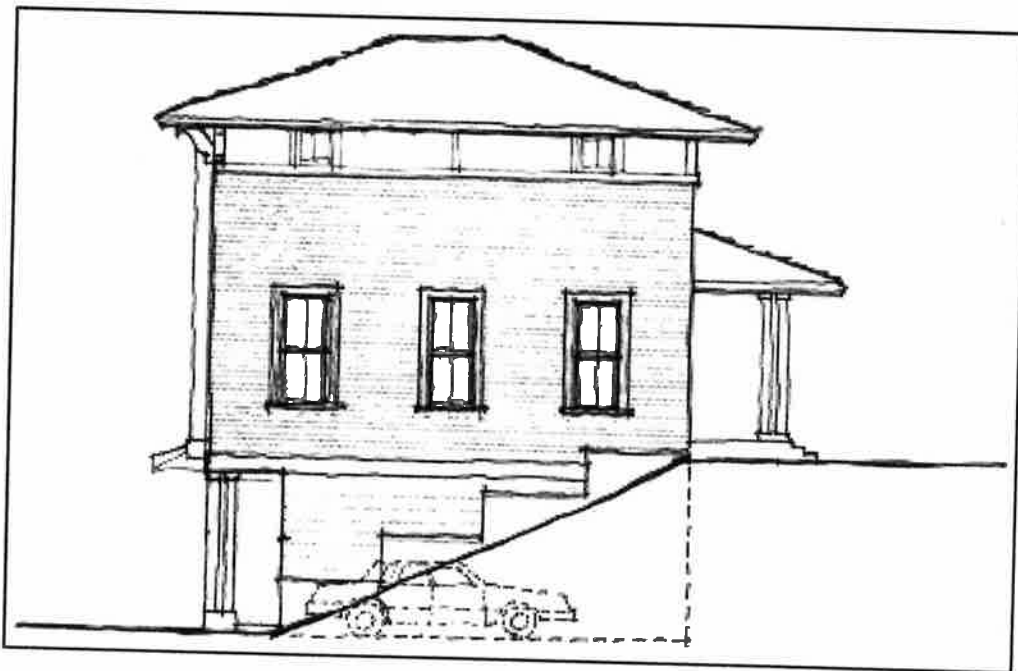


Figure 14.34.2: Tuck-under Garage

- e.

Other methods as approved by the public works and planning directors that meet the purpose of this chapter.

2. Retaining Walls. The following standards apply to all retaining walls greater than three feet in height:
 - a. Retaining walls shall be limited to no more than two four-foot terraced walls within one hundred (100) horizontal feet of one another.
 - b. Retaining walls shall be set back a minimum of three feet from adjacent public rights-of-way. The area between the right-of-way and the retaining wall shall be landscaped and maintained per city standards in DMC Chapter 14.38. If private agreements are reached with utility companies and written documentation is provided to the city, retaining walls can be located to the back of the right-of-way as determined by the public works and planning directors.
 - c. Retaining walls visible from a public right-of-way or adjacent property shall be rock, keystone-style, concrete or textured/patterned wall styles as approved by the city. Retaining walls shall be landscaped in accordance with DMC Chapter 14.38.
 - d. Large block walls (ecology block style) are not permitted where the retaining wall is visible from a public right-of-way.
 - e. Retaining walls shall be designed to fit their surroundings and complement existing conditions.
 - f. For residential lots, retaining walls shall be:
 - i. Composed of brick, rockery, CMU or landscape block or a combination of either with a masonry product. Concrete may be used for retaining walls three feet in height or less. Other materials may be used with the approval of the planning and public works directors.
 - ii. There shall be a minimum of ten (10) feet between the rear of a residential building and any retaining wall. To the greatest extent feasible, rockeries shall be located on property lines.
 - iii. For residential lots, retaining walls and associated drainage shall be located on the down-slope lot unless otherwise approved.
 - g. On commercial lots, there shall be a minimum three-foot landscaped setback in front of a retaining wall.
 - h. Departures may be considered by the public works and planning directors if it is determined that no other solution is feasible.

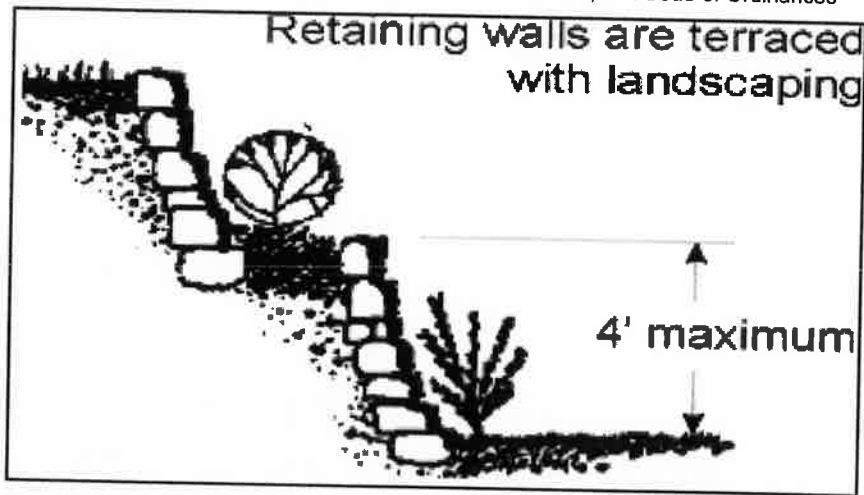


Figure 14.34.3: Recommended Retaining Wall Materials

C. Stormwater Management and Sensitive Areas.

1. Stormwater Ponds. Open stormwater facilities (ponds and bioswales) shall be designed as a landscape amenity and shall provide a natural appearance through layout, design and landscape treatment.
 - a. Stormwater ponds shall be designed, constructed, and maintained per the city of Duvall design standards. When a fence is needed (where slopes are greater than 3:1) around the perimeter of a stormwater pond, solid board or chain link fence with slats are prohibited. A dark vinyl coated chain link fence or similar fence is acceptable. These fence types will allow vegetation to grow through and shall be used in conjunction with landscape screening described below. Rectangular fence layouts are discouraged.
 - b. Stormwater ponds shall be screened in accordance with DMC [Chapter 14.38](#), Landscaping.
2. Bioswales. Bioswales are encouraged throughout developments to treat runoff, improve water quality, and minimize or eliminate the size of detention ponds or vaults (see Figure 14.34.4). If used, bioswales shall be integrated into the overall site and landscape design, meet the city's design criteria for water quality treatment, and shall either be grassed lined or landscaped with appropriate species.



Figure 14.34.4: A Bioswale with Native Vegetation

- D. Site Coverage. The layout of new developments shall minimize impervious surface area in order to maximize stormwater infiltration and reduce the amount of stormwater that is transferred off-site.
1. The maximum percentage of total impervious surface for developments shall be consistent with the requirements of the individual zone districts.
 2. On-site native vegetation shall be preserved to the greatest extent possible to protect the aesthetic qualities of the region, to protect aquifers and provide wildlife habitat, and to prevent detrimental runoff to adjoining properties, streams, and other sensitive areas.
 3. The use of pervious surfaces is encouraged. Porous concrete, porous paving stones, reinforced turf, crushed gravel with soil stabilizers, and paving blocks with planted joints are examples of acceptable materials that can be used for driveways, pathways, sidewalks, and patios. Use of these materials within the public right-of-way shall be subject to approval of the public works director.

(Ord. 1056 § 1 Exh. A (part), 2007)

14.34.040 - Street network.**A. Pedestrian Facilities.**

1. Purpose. The purpose of this section is to establish minimum standards to achieve the following goals: improve and enrich the pedestrian environment by making it inviting, safer, and more comfortable to walk throughout the city; promote walking both as a social activity and an alternative to driving; improve pedestrian connections to and from transit stops; and enhance pedestrian access and the character of the street by establishing minimum sidewalk and pathway standards.
2. Sidewalk and Pathway Development Standards.
 - a. Primary pedestrian corridors are those streets and corridors that are intended for a concentration of pedestrian activity. Designated primary pedestrian corridors include Main Street; NE Stella Street between Railroad Avenue NE and Main Street, NE Richardson Street corridor, and Big Rock Road between Main Street and 275th Avenue NE (see Figures 14.34.7 and 14.34.8).
 - i. Twelve (12) foot minimum width sidewalk with eight feet of unobstructed width. Where rights-of-way are insufficient to provide the required widths, buildings shall be set back to meet sidewalk requirements (see Figure 14.34.5).

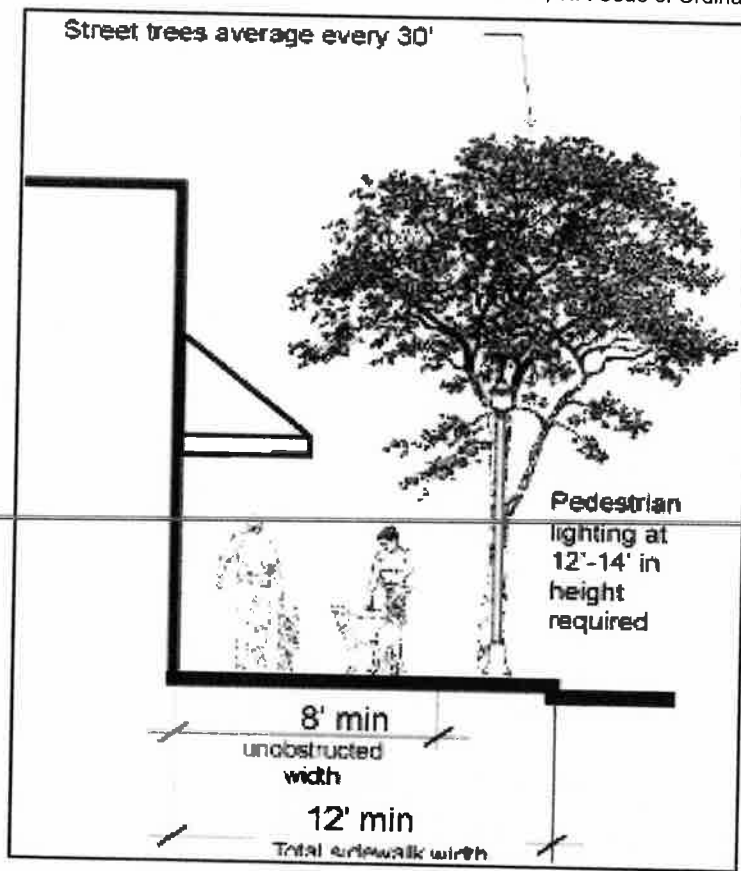


Figure 14.34.5: Sidewalk Requirements Primary Pedestrian Corridors

- ii. Streetscape north of Coe Clemmons Creek. Street trees shall be placed at an average of thirty (30) feet on center and placed in tree grates. Consistent with the design of the site and integration of the landscaping, the planning director may allow trees and other landscaping materials on the site or in the right-of-way to be clustered.
 - iii. Streetscape south of Coe Clemmons Creek. Street trees shall be placed in landscape strips at an average of thirty (30) feet on center. Where space is available, landscape strip shall be a minimum width of eight feet to create a safe pedestrian environment.
 - iv. Pedestrian lighting at twelve (12) to fourteen (14) feet in height shall be required.
 - v. Sidewalks and pathways along the facade of mixed use and commercial buildings more than one hundred (100) feet in width (measured along the facade) that are not located adjacent to a public street shall provide sidewalks that meet primary pedestrian corridor standards identified above.
- b. Secondary pedestrian corridor are those streets in Old Town Mixed Use (OT), Midtown (MT), Uptown (UT-1), commercial (CO), Riverside Village (RIV), mixed use 12 (MU12), and Mixed Use Institutional (MUI) zoning districts that are not designated primary pedestrian corridors (see Figures 14.34.7 and 14.34.8) but that are intended for pedestrian activity at a lesser scale than that occurs on primary pedestrian corridors.
- i.

Ten (10) foot minimum width sidewalks with six feet of unobstructed width. Where rights-of-way are insufficient to provide the required widths, buildings shall be set back to meet sidewalk requirements (see Figure 14.34.6).

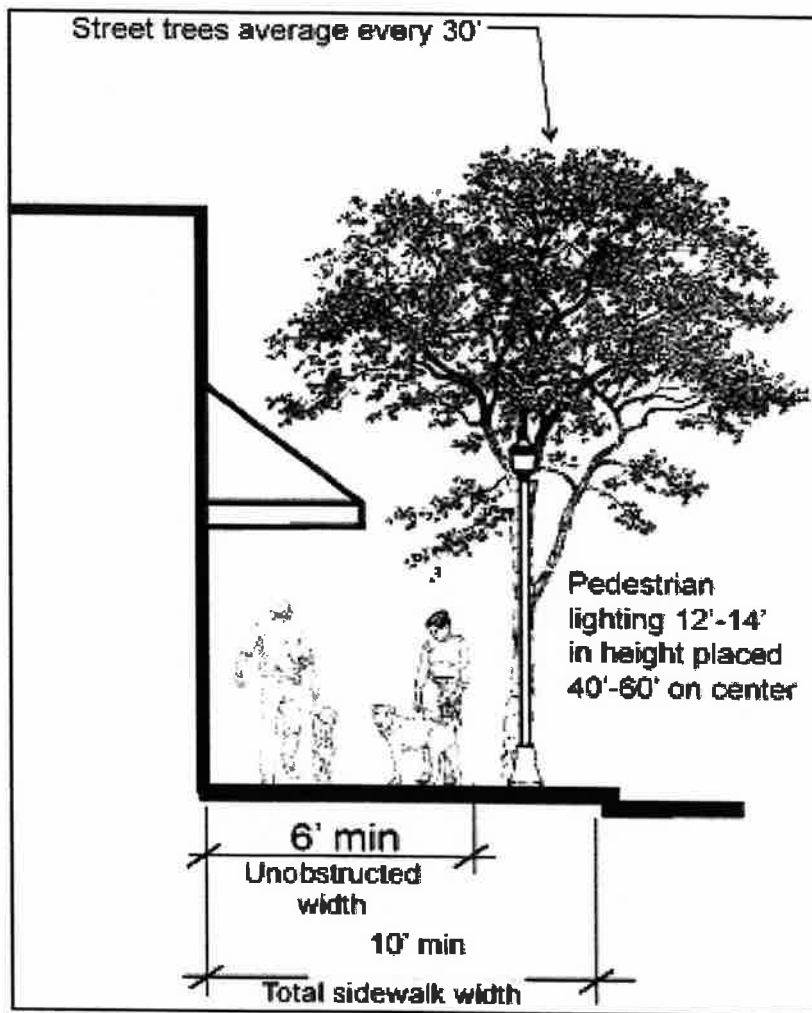
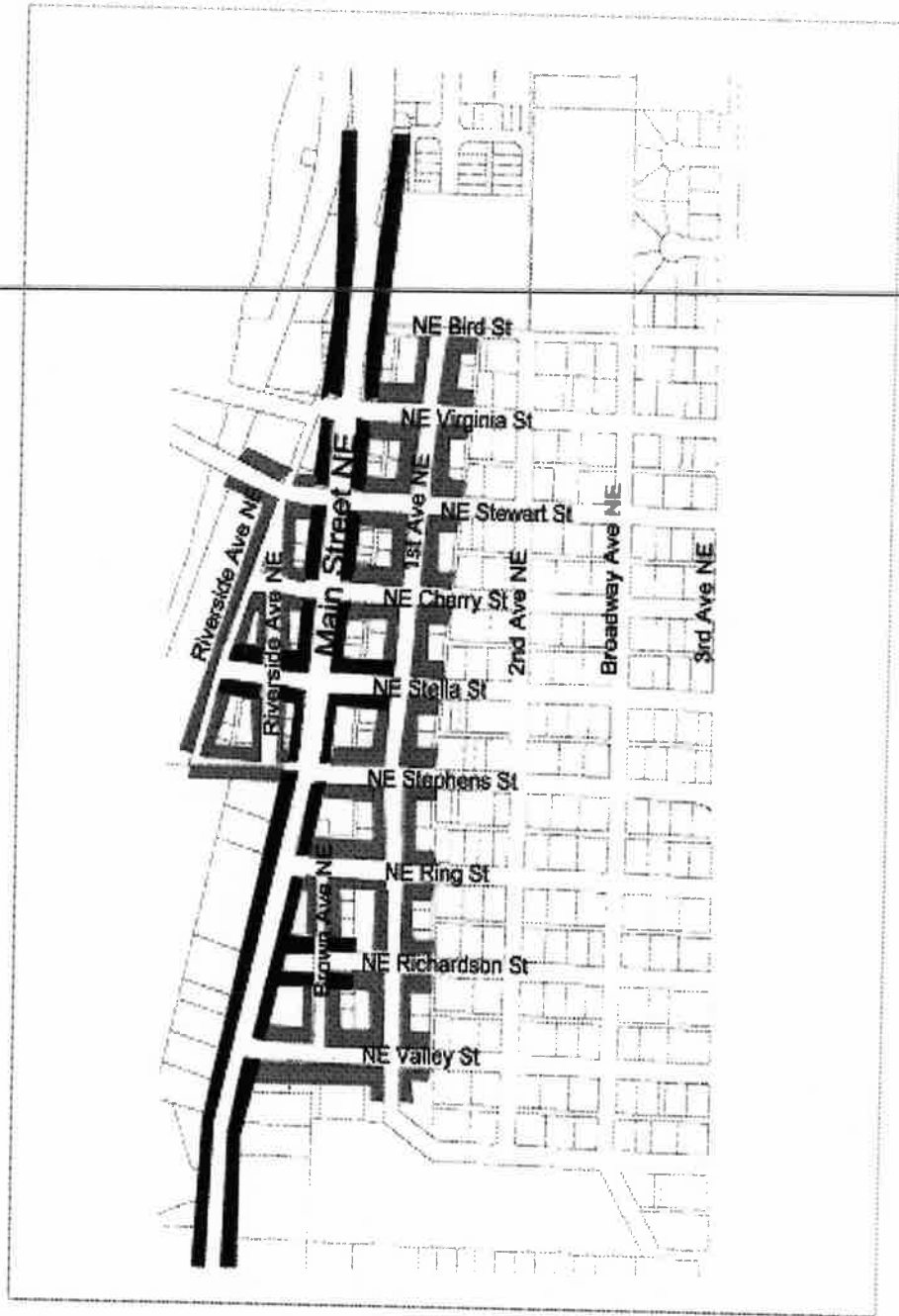


Figure 14.34.6: Sidewalk Requirements Secondary Pedestrian Corridors

Primary and Secondary Pedestrian Corridors



LEGEND

-  Primary Pedestrian Corridor
-  Secondary Pedestrian Corridor



Figure 14.34.7: Primary and Secondary Pedestrian Corridors North of Old Town

Primary and Secondary Pedestrian Corridors



LEGEND

-  Primary Pedestrian Corridor
-  Secondary Pedestrian Corridor



Figure 14.34.8: Primary and Secondary Pedestrian Corridors South of Old Town

- ii. Street trees shall be placed at an average of thirty (30) feet on center. Trees must be in grates unless there is space for planting strips at least five feet in width. Consistent with the design of the site and integration of the landscaping, the planning director may allow trees and other landscaping materials on the site or in the right-of-way to be clustered.
 - iii. Pedestrian lighting, twelve (12) to fourteen (14) feet in height, shall be placed forty (40) to sixty (60) feet on center, subject to approval of the planning and public works directors.
 - iv. For all other interior pathways, the applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. At a minimum, walkways shall feature eight feet of unobstructed width and meet the surfacing standards of the public works development design standards. A two-foot reduction may be considered based on the design and orientation of the building.
 - c. For all other interior pathways, the applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. At a minimum, walkways shall be a minimum unobstructed width of five feet and meet the surfacing requirements of the public works development design standards.
- B. New Streets.
 1. Purpose. The purpose of this section is to establish appropriate design principles for the layout and configuration of new streets. These guidelines are applicable to all new developments that include the development of new streets, public or private, and are constructed to serve new development.
 2. General Goals. Where new development requires the creation of new rights-of-way to facilitate access to property, the development shall make use of a hierarchy of street types including neighborhood streets, private access drives, access lanes, and alleys and pedestrian pathways as described in Figure 14.34.9. New interior access roads are required to be designed as fully developed city streets, including curbs, sidewalks, lighting, street trees, and landscaping, and consistent with the city of Duvall's roadway design standards. In addition to technical engineering requirements, the design of new streets should strive to preserve public safety by encouraging a safe, attractive walking environment and incorporating traffic calming techniques into their design.

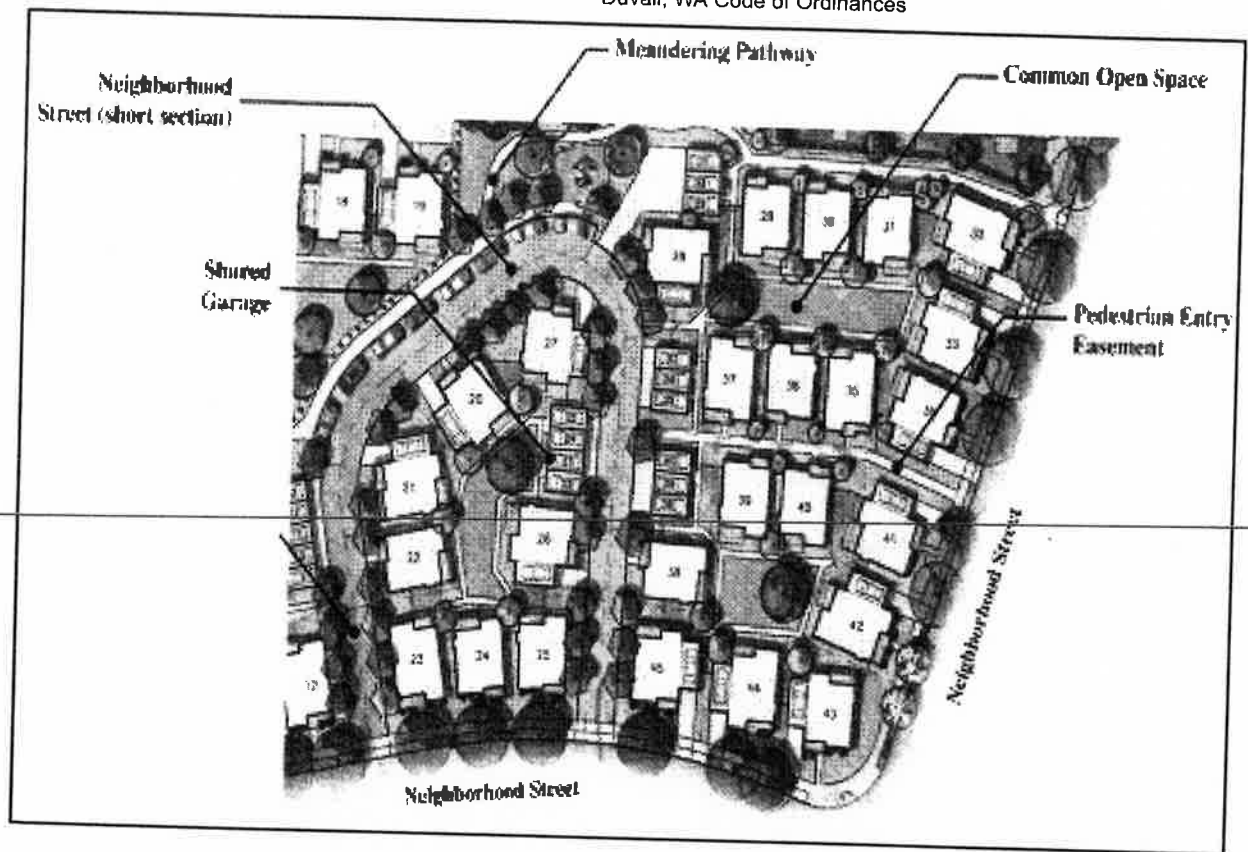


Figure 14.34.9: An Example of Development with a Good Hierarchy of Street Types

- a. Developments shall provide a safe and convenient network of vehicular and pedestrian/bicycle circulation that connects to the surrounding road/access network, pedestrian/bicycle facilities and adjacent parcels.
- b. New development is encouraged to provide pedestrian connections to facilitate access to existing and planned trail systems, especially the Snoqualmie Valley Trail.
- c. The design of new streets should be based on the prototypical street sections described in Figure 14.34.10.

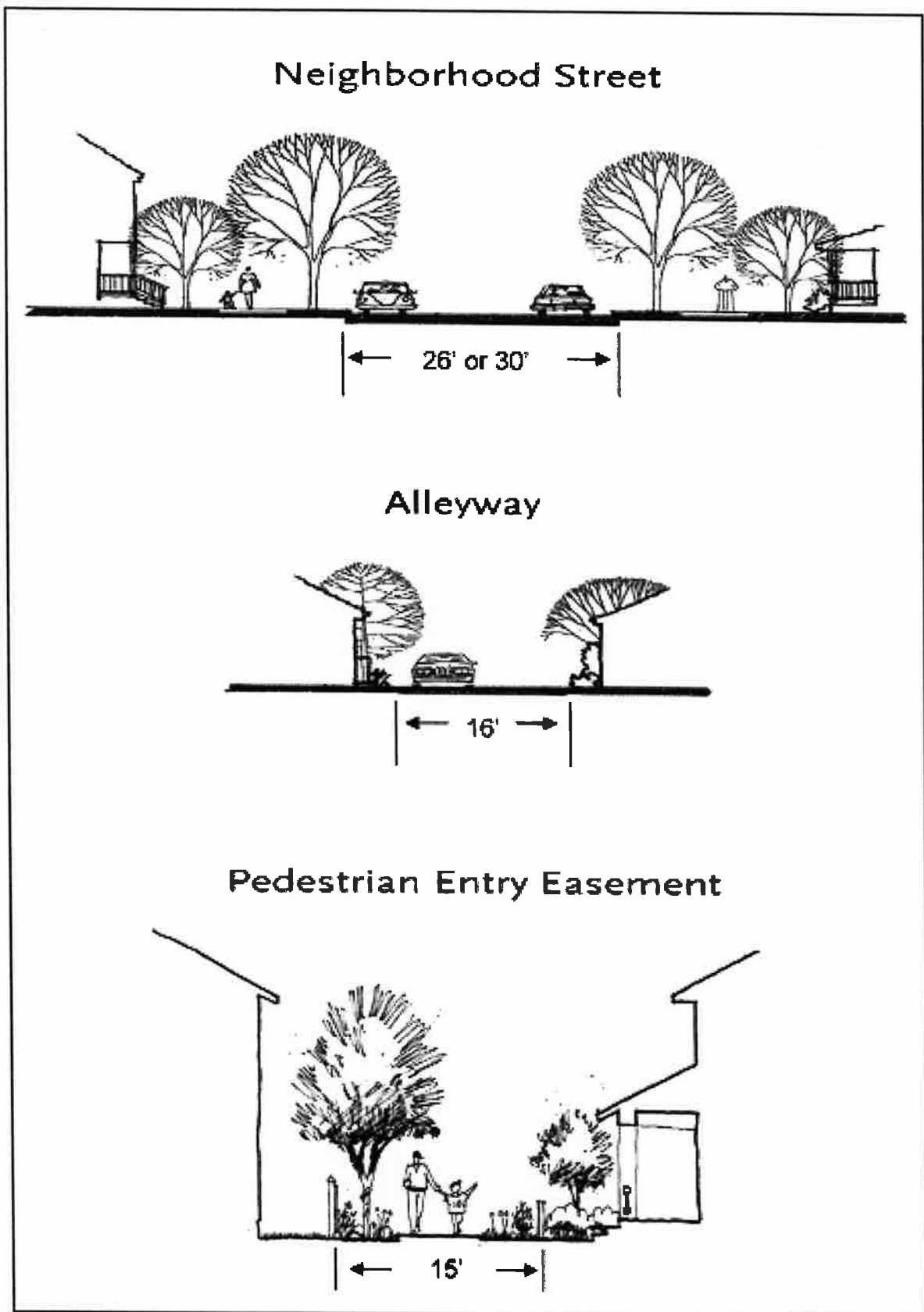


Figure 14.34.10: Street Types

- d. Interior Streets. Interior access ways within a development shall not be located parallel to the adjacent public right-of-way unless parking or buildings are located between the public right-of-way and the interior road/driveway.

- e. Block Length. Block lengths in excess of four hundred (400) feet shall be interrupted at midpoint with a pedestrian pathway or other pedestrian access or mid-block opening, as approved by the planning director.
- f. Calming Strategies. To calm traffic and create shorter and safer crosswalks, bulb-outs shall be used at intersections and where pathways cross a neighborhood street. Driving lanes in between bulb-outs must follow applicable city road design standards to allow a passageway for emergency vehicles.
- g. Signage. All public roads shall have postings that clearly identify their names, where on-street parking is permitted or prohibited, and other relevant traffic information.
- ~~h. Gated Community. Gated communities are prohibited to maintain an integrated street network.~~
- i. Sidewalk and planter strips are required on both sides of the street in subdivisions. The sidewalk and planter strip shall each be a minimum width of five feet.

(Ord. 1056 § 1 Ex. A (part), 2007)

14.34.050 - Lot standards.

- A. Residential Developments. The following standards apply to residential buildings in the R4—R12, and MU12 zoning districts.
 - 1. Purpose. The purpose of this section is to encourage an appropriate relationship between residential buildings and the public realm of streets, parks and other public spaces, to create public environments that encourage walking and informal use, to ensure an appropriate separation and privacy between buildings, to ensure that infill development blends with existing residential areas and that the character of existing neighborhoods is maintained, to provide usable open space for residents, and to encourage alternative development patterns such as cottages, clustered housing, and carriage units.
 - 2. Old Town Neighborhood District. For purposes of this section, the Old Town Neighborhood District shall be defined as the area within the R6 and R8 zone districts bounded by NE Bird Street, 4th Avenue, NE Stephens Street, 3rd Avenue, NE Park Street, and the alley just east of 1st Street (see Figure 14.34.11). Infill development shall complement the historic character of the district in keeping with the 2003 city-wide visioning plan.
 - 3. General Standards.
 - a. Variation in site design shall be achieved through the use of various site planning techniques such as variation in lot size and orientation, variation in setbacks, the use of shared driveways, and variation in dwelling unit size and type.
 - b. Where small lot development in the R12 and MU12 zones makes variation in setbacks impractical, porches, stoops, and window projections shall be used to provide modulation and visual interest to the front facade of individual homes. These elements, in conjunction with

- landscaping, shall be designed to maintain visual and functional consistency along the street.
- c. Architectural Elements. Homes shall be sited in a logical way to maximize usable space while providing natural and architectural elements at key locations.
 - d. Structures and parking areas may encroach into required setbacks if it can be shown that such encroachment allows significant or landmark trees, to be retained. Encroachment shall be the minimum encroachment necessary to protect specified trees. In no case shall the yard be reduced to fifty (50) percent or more of the required setback upon approval by the public works and planning directors. Front yard setbacks are not eligible for this reduction. Any open space granted through this provision shall be permanently protected by a legal instrument acceptable to the city.

Old Town Neighborhood District



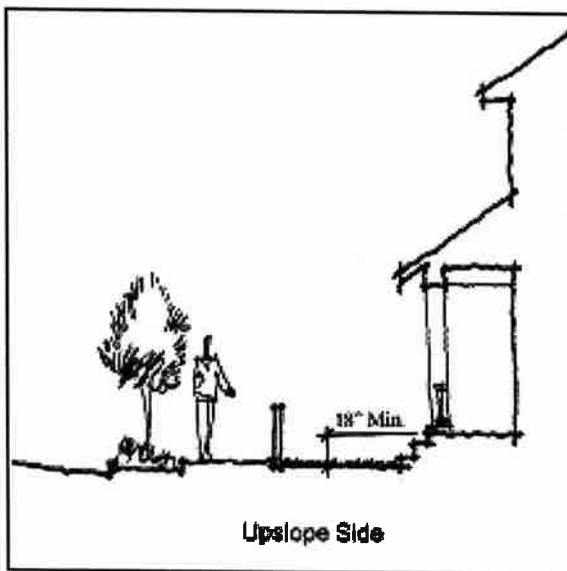
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 Old Town Neighborhood District



Figure 14.34.11: Old Town Neighborhood District

4. Building Relationship with Street Grade.
 - a. The first finished floor of all homes, including the porch, shall be raised a minimum of eighteen (18) inches from the grade of the front elevation.
 - b. On sites that slope down from street grade, structures shall be designed so that a strong visual connection between the front entry and street are maintained. Porches, stoops and front doors should maintain strong visual connection and sight lines to the street.

**Figure 14.34.12: Appropriate Treatment for Downslope Sites****Figure 14.34.13: Building Relationships with Street Grade**

5. Open Space Requirements.
 - a. Private Yard.
 - i. A private yard shall be located on each individual lot or individual unit.
 - ii.

Each detached or attached single-family unit shall have a minimum of two hundred fifty (250) square feet of contiguous usable yard with no dimension less than fifteen (15) feet in width. This may include private balconies, rear or side yards, landscaped front yards, and covered front porch areas. Balconies must be at least thirty-five (35) square feet with no dimension less than four feet to provide a space useable for human activity.

- iii. The private yard requirement can be reduced by up to fifty (50) percent only if that area is incorporated in the required common space. If this allowance is used, the minimum dimension of the private yard area may be reduced to no less than ten (10) feet in width.
 - iv. Reciprocal use easements may be included in the calculation of private yard.
 - v. ~~Multifamily residential buildings must provide at least two hundred fifty (250) square feet of open space per unit. Carriage units shall provide at least one hundred (100) square feet of open space per unit. This open space may be applied to a common area, courtyard, or plaza as determined by the planning director and shall include amenities such as play structures, sport courts, or benches.~~
- b. Common Open Space.
- i. The purpose of these provisions is to offset the impacts of increased densities and to provide usable open space as an amenity in residential developments,
 - ii. Ten percent of the net developable area (as defined in DMC Section 14.64.240) of all new development shall be set aside for the provision of common open space. This standard shall apply to all development, excluding infill development on short plats. Common open space shall meet the following design standards:
 - (A) Provide a hierarchy or variety of open spaces throughout the neighborhood in the form of parks, common greens, pocket parks, and pedestrian easements.
 - (B) Be distributed throughout the site.
 - (C) Common open spaces should provide for a variety of activities that accommodate a range of age groups, including play areas for children.
 - (D) Common open space shall have pathways, but also include such features as benches, sport court, or play structures.



Figure 14.34.14: Examples of Common Open Space

- iii. Common open space shall be a minimum of twenty-five (25) feet wide and be contiguous. Pedestrian easements shall be a minimum width of fifteen (15) feet.
 - iv. Common open space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
 - v. Common open space shall be visible from public areas, centrally located, and be easily accessible to adjacent uses. Common open spaces are not required to be public.
 - vi. Trails in the outer portion of sensitive area buffers can be used to meet up to ten (10) percent of the common open space requirements.
 - vii. A pedestrian entry easement can be used to meet common open space requirements if it has a minimum width of fifteen (15) feet with a minimum five-foot wide sidewalk.
 - viii. Common open spaces should be sited to preserve existing significant trees, and to use them as an amenity in the common open space design.
 - ix. To the extent possible, individual entries onto common open spaces should be provided from ground floor residential units. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven common open space.
- c. Reciprocal Use Easements. Reciprocal use easements are allowed in residential districts to maximize usable open space in rear and side yards.

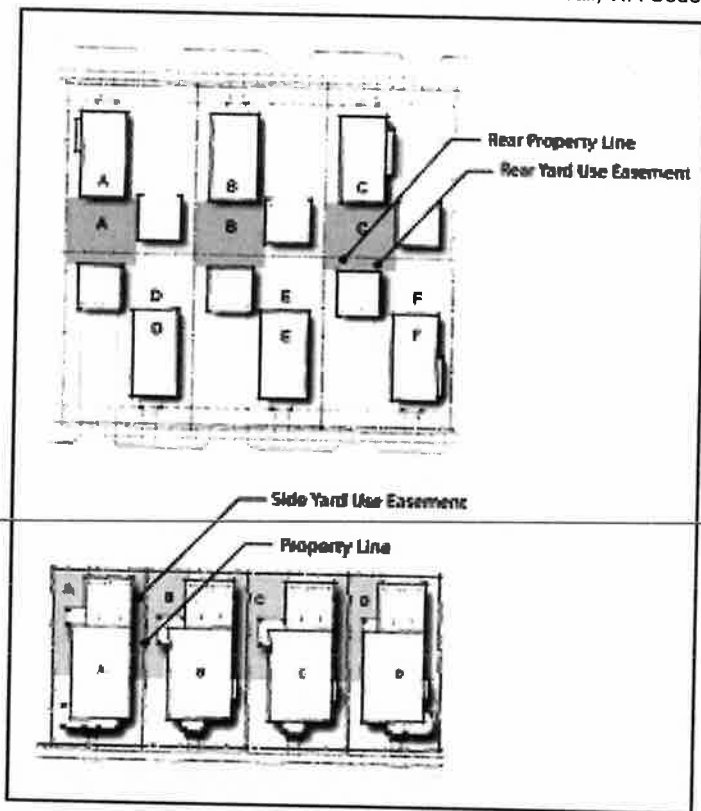


Figure 14.34.15: Reciprocal Use Easements

- i. If used, reciprocal use easements shall be marked on the site plan and recorded against the subject properties.
 - ii. If a side yard easement is used, the wall facing the side yard shall be constructed as a "privacy wall." Privacy walls shall not have doors entering into the yard space of the adjacent home, nor have windows that are within five feet of ground level.
 - iii. The design of use easements should not negatively affect the building foundations. Given the intimate relationship between adjacent houses, it is extremely important to carefully site each home on its lot to maximize this outdoor space.
6. **Parking, Garages and Vehicular Access.** Design standards for parking, garages and vehicular access are necessary to mitigate parking and traffic impacts and preserve the aesthetic quality of homes, and to minimize the negative impacts of vehicular access and parking areas on the streetscape and pedestrian environment.
- a. **Front-loaded Garages.**
 - i. Front-loaded garages must be setback a minimum of twenty (20) feet from the designated front property line/back of sidewalk except where the garage does not face the street (see Figure 14.34.16). This ensures sufficient space for cars to park in driveways without blocking sidewalks.
 - ii. Front-loaded garages shall be set back a minimum of five feet from the front building facade. Front-loaded tuck under garages may be permitted subject to planning director's approval on sites that slope downward from the street only if they reduce the negative

visual impact of the garage and where each garage entry is individually articulated.

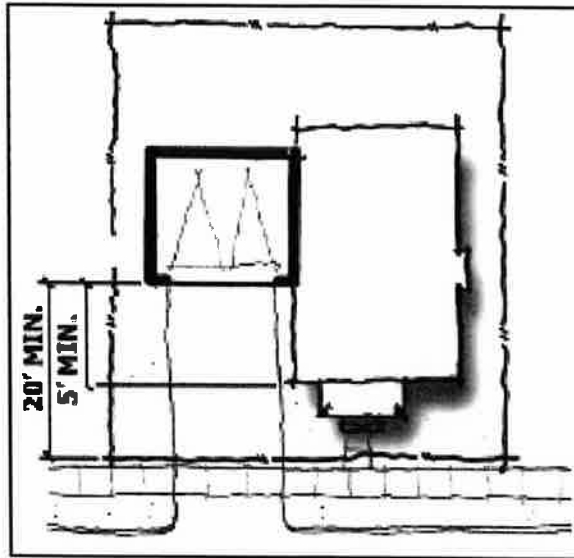


Figure 14.34.16: Front Loaded Garage

- iii. Tuck under garages must be offset from the primary facade a minimum of two feet in lieu of the typical five-foot offset requirement (see Figure 14.34.17). Where used, tuck under garages and associated driveways shall provide sufficient width for a driver to comfortably maneuver a vehicle into and out of the garage.

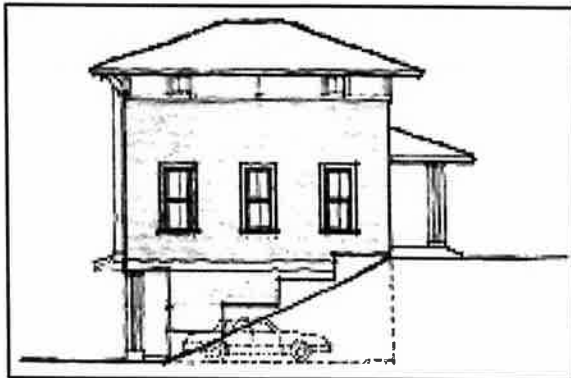


Figure 14.34.17: Tuck Under Garage

- iv. The garage face shall occupy no more than fifty (50) percent of the ground level facade facing the street, except as follows:
 - (A) Cul-de-sac lots. Additional design elements shall be included to reduce the mass of the garage as approved by the planning director.
 - (B) Lots that cannot meet this requirement due to steep slopes or other environmental constraints as approved by the planning director. Additional design elements shall be included to reduce the mass of the garage.
- v. Detached garages shall be permitted in the rear yard only, and shall maintain the minimum separation required by the building code.

b. Side-Loaded Garages.

- i. A maximum of twenty (20) percent of lots in a plat are permitted side-loaded garages where the garage is located between the street and the house.
 - (A) Side-loaded garages must be setback a minimum of fifteen (15) feet from the designated front property.
 - (B) The side of the garage facing the street must provide windows and architectural design elements that mimic the overall design of the home, as well as landscaping in front of or along the garage wall for a depth of at least three feet.
 - (C) Driveways shall be separated from the sidewalk and front entry (stoop or porch) with lawn or landscape beds. Pedestrian entries shall be from the street and may not be accessed from the driveway.
- ii. Where side-loaded garages are located behind a house (see Figure 14.34.18), there is no limitation on their quantity in a plat.

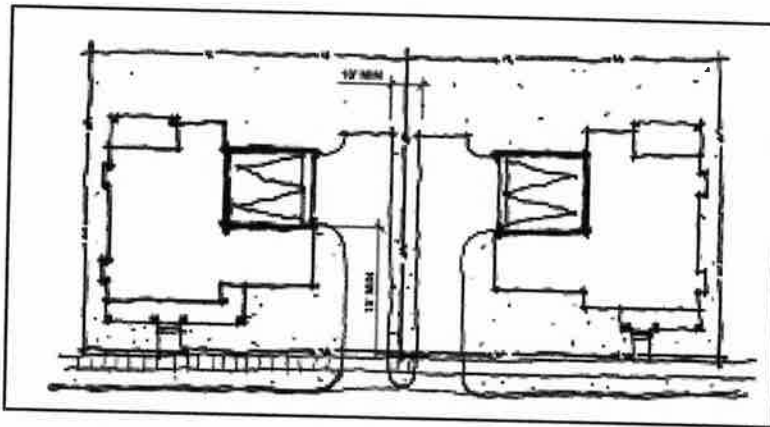


Figure 14.34.18: Side-Loaded Garage

- iii. No more than two houses in a row are permitted side-loaded garages.
- iv. Where side entry garages are located on adjoining lots, there shall be a minimum ten (10) foot landscape area between driveways with a maximum driveway width of ten (10) feet.
- c. Shared Garages and Driveways.
 - i. Shared garages are permitted in the R12, MU12 and MUI districts.
 - ii. Shared garages are permitted in the R4, R6 and R8 districts only if built in conjunction with cottage or innovative housing developments.
 - iii. Each housing unit shall be assigned a garage space and may share the structure with other homes.
 - iv. Shared detached garages shall not exceed forty-four (44) feet in width and shall maintain a minimum eight-foot separation from adjacent dwellings. Where occupiable space is permitted above a shared garage, a maximum width of fifty (50) feet shall be permitted to allow for stair access.
- d. Additional Driveway Standards.
 - i.

Multiple driveways for a single-family detached dwelling lot are prohibited, except that the planning director may approve a second driveway where the street frontage exceeds one hundred (100) feet and/or unique site conditions require a second driveway. In such cases, both driveways shall be limited to twelve (12) feet in width.

- ii. Tandem parking in garages is permitted for all housing types as long as spaces are identified for the exclusive use of occupants of a designated dwelling.
 - iii. Where lots abut an alley, the garage or off-street parking area must take access from the alley, unless precluded by steep topography. No curb cuts to the adjacent street shall be permitted unless access from the alley is precluded by steep topography.
 - iv. Driveway width shall be limited to the width of the garage door plus one foot on each side and to a maximum width of twenty (20) feet.
 - v. Share driveways and parking courts are encouraged to minimize curb cuts and reduce the visual impact on neighborhood streets.
7. Utility Placement. The purpose of this section is to provide guidelines for the placement of above and below-ground utilities to enhance the appearance of residential streetscapes and to avoid conflicts between utilities and streetscape elements (e.g., street trees and pedestrian lights) during the preparation of engineering construction plans.
- a. In residential neighborhoods, the location of utilities shall take into account street trees, landscaping, and street and pedestrian lighting.
 - b. Utility boxes and meters shall be placed in alleyways, on the back of buildings, or be placed away from public gathering spaces and shall be screened with landscaping. Utility rooms and enclosures may be required where multiple tenants/uses are being served.
 - c. Underground utilities (e.g., water/sewer and electrical lines) that bisect landscape strips, and above ground utilities (e.g., fire hydrants) that are commonly placed in landscape strips shall take into account the placement of street trees and light poles.
 - d. Vaults shall not be allowed in sidewalks.
 - e. To the greatest extent possible, utility boxes shall be grouped together.
8. Additional Standards for Multifamily Residential Developments. The purpose of these standards is to address site-specific design elements for multifamily developments to ensure that multifamily units have an appropriate relationship to the street, open spaces, and other amenities intended to serve residents.

Multifamily residential buildings, where allowed, must be oriented toward a public street, green or public spaces, rather than parking areas or adjacent properties. The siting and frontage design of multifamily buildings shall address the following standards:

- a. The primary building entry shall face a public street, green, courtyard or other public space which is not primarily used for parking.
- b.

Buildings with individual ground floor entries should face the street, green, courtyard, or other public space to the greatest extent possible.

- c. Buildings shall provide windows that face the street to provide "eyes on the street" for safety.

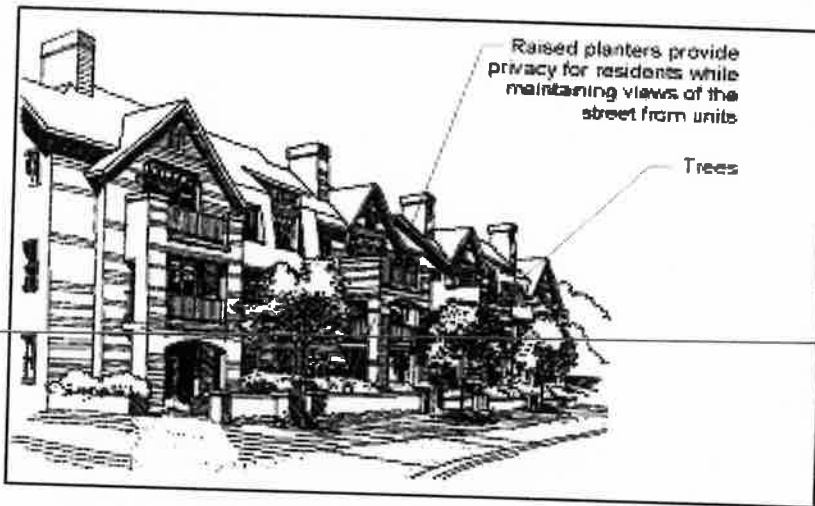


Figure 14.34.19: Appropriate Street-Front Treatments for Multifamily Uses

- d. The planning director may consider alternative configurations as long as they meet the purpose of these standards. For example, alternative configurations may be more desirable to take advantage of special views or special environmental features.
- e. Buildings containing street level residential uses shall be set back from the sidewalk a minimum of ten (10) feet and feature substantial landscaping between the sidewalk and the building. Maintaining views, however, between the dwelling units and the sidewalk is important for safety.

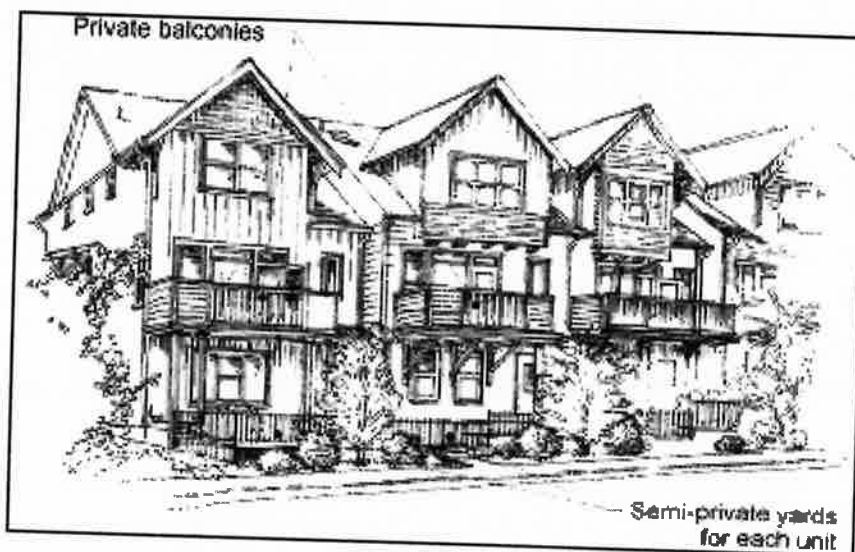


Figure 14.34.20: An Example of Appropriate Street Level Residential Uses

- f. Residential developments with living areas located near the street are encouraged to raise the ground floor at least thirty-six (36) inches above the street level for resident's privacy.
- g.

Fences shall be setback three feet from any public right-of-way and shall be limited in height of thirty-six (36) inches within five feet of any property line adjacent to a public walkway.

9. Additional Standards for Old Town Neighborhood District. Rear Yards: to ensure a contextual approach to building layout and design in Old Town, the rear building wall for the primary structure may not exceed the average of the adjacent rear building wall(s) by more than twelve (12) feet. The adjacent rear building wall(s) shall be measured by: (a) in the case of a lot with one adjacent lot, drawing a line parallel with the rear property line from the rear building wall across the subject property, and (b) in the case of a lot with two adjacent lots, drawing a line that intersects the two adjacent rear building walls (see Figure 14.34.21).

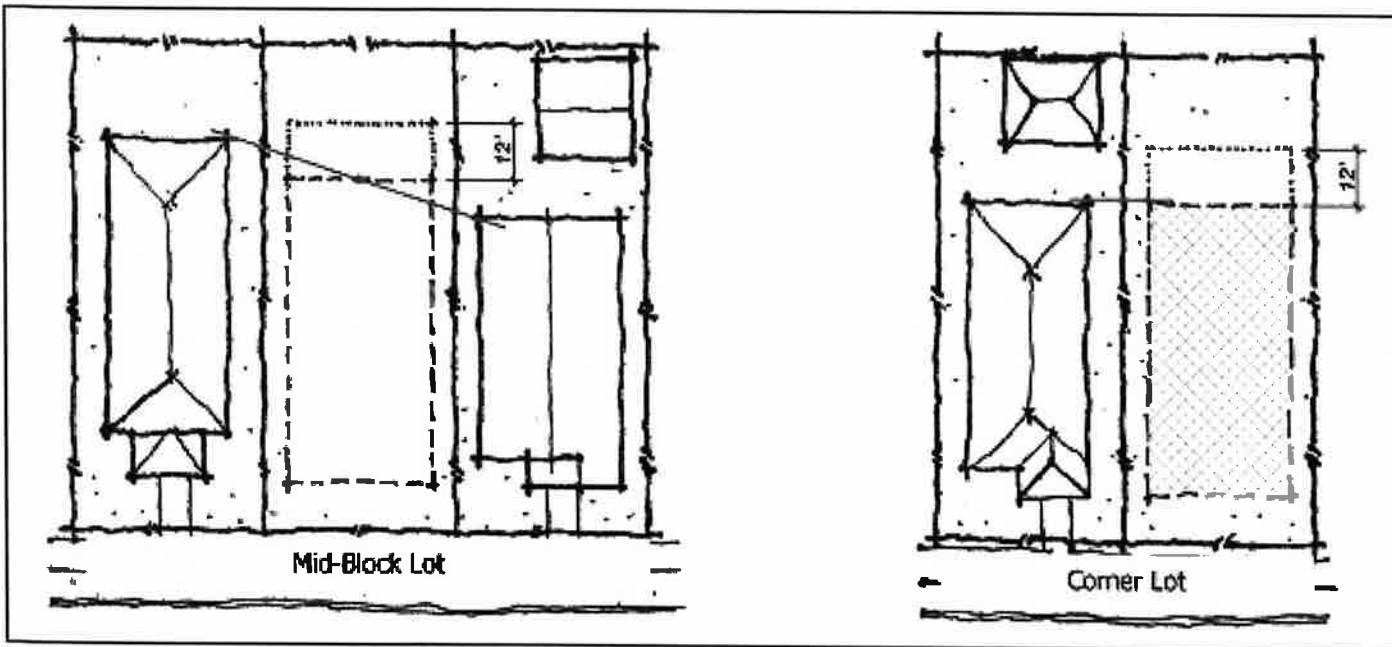


Figure 14.34.21: Rear Yard Averaging

- B. Mixed Use and Nonresidential Developments. The following standards apply to buildings in the OT, RIV, UT-1, MT, CO, MU12, MUI, LI, and the PF zoning districts.
1. Purpose. The purpose of this section is to encourage a complementary relationship between mixed use and nonresidential buildings and the public realm of streets, parks and other public spaces, to create public environments that provide safe pedestrian access, encourage walking and informal use, to ensure an appropriate separation and privacy between buildings, and to provide pedestrian-oriented spaces. This section aims to encourage mixed use and nonresidential development that create a focal point and active gathering spaces for the surrounding community.
 2. General Site Design. Mixed use and nonresidential developments shall be designed as follows:
 - a. In a coordinated manner, complementing adjacent structures through placement, size and mass;
 - b. To respect natural areas such as wetlands and creeks. These natural elements shall be integral design features (e.g., walking trails, viewing platforms, interpretive signage);
 - c.

With pedestrians in mind and include sidewalks, public gathering spaces, and identifiable crossings in parking lots and across access drives;

- d. Provide safe ingress and egress to public streets;
 - e. Meet all applicable standards of this title.
3. Primary and Secondary Pedestrian Corridors. The purpose of the following provisions is to improve and enrich the pedestrian environment by making it inviting and more comfortable to walk throughout the city; promote walking both as a social activity and an alternative to driving; to enhance pedestrian access; enhance connectivity between uses and properties; improve pedestrian connections to and from transit stops; enhance the quality of new development through design and pedestrian amenities; encourage the siting of buildings adjacent to the street and create an attractive and welcoming streetscape; increase the vitality of Duvall's business districts; provide a variety of pedestrian-oriented areas to attract shoppers to commercial areas; create inviting community gathering spaces; and increase privacy for residential uses located near the street.
- a. Primary Pedestrian Corridors.
 - i. Buildings along primary pedestrian corridors shall be located adjacent to the sidewalk or pathway and feature pedestrian-oriented facades (see Figure 14.34.22). All buildings shall face the street and feature their main pedestrian entry along this facade. Building setbacks will be allowed for wider sidewalks and where space between the sidewalk and building meets the definition of pedestrian-oriented space. The ground level finish floor elevations shall be at or within 3 feet of adjacent sidewalk grade.

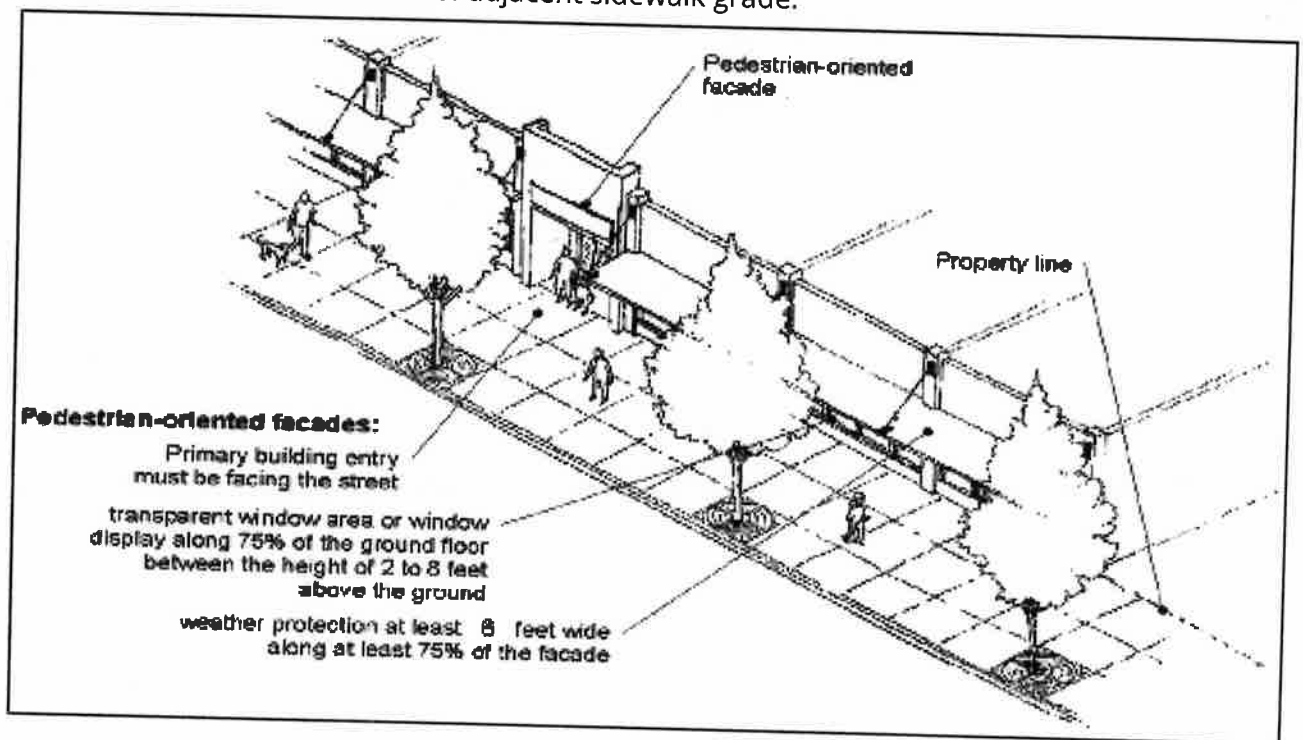


Figure 14.34.22: Pedestrian-Oriented Facades

ii.

Parking lots shall be located behind buildings away from primary pedestrian corridors to the greatest extent possible. Where there are no alternatives, the director may allow parking to be located on the side of a building provided that no more than sixty (60) feet of frontage on a primary pedestrian corridor is occupied by parking areas. (See DMC Section 14.38.090 for landscaping requirements adjacent to street frontage).

- b. Secondary Pedestrian Corridors.
 - i. All buildings fronting on secondary pedestrian corridors shall face the street and feature their main pedestrian entry along this facade (See Figure Section 14.34.22).
 - ii. Buildings ground level finish floor elevations abutting the sidewalks shall be at or within three feet of the adjacent sidewalk grade.
 - iii. Buildings may be located abutting the sidewalk as long as they feature pedestrian-oriented facades. Buildings that do not contain pedestrian-oriented facades facing the street must provide at least five feet of landscaping between the building and the sidewalk.
 - iv. Parking lots must be located to the side or rear of the building.
 - v. When parking lots are located adjacent to a secondary pedestrian corridor, at least five feet of Type II landscaping shall be provided between the sidewalk and the parking area.
 - vi. Where a secondary pedestrian corridor abuts a noncommercial or mixed use zone, both sides of the corridor shall be designed to the same sidewalk and landscape standards.
 - vii. For sites that front on more than one secondary pedestrian corridor, the building shall front on at least one of the streets as per the planning director. In such instances, the planning director will consider goals and objectives from the downtown subarea plan and unique site conditions and constraints to determine the appropriate building location and orientation.
4. Main Street South of Old Town.
 - a. At least fifty (50) percent of the Main Street frontage in the commercial (CO), mixed use 12 (MU12), and midtown (MT) zoning districts must be occupied by buildings located adjacent to the sidewalk with pedestrian-oriented facades. Conversely, no more than fifty (50) percent of Main Street frontage can be occupied by parking area and/or vehicle access.
 - b. Sites with a portion of the frontage in sensitive areas in accordance with the city's sensitive areas ordinance must have at least fifty (50) percent of the remaining frontage occupied by buildings located adjacent to the sidewalk with pedestrian-oriented facades.
 - c. Drive-thru facilities are not allowed between Main Street and any building.
 5. Big Rock Road.
 - a. At least fifty (50) percent of the Big Rock Road frontage in the commercial (CO), mixed use institutional (MUI) zoning districts must be occupied by buildings located adjacent to the sidewalk with pedestrian-oriented facades. Conversely, no more than fifty (50) percent of Big Rock Road frontage can be occupied by parking area and/or vehicle access.

- b. Sites with a portion of the frontage in sensitive areas in accordance with the city's sensitive areas ordinance must have at least fifty (50) percent of the remaining frontage occupied by buildings located adjacent to the sidewalk with pedestrian-oriented facades.
 - c. Drive-thru facilities are not allowed between Big Rock Road and any building.
6. All other streets not designated as primary or secondary pedestrian corridors.
- a. Nonresidential buildings may be placed up to the edge of the sidewalk of any street if they feature a pedestrian-oriented facade. Otherwise, developments must feature at least ten (10) feet of landscaping between the sidewalk or front property line and any building, parking areas, storage, or service area or a greater width as set out in DMC Chapters 14.18 through 14.32 and 14.38.
-

7. Pedestrian Access.

- a. All buildings must have clear pedestrian access to the sidewalk. Where a building fronts two streets, access shall be provided from the road closest to the main entrance, and if required by the director, from both streets. Buildings with entries that do not face the street should have a clear and obvious pedestrian access way from the street to the entry.
- b. Where internal walkways are adjacent to a building, they shall provide a minimum width of eight feet.
- c. Pedestrian paths or walkways shall be provided connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site.
- d. When abutting vacant or underdeveloped land, new developments shall provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. The proposed location of future pedestrian connections shall be reviewed in conjunction with applicable development approval.
- e. Developments shall include an integrated pedestrian circulation system that connects buildings, open spaces, and parking areas with the adjacent street sidewalk system. Residential and commercial developments shall not be isolated enclaves separated from each other by fences, walls, and parking lots.
- f. Pedestrian connections to existing or proposed trails/pedestrian routes on adjacent properties shall be provided unless there are physical constraints such as sensitive areas that preclude the construction of a pedestrian connection.
- g. New development is encouraged to provide pedestrian connections to facilitate public access to existing and planned trail systems. The design of these connections should reflect the importance of trails as a destination within the community by providing lighting, seating, focal elements, and or other features to enhanced visibility and safety. Pedestrian pathways shall include landscaping, lighting, and other amenities to enhance their safety and appearance.
- i.

In the RIV zoning district, new development shall facilitate public access to the Snoqualmie Valley Trail from either NE Stewart, Cherry, and Stella street corridors, with the most important of these being NE Stella Street. The design of this connection should reflect this importance.

- h. In the MU12 zone, pedestrian linkages shall be provided between the commercial and residential portions of the site. This shall be achieved through the provision of pedestrian-oriented amenities such as pathways and public gathering spaces.
 - i. Parking lots shall be designed to provide safe and efficient pedestrian access.
 - i. A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than one hundred fifty (150) feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every two aisles/parking width (see DMC Section 14.44.130(A)). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement. Paved walkways or sidewalks may be required perpendicular to other walkways if the director determines necessary.
 - ii. Walkways shall be a minimum width of five feet exclusive of vehicle overhang areas (typically two feet) and landscaping. Landscaping shall be provided on at least one side of the walkway and can consist of planting beds or trees in tree grates.
 - iii. Design features associated with such walkways or sidewalks may be used in meeting pedestrian-oriented space goals in subsection (B)(8) of this section.
 - iv. Pedestrian-scaled lighting (maximum fourteen (14) feet in height) shall be used to clearly define pedestrian walkways or other pedestrian areas within parking areas.
 - v. Access shall be usable by mobility-impaired persons and shall be ADA-compliant.
 - vi. A crosswalk shall be required when a walkway crosses a driveway or a paved area accessible to vehicles drive aisle. The developer may be required to continue a sidewalk or walkway pattern and materials across the driveway or drive aisle for increased pedestrian safety.
8. Pedestrian-Oriented Spaces.
- a. Nonresidential buildings and developments shall provide pedestrian-oriented space (public plaza or courtyard), at a minimum of one percent of the total lot area plus one percent of the nonresidential building footprint.
 - b. To qualify as a pedestrian-oriented space, an area must have:
 - i. Pedestrian access to the abutting structures from the street, access drive or drive aisle, plaza or courtyard;
 - ii. Paved walking surfaces of either concrete or approved unit paving. Other surfaces shall only be approved if they are an integral part of the design;
 - iii.

Pedestrian-scaled lighting (no more than fourteen (14) feet in height) at a level averaging at least two-footcandles throughout the space. The design and color of light standards shall complement the design of the pedestrian space as well as nearby buildings;

- iv. At least two feet of seating area (bench, ledge, etc.) or one individual seat per sixty (60) square feet of plaza area or open space;
- v. Spaces shall be located in areas with significant pedestrian traffic to provide interest and security-ideally adjacent to a building entry or a major pedestrian path of travel such as a sidewalk; and
- vi. Landscaping components that add seasonal interest to the space.

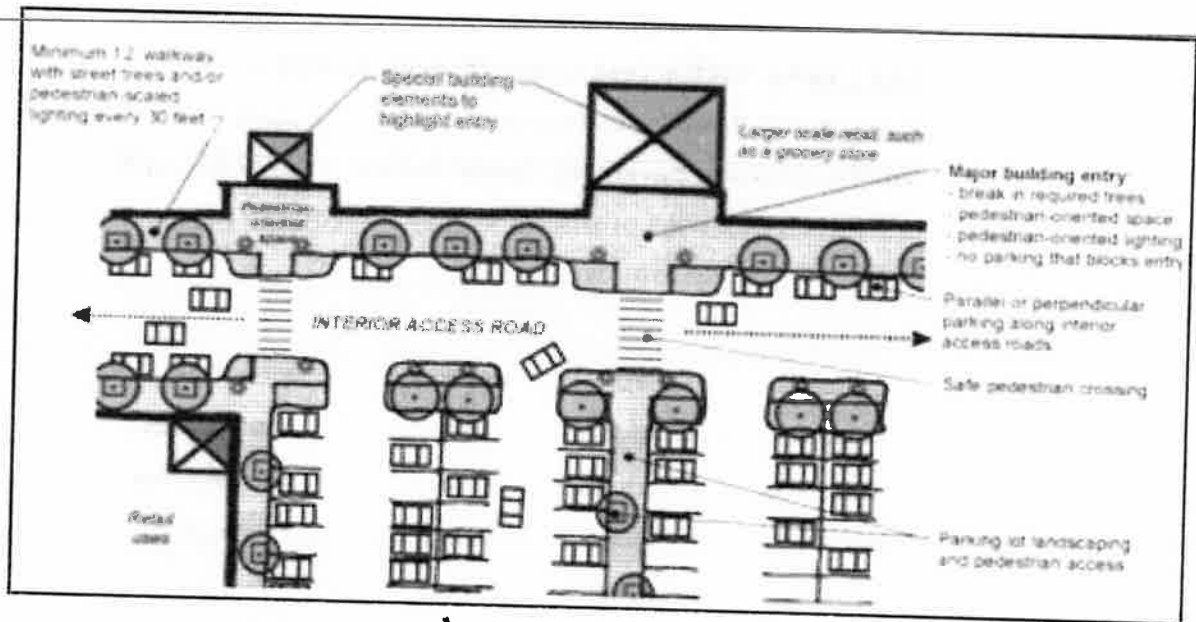


Figure 14.34.23: Pedestrian-Oriented Space Requirements

- c. The following features are encouraged in pedestrian-oriented space and may be required by the planning director:
 - i. Pedestrian amenities such as a water feature, drinking fountain, tables, and/or distinctive paving or artwork;
 - ii. Pedestrian-oriented building facades on some or all buildings facing the space;
 - iii. Consideration of the sun angle at noon and the wind pattern in the design of the open space;
 - iv. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer; or
 - v. Movable seating.

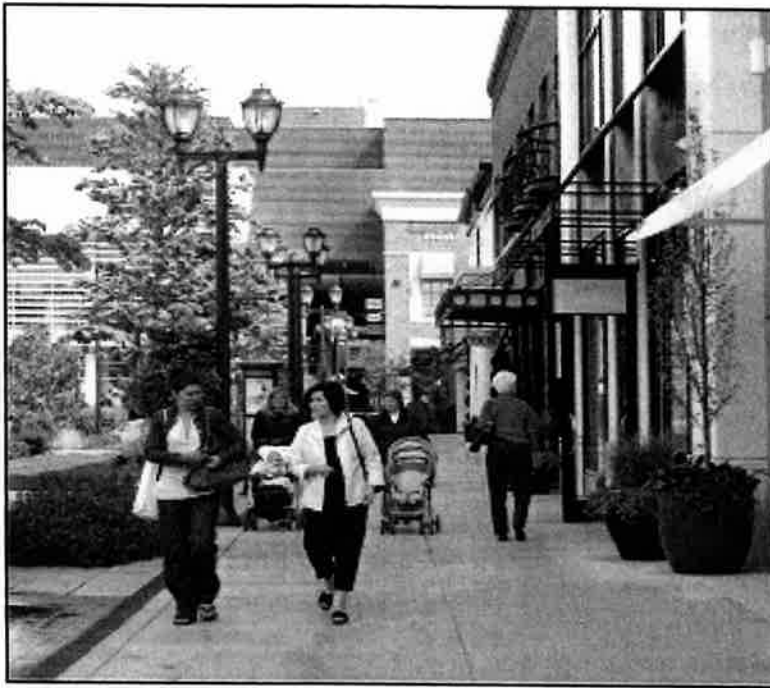


Figure 14.34.24: Example of Good Pedestrian-Oriented Space

- d. The following features are prohibited within or adjacent to pedestrian-oriented space: asphalt or gravel pavement unscreened parking lots; chain link fencing; blank walls; dumpsters or service areas; outdoor storage or retail sales that do not contribute to the pedestrian environment. Required walkways do not count as pedestrian-oriented space; however, the planning director may allow those portions of walkways widened beyond minimum requirements to count towards the required pedestrian-oriented space as long as such space includes pedestrian-oriented elements.
9. Additional Landscaping Requirements. Development of sites adjacent to Main Street must provide at least ten (10) feet of Type I landscaping between the sidewalk and any passive ground floor use such as parking, storage, service area, building utilities or other use as determined by the planning director.
10. Parking, Garages and Vehicular Access. The purpose of these provisions is to create a safe, convenient, and efficient network for vehicular circulation and parking; upgrade the appearance of interior access roads; minimize negative impacts of vehicular access and parking areas on the streetscape and pedestrian environment; promote shared parking between compatible uses.
 - a. Parking lots shall be located to the rear or side of buildings on primary and secondary pedestrian corridors as set forth in subsection (B)(3) of this section.
 - b. Parking lots should be located to the rear or side of buildings to the extent possible on all other streets.
 - c. Parking lots shall not be located adjacent to intersections.
 - d.

Off-street parking areas for streets that are not primary or secondary pedestrian corridors should be located to the rear or side of buildings to the extent possible. Exceptions may be granted by the director where:

- i. Unique site conditions make street-front buildings difficult or undesirable and the applicant proposes alternative design treatments such as special landscaping and architectural components that enhance the visual character and the pedestrian environment of the street; and
 - ii. Where the project meets all other applicable design standards.
- e. Large parking lots shall be broken into smaller areas to the greatest extent possible. Where ~~feasible, parking lots should be varied in grade, bermed, and/or differentiated with planting materials to reduce large expanses and visible extent of continuous surfaces.~~
 - f. Applicants of multiple building commercial developments must successfully demonstrate how they have organized parking in a manner that provides for shared parking between uses on the site.
 - g. Parking lot aisles should be aligned perpendicular to commercial, retail and office-building entries to provide protected walking spaces and visual focus on the entries.
 - h. Shared driveways and parking courts are encouraged to minimize curb cuts and reduce the visual impact of parking on adjacent streets.
 - i. Projects adjacent to Main Street must comply with the city's access management regulations. Applicable regulations address the number and width of driveways.
 - j. Projects adjacent to Main Street and located on corner lots must take access from the applicable side street.
 - k. Developments are encouraged (and may be required) to share driveways, particularly along Main Street and arterials streets.

(Ord. 1056 § 1 Exh. A (part), 2007)

14.34.060 - Building design.

A. Residential Building Design.

1. Purpose. The purpose of this section is to encourage residential building design that enhances Duvall's traditional village character, foster creative, high-quality architectural design, and ensure new development that adds value to the existing community. All new development shall include complete architectural detailing on all building frontages with a consistent visual identity and a similar quality of materials, detailing and window placement. Abrupt ending of architectural details shall be avoided with no radical change in details, features or materials.
2. General Provisions.
 - a.

Elevations and Models. Elevations and models are required to ensure that new developments provide a diverse streetscape with a variety of floor plans and frontage character.

- i. Residential buildings shall avoid a uniform appearance by providing variation in building architecture and elevations using methods such as building modulation, primary and secondary building forms (e.g., covered porches, dormers, window bays), and changes in exterior materials, colors, windows, doors and trim.
- ii. No more than two of the same model and elevation shall be built on the same block frontage (four hundred (400) feet) or across a public right-of-way. Where longer blocks are approved by the city, a four hundred (400) foot interval shall be used for purposes of this section. Where curvilinear roads are used, the city may consider an increase to three of the same model and elevation if they meet the intent of this section.
- iii. The same model and elevation shall not be built next to each other.
- iv. To differentiate the same models and elevations, different colors and materials shall be used.
- v. Each model shall have at least two architectural styles and a variety of color schemes.
- vi. Different models are defined as having significant variations in the floor plans, which allows for variety in the massing of the home. The following major elements must be substantially different (see Figure 14.34.25):



Figure 14.34.25: Variation in Elevations and Models

- (A) Floor plan/building configuration/massing;
- (B) Roof type (gable, hip, shed, etc.).

The following minor features must be substantially different:

- (A) Finish color (siding, roofing, or trim);
- (B) Siding style;
- (C) Window configuration, architectural detailing or elements.

3. Massing and Composition.

- a. A clear pattern of massing changes and modulation of building forms and composition is required to create architectural variety and interest.

- b. Primary building forms shall be the dominating form while secondary formal elements shall include porches, dormers, or other significant features.
4. The primary porch height shall be one story to encourage pedestrian scale elements along the street or pedestrian; heights are encouraged adjacent to pedestrian access.
5. Massing and Composition. A clear pattern of massing changes and modulation of building forms and composition is required to create architectural variety and interest.
 - a. Primary building forms shall be the dominating form while secondary formal elements shall include porches, dormers, or other significant features.
 - b. Secondary roof forms, such as dormers, shall be proportional to the primary roof form.
 - c. The primary porch height shall be one story to encourage pedestrian scale elements along the street or pedestrian; heights are encouraged adjacent to pedestrian access routes.
 - d. Multi-story porches are permitted if massing is appropriate to the building style.

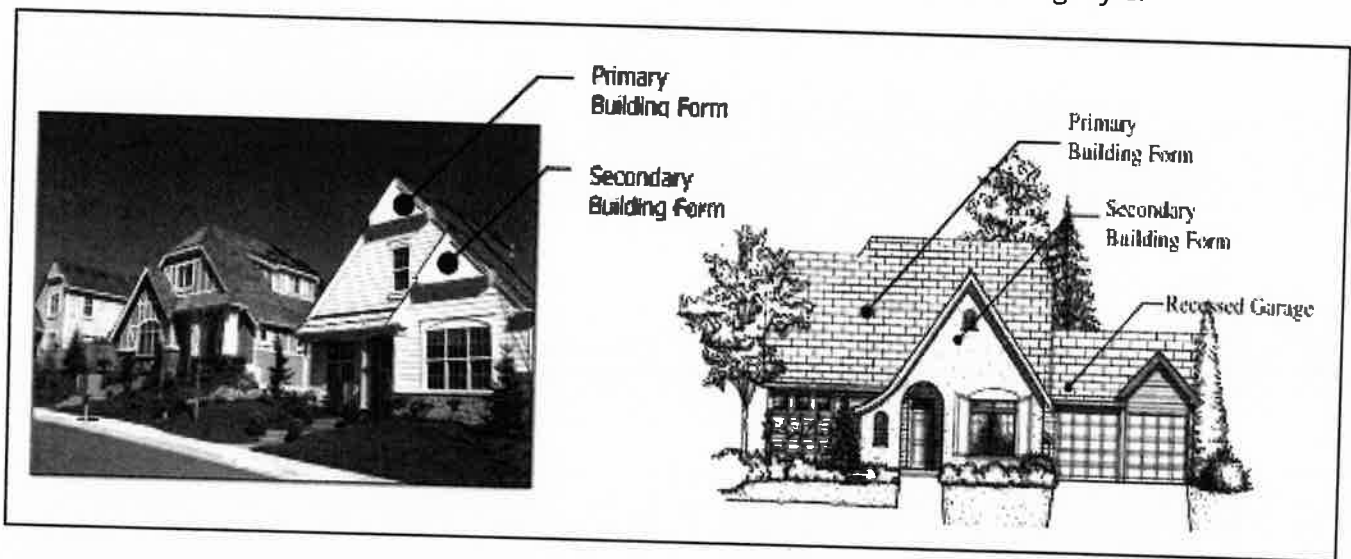


Figure 14.34.26: Building Form Examples

6. Building Modulation. Building modulation is required to avoid monotonous repetition of elevations, reduce bulk and mass, and provide pedestrian scale elements adjacent to the streetscape. Buildings shall have a consistent visual identity on all sides, with an emphasis on elevations visible to the public realm (e.g., public/private streets, sidewalks, and common areas). This should be achieved by providing similar levels of materials, detailing and window placement. Unless otherwise approved by the planning director in accordance with DMC Section 14.34.010, the following standards shall apply:
 - a. Multifamily Residential Buildings.
 - i. All building elevations shall have modulations or changes in plane. Modulations shall be a minimum of an eight-foot horizontal modulation for each fifty (50) feet of horizontal dimension. The minimum depth of modulation shall be two feet, and where appropriate, shall extend vertically from the ground plane to the roof (e.g., when there is an offset in the building foundation).

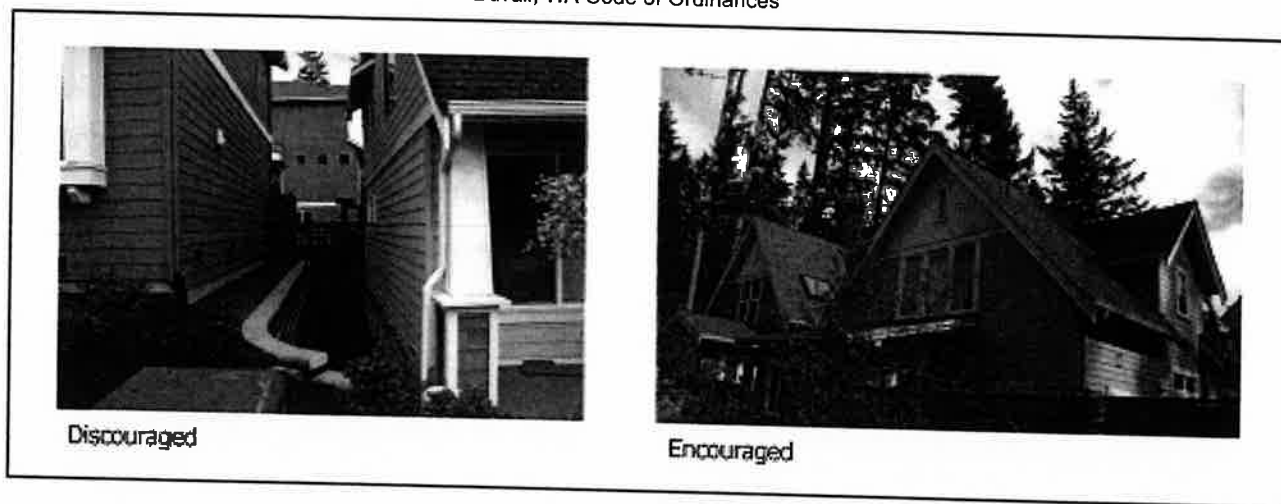


Figure 14.34.28: Side Elevations

7. Entries.

- a. Covered porches or stoops are required on all homes. The primary door to the house shall be located in that entry and shall be oriented to and clearly visible from a street, green or other common open space.
- b. The design of porches and stoops shall be architecturally integrated into the design of the structure.
- c. Porch and stoop sizes shall be:
 - i. Porches (minimum forty-eight (48) square feet):

Minimum width: eight feet;

Minimum depth: six feet.

- ii. Stoops (minimum thirty (30) square feet):

Minimum width: six feet;

Minimum depth: five feet.

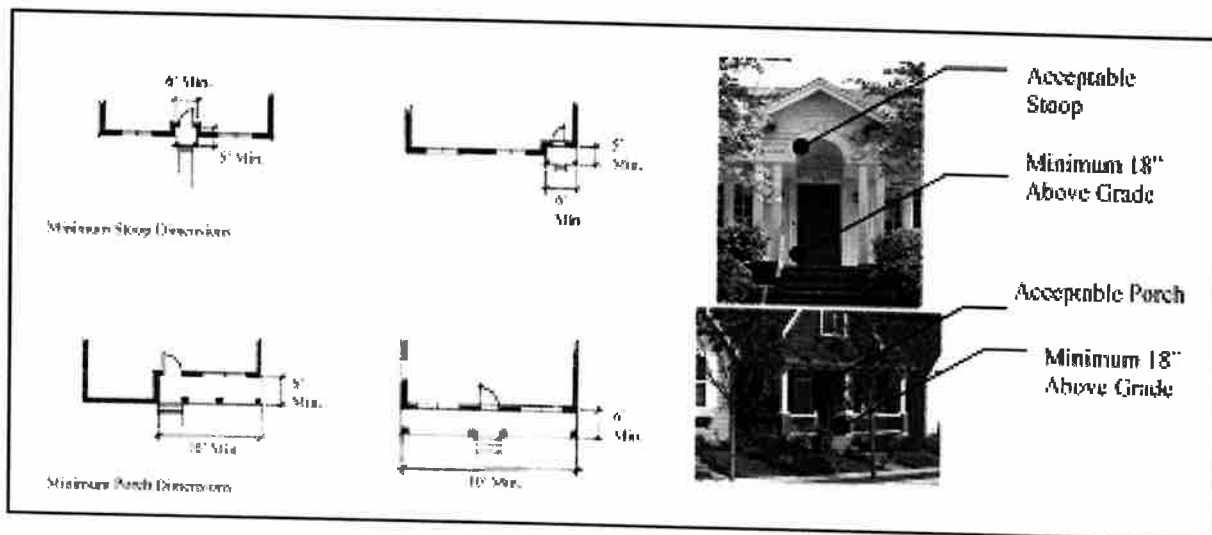


Figure 14.34.29: Porch and Stoop Dimensions

- ii. Modulation can be achieved by an offset in the building foundation, projecting window bays, connecting an open porch to the building, a dormer facing the street, a variety of roof forms, a well-defined entry element, or other features that provide architectural variation and reduce the bulk and mass of a multifamily building.
 - iii. Dormers or intersecting rooflines shall be used to break up continuous sloped roofs.
 - iv. A physical break in the primary facade, ideally a pedestrian passage or other usable space, shall be provided for every six units.
- b. Attached and Detached Residential Buildings.
- i. Elevations visible from public or private streets, sidewalks, and common areas shall have at least one modulation or change in plane. ~~Modulations shall be a minimum of an eight-foot horizontal modulation for each twenty-five (25) feet of plan dimension. The minimum depth of a modulation shall be eighteen (18) inches, and where appropriate, extend from the ground plane to the roof.~~
 - ii. Modulation can be an offset in the building foundation, primary and secondary building forms, projecting window bay, the connection of an open porch to the building, a dormer facing the street, a variety of roof forms, a well-defined entry element, or other features that provide architectural variation and reduce the bulk and mass of attached and detached single-family buildings.
 - iii. Where modulation is difficult to achieve along side yards due to small lot sizes and/or minimum setbacks, elevations shall be treated with change in materials, colors, wrapped windows, or modulations with reduced profiles or elements.
 - iv. The maximum number of attached units is eight, as measured along a horizontal plane.

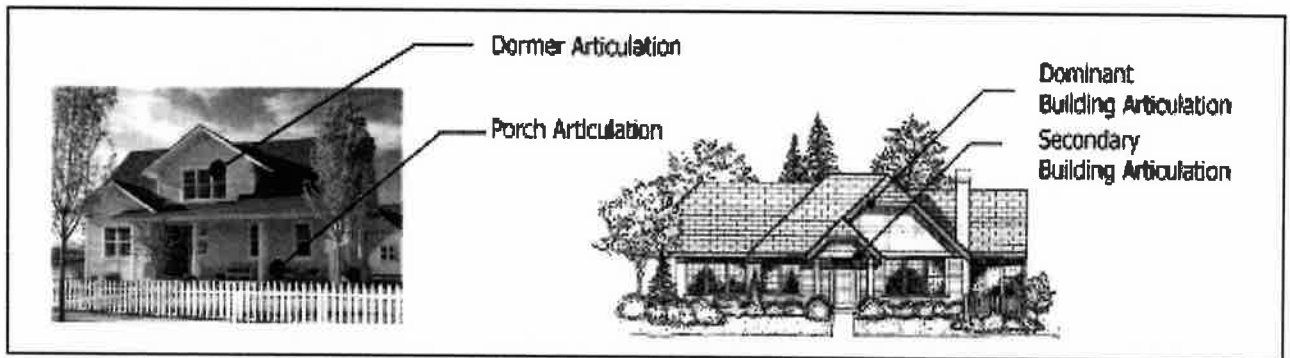


Figure 14.34.27: Building Articulation

- d. Porches and stoops shall be raised above the grade at the front elevation, ideally a minimum of eighteen (18) inches, except where accessibility (ADA) is required. An accessible route may also be taken from a front driveway.
- e. Where a home is located on a corner lot, i.e., at the intersection of two roads or the intersection of a road and common open space, a wrapped porch is preferred to reduce the perceived scale of the house and engage the street or open space on both sides (see Figure 14.34.30).

Figure 14.34.30: Wrapped Porch Example

8. Decks. All decks visible from the public realm, including large landscape views to the Snoqualmie Valley, public rights-of-way, trail systems or other areas accessible to the general public shall meet the following criteria:
 - a. Decks shall be an architecturally integrated component of building design. Decks that have the appearance of looking like an afterthought and non-integrated due to the use of dissimilar finishes, materials, or style shall be avoided. Proportionally weak support columns or connections to the ground, unresolved under story and lack of a physical connection with the main structure are discouraged.

Figure 14.34.31: Example of a Well-Integrated Deck

- b. The following design criteria must be met:
 - i. Exhibit similar detailing, use of materials or color schemes that either compliment or match the main structure;
 - ii. Linked to the main structure through the uses of recess, alcoves, indentation, or wrapping with a minimum overlap dimension of eighteen (18) inches;
 - iii. Provide minimum support column face dimension of seven and one-fourth inches parallel the length of the deck; additionally, the maximum uninterrupted vertical height of any deck support column is ten (10) feet; columns in excess of ten (10) feet are to include additional detailing such as side trimmers, arbor elements, knee braces, or wing walls that include elements of the main structure such as siding, stone cladding, or other finishes;
 - iv. Where covered decks are constructed, roof articulation should be provided that includes a major portion of the deck under the eaves for weather protection, shade, and integration between the deck and the main structure.
- 9. Roof Pitch. Roof pitches shall be in keeping with the architectural design and character of a residential structure and the surrounding neighborhood. For example, steeper roof pitches (e.g., 6:12, 8:12) are appropriate in the Old Town Neighborhood District (see Figure 14.34.11) to reflect the historic character of the older homes. Secondary roof pitches shall be designed in relation to the primary roof pitch.
 - a. Roof Overhangs. Roof overhangs shall be a minimum of twelve (12) inches (excluding gutter). Overhangs and eaves should be detailed and proportioned to complement the architectural style of the home. Exceptions may be permitted subject to the planning director's approval when the applicant demonstrates that a reduced overhang is in keeping with the architectural design of the structure.

Figure 14.34.32: Roof Pitch and Overhang

10. Architectural Details.

a. Doors.

- i. Front doors shall be in keeping with the architectural style of the structure.
- ii. Front doors shall be paneled or have inset windows (see Figure 14.34.33).

Figure 14.34.33: Acceptable Doors

- iii. Sliding glass doors are not permitted along frontage elevations or where a primary elevation faces a pedestrian easement.
 - iv. A three and one-half inch minimum head and jamb trim is required around all doors.
- b. Primary Windows.
- i. Primary windows shall be proportioned vertically rather than horizontally (see Figure 14.34.34).
 - ii. Windows are required to have a trim on all four building facades.
 - iii. Trim must be appropriate to the architectural character of the home and be a minimum of three and one-half inches wide.

- iv. Vertical windows may be combined together to create a larger window area.

Figure 14.34.34: Window Proportions

- v. Divided light windows are encouraged. They must either be true divided light or have properly proportioned mullions applied to the window. Individual panes must be vertically proportioned or square (see Figure 14.34.35).

Figure 14.34.35: Acceptable Windows

- C. Chimneys. Chimneys shall be designed to be in keeping with the architectural style of a residential structure.
 - i. Chimneys above the roof should be at least twenty (20) inches by twenty-four (24) inches as measured in plan.
 - ii. Wood-framed chimney enclosures are permitted; however metal termination caps shall not be left exposed. These tops shall be shrouded in a metal chimney surround.
 - iii. Chimney shape and profile should appropriately reflect the stylistic direction of the rest of the house.

Figure 14.34.36: Chimney Examples

- d. Columns, Trim and Corner Boards.
 - i. Character columns shall be strongly related to a home's architectural style (e.g., round, square, or tapered).
 - ii. Exposed four by four and six by six-inch posts are prohibited (see Figure 14.34.37).

Figure 14.34.37: Corner Boards

- iii. Metal corner clips or corner boards are required at corners where siding is used.
- iv. Corner boards shall be a minimum of two and one-half inches in width.
- e. Architecture Detail and Features. To ensure the appropriate scale and to provide elements of human interest, at least one of the following features shall be used in residential buildings. These elements shall follow the home's architectural style.
 - i. Shutters (proportional to window);

- ii. Shutters (proportional to window);
 - iii. Flower boxes;
 - iv. Knee braces;
 - v. Columns;
 - vi. Trellises.
-

Figure 14.34.38: Examples of Architectural Details

- f. Trash and Recycling Containers.
 - i. Containers shall be kept within garages or a screened enclosure.
 - ii. Containers shall not be stored within front yards.
 - iii. Trash and recycle enclosures shall be located to minimize odor to habitable areas, as well as be screened to the public realm.
 - iv. Trash and recycle locations should be easily accessible to each resident.
 - v. Trash and recycle containers should be made of wood or masonry materials. Chain link is prohibited.

Figure 14.34.39: Trash and Recycling Containers

- g. Mail and Newspaper Boxes.
 - i. The design of mailbox shelters should be compatible with the design of the primary structures on the site. This may include similar materials, architectural form, and/or design details.
 - ii. Mail and newspaper box locations shall be well lit and pedestrian accessible via an appropriate walkway. Mailbox shelters must not obstruct a walkway.
 - iii. All mailboxes shall be clustered and lockable consistent with USPS standards. Clustered mailboxes shall be architecturally enhanced with materials and details typical of the home's architecture and carefully placed to not adversely affect the privacy of residents and serve the needs of the U.S. Postal Service.

Figure 14.34.40: Acceptable Grouped Mailbox

- h. Accessory Structures.
 - i. Accessory structures such as detached garages, studios, home offices, and workshops shall be design to be architecturally consistent with the principal structure.
 - ii. Accessory buildings shall not exceed twelve (12) feet in height, except that the maximum height for accessory buildings with pitched roofs with slopes of at least 4:12 is eighteen (18) feet.
 - iii. Portable storage containers shall not be considered as an accessory building and are prohibited in all residential zoning districts.
- 11. Materials.
 - a. Vertical Changes. Changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners in accordance with subsection (A)(4) of this section.
 - b. Horizontal Changes. Transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as a trim band board (see Figure 14.34.41).

Figure 14.34.41: Material Changes

Figure 14.34.42: Building Colors

c.

Acceptable Exterior Wall Material. Wood, cement fiberboard, stucco, brick, and stone may be used. Simulated stone, wood, stone, or brick may be used to detail homes.

- d. Trim may be wood, cement fiberboard, stucco, or stone materials. Trim is required around all doors and windows. The trim must be three and one-half inches minimum and be used on all elevations.
 - e. Where a finish material meets a corner, that material shall wrap the corner until it meets a vertical element such as a chimney or window, or for a minimum of twenty-four (24) inches.
12. Colors.
- a. Provide multiple colors on buildings to reflect material changes and individuality of the residence.
 - b. Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors.
 - c. Although grey and beige are not excluded, the use of these colors shall not be the dominant color used on homes or other structures within the development.
 - d. Color palettes for all new buildings in the R12, MU12 zone districts, and in cottage/innovative housing developments in the residential zone districts, coded to the home elevations, shall be submitted to the city for approval. Colors shall be consistent with the building architecture and shall unify the character of projects within these zone districts.

B. Mixed Use and Nonresidential Building Design.

1. Purpose and Design Intent. The purpose of this section is to encourage building design that achieves two primary outcomes. In Old Town, new development should preserve and enhance Duvall's traditional village character, foster creative, high quality architectural treatments, and ensure new development that adds value to the existing community. In other areas, new development should have a clear architectural expression and reflect the physical and cultural context of its setting, with more flexibility for contemporary architectural styles, materials and detailing. Throughout Duvall, new nonresidential development should provide architectural variety, pedestrian scale, and features that enhance its connection to the natural environment.
2. Applicability. The following standards apply to the CO, OT, UT1, RIV, MU12, MT, LI, PF and MUI districts.
3. Massing and Composition. A strong overall building composition, along with a clear pattern of massing changes and modulation of building forms is required to create interest and to support the buildings integration into the overall context. The following standards are required:
 - a. Buildings shall have a clearly defined base middle and top, with a well-defined cornice line and banding that differentiates the ground floor from upper floors. For buildings with ground floor retail uses, awnings and other building elements or projections shall be used to emphasis this banding.
 - b.

Primary building entries shall be clearly expressed in the building's overall massing. Secondary entries to ground floor retail and other uses shall be distributed along the facade and shall relate proportionally to upper story projections such as bay windows and balconies.

- c. Multi-tenant buildings shall be designed to create the appearance of individual storefronts.
- d. Building massing shall be focused on the primary street front, with primary uses oriented to this frontage. Service uses, parking and utilities should be accessed from non-primary facades and fully screened.
- e. Where a building has a double frontage (e.g., street on side, parking on the other), primary and secondary facades shall be established.
- f. Building parapets shall be designed to avoid false fronts and include the following design elements:
 - i. Parapets and other enclosed projections on all exterior facades shall be integrated into the overall massing and design of the building.
 - ii. The back sides of parapets shall not be visible from the public realm, and shall include returns and other architectural treatments to ensure their integration into the building's overall massing.

Figure 14.34.43: Examples of Good Building Massing and Articulation

- g. Upper level balconies on buildings over two stories are encouraged, but subject to design review and approval by the planning director.

- h. Secondary building forms or intersecting rooflines shall be used to break up continuous sloped roofs.
4. Building Modulation.
- a. Building facades must include modulation at least every fifty (50) feet to reflect a human-scaled pattern of traditional building lots.
 - b. On ground floor retail frontages, at least seventy-five (75) percent of the facade shall be fenestrated from two to eight feet above the finished floor height. Retail glazing shall be at least sixty (60) percent transparent to the street and may not use mirrored glass.
 - c. Where pedestrian-oriented spaces are provided in accordance with DMC Section 14.34.050(B)(2), ~~the building's architecture and massing should enhance those spaces with unique building elements such as landmark entries, additional fenestration, decorative materials and other details that enhance the space's character and usability.~~
 - d. Building facades in the OT, UT-1, MU12 and RIV zoning districts must include further modulation and other features to reflect the pattern and the city of Duvall's traditional building lot pattern. The following standards must be met:
 - i. Use of windows, entries and other features that create a regular rhythm of twenty-five (25) foot storefront spaces, linking ground floor and upper stories.
 - ii. Use of awnings, weather protection, and architectural features that reinforce a regular pattern of twenty-five (25) foot storefronts. For example, for a business that occupies three lots, use building and roofline modulation, change in materials/colors, and awnings to break down the scale of the storefronts (see Figure 14.34.44).

Figure 14.34.44: Examples of Building Articulation

- iii. Change of roofline.
 - iv. Change in building material or siding style (coordinated with change in building color where appropriate).
 - v. Horizontal building modulation (depth at least two feet and preferably tied with to roofline modulation).
 - vi. Other methods as determined by the planning director.
- e. Rooflines of all buildings shall include a prominent cornice design that integrates all elements of the building's massing and articulation. Dormers, chimneys, stepped roofs, gables and other accents to the roofline are permitted and encouraged. The width of any continuous flat roofline should extend no more than fifty (50) feet without modulation. Modulation should consist of a change in elevation of the visible roofline of at least four feet. The director may reduce or eliminate these requirements where other treatments are successfully used to meet the intent of the standard.
- f. A sloped or gabled roofline segment of at least twenty (20) feet in width and no less than four feet vertical in twelve (12) feet horizontal six feet vertical in twelve (12) feet horizontal if within the OT zoning district.
- g. Hipped roof forms are less effective than gabled roof forms in reducing the apparent scale of buildings and thus are discouraged and may be prohibited by the director.
5. Blank Wall Treatments.
- a. Blank walls as defined in DMC Section 14.06.028, visible from a public street, common open space, plazas, courtyards, sidewalks, trails, or interior pathways, are prohibited. Design treatments to eliminate blank walls shall include:
 - i. Transparent windows or doors;
 - ii. Display windows that open into the interior of the building (poster type window frames not permitted);
 - iii. Landscape planting bed at least five feet wide or a raised planter bed at least three feet wide in front of the wall. Such planting areas must include planting materials that are sufficient to obscure or screen at least sixty (60) percent of the wall's surface within three years;
 - iv. Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least sixty (60) percent of the wall's surface within three years. For large areas, trellises should be used in conjunction with other blank wall treatments;

Figure 14.34.45: Blank Wall Treatments

- v. Other methods such as murals or special building material treatments that meet the intent as approved by the director.
6. Building Details.
- a. All new buildings shall substantially include the following elements on their primary facades subject to planning director approval. Items used to meet DMC Section 14.34.050(B) or (C), or other sections of this chapter, shall not be used to meet this requirement. Treatments that create a false sense of historicism are discouraged.
 - i. Display windows divided into a grid of multiple panes. Display windows can vary between storefronts to avoid uniform appearance on multi-tenant buildings;
 - ii. Transom windows;
 - iii. Recessed windows;
 - iv. Decorative weather protection feature(s);
 - v. Material distinctions between ground and upper level;
 - vi. Window bays;
 - vii. Recessed entry;
 - viii. Sills;
 - ix. Pilasters;

- x. Landscaped trellises or other decorative element that incorporates landscaping near the building entry (element must be integrated into the building and not a simple potted plant);
- xi. Decorative light fixtures;
- xii. Decorative building materials and/or trim work. This could include decorative stone, tile, or woodwork, decorative kick plates, or other methods as approved by the planning director;
- xiii. Artwork incorporated into the building facade or entry area;
- xiv. Other details as approved by the planning director.

Figure 14.34.46: Examples of Acceptable Facade Details

- b. All new or remodeled (per Section 14.34.010(A)(2)) buildings in the OT zoning district shall include decorative pedestrian-oriented signage and be in keeping with the character of the building.
 - c. All new or remodeled buildings shall include protective awnings or canopies over all sidewalks with a minimum width of six feet. Canopies and awnings shall meet all clearance requirements set forth by the city.
7. Building Materials and Color. Building materials and color shall unify the overall architecture and facade detailing of the building and complement the character of Duvall.
- a. High quality, durable building materials that add visual interest, detail, and are easily maintained shall be used. Materials and finishes should repeat the textures, scales, and rhythms common to early 20th Century construction typical to Duvall. This includes vertical and

horizontal wood clapboard siding, shingle and batten boards, brick and masonry, and ribbed metal roofing. Contemporary materials that emulate or enhance these textures and characteristics are acceptable and encouraged. Treatment of building materials that creates a false sense of historicism in new buildings is strongly discouraged.

- b. If metal siding is used, it must have visible corner moldings and trim, and shall incorporate masonry or other impact and stain resistant material at the base of the building. Height to be proportional to overall building height.
 - c. Concrete blocks used for the facade of any building must be split or rock-faced and limited to twenty (20) percent of the facade areas. The planning director may allow a higher percentage ~~through the use of specialized textures and/or colors used effectively with other building materials and details in a way that meets the intent of the standards.~~
 - d. Stucco and similar troweled finishes must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods. Weather exposed horizontal surfaces must be avoided. Masonry is required at the base of the building and shall be proportional to overall building height.
 - e. The following materials are prohibited unless specifically approved by the planning director:
 - i. Mirrored glass covering more than ten (10) percent of the exterior of the building;
 - ii. Textured or scored plywood (including T-111 or similar plywood);
 - iii. Stucco board;
 - iv. Window film, unless specifically approved by the planning director.
 - f. Bright building or trim colors are discouraged with the exception of decorative tile-work, artwork, and signage that shall be reviewed by the director to ensure consistency with the intent of this section. Desirable colors for buildings include natural earth tones, muted, and dark saturated colors (see Figure 14.34.42).
 - g. Color palettes for all new structures, as well as changes in color on existing buildings, coded to the building elevations, shall be submitted to the city for approval.
 - h. Neon tubing and/or linear building lighting along facades and/or rooflines shall not be permitted.
 - i. Building facades shall not be designed and/or painted to resemble a business logo and/or sign. This section does not preclude signs in accordance with the sign code.
8. Additional Standards for Commercial and Industrial Buildings. Building facades of large-scale buildings such as commercial, office, industrial, or institutional buildings where the building is multi-story or wider than sixty (60) feet (measured along the primary facade) shall substantially include the following modulation and other features:
- a. Two building modulations for every one hundred twenty (120) feet of linear distance with a minimum depth of two feet. Building modulation shall extend from ground plane to the roof;
 - b. Significant building elements such as a focal point at a corner or mid-building;

- c. Vertical building modulation in the form of window bays, pilasters, or other treatments;
 - d. Roof modulation through changes in height, pitch (i.e., flat to sloped), material, overhangs or roof cap detail (banding, cornice treatment etc.);
 - e. Change in building material or siding style (perhaps coordinated with a change in building color);
 - f. Provision of lighting fixtures, trellis, trees, or other landscape feature within each interval;
 - g. Repeating distinctive window patterns at intervals less than the modulation interval;
 - h. Other methods as approved by the director.
9. Garbage and Recycling Facilities, Service Areas and Mechanical Equipment. All building utilities and service facilities shall be designed as follows:
- a. Be enclosed and screened around their perimeter by a wall or fence at least six feet high;
 - b. Have doors;
 - c. Such enclosures should be made of masonry, ornamental metal or wood, or some combination of the three that is complementary to other building architecture on the site;
 - d. Such enclosures shall be located in an area that is accessible to the hauling company;
 - e. Enclosures shall be sited so that they do not interfere with the primary purpose of the site but are accessible to tenants and/or owners. A walkway and/or sidewalk to the enclosure shall be required;
 - f. Enclosures shall be sized at a minimum to accommodate the number of garbage and recycling facilities as determined to be necessary by the hauling company to serve the site;
 - g. If applicable, enclosures shall be sized to accommodate cardboard compaction/recycling facilities;
 - h. All aspects of the siting, design, and number of facilities related to enclosures shall be approved by the refuse company in writing prior to site plan and/or subdivision approval;
 - i. If the enclosure is abutting a public street, sidewalk, or interior pathway, a landscaped planting strip, minimum five feet wide, shall be located on three sides of such facility;
 - j. Service areas, loading berths and storage areas should be located and designed to minimize impacts on the pedestrian environment and adjacent uses (see Figures 14.34.47 and 14.34.48);

Figure 14.34.47: Service Enclosure**Figure 14.34.48: Service Elements**

- k. Services elements should generally be concentrated and located where they are accessible to service vehicles and convenient for tenant use (See Figure 14.34.48);
- l. Roof-mounted mechanical equipment shall be located so as not to be visible from the street, public open space, parking areas, or from the ground level of adjacent properties;
- m. Roof-mounted mechanical equipment that is visible from the street or from an adjacent property shall be screened. Screening features shall blend with the architectural character of the building and are typically a three-sided facility that integrates the mechanical equipment into the building design.

10. Signage. Signage in mixed use, nonresidential projects shall be designed as follows:
 - a. Signs shall be designed to complement the character, and be appropriate in scale for the project;
 - b. Signs shall be compatible in scale and proportion with building design and adjacent signs;
 - c. Sign colors shall be complementary to, and coordinated with, building colors.
11. Lighting. Lighting in mixed use, nonresidential projects shall be designed as follows:
 - a. Lighting shall be designed to ensure safety and security, enhance and encourage evening activities, and provide distinctive character to a project;
 - b. The color of light shall be considered in lighting design. Metal halide is recommended for general usage at building exteriors, parking areas, and pedestrian walkways, plazas and courtyards. Low pressure sodium, which casts a yellow light, is discouraged;
 - c. Accent lighting on architectural and landscape features is encouraged.

(Ord. 1056 § 1 Exh. A (part), 2007)

City of Mercer Island

Chapter 19.12 DESIGN STANDARDS FOR ZONES OUTSIDE TOWN CENTER

Sections:

- 19.12.010 General.**
- 19.12.020 Site features and context.**
- 19.12.030 Building design and visual interest.**
- 19.12.040 Landscape design and outdoor spaces.**
- 19.12.050 Vehicular and pedestrian circulation.**
- 19.12.060 Screening of service and mechanical areas.**
- 19.12.070 Lighting.**
- 19.12.080 Signs.**

19.12.010 General.

A. Applicability. This chapter establishes design standards for regulated improvements in all zones established by MICC 19.01.040, except Town Center. Design standards for Town Center are set forth in Chapter 19.11 MICC. These standards are in addition to any other standards that may be applicable to development in the zone in which the development occurs. In the PBZ, the terms of the PBZ site plan as set forth in MICC 19.04.010 shall control; provided, to the extent not inconsistent with MICC 19.04.010, the provisions of MICC 19.12.010 [excluding (D)(2)(b) and (c)], 19.12.030, 19.12.060, 19.12.070 and 19.12.080 shall apply. These design standards are not intended to slow or restrict development, but to add consistency and predictability to the permit review process.

B. Design Vision.

1. Site and Context. Non-Town Center areas are largely characterized by residential settings that are heavily vegetated, topographically diverse and enhanced with short and long-range views that are often territorial in nature. The design of new and remodeled structures should respond to this strong environmental context. Site design should maintain the natural character of the island and preserve vegetation concentrations, topography and the view opportunities that make Mercer Island special.
2. Building Design. Development of new and remodeled structures should conserve Mercer Island's special environmental characteristics, such as steep slopes, watercourses, and large concentrations of mature trees. Buildings shall be designed to be architecturally compatible with other structures in the neighborhood with respect to human scale, form and massing, and relationship to natural site features. High quality and durable materials, complementary colors, texture, and architectural detail should be incorporated into the design. Use of materials such as natural wood and stone, and design elements such as large building overhangs and window exposure to natural light, are encouraged.
3. Landscaping and Amenities. Landscaping should reflect the natural wooded character of Mercer Island and provide visual separation between different land uses. Amenities such as street trees, plantings, and other landscape design elements, including fountains or water features, and art features should be integrated into new and remodeled structures and their sites.

C. Applicant's Responsibility. It is the responsibility of the applicant to design a project in compliance with the objectives and standards of this chapter and all other regulations applicable to the zone in which the development occurs.

D. Design Review Process. Design review shall be conducted by the city's design commission or code official consistent with the process provided in MICC 19.15.040(F). The design commission or code official shall review each regulated improvement and determine each project's conformance with the applicable objectives and standards of this chapter.

1. Full Application of Design Requirements: Major New Construction. All design requirements of Chapter 19.12 MICC shall apply, except as provided in MICC 19.01.050(D)(3)(a), when there is new construction from bare ground, or intentional exterior alteration or enlargement of a structure over any three-year period that incurs construction costs in excess of 50 percent of the existing structure's current King County assessed value as of the time the initial application for such work is submitted; provided, application of Chapter 19.12 MICC shall not be construed to require an existing structure to be demolished or relocated, or any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

2. Partial Application of Design Requirements: Minor Exterior Modification. The following design requirements shall apply when there is a minor exterior modification, as defined in MICC 19.16.010:

- a. MICC 19.12.030 pertaining to building design and visual interest;
- b. MICC 19.12.040(B)(5), (6), (7), (8), (9) and (11) pertaining to landscape design and outdoor spaces: entrance landscaping; planting types; screen types and widths by use and location; perimeter landscape screens; surface parking lot planting; and general planting, irrigation and maintenance standards;
- c. MICC 19.12.050 pertaining to vehicular and pedestrian circulation;
- d. MICC 19.12.060 pertaining to screening of service and mechanical areas;
- e. MICC 19.12.070 pertaining to lighting;
- f. MICC 19.12.080 pertaining to signs;

The design requirements pertaining to structures shall be applied only to that portion of an existing structure that undergoes minor exterior modification and shall not require any portion of an existing structure that is otherwise not being worked on as part of the construction to be altered or modified.

3. Value Measure When Structure Has No Assessed Value. For purposes of determining when a project will be considered major new construction or minor exterior modification, and the threshold for application of design requirements as set forth in subsections (D)(1) and (2) of this section, if there is no current King County assessed value for a structure, a current appraisal of the structure, which shall be provided by the applicant and acceptable to the code official, shall be used as the value point of reference.

E. Shall/Should. When a standard uses the word "shall," the standard is mandatory. When a standard uses the word "should," the standard is mandatory unless the applicant can demonstrate, to the satisfaction of the design commission or code official, an equal or better means of satisfying the standard and objective.

F. Development Agreements. An applicant may request modifications to any design and development standards set forth in this chapter by requesting a development agreement consistent with RCW 36.70B.170 through 36.70B.210. All development agreements shall be in form and content acceptable to

the city attorney and will be reviewed and either approved or rejected by the city council after a public hearing pursuant to RCW 36.70B.200. (Ord. 04C-08 § 1).

19.12.020 Site features and context.

A. Objectives.

1. To encourage design that respects natural landforms, mature trees, and sensitive areas and uses them to provide project identity.
2. To ensure site design is approached in a systematic and unified manner that takes advantage of inherent opportunities and complies with specific standards for building location and orientation.
3. To link open space and recreation areas, where feasible, with public open space, parks, and trails.
4. To encourage building and site designs that use natural elements which link new or modified development to the neighborhood.
5. To promote functional and visual compatibility and better transitions between different uses, adjacent neighborhoods, and between development and natural features.

B. Standards.

1. Site Features.

a. Landforms. Design and layout of the site should incorporate natural landforms such as trees, topography and water courses into proposed developments. Cut and fill should be minimized and preservation of mature trees should be maximized, particularly adjacent to project boundaries and steep slopes. Natural contours should be respected and retained where feasible.

2. Sloped or Hillside Development.

a. Building development should generally occur on the least steep portions of the site in order to conserve the more fragile areas for landscaping or general open space.

b. Structures built on substantial slopes or hillsides should be designed to minimize their visual impact on surrounding areas. Ridgelines of major slopes should not be broken by structures or loss of vegetative cover. Acceptable methods to integrate structures into the hillside include, but are not limited to, height control, stepped construction, muted earth tone colors, and tree preservation.

c. Building Orientation. Buildings should respond in design to a prominent feature, such as a corner location, a street or the lake. Buildings and site design should provide inviting entry orientation. Buildings should not turn their backs to the street.

3. Relationship of Buildings to Site.

a. Site Design. Site design and architectural style shall be pedestrian in scale and address interface with public rights-of-way, vehicular and pedestrian circulation.

b. Architectural Context. New development should reflect important design elements of existing structures in the neighborhood, including but not limited to, roof forms, materials and colors.

c. Multiple Structures. Variable siting of individual buildings, heights of buildings, and building modulation should be used in order to provide variety in site and specific building design.

d. Transitions to Neighborhoods. Proposed developments should transition with and not overpower adjoining permitted land uses through modulation of building facades, use of established setbacks, and installation of landscape buffers. Building designs should step down to lower heights adjacent to surrounding buildings.

e. Decorative Landmarks. Imaginative exterior features that complement and are integrated into the building design and create visual focal points that give identity to an area, such as special paving in pedestrian areas, art features, decorative clocks, or water features should be provided. (Ord. 04C-08 § 1).

19.12.030 Building design and visual interest.

A. Objectives.

1. To ensure high quality materials and finishes are used to bring a visually interesting experience to the streetscape.
2. To ensure that building design is based on a strong, unified, coherent, and aesthetically pleasing architectural concept.
3. To not restrict the design to a particular style.
4. To ensure that new buildings are appropriately designed for the site, maintain human scale, and enhance the architectural character of the neighborhood.
5. To ensure buildings are detailed, provide visual interest, do not have blank walls and that large buildings are modulated and articulated to reduce their apparent mass and scale.
6. To ensure high quality and durable buildings which will help to maintain and protect property values.

B. Standards.

1. Scale, Form and Mass. Scale, form, massing, building proportions, spacing of windows and doorways, roof silhouette, facade orientations, and style of architecture shall have a unified character and, as to commercial, regulated residential and regulated public facilities, recognize pedestrian needs.

a. Scale. Building scale should be proportional to other adjacent buildings, the street edge and, as to commercial, regulated residential and regulated public facilities, to the pedestrian environment.

b. Form and Mass. Building forms should not present visual mass or bulk impacts that are out of proportion to adjacent structures, or that appear from the public way or surrounding properties as having unmodulated visual bulk.

2. Building Facades – Visual Interest.

a. Facade Modulation. Building facade modulation shall break up the overall bulk and mass of the exterior of buildings and structures. Such modulation should always be addressed on the horizontal plane and the vertical plane. Large or massive buildings should integrate features

along their facades that are visible from the public right-of-way, pedestrian routes and nearby structures to reduce the apparent building mass and achieve an architectural scale consonant with other nearby structures.

b. Modulation Guidelines.

i. Horizontal building facade modulation should occur at no less than every 50 feet of wall length. Forms of both vertical and horizontal building modulation may include, but are not limited to: facade indentations and extrusions; actual building separation; connecting atriums, courtyards and plazas; variable roof forms and overhangs; and decks and balconies.

ii. Building facades visible from public ways and public spaces should be stepped back or projected forward at intervals to provide a minimum of 40 percent overall facade modulation.

c. Ground Level Facades. Blank walls at the ground level that may be visible from a public view should be avoided. Ground level facades should create visual interest by utilizing features such as windows, wall articulation, arcades, trellises or other plant features.

d. Fenestration. Fenestration should be integrated in the overall building design and should provide variety in facade treatment.

e. Horizontal Variation and Emphasis. Building facades should be made more visually interesting through the use of reveals, medallions, belt courses, decorative tile work, clerestory windows, or other design features. The scale of the detail should reflect the scale of the building.

f. Signs. Building design should allow space for a wall sign, consistent with the provisions of MICC 19.12.080, Signs, if it is anticipated that a wall sign will be used.

3. Building Articulation. Design shall articulate building facades by use of variations of color, materials or patterns, or arrangement of facade elements that are proportional to the scale of the building. Architectural details that are used to articulate the structure may include reveals, battens, and other three dimensional details that create shadow lines and break up the flat surfaces of the facade.

a. Tripartite Articulation. Tripartite building articulation (building top, middle, and base) should be used to create human scale and architectural interest.

b. Fenestration. Fenestration should be used in facades visible from public ways and public spaces visible from public ways for architectural interest and human scale. Windows should be articulated with treatments such as mullions or recesses and complementary articulation around doorways and balconies should be used.

c. Architectural Elements. The mass of long or large scale buildings should be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns.

d. Upper Story Setback. Upper stories should be set back to reduce the apparent bulk of a building and promote human scale. When buildings are adjacent to single-family residential dwellings, upper story setbacks shall be provided from property lines.

4. Materials and Color.

- a. **Durable Building Exteriors.** Building exteriors should be constructed from high quality and durable materials that will weather well and need minimal maintenance.
- b. **Consistency and Continuity of Design.** Materials and colors generally should be used with consistency on all sides of a building.
- c. **Material and Color Variation.** Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, sills and changes in building planes. Variations in materials and colors should generally be limited to what is required for contrast or to accentuate architectural features.
- d. **Concrete Walls.** Concrete walls should be architecturally treated. The enhancement may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.
- e. **Bright Colors.** Bright colors should be used only for trim and accents. Bright colors may be approved if the use is consistent with the building design and other design requirements. Fluorescent colors are prohibited.

5. Building Entrances.

- a. **Architectural Features and Design.** Special design attention should be given to the primary building entrance(s). A primary entrance should be consistent with overall building design, but made visually distinct from the rest of the building facade through architectural features. Examples include recessed entrances, entrances which roof forms that protrude from the building facade, and decorative awnings, canopies, porte-cocheres, and covered walkways.
- b. **Entrance Connections.** The primary entrance to a building should be easy to recognize and should be visible from the public way and/or physically connected to the public way with walkways. Landscaping should reinforce the importance of the entrance as a gathering place and create visual and physical connections to other portions of the site and to vehicular and pedestrian access points.

6. Rooflines.

- a. **Roofline Variation, Interest, and Detail.** Roofline variation, interest, and detail shall be used to reduce perceived building height and mass and increase compatibility with smaller scale and/or residential development. Roofline variation, interest and detail may be achieved through use of roofline features such as dormers, stepped roofs, and gables that reinforce a modulation or articulation interval, incorporation of a variety of vertical dimensions, such as multiplaned and intersecting rooflines, or flat-roofed designs that include architectural details such as cornices and decorative facings.
- b. **Roofline Variation, Numeric Standard.** Roof line variation shall occur on all multifamily structures with roof lines which exceed 50 feet in length, and on all commercial, office or public structures which exceed 70 feet in length. Roof line variation shall be achieved using one or more of the following methods:
 - i. Vertical off-set ridge or cornice line;
 - ii. Horizontal off-set ridge or cornice line;
 - iii. Variations of roof pitch between 5:12 and 12:12; or

iv. Any other approved technique which achieves the intent of this section.

7. Additional Standards for Buildings Containing Residential Units. Buildings containing residential units should incorporate the following additional design elements to make them residential in character:

- a. Bay windows, dormers, patios or decks;
- b. Base articulation such as plinths; or
- c. Other techniques approved by the design commission which make the building residential in character.

8. Corporate Design. Building and site design for chain or franchise businesses should use customized components consistent with the objectives and standards of this chapter. Specific icons or trademarks of a company may be used, but the overall design of the building and site must represent a development compatible with the neighborhood including its colors, materials, textures and treatment of design.

9. All-Weather Features. All-weather features at the sidewalk, courtyard or public gathering space areas of commercial and regulated public facilities, such as awnings, canopies, covered walkways, trellises, or covered patios, should be provided to make spending time outdoors feasible in all seasons.

10. Public schools should respect privacy for adjacent residential properties by providing appropriate screening and placement of windows in buildings. Distance from residential property lines should also be considered when determining the appropriate amount of screening and the type and placement of windows. (Ord. 14C-06 § 5; Ord. 04C-08 § 1).

19.12.040 Landscape design and outdoor spaces.

A. Objectives.

1. To ensure that landscape design reinforces the natural and wooded character of Mercer Island, complements the site, the architecture of site structures and paved areas, while enhancing the visual appearance of the neighborhood.
2. To ensure that landscape design is based on a strong, unified, coherent, and aesthetically pleasing landscape concept.
3. To ensure that landscape plantings, earth forms, and outdoor spaces are designed to provide a transition between each other and between the built and natural environment.
4. To ensure suitable natural vegetation and landforms, particularly mature trees and topography, are preserved where feasible and integrated into the overall landscape design. Significant trees and tree stands should be maintained in lieu of using new plantings.
5. To provide a vegetated screen between dissimilar uses, to screen surface parking areas from adjacent uses and public rights-of-way.
6. To ensure planting designs include a suitable combination of trees, shrubs, groundcovers, vines, and herbaceous material; include a combination of deciduous and evergreen plant material; emphasize native plant material; provide drought tolerant species; and exclude invasive species.

B. Standards. Any quantitative standards contained in MICC 19.12.040(B) that specify types of plant material, quantities, spacing, and planting area widths are not intended to dictate a rigid and formal landscape. The applicant should incorporate the quantitative standards into a quality landscape and planting design that meets the stated objectives and standards of this section.

1. Landscape Area. Landscape design shall address all areas of a site not covered by structures or used by automobiles. Landscape areas include open space, plantings, patios, plazas, pedestrian ways, trails, and other outdoor spaces. Surface parking lot planting and screening are required as set forth in MICC 19.12.040(B)(7), (8) and (9). Design review, however, shall be primarily concerned with: (a) areas of a site that require landscaping in order to address the impact of development on adjoining properties or public ways; and (b) parts of the development that are visible from adjoining properties or public ways.

2. Outdoor Spaces. Outdoor spaces should be designed at a human scale and include hardscape spaces, spaces created by plant materials and combinations of the two.

a. Strategically placed and useable pedestrian areas such as courtyards, plazas, outdoor seating or other gathering places should be provided for commercial, regulated residential and public facilities.

b. On-site recreation areas appropriate to the users should be provided for residential and public projects.

c. The design of outdoor spaces should combine necessary site functions, such as storm water detention, with open space and visual interest areas.

3. Architectural Features. The design of landscape architectural features should be in scale with and complement the architecture of site structures and the visual character of the neighborhood.

a. Use of architectural screens, arbors, trelliswork, art features, fountains and paving treatments such as wood, brick, stone, gravel and/or other similar methods and materials should be used in conjunction with native plant materials or in place of plant materials where planting opportunities are limited.

b. Fences should be made of ornamental metal or wood, masonry, or some combination of the three. The use of razor wire, barbed wire, chain link, plastic or wire fencing is prohibited if it will be visible from a public way or adjacent properties, unless there are security requirements which cannot feasibly be addressed by other means.

c. Fences should not create the effect of walled compounds that are isolated from adjacent developments and public ways.

4. Minimum Landscape Area Requirements.

a. Total Landscaped Area. The following minimum areas shall be landscaped:

i. Single-Family Residential (SF). For nonresidential uses in single-family residential zones (SF), a minimum of 35 percent of the gross lot area of shall be landscaped.

ii. Multifamily Residential (MF). In multifamily residential zones (MF-2, MF-2L, MF-3), a minimum of 40 percent of the gross lot area shall be landscaped.

iii. **Planned Business Zone (PBZ).** In the planned business zone (PBZ) landscape area requirements shall be as set forth in MICC 19.04.010.

iv. **Commercial Office (CO).** In commercial office (CO) zones, a minimum of 40 percent of the gross lot area shall be landscaped.

v. **Business (B).** In business (B) zones, a minimum of 25 percent of the gross lot area shall be landscaped; provided, for fuel stations, a minimum of 10 percent of the gross lot area shall be landscaped.

b. **Impervious Surfaces.** For all zones, area landscaped by impervious surfaces should constitute no more than 25 percent of the total required landscape area; provided, for multifamily residential zones, area landscaped by impervious surfaces should constitute no more than 10 percent of the total required landscape area.

5. **Entrance Landscaping.** For commercial and regulated public facilities, landscaping at entrances should frame an outdoor space near the entrance and reinforce this important building feature as a gathering place.

6. **Planting Material, Types and Design.** The following planting types should be used:

a. Native or northwest-adapted plants should be used for all open space and buffer locations and drought tolerant plantings should be used in a majority of plantings.

b. New plantings should complement existing species native to the Pacific Northwest.

c. Ground cover should be used to ensure planting areas are attractive, minimize maintenance and the potential for encroachment of invasive plant material. Ground cover should be planted and spaced to achieve total coverage within three years after installation.

7. **Perimeter Screen Types and Widths by Use and Location.**

a. **Required Screen Types and Widths.** The following screen types and widths should be used:

Use	Adjacent to	Screen Type and Width		
		Full	Partial	Filtered
Institutional Use or Public Facility	Public Way		20 feet ^{1, 2}	
Public Schools	Public Way		20 feet ¹	
	Single-Family Residential	20 feet ^{1, 3, 4}		
Utility Development	Public Way		10 feet	
Commercial or Multifamily outside of C-O Zone	Public Way			10 feet
All uses inside of C-O Zone	Public Way		20 feet	
Commercial, Institutional, Utility or Public Facility	Residential (Single or Multifamily)	20 feet ¹		
	Institutional, Commercial, Utility, Public Facility		10 feet	
	Public Park	20 feet		

Use	Adjacent to	Screen Type and Width		
		Full	Partial	Filtered
Multifamily Development	Single-Family Residential		20 feet	
	Multifamily Residential		10 feet	
	Institutional, Commercial, Utility, or Public Facility		10 feet	
	Public Park	20 feet		
All other private uses	Public Park	20 feet		

¹Breaks in full or partial screen planting may be allowed for institutional and public facilities to create focal points, preserve views, and highlight the prominence of important buildings.

²Perimeter landscape requirements may be modified if necessary to enable an existing public facility to make safety-related improvements to a legally nonconforming parking lot.

³School bus and student loading and unloading and primary parking areas located 100 feet or less from an abutting single-family zoned property shall provide a 30-foot-wide full screen. The number of trees required in the 30-foot-wide full screen area shall be 1.25 times the number otherwise required for a full screen. The design commission may modify screening width, location, height and number of trees to avoid casting shadows on adjacent residential properties or to accommodate existing storm detention systems and utilities.

⁴Owners of adjacent single-family zoned property shall be consulted on perimeter screen design and planting materials.

b. Perimeter Width Averaging. Averaging of screen widths may be allowed, if the objectives of this section, the minimum landscape area requirements set forth in MICC 19.12.040(B)(4) and the following criteria are met:

- i. Plant material is clustered to more effectively screen parking areas and structures; and
- ii. Significant trees are retained.

8. Perimeter Landscape Screens. Perimeter landscape screens should be consistent with the following definitions of screen types. Where existing undergrowth will be retained, the shrub and ground cover requirements for all screen types may be adjusted, provided the objectives of this section are met.

a. Full Screen. A full screen provides a dense vegetated separation between dissimilar uses on adjacent properties. A full screen should block views from adjacent properties as seen at the pedestrian eye level in all seasons within three years of installation. The number of trees provided shall be proportionate to one tree for every 10 feet of landscape perimeter length.

b. Partial Screen. A partial screen provides a moderate vegetated separation between uses on adjacent properties and intermittent views to adjacent properties. A partial screen shall provide the desired screening function as seen at the pedestrian eye level in all seasons within three years of installation. The number of trees provided shall be proportionate to one tree for every 20 feet of landscape perimeter length.

c. Filtered Screen. A filtered screen should provide in all seasons and within three years of installation a lightly vegetated visual separation between uses on adjacent properties and allow visual access to adjacent properties. When compared to the other screen types, a filtered screen should be characterized by more open spaces, light filtration and transparency through the plant material forming the screen.

9. Surface Parking Lot Planting. Surface parking lot planting is required in addition to required perimeter landscape screens. The requirements for surface parking lot planting for new parking lots with fewer than 20 spaces and for additions or remodels may be waived or modified if the applicant can demonstrate that these standards would reduce the amount of parking below the minimum required for the site.

a. Standards by Location. Surface parking lots not located adjacent to public rights-of-way should provide one tree for every six parking stalls. Surface parking lots located in the front of buildings or adjacent to public rights-of-way should provide one tree for every four parking stalls. Trees should be at least six feet high at the time of planting. All lots should have planting areas at the end of parking aisles.

b. Common Standards for Surface Parking Lot Planting. The following standards apply to all surface parking lot planting:

i. Shrubs. Shrubs should be maintained at a maximum three feet height within surface parking lots so views between vehicles and pedestrians will not be blocked. Irregular spacing and clustering is encouraged; however, the minimum number of shrubs shall be determined by assuming shrubs are planted on three foot centers throughout the entire planting area. Where vehicle headlights may project onto neighboring properties, shrubs shall be spaced to provide a continuous planting buffer.

ii. Planting Islands or Strips. Planting islands or strips should have an area of at least 80 square feet and a narrow dimension of not less than five feet if wheel stops are provided to prevent vehicle overhang. A narrow dimension of not less than eight feet may be provided if the vehicle overhang area is included in the planting area.

iii. Tree Location. In parking lots, trees should be planted no closer than four feet from pavement edges where vehicles overhang planted areas. Curb stops may be used to proportionally decrease this distance.

iv. Narrow Planting Strips and Parking Spaces. Narrow parking lot islands or peninsulas and planting strips shall not be planted in sod. Location of wider parking spaces adjacent to islands is suggested to reduce damage to plant materials.

v. Clustering of New Plant Material. Clustering of new plant material within surface parking lots may be approved if the objectives of this section are met.

10. Landscape Grading Standards.

a. Slopes in Planting Areas. Graded slopes in planting areas should not exceed a 3(Horizontal): 1(Vertical) slope, in order to decrease erosion potential and to facilitate maintenance. Graded slopes planted with grass should not exceed a 4(H): 1(V) slope.

b. Erosion Control. On ungraded slopes equal to or greater than 2(H): 1(V), erosion control netting or alternative procedures shall be used to prevent erosion.

c. Guidelines. The obligation to install plants, shrubs and ground cover includes the obligation to utilize soil, planting practices and irrigation equipment that maximize the likelihood of their long-term survival.

11. General Planting, Irrigation and Maintenance Standards. The following standards apply to the planting requirements set forth above:

- a. Coverage. Planting areas should be completely covered with trees, shrubs, flowers, mulched areas, and/or ground covers.
- b. Berms and Landforms. Earth berms and landforms in combination with shrubs and trees may be used to achieve the initial planting height requirement.
- c. Minimum Width. All planting areas should be a minimum of five feet in width. Planting areas should be wider wherever possible.
- d. Sight Clearance. At intersections, plantings shall not create sight obstructions that may compromise pedestrian or traffic safety.
- e. Planting Coverage. All required planting areas should extend to the ditch slope, curb line, street edge, or area of sidewalk.
- f. Curbs Required. Permanent curbs or structural barriers/dividers should enclose planting areas in vehicle use areas except when draining runoff from pavement to planting areas functioning as rain gardens or other low impact development facilities. Wheel stops should also be used to protect planting areas from damage due to cars overhanging the curb.
- g. Plantings Near Utilities. Trees shall not be planted within eight feet of a water or sewer pipeline. Shrubs shall be at least four feet from hydrants. A full screen will be required to screen above-ground utilities from adjacent uses and public rights-of-way. Perimeter plantings shall be clustered in areas to screen structures, utility structures, loading areas, trash enclosures, storage areas and mechanical equipment. This subsection shall not apply to utilities, structures, loading areas, enclosures or equipment unless the utility, structure, loading area, enclosure or equipment is being added as part of the regulated improvement being reviewed.
- h. Drainage. Planting areas shall be provided with adequate drainage.
- i. Maintenance Requirements. All required landscaping shall be maintained in good condition. Plant material should be cared for in a way that allows their natural form to be maintained, even when the plant reaches maturity. Performance guarantees to ensure maintenance or required landscaping may be required pursuant to MICC 19.01.060. (Ord. 14C-06 § 6; Ord. 10C-06 § 4; Ord. 09C-17 § 6; Ord. 04C-08 § 1).

19.12.050 Vehicular and pedestrian circulation.

A. Objectives.

1. To create an attractive street edge and unified streetscape, to encourage pedestrian activity in commercial areas, stimulate business, maintain adequate public safety, and create a sense of community.
2. To provide for safe and efficient parking and loading areas while minimizing their visual and noise impacts.

3. To provide safe and efficient pedestrian connections within and between projects and the public way to enhance safety and circulation.

B. Standards.

1. Vehicular Circulation Characteristics.

a. **Parking Lot Design.** Parking areas should be designed for efficient and safe ingress and egress by vehicles and should not inhibit safe pedestrian movement or circulation. Parking lot design should be subordinate to the overall site design and should be located behind new buildings when appropriate and physically feasible. Below grade parking is also encouraged. Planting strips should be incorporated between parking aisles in new and expanded parking lots where space permits. Parking lot development standards, such as stall and aisle dimensions, are contained in Appendix A.

b. **Loading Docks.** Proposed development of features such as loading docks, and other features designed to support activities with a substantial likelihood of generating significant noise should be designed with noise attenuation walls and sited in a manner to limit impacts to adjacent properties and pedestrian areas.

2. Pedestrian Circulation Characteristics.

a. **Pedestrian Improvements.** All developments shall provide for pedestrian access including pedestrian walkways, sidewalks, and/or paths. Areas for sitting and gathering should be provided as an integral part of regulated public facilities, regulated residential and commercial building design. Pedestrian improvements should be separated from vehicular areas by physical barriers such as curbs or landscaping. This requirement for new parking lots with fewer than 20 spaces and for additions or remodels may be waived or modified where the applicant can demonstrate that these standards would reduce the amount of parking below what would be required for the site.

b. **On-Site Circulation for Regulated Public Facilities and Commercial Buildings.** Proposed development should be linked to existing and planned walkways and trails. Entrances of all buildings should be linked to each other and to public ways and parking lots. Where possible and feasible, the pedestrian system shall connect to paths or sidewalks on neighboring properties. (Ord. 04C-08 § 1).

19.12.060 Screening of service and mechanical areas.

A. Objectives.

1. To ensure that building and site appurtenances are properly integrated into the design concept.
2. To properly screen mechanical equipment to reduce visual impacts.
3. To ensure service and truck loading areas, utility structures, and elevators are screened from public view in such a manner that they are not visible from public ways or residential areas.

B. Standards.

1. **Accessory Buildings.** Ground level outdoor storage buildings, mechanical equipment and utility vaults shall be screened from adjacent public ways.

2. Rooftop Mechanical Equipment and Appurtenances. All rooftop mechanical equipment shall not be visible and shall be enclosed, hidden or screened from adjacent properties, public ways and parks. Rooftop appurtenances are allowed if there is a functional need for the appurtenance and that functional need cannot be met with an appurtenance of a lesser height. This provision shall not be construed to allow building height in excess of the maximum limit. Rooftop appurtenances should be located at least 10 feet from the exterior edge of any building, and shall not cover more than 20 percent of the rooftop area. Appurtenances shall not be located on the roof of a structure unless they are hidden or camouflaged by building elements that were designed for that purpose as an integral part of the building design. All appurtenances located on the roof should be grouped together and incorporated into the roof design and thoroughly screened. The screening should be sight-obscuring, located at least 10 feet from the exterior edge of any building; and effective in obscuring the view of the appurtenances from public streets or sidewalks or residential areas surrounding the building.

3. Meters and Mechanical Units. Water meters, gas meters, electric meters, ground-mounted mechanical units and any other similar structures should be hidden from public view or screened.

4. On-Site [Service](#) Areas. All on-site [service](#) areas, loading zones, outdoor storage areas, garbage collection and recycling areas and similar activities should be located in an area not visible from public ways. [Service](#) areas should accommodate loading, trash bins, recycling facilities, storage areas, utility cabinets, utility meters, transformers, etc. [Service](#) areas should be located and designed for easy access by [service](#) vehicles and for convenient access by all tenants. Loading activities should generally be concentrated and located where they will not create a nuisance for adjacent uses. Loading docks shall meet the standards identified in MICC [19.12.050\(B\)\(1\)\(b\)](#).

5. Garbage, Recycling Collection and Utility Areas. Garbage, recycling collection and utility areas shall be enclosed and screened around their perimeter by a wall or fence at least seven feet high, concealed on the top and must have self-closing doors. If the area is adjacent to a public way or pedestrian alley, a landscaped planting strip, minimum three feet wide, shall be located on three sides of such facility.

6. Fence, Trellis and Arbor Standards. [Fences](#), trelliswork and arbors shall meet the standards identified in MICC [19.12.040\(B\)\(3\)](#).

7. Noise, Vapor, Heat or Fumes. With respect to all aspects of the development referred to above in this section, emissions of noise, vapor, heat or fumes should be mitigated. (Ord. 08C-01 § 7; Ord. 04C-08 § 1).

19.12.070 Lighting.

A. Objectives.

1. To regulate exterior lighting in order to avoid unsafe and unpleasant conditions as the result of poorly designed or installed exterior lighting.
2. To discourage excessive lighting that negatively impacts adjacent land uses.
3. To protect low and moderate density residential zones from the negative impacts associated with institutional, mixed-use, and commercial exterior lighting.
4. To create a safe environment during hours of darkness.
5. To ensure lighting is an integral part of any new or existing development. Lighting shall contribute to the individuality, security and safety of the site design without having overpowering effects on the

adjacent areas.

6. To ensure lighting is viewed as an important feature for functional and security purposes and that the design of light fixtures and their structural support is integrated with the architectural theme and style of the main structures on the site.

B. Standards.

1. Architectural Elements. Lighting should be designed as an integral architectural element of the building and site.

2. Function and Security. On-site lighting shall be sufficient for pedestrian, bicyclist, and vehicular safety. Building entrances should be well lit to provide inviting access and safety. Building-mounted lights and window lights should contribute to lighting of walkways in pedestrian areas.

3. Lighting Height. Freestanding, parking area, and building-mounted light fixtures shall not exceed 16 feet in height, including any standard or base.

4. Shielding. All exterior lighting fixtures shall be shielded or located to confine light spread within the site boundaries. Full cut-off fixtures should be used. The use of unshielded incandescent lighting fixtures less than 160 watts and any unshielded lighting less than 50 watts may be allowed. Parking area light fixtures shall be designed to confine emitted light to the parking area.

5. Uplighting of Structures and Signs.

a. Residential Zones. Structures in residential zones shall not be illuminated by uplighting. Limited uplighting of signs and plantings in residential zones may be approved provided there is no glare or spillover lighting off the site boundaries.

b. Nonresidential Zones. Structures, signs, and plantings in nonresidential zones may be illuminated by uplighting, provided there is no glare or spillover lighting off the site boundaries.

6. Light Type. Lighting should use low wattage color-corrected sodium light sources, which give more "natural" light. Metal halide, quartz, neon and mercury vapor lighting are prohibited in residential zones. High pressure sodium lights may only be used as street lights and must be fully shielded. (Ord. 04C-08 § 1).

19.12.080 Signs.

A. Objectives.

1. Signs shall be distinctive in shape, of high quality and durable materials, designed to enhance the architectural character of the building and use the minimum wattage necessary to identify the facility or establishment. Channel or punch-through letters are preferred over a sign that contains the text and/or logo symbols within a single, enclosed cabinet.

2. Signs shall be designed for the purpose of identifying the facility or establishment in an attractive and functional manner and to help customers find the specific establishment and location; signs in residential zones should not serve as general advertising.

3. The size of signs shall be proportional to the size of the building and site.

4. Signs shall be integrated into both the site design and building design, shall be compatible with their residential, office, or business, or public park or open space surroundings, and clearly inform

viewers of building or activity use, but shall not detract from the architectural quality of individual buildings or park surroundings.

B. Standards.

1. Freestanding Ground Signs Outside Residential Zones.

a. Number. An individual building or a building complex outside residential zones may display one ground sign on each street frontage.

b. Design. The sign shall be architecturally compatible with the style, materials, colors and details of the building or complex. Use of symbols is encouraged.

c. Size. All signs shall be:

i. Proportionate. Proportionate to the street frontage of the use they identify; and

ii. Maximum Size. In no case shall a freestanding ground sign be larger than:

(A) Twenty-Five Square Feet. Twenty-five square feet for single-tenant building ground signs and complex identification ground signs. Such signs may be allowed in front or side yard setbacks; or

(B) Forty Square Feet. Forty square feet for joint tenant ground signs (identifying more than one facility or establishment within a building or building complex) with six square feet maximum for any one establishment included in a building or building complex; provided, joint tenant ground signs shall be restricted to a maximum of 25 square feet if located within front or side yard setbacks.

d. Maximum Height. The maximum height of any sign within 10 feet from any property line facing a street shall be 42 inches. All other ground signs shall be no higher than six feet.

e. Backs of Signs. Exposed areas of backs of signs should be finished with appropriate color, material or texture to present an attractive appearance relative to the building material, color and texture.

2. Wall Signs Outside Residential Zones.

a. Number and Eligibility. An individual building or a building complex outside residential zones may display one wall sign on each street frontage. A business or other use occupying a building whose only entrance is from a driveway or parking lot shall be allowed one wall sign facing that driveway or parking lot.

b. Size. All signs shall be:

i. Proportionate. Proportionate to the street frontage of the use they identify; and

ii. Maximum Size. In no case shall a wall sign be larger than:

(A) Twenty-Five Square Feet. Twenty-five square feet for any individual business or other use; or

(B) Forty Square Feet. Forty square feet for joint tenant directory signs identifying the occupants of a building or a building complex and located next to the entrance.

c. Determination of Size. The sign size shall be measured as follows:

- i. Boxed Sign Displays: Total area of a boxed sign display, including the background and borders.
- ii. Individual Letters and Symbols: Total combined area of a rectangle drawn around the outer perimeter of each word and each symbol.

d. Placement. Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building, or the windowsill of the second story. Wall signs shall be integrated with the overall building and site design.

e. Master Signage Plan. When multiple signs for individual businesses in one building or multiple buildings in a complex are contemplated, a master signage plan stipulating the location and size of allowed signs shall be required.

3. Signs for Non-Single-Family-Dwelling Uses in Residential Zones. One wall sign and one freestanding ground sign are permitted on each separate public street frontage for non-single-family-dwelling uses in residential zones, such as apartment buildings, hospitals, assisted living and retirement facilities, churches, clubs, public facilities, schools, day cares, pre-schools, park and recreation facilities, assembly halls, libraries, pools or stadiums. A wall sign may be unlighted or exterior lighted, not to exceed 12 square feet. A free-standing ground sign shall be no larger than 18 square feet and shall not exceed a maximum height of 42 inches above grade. The location of any freestanding ground sign shall be subject to all setback requirements for the zone in which the sign is located.

4. Signs for Licensed Practitioners or Service Operators in Residential Zones. Licensed practitioners or service operators in residential zones shall be permitted one unlighted window or wall sign for identification purposes only, bearing only the occupant's name and occupation, not to exceed 72 square inches.

5. Parking Lot Signs. Signs within parking lots should be limited to those necessary for safety and identification. Any required signs for individual stalls should be marked on the pavement. Freestanding or wall-mounted signs should not be permitted, with the exception of ADA handicapped accessible parking signs.

6. Directional Signs.

a. Minimal Number. To address safety concerns and avoid a cluttered appearance, only those directional signs necessary to protect the safety of pedestrians and vehicle occupants shall be allowed.

b. Size and Height. Directional signs shall be no larger than three square feet and no higher than 36 inches above grade.

7. Temporary Signs. Unless prohibited by this chapter, use of temporary signs shall be governed by MICC 19.06.020, Temporary Signs.

8. Street Numbers.

a. Use. City-assigned street numbers should be installed on all buildings.

b. Effect on Permitted Sign Area. Street numbers will not be counted towards permitted sign area.

c. Size. Street numbers for any building or building complex shall be no smaller than six inches in height.

9. Prohibited Signs.

a. Roof. Signs mounted on the roof are prohibited.

b. Projecting Signs. Projecting signs are prohibited in all zones other than the PBZ. Within the PBZ, projecting signs are permitted subject to the Town Center standards set forth in MICC [19.11.140\(B\)\(3\)\(b\)](#).

c. Window Signs. Window signs are prohibited in all zones other than the PBZ, except as provided above in MICC [19.12.080\(B\)\(4\)](#). Within the PBZ, window signs are permitted subject to the Town Center standards set forth in MICC [19.11.140\(B\)\(4\)](#).

d. Inflated Signs. Inflated signs, balloons and figures are prohibited.

e. Internally Lit Signs. Internally lit signs are prohibited in all zones other than the PBZ. Within the PBZ, lighted signs are permitted subject to the Town Center standards set forth in MICC [19.11.140\(B\)\(9\)](#).

f. Neon. Neon signs are prohibited.

g. Portable. Portable signs, such as signs on trailers, are prohibited. This standard is not intended to prohibit A-frame signs as allowed pursuant to MICC [19.06.020](#), Temporary Signs.

h. Flashing, Moving or Animated Signs, Etc. Flashing, moving, animated, blinking, reflecting, revolving, or other similar signs or signs that incorporate these elements are prohibited.

i. Off-Premises Signs. Off-premises signs (signs related to a building, business, tenant or establishment not located on the same premises as the sign) are prohibited.

j. Vehicles. Signs attached to or painted on vehicles parked and visible from the public right-of-way are prohibited if, based on the relative amount of time the vehicle is parked rather than being used as a means for actual transportation, the vehicle's primary purpose is as a stationary sign rather than a means for actual transportation.

k. Vending Machines. Vending machines, such as soft drink or snack machines, shall not be placed where they are visible from the public right-of-way.

10. Signs for Public Schools in Public Institution Zones. One wall sign and one freestanding ground sign are permitted for each public school. A wall sign shall not exceed 12 square feet. A freestanding ground sign shall not exceed 18 square feet and shall not exceed a maximum height of 42 inches above grade. A freestanding ground sign shall be set back a minimum of 10 feet from a public right-of-way and 35 feet from abutting properties. Wall and freestanding ground signs shall not have internal lighting, except for an electronic readerboard.

11. Electronic Readerboards. A public school may have no more than one electronic readerboard. This electronic readerboard shall count as the wall sign or freestanding ground sign allowed by MICC [19.12.080\(B\)\(10\)](#). Electronic readerboards shall comply with the following:

- a. Electronic readerboards shall be designed and placed to minimize light and glare from being visible to adjacent residential properties.
- b. Electronic readerboards shall dim during twilight and night hours to reduce glare.
- c. Electronic readerboards shall be turned off between 10 pm and 7 am.
- d. The display shall include only static text and/or static graphics. No moving graphics, animations such as flying or fading, video, or blinking/pulsing/strobe effects are allowed.
- e. Each message and/or graphic shall be displayed for at least 10 seconds. The change from one message/graphic to the next may utilize a scrolling or wipe effect, but the effect shall take no more than one second to complete.
- f. Electronic readerboards shall display any message deemed necessary by the City of Mercer Island Emergency Operations Center (EOC) upon request by the EOC. The display of any such message shall be exempt from the requirements of subsections (B)(11)(c) and (B)(11)(e) of this section. (Ord. 14C-06 § 7; Ord. 04C-08 § 1).

City of North Bend

Chapter 18.34 DESIGN STANDARDS AND GUIDELINES¹

Sections:

- 18.34.010 Authority, purpose, and organization.
- 18.34.020 Users and implementation.
- 18.34.030 Applicability, exemptions, relation to other codes, and effect.
- 18.34.040 Procedural and submittal requirements.
- 18.34.050 Single-family and cottage residential.
- 18.34.060 Multifamily residential.
- 18.34.070 Commercial, mixed-use and industrial design standards and guidelines.
- 18.34.080 Historic buildings.
- 18.34.090 Related residential uses.

18.34.010 Authority, purpose, and organization.

A. Authority. These design standards and guidelines are established under the authority of the Washington State Constitution, Article XI, Section 11; Chapters 35.63, 35A.63 and 36.70A RCW. These state laws grant police powers to the city of North Bend to promote and protect the public health, safety, and welfare through a variety of land use planning and regulatory mechanisms, including design standards and guidelines.

B. Purpose. The design standards are a fundamental tool to focus on the quality of growth – to establish the physical environment, and in turn, shape the consequent, cultural, social, and economic place – the community – that North Bend can become. Communities throughout the Puget Sound region, and throughout the nation, have recognized that zoning, subdivision, and critical area regulations alone, nor cumulatively, do not achieve many of the qualitative growth and quality-of-life aspects that citizens so desire. In recent years, communities have turned to design standards as having a unique and critical role in shaping physical growth and development patterns. Unlike other codes, the design standards are comprehensive in their topic coverage, including principles that address architectural style and related matters, materials and color, building mass and scale, building orientation, site circulation, access and parking, and lot bulk and dimensional variation. Citizens have expressed the desire for a vibrant small city with dynamic and connected neighborhoods, greenbelts/pedestrian options, and architecturally appealing commercial centers that capitalize on North Bend's unique locale. Both of these trends can be seen currently in North Bend. This is also envisioned by the city's comprehensive plan, Resolution 639, and other policy documents, that are a concerted effort on the part of North Bend citizens, business owners, public officials, and city staff.

It is this unique combination of physical and qualitative development standards and principles that can successfully shape the future of North Bend. In addition, the following items provide the basis and applicability of this chapter:

1. Provide predictability of new design for citizens and users of the design standards and guidelines;
2. Steward the natural and cultural resource heritage, including historic, visual and aesthetic qualities, that the city of North Bend and the Upper Snoqualmie Valley are richly endowed with;
3. Provide guidance to urban design decisions that will promote development of high environmental, visual, and aesthetic quality throughout the city, and avoid noncompatible, discordant, unsightly, and poor quality design;
4. Ensure that design matters are considered comprehensively, and not in isolation, on development projects;
5. Encourage innovative and exemplary urban design and neo-traditional design and development appropriate to the North Bend context;

6. Use urban design as an important mechanism to achieve worthy environmental, economic, and social opportunities present in the community;
7. Make North Bend a more pedestrian-friendly, bicycle-friendly, and transit-friendly community with associated benefits while recognizing the role of the automobile for transportation needs;
8. Stimulate desirable economic development through quality design and construction;
9. Ensure that new development is made compatible with existing neighborhoods and areas, as appropriate to the aim of good urban design throughout the city.

C. Chapter Organization. The design standards and guidelines are broken down into commercial/mixed-use/industrial, single-family, cottage, and multifamily.

The term "standards" or "guidelines" may be utilized throughout this chapter to refer to design standards and design guidelines. The effect of standards and guidelines is explained in NBMC 18.34.030(E).

Cross-references are made between text sections and other North Bend codes where there is a directly related reference. Users must be aware that the standards are intended to work collectively to achieve overall purposes. In general, new residential and nonresidential development will need to be attentive to all applicable standards, as prescribed, depending on the specific type of development project. (Ord. 1561 § 1 (Exh. A (part)), 2015: Ord. 1323 § 1 (part), 2008: Ord. 1100 § 1 (part), 2000).

18.34.020 Users and implementation.

A. Users. The standards will be used by the following parties. Users of this document are encouraged to review the city's comprehensive plan and Resolution 639 along with the city's design standards and guidelines.

1. Property Owners/Developers. The standards and guidelines acquaint property owners and developers with goals that the community has identified in planning and policy documents for the built and natural environment of their city.
2. Building Designers. The standards and guidelines will assist architects, landscape architects, and other designers of buildings and sites to know what is expected of their products and what can make their designs consistent with North Bend's community design goals.
3. Project Neighbors/City Residents. Project neighbors and city residents will have the reassurance that new development will be held to a standard that is in line with their vision for the city of North Bend. Citizens will have more predictability regarding new development, including its fit to a site, to the neighborhood context, and to the community character.
4. City Staff/City Officials. In reviewing new development projects, city staff, city architects and city officials will rely on the standards and guidelines to help define design conditions that will be required for project approval.

B. Implementation. The standards will be implemented through public sector, private sector, and public sector-private sector initiatives.

1. Public Sector Development. Public works projects and capital improvements such as streets, public buildings, infrastructure improvements, and public open space which are developed and built by the city with tax dollars can provide the catalyst for improved design quality and tie diverse areas of the city together.
2. Private Sector Development. Developers will use the design standards to shape their projects to be consistent with the vision of the city reflected in the comprehensive plan, including the vision plan and Resolution 639, as well as these standards. Residential, commercial and industrial development will be built through private initiatives, but to the standards of the city.
3. Public-Private Partnerships. Development of projects which may have public and private financing or share mutual elements will also implement the desired design quality. An example could be

streets, built and paid for by the private sector, within a private residential or commercial development that are deeded back to the city for maintenance but developed to design standards. These streets provide access to development sites but also benefit the larger community by improved auto, pedestrian and bicycle access to other areas of the city. Another example is the use of impact fees – payments by the private sector to fund open space which is maintained by the city. (Ord. 1561 § 1 (Exh. A (part)), 2015; Ord. 1323 § 1 (part), 2008; Ord. 1100 § 1 (part), 2000).

18.34.030 Applicability, exemptions, relation to other codes, and effect.

A. Applicability. As necessary, compliance with design standards is checked at both the conceptual land use approval stage and the building permit stage. The design standards apply to:

1. All new residential and nonresidential construction and exterior tenant improvements (TIs) that require a building permit under the International Building Code (IBC), except as noted under subsection B of this section, must follow these standards and guidelines.
2. Exterior-only nonresidential building or structure tenant improvements that require a building permit, where such improvements equal or exceed 20 percent of the King County assessed valuation of a building or structure.
3. Exterior-only multifamily residential building or structure tenant improvements that require a building permit, where such improvements equal or exceed 20 percent of the assessed valuation of a building or structure.
4. In addition to building permits, design standards apply to site plan approvals that precede issuance of building- or construction-related permits. For example, the standards apply to parking and landscaping reviews, subdivisions, short subdivisions, binding site plans, development agreements, planned neighborhood districts, conditional use permits and variances. The degree of application depends on the specific land use action.
5. Clearing/grading permits. Where a clearing/grading permit is required, the clearing and grading plan shall be reviewed for compliance with applicable design standards.
6. Where any single development project element triggers the design standards, the standards apply to all project improvements proposed. The purpose of this provision is to ensure that development improvements properly complement and coordinate with one another.

B. Exemptions.

1. All development that does not require a building permit under the International Building Code (IBC).
2. Developments listed as exempt from other construction permits (e.g., exempt from clearing and grading permit).
3. Interior-only tenant improvements.
4. Exterior tenant improvements that do not meet threshold guidelines noted in subsections (A)(2) and (A)(3) of this section.
5. Exterior tenant improvements that are "in-kind" maintenance and/or repair only.
6. Manufactured home design is regulated under NBMC performance standards, Table 18.10.050(1.12).

Applicants are encouraged to consult with city staff at the preapplication meeting or earlier to determine applicability and exemptions. In cases where these standards conflict with a concomitant or development agreement (existing at the time of adoption of these standards), the principles set forth in the concomitant or development agreement supersede these standards.

C. Deviation from Standards. An applicant may request a deviation from strict conformance to provisions of the design standards and guidelines set forth in NBMC [18.34.010](#) through [18.34.090](#).

In approving deviations from the standards, the community and economic development director shall prepare written findings that the proposed deviation is justified based on one of the following, and must find that the deviation is otherwise consistent with the purpose and intent of the provision from which the deviation is being sought, as well as the purpose and intent of the design standards and guidelines as a whole:

1. Site-specific limitations that prevent a building design from adhering to the design standards and guidelines;
2. The deviations better accommodate or improve the existing physical conditions of the subject property in the sole discretion of the community and economic development director; or
3. The deviations enable implementation of low-impact or sustainable design techniques that may not otherwise be possible under strict conformance to the design standards and guidelines.

D. Relation to Other Codes. The design standards supplement and/or complement the city's zoning code (this title), critical areas regulations (Chapters [14.05](#) through [14.12](#) NBMC), International Building Code (NBMC Title [15](#)), and other land use regulations.

Where design standards conflict with other land use regulations, or where uncertainty exists regarding the interpretation of the standards, respective provisions of NBMC [18.04.020](#), Conflicting regulations, and NBMC [18.04.030](#), Interpretation, shall apply.

Residential and nonresidential developments often use covenants, conditions and restrictions (i.e., CC&Rs). CC&Rs typically address any number of design-related matters, for example, building colors, roof materials, sign guidelines, or otherwise. CC&Rs for development projects shall not be inconsistent with the design standards. As part of city review, the CC&Rs for development projects shall be reviewed by the city for consistency with the design standards. Project-related permits shall not be issued where CC&Rs would be inconsistent with design standards.

E. Effect. The design standards and design guidelines carry the full effect of the police power to regulate the public health, safety, and welfare per enabling authority outlined in NBMC [18.34.010](#).

Design standards are obligatory and utilize the terms "shall," "must," "required" and like synonyms, as well as antonyms such as "prohibited" or "not allowed." City staff and/or affected decision makers have authority to deny development projects where design standards are not followed.

Applicants are encouraged to follow design guidelines which utilize the terms "should," "preferred," "recommended" and like synonyms, as well as antonyms "discouraged," "not preferred" and the like. City staff and/or affected decision makers shall not have authority to deny development projects where design guidelines are not summarily or cumulatively followed in a development project. (Ord. 1561 § 1 (Exh. A (part)), 2015: Ord. 1323 § 1 (part), 2008: Ord. 1256 § 1 (part), 2006: Ord. 1100 § 1 (part), 2000).

18.34.040 Procedural and submittal requirements.

A. Procedures. Compliance with applicable design standards is evaluated under the major permit or approval being sought. For example, to construct a commercial building, site plan approval and subsequent building permit is required. Applicable design standards are evaluated against the site plan. If approved, design-related conditions are part of the approval. Said design conditions are then tied to subsequent construction permits.

Regarding larger single-family subdivisions, design requirements related to the subdivision are reviewed with the plat; design requirements relating to variation in building elevations, and the requirement for porches, are reviewed at the building permit stage.

The city reserves the right to utilize design consultants (e.g., architects, landscape architects, critical areas consultants, etc.) to review project submittals. Charges to retain said consultants are billed to project applicants under provisions of Chapter [20.09](#) NBMC.

B. Submittal Requirements. The North Bend Municipal Code identifies a set of complete application requirements for different development project types. Complete applications address written and graphic information that is required pursuant to project review in relation to the design standards. Development project types that engage the design standards include:

1. Site plans (unless exempt as identified in NBMC 18.34.030(B));
2. Subdivisions (including plats and short plats);
3. Building permit application (some development projects do not engage any of the items in subsections (B)(1) and (B)(2) of this section, and design standards are reviewed as part of a building permit application);
4. Other construction-related permits (as an example, clearing and grading plans are reviewed against applicable design standards before a clearing/grading permit is issued).

All development project submittals are responsible to include written descriptions, scaled elevation plans and site plans, architectural drawings, renderings and/or graphics, and material and color samples (as necessary). This information enables city staff to evaluate the project's compliance with design standards.

As previously indicated, compliance with design standards may be checked at the land use approval stage and the building permit stage. (Ord. 1561 § 1 (Exh. A (part)), 2015: Ord. 1323 § 1 (part), 2008: Ord. 1256 § 1 (part), 2006: Ord. 1172 § 26, 2002; Ord. 1100 § 1 (part), 2000).

18.34.050 Single-family and cottage residential.

A. The following section of this chapter outlines the design standards and guidelines for single-family and cottage homes over four units/lots. This section should also be read along with performance standards in NBMC 18.10.050 for associated cottage and single-family design standards. This section is organized as follows:

1. Architectural style and related matters.
2. Materials and color.
3. Building mass and scale.
4. Building orientation.
5. Site circulation, access and parking.
6. Lot bulk and dimensional variation.

B. Architectural Style and Related Matters. The city of North Bend promotes a variation between homes through the use of quality materials and craftsmanship, regardless of style, in its residential development. An emphasis is placed on creating compact, pedestrian-oriented development and appealing neighborhoods for all to enjoy.

The following design standards provide guidance to help preserve, maintain, and enhance future residential construction:

1. Building Variation. Buildings shall vary, and in so doing provide a range of compatible styles, elevations, designs, home sizes, home prices, and neighborhood diversity.

# of Units/Lots	Minimum # of Floor Plans
16 or less	2
17 to 50	4
50 or more*	4

# of Units/Lots	Minimum # of Elevation Plans
16 or less	2 per floor plan
17 to 50	3 per floor plan
50 or more*	16

*Note: For 50 or more units/lots – four floor plans and four elevations per floor plan or 16 elevations with more than four floor plans is acceptable.

All homes as permitted in Table 18.10.030 using identical elevation plan and detail shall be separated by at least two homes with different elevations. Identical elevations may not be across the street from one another.

Where varying elevation is required, a minimum of three of the following variations must be utilized:

- a. Differing window size, design and placement;
- b. Differing porch or stoop size, design and placement;
- c. Differing trim details – including accent trim and garage and entry doors;
- d. Differing siding material, texture and appearance;
- e. Differing facade modulation – including bays, projections, and recesses;
- f. Differing roof form – including gable direction, projections, and pitch.

2. **Building Entries.** For single-family developments a minimum of 70 percent of principal dwellings in subdivisions of over four lots shall have their front entrance articulated with a covered entry porch, covered stoop, or other similar feature integrated with the design of a home. Stoops may not constitute more than 20 percent of the 70 percent requirement. Porches and stoops shall constitute usable areas, not less than 80 square feet, with a minimum depth of six feet as measured at the porch or stoop floor from the wall of the house to the center of the supporting post or structure. Porches may wrap around front corners to the side of buildings, and should vary in size and type. In addition to the 70 percent porch/stoop requirement for homes on subdivisions over four lots, all other dwellings are encouraged to have a front porch or stoop as appropriate to their architectural design.

For cottage homes each unit shall include an attached front porch not less than 80 square feet minimum, with a minimum depth of six feet.

3. **Yard Space/Balconies.** See single-family and cottage performance standards in NBMC.

4. **Roof Type.** Multiple gables (including stepped or opposing gables), hipped roofs, dormers, sheds, and other roof variations are encouraged as appropriate to architectural style.

Eaves and gables shall provide a minimum of 18 inches of overhang. Developments containing more than 50 units shall provide a minimum of two differing primary roof pitches for homes within the development (e.g., some homes with a primary pitch of 7:12, some homes with a primary pitch of 5:12). The difference in pitch shall be at least two feet for every 12 feet of run.

5. **Window Types.** Window types and window placement should be seen as an opportunity to provide interest and individuality amongst building facades, especially street-facing facades and those in public view.

To give dimension to building walls and to provide relief and shadow lines, all street-facing or street-visible windows and doors shall be trimmed a minimum of two inches in width, or be recessed from the face of the wall a minimum of two inches.

C. **Materials and Color.** To obtain architectural integrity of new construction, natural building materials that are consistent with authentic architectural styles are encouraged. This is achieved through appropriate use of color to highlight and emphasize residential homes and features, and to discourage color monotony, especially in larger development projects.

1. **Siding Materials.**

- a. Narrower (e.g., six-inch exposure) machined (beveled or otherwise) clapboard siding is encouraged. Other appropriate materials may include cedar shakes, shingles, board and batten, and brick or stone. A combination of siding materials and embellishments can provide textural variety and visual interest to facades.
- b. Due to its harmful environmental impacts and synthetic appearance, vinyl siding is prohibited.
- c. Panel siding such as T1-11 and like materials may be utilized in limited accent fashion, not in widespread application.

2. **Roof Materials.** Where asphalt shingles are used, they shall be of an architectural grade (multiple shingle-style layers rather than flat three-tab) for better durability, as well as greater texture and shadow lines. Tile, slate, high quality asphalt, metal, cedar-shake roofs, and synthetic roof products resembling natural material are acceptable.

3. **Building Colors.**

# of Units	Minimum Color Variation
4 to 16	4 colors
17 to 50	8 colors
50 units or more	12 colors

A varied range of exterior residential building colors is required for new residential buildings. Color variation shall apply to building facade and trim. Singular trim color throughout a development is discouraged. The palette of exterior colors to be used within the development shall be provided to the community and economic development department prior to the issuance of the first building permit within the development for demonstrating conformance to these standards.

Continual or predominant use of monotone colors (e.g., similar beige or gray tones) on new dwellings is not acceptable. Darker, natural-tone colors are encouraged, to better blend with North Bend's natural surroundings.

D. **Building Mass/Scale.** To ensure that residential building mass and scale is appropriate to North Bend's small city context and is human in scale.

Articulation and/or modulation of primary facades and facades in public view shall be used to break up building mass and scale. Unmodulated primary and publicly viewable (street-facing) facades should not extend more than approximately 30 feet. Modulation should be sufficient to break up wall planes. Roofline articulation should also be utilized, and can be accomplished with multigabled roofs, stepped roofs, or otherwise.

Facade and roofline articulation should be complemented with other architectural features as appropriate to architectural style, including variation in building materials; variation in fenestration; variation in building color; and elements like porches, chimneys, and finer details.

E. **Building Orientation.** To ensure that buildings relate to the public street, provide pedestrian orientation, and integrate well with surrounding neighborhoods and development.

Fences constructed between the front of the building and the public street shall be limited to four feet in height to maintain orientation of the building to the public street.

The front door shall face the street or common open space area.

F. Site Circulation, Access and Parking. The following width limitations are required to minimize disruption of vehicular access on the sidewalk and streetscape.

1. Garage Setbacks. For single-family homes, a minimum of 50 percent of the units within any subdivision or binding site plan shall set back the garage from the front wall of the home a minimum of five feet. The remaining 50 percent of the units may contain a garage flush with the front wall of the home, provided a porch of not less than 80 square feet is provided.

Within cottage residential zones (CR), all garages shall be set back a minimum five feet from the front wall of the home and shall occupy no more than 50 percent of the width of the street-facing facade of the home.

2. Driveway Widths. Within low density zones (LDR) driveway crossings at the sidewalk and/or public street (not including alleys) shall be no greater than 20 feet in width for front-loaded double or triple bay garages, and no greater than 16 feet for front-accessed side-loaded garages.

3. Sidewalk Access. See single-family and cottage performance standards in NBMC.

G. Lot Bulk and Dimensional Variation. To provide design interest and prevent monotony of subdivision designs and building layout, a variety of housing size and style options shall be developed within a neighborhood and throughout the city of North Bend.

1. Homes shall be sited with front yard setbacks in proportion to one another forming a build-to line, generally not varying more than five feet from one another, unless necessary due to topography, lot shape, or road curvature.

2. To break up visual monotony on a straight street, no more than four homes in a row shall be sited at the same front yard setback. (Ord. 1561 § 1 (Exh. A (part)), 2015).

18.34.060 Multifamily residential.

A. The following section of this chapter outlines the design standards and guidelines for multifamily buildings. This section should also be read along with performance standards in NBMC [18.10.050](#) for associated design standards. This section is organized as follows:

1. Architectural style and related matters.
2. Materials and color.
3. Building mass and scale.
4. Building orientation.
5. Site circulation, access and parking.
6. Lot bulk and dimensional variation.

B. Architectural Style. The city of North Bend promotes a variation between homes through the use of quality materials and craftsmanship, regardless of style, in its residential development. An emphasis is placed on creating compact, pedestrian-oriented development and appealing neighborhoods for all to enjoy.

The following design standards provide guidance to help preserve, maintain, and enhance future residential construction:

1. Building Variation. Buildings shall vary, and in so doing provide a range of compatible styles, elevations, designs, home sizes, home prices, and neighborhood diversity.

# of Buildings	Minimum # of Building Type	Minimum # of Elevations
2 to 3	1	2
4 or more	2	2

Where varying elevation is required, a differing roof form including gable direction, projections, and pitch is required. In addition a minimum of three of the following variations must be employed to be considered a separate elevation for a given floor plan:

- a. Differing window size, design and placement;
- b. Differing porch or stoop size, design and placement;
- c. Differing trim details (including accent trim and garage and entry doors);
- d. Differing siding material, texture and appearance;
- e. Differing facade modulation (including bays, projections, and recesses).

All multifamily buildings of identical elevation may not be located adjacent to or across the street from one another, nor be over-utilized in a larger multifamily project.

2. **Building Entries.** Each building shall provide a primary pedestrian entrance, located on the front side of the building. Primary pedestrian entrances that serve ground floor dwelling units shall be distinguished by means of a covered porch or stoop.

Primary pedestrian entrances may either serve individual dwelling units or a number of dwelling units in common.

A walkway made of concrete, unit pavers, or brick, with a minimum width of five feet, shall directly connect primary pedestrian entrances with the nearest sidewalk.

All exterior doorways shall be trimmed with visible architectural detail, with a total minimum width of three and one-half inches.

Exterior stairs facing primary circulation routes must be designed to blend with the structure. A maximum of one flight of stairs per building may be located on the side of a building facing the street. In no case shall exterior stairs project more than five feet from the face of the building nor shall the risers of a projecting portion of the stairs be visible from the street.

3. **Yard Space/Balconies.** A portion of individual multifamily rear yard space should be improved, for example, with a patio or deck. Where townhouse-style designs are not utilized and individual exterior yard space is not available, upper floor balconies of usable area (e.g., five-foot width by eight-foot depth) shall be provided for respective units.

4. **Roof Type.**

# of Units	Minimum Eaves Width
Under 4	18"
4 or more	24"

Continuous rooflines shall be articulated with dormers, significant gables, or ridgeline offsets a minimum of two feet every 50 lineal feet.

Primary roof pitches may be a minimum of 4:12. When the minimum pitch is being used, the roofline and building elevations shall be broken with gables, with a roof width of 4:12 and greater to add architectural variety.

Building eaves shall be used to create architectural interest through shadow lines and design variety. The size of overhangs and architectural detailing shall be appropriate to the overall architectural style of the building. Eaves on roofs of 6:12 pitch or lower shall have a minimum depth of 24 inches – generous overhangs are encouraged.

To ensure that larger pieces of mechanical equipment are visually unobtrusive, rooftop mechanical equipment shall be concealed by and integrated into the roof form of the building.

Except for solar panels, to the degree practical, vent stacks, metal chimneys, and pipes shall be clustered to avoid rooftop clutter, and where practical located on the roof slope facing away from public streets. Solar panels to the extent possible shall lay flush with the roofline.

5. Window Types. Window types and window placement should be seen as an opportunity to provide interest and individuality amongst building facades, especially street-facing facades and those in public view.

A minimum of 20 percent of front facades (as measured between the top and bottom plate) shall be glazed.

All windows shall be trimmed on all sides. Total trim width shall be a minimum of three and one-half inches. Such trim should provide a color appropriate to the exterior color of the building.

C. Materials and Color. To obtain architectural integrity of new construction, natural building materials that are consistent with authentic architectural styles are encouraged. This is achieved through appropriate use of color to highlight and emphasize residential homes and features, and to discourage color monotony, especially in larger development projects.

1. Siding Materials.

a. Narrower (e.g., six-inch exposure) machined (beveled or otherwise) clapboard siding is encouraged. Clapboards may be complemented with cedar shakes, shingles, board and batten, and architectural grade brick or stone accents as appropriate. A combination of siding materials and embellishments can provide textural variety and visual interest to facades.

b. Due to its harmful environmental impacts and synthetic appearance, vinyl siding is prohibited.

c. Panel siding such as T1-11 and like materials may be utilized in limited accent fashion, not in widespread application.

2. Roof Materials. Where asphalt shingles are used, they shall be of an architectural grade (multiple shingle-style layers rather than flat three-tab) for better durability, as well as greater texture and shadow lines. Tile, slate, high quality asphalt, metal, and synthetic roof products resembling natural material are acceptable.

3. Building Colors. A complementary palette of colors and materials shall be used with individual projects and buildings. Colors and materials selected shall provide variety, while at the same time maintaining unity within a project and compatibility with the residential character of North Bend. Color variation shall apply to building facade and trim. Singular trim color throughout a development is discouraged.

D. Building Mass and Scale. To ensure that residential building mass and scale is appropriate to North Bend's small city context and is human in scale.

Articulation and/or modulation of primary facades and facades in public view shall be used to break up building mass and scale. Unmodulated primary and publicly viewable facades should not extend more than 30 feet. Modulation should be sufficient to break up wall planes. Roofline articulation should also be utilized, and can be accomplished with multigabled roofs, stepped roofs, or otherwise.

Facade and roofline articulation should be complemented with other architectural features as appropriate to architectural style, including variation in building materials; variation in fenestration; variation in building

color; and elements like porches, chimneys, and finer details.

Building location on a lot, including subtle variations in front yard and side yard setbacks, should be utilized to reduce building mass and bulk, especially on larger development projects. For example, front yard setbacks might vary by five feet (see single-family and cottage performance standards in NBMC).

In the CR district, multifamily dwellings permitted through a PND approval are limited to up to four units in size. Where permitted in other districts (e.g., HDR, DC, NB), individual multifamily buildings shall not exceed 10 units in size.

All structures shall have a maximum building height of 35 feet. A mix of density and building types is encouraged, but in no case shall individual buildings contain over 10 dwelling units.

E. Building Orientation. To ensure that buildings relate to the public street, provide pedestrian orientation, and integrate well with surrounding neighborhoods and development.

Fences constructed between the front of the building and the public street shall be limited to four feet in height to maintain orientation of the building to the public street.

Primary pedestrian entrances shall face either a public street, an internal circulation route with sidewalks consistent with this chapter, or open space.

The fronts and rears of buildings shall not face each other. This requirement may be waived for individual buildings, where there is no other practical way to provide access given the parameters.

F. Site Circulation, Access and Parking. The following width limitations are required to minimize disruption of vehicular access on the sidewalk and streetscape:

1. Parking, Garages/Carports/Surface. Parking (both garages/carports and surface parking) shall be located to the side or rear of the building, away from the public street. Side yard parking, including garages/carports or surface parking areas, is limited to not more than 35 percent of lot width for multifamily buildings. Detached garages and carports for multifamily buildings shall be compatible with design of the main building.

Primary residential parking areas shall not front on public streets or internal circulation routes. Except for single units above garages, off-street parking (both surface and garages) shall be located to the side or rear of buildings where fronting public streets.

Where a driveway or alley connects to a primary circulation route, parking served by the driveway or alley shall trigger landscaping at entrance.

Surface parking areas shall be limited to a maximum of eight stalls in any one location.

Open surface parking areas at the rear of buildings shall include landscape screens to buffer parking areas from adjacent residential development.

2. Driveway Widths. When possible minimize driveways or curb cuts, so as to not disturb the movement of pedestrians, and thereby minimize streetscape impact.

Driveway crossings are to be no wider than 20 feet.

No driveways serving individual dwelling units shall be allowed from primary or internal circulation routes constructed as public streets.

Exceptions: The city may impose additional restrictions to parking area and vehicle access point locations to reduce impacts to public safety, pedestrian movement, or on-street vehicle circulation. The city may allow additional entrances or vehicle access lanes if other compelling site planning reasons outweigh the impact of an increased number of sidewalk crossings.

3. Sidewalk Access. A continuous sidewalk a minimum of five feet in width shall connect all multifamily homes directly to the public sidewalk, rather than relying on access via an internal drive

lane.

Pedestrian access shall be provided in accordance with the Americans with Disabilities Act.

Pedestrian access shall be provided from the main street off of which the parcel is located. Where a project fronts two streets, access shall be provided from both streets.

Pedestrian connections shall be provided from housing areas to adjacent open space and park areas.

On-site pedestrian circulation routes shall be shown on site plans. Pedestrian pathways are to be integrated with required on-site landscaping, including parking areas.

G. Lot Bulk and Dimensional Variation. To provide design interest and prevent monotony of subdivision designs and building layout, a variety of housing size and style options shall be developed within a neighborhood and throughout the city of North Bend.

Buildings that are part of a complex of three or more buildings should use variable lot sizes, variable front yard setbacks, and side yard setbacks, as appropriate, for design interest. (Ord. 1561 § 1 (Exh. A (part)), 2015).

18.34.070 Commercial, mixed-use and industrial design standards and guidelines.

All commercial, mixed-use and industrial development shall comply with the City of North Bend Commercial/Mixed-Use/Industrial Design Standards and Guidelines dated May 2010, which are hereby adopted by reference, and any properly adopted amendments thereto. A copy of the current version of such guidelines shall be on file with the city of North Bend community and economic development department and with the city clerk. The City of North Bend Commercial/Mixed-Use/Industrial Design Standards and Guidelines shall be considered a part of this chapter as if fully set forth herein. (Ord. 1561 § 1 (Exh. A (part)), 2015; Ord. 1391 § 1, 2010; Ord. 1340 § 1, 2008; Ord. 1323 § 1 (part), 2008; Ord. 1100 § 1 (part), 2000. Formerly 18.34.050).

18.34.080 Historic buildings.

A. Historic Residential and Nonresidential Buildings. To recognize designated historic buildings as significant community assets and to promote the preservation, rehabilitation and/or restoration of the original architectural form, composition, scale, elements, and details of historic residential and nonresidential buildings.

1. Design Standards. The rehabilitation of historic buildings is encouraged. Prior alterations to historic buildings that are compatible with the historic architectural character may be preserved or restored. Rehabilitation and restoration projects should preserve the distinctive architectural character and material qualities of the building.

Staff and/or resources of the Snoqualmie Valley Historical Museum and the King County Cultural Resources Office, as well as other sources and experts, are resources that should be consulted for technical and financial assistance related to historic resources and development adjacent or near to historic buildings or districts.

Additions to historic buildings should be limited, and located as inconspicuously as possible (e.g., to the rear of buildings). Where made, additions shall be compatible with the original architectural style and features of the building.

Infill development proximate to historic buildings should be compatible with the scale, architectural qualities, and traditional uses of these resources.

The Secretary of the Interior's Standards for the Treatment of Historic Properties (1995) shall be additionally utilized for guiding the preservation, rehabilitation and restoration of historic buildings. A copy of the S.O.I. standards is available from the department of community services. (Ord. 1561 § 1 (Exh. A (part)), 2015; Ord. 1420 § 1 Exh. A (part), 2011; Ord. 1323 § 1 (part), 2008; Ord. 1165 § 7, 2002; Ord. 1100 § 1 (part), 2000. Formerly 18.34.060, 18.34.100).

18.34.090 Related residential uses.

A. Related Residential Uses. Applies to new construction and/or new use of buildings.

Where permitted, bed and breakfast establishments, boarding houses, childcare/day care facilities, adult family homes, home occupations, or other permitted business uses occurring in a single-family or multifamily dwelling shall maintain the appearance of a single-family or multifamily residence. Permitted signage for related residential uses is addressed in Chapter [18.20](#) NBMC.

Parking beyond that required for the principal tenants of the above-mentioned uses shall be located strictly in side yard or rear yard areas and screened by a fence or other sight-obscuring vegetation; provided, that on-street parking may partially satisfy space requirements.

B. Accessory Dwelling Units. If an ADU extends beyond the footprint of the principal SF dwelling, it must be consistent with the architectural style, materials, and color(s) of the principal residence.

Detached ADUs shall not be higher than the principal SF structure.

C. Accessory Structures. In SF and MF buildings, individual or common mechanical or other equipment and accessory structures shall be located and visually screened and operated so as not to have adverse visual impacts or create noise disturbances. (Ord. 1561 § 1 (Exh. A (part)), 2015: Ord. 1420 § 1 Exh. A (part), 2011: Ord. 1323 § 1 (part), 2008: Ord. 1256 § 1 (part), 2006: Ord. 1164 § 7, 2002; Ord. 1100 § 1 (part), 2000. Formerly 18.34.120).

¹Prior legislation: Ord. 1363.

The North Bend Municipal Code is current through Ordinance 1611, passed December 12, 2016.

Disclaimer: The City Clerk's Office has the official version of the North Bend Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.northbendwa.gov/>
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City Telephone: (425) 888-1211
Code Publishing Company
(<http://www.codepublishing.com/>)

City of Shoreline

20.50.060 Purpose.

The purpose of this subchapter is to establish design standards for single-family detached residential development as follows:

- A. To ensure that the physical characteristics of new houses through infill development are compatible with the character and scale of surrounding area, and provide adequate light, air, privacy, and open space for each house.
- B. To establish a well-defined single-family residential streetscape by setting back houses for a depth that allows for landscaped front yard.
- C. To reduce the visual impact of garages from the street views. (Ord. 238 Ch. V § 2(A), 2000).

20.50.070 Site planning – Front yard setback – Standards.

The front yard setback requirements are specified in Subchapter 1 of this chapter, Dimensions and Density for Development, except as provided for below.

For individual garage or carport units, at least 20 linear feet of driveway shall be provided between any garage, carport entrance and the property line abutting the street, measured along the centerline of the driveway.

Exception 20.50.070(1): The front yard setback may be reduced to the average front setback of the two adjacent lots, provided the applicant demonstrates by survey that the average setback of adjacent houses is less than 20 feet. However, in no case shall an averaged setback of less than 15 feet be allowed. If the subject lot is a corner lot, the setback may be reduced to the average setback of the lot abutting the proposed house on the same street and the 20 feet required setback. (This provision shall not be construed as requiring a greater front yard setback than 20 feet.)

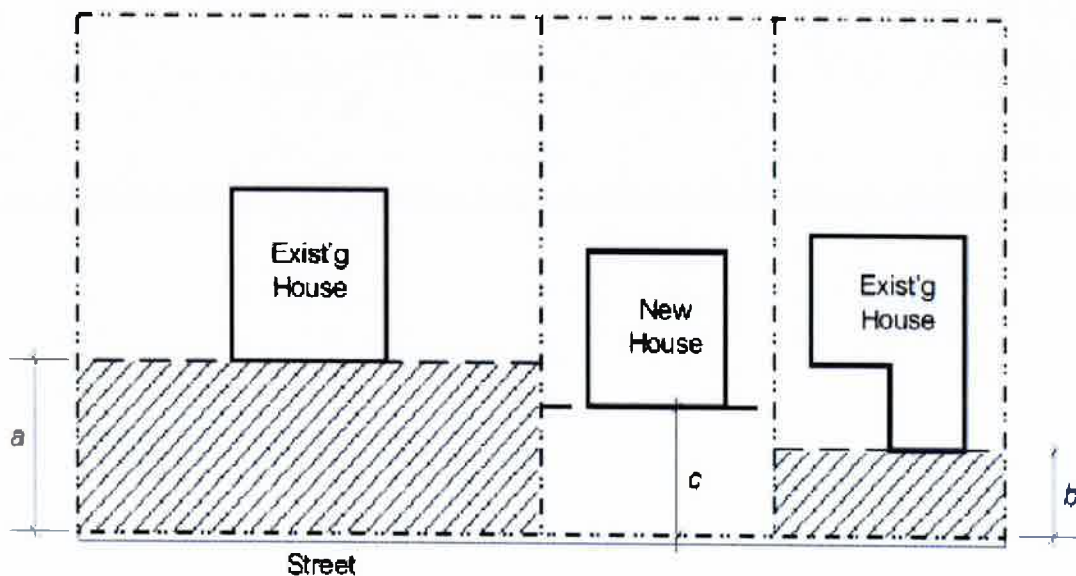
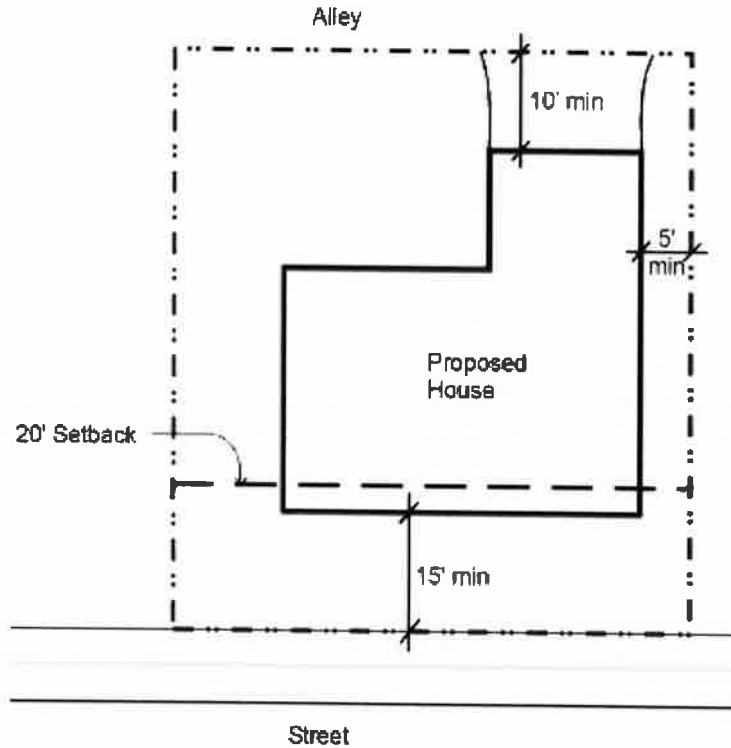


Figure Exception to 20.50.070(1): Minimum front yard setback (c) may be reduced to the average setback of houses located on adjacent lots (a and b).

$$\text{Calculation: } c (\text{min}) = (a + b) / 2.$$

Exception 20.50.070(2): The required front yard setback may be reduced to 15 feet provided there is no curb cut or driveway on the street and vehicle access is from another street or an alley.



(Ord. 767 § 1 (Exh. A), 2017; Ord. 515 § 1, 2008; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 2(B-1), 2000).

20.50.080 Site planning – Rear and side yard setbacks – Standards.

A. The rear yard setback requirements are specified in Subchapter 1 of this chapter, Dimensional and Density Standards for Residential Development, except as provided for below.

Exception to 20.50.080(A)(1): If the rear yard faces on an alley, the rear yard may be reduced to 10 feet, provided automobile access is the alley.

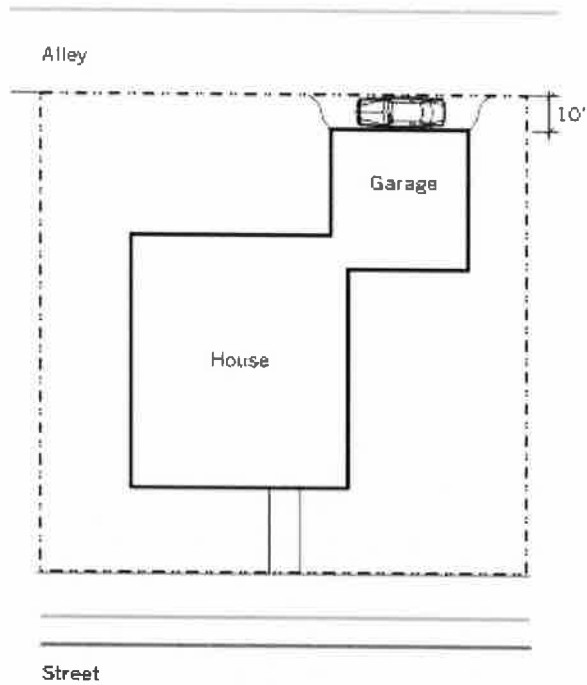


Figure Exception to 20.50.080(A)(1): Setting the garage back 10' from the alley reduces the garage's impacts to the street front and allows for parallel parking in front of the garage.

B. The side yard setback requirements are specified in Subchapter 1 of this chapter, Dimensional and Density Standards for Residential Development, except that on irregular lots with more than two side yards, the sum of the two longest side yards must be minimum 15 feet, but none of the remaining side yard setbacks shall be less than five feet. If an irregular lot, such as a triangle lot, which contains only one designated side yard, it shall be a minimum of five feet.

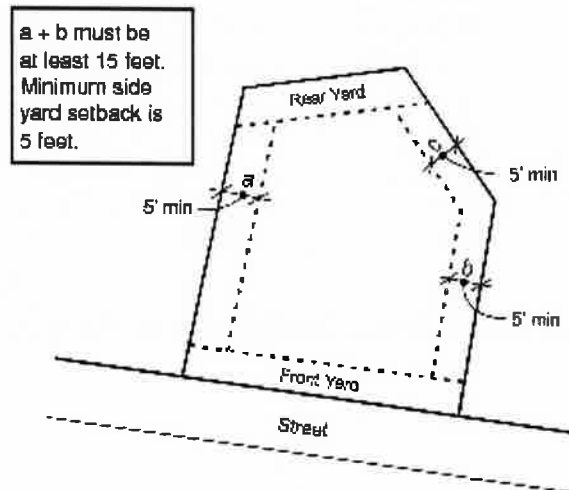


Figure 20.50.080(B): Side yard requirements for irregular lots.

(Ord. 299 § 1, 2002; Ord. 238 Ch. V § 2(B-2), 2000).

20.50.090 Additions to existing single-family house – Standards.

Repealed by Ord. 767. (Ord. 695 § 1 (Exh. A), 2014; Ord. 238 Ch. V § 2(B-3), 2000).

20.50.100 Location of accessory structures within required yard setbacks – Standards.

No accessory structure shall be located within any required setback.

Exception 20.50.100(1): One uninhabited freestanding structure less than 10 feet high and 200 square feet in footprint area, such as a storage shed or greenhouse, may be located within the required rear or side yard setback. This structure shall retain a fire separation distance as specified in adopted building codes.

Exception 20.50.100(2): If the accessory structure, which is less than 200 square feet in footprint and less than 10 feet high, is located in the side yard, such structure shall be set back at least five feet further than the house from any street.

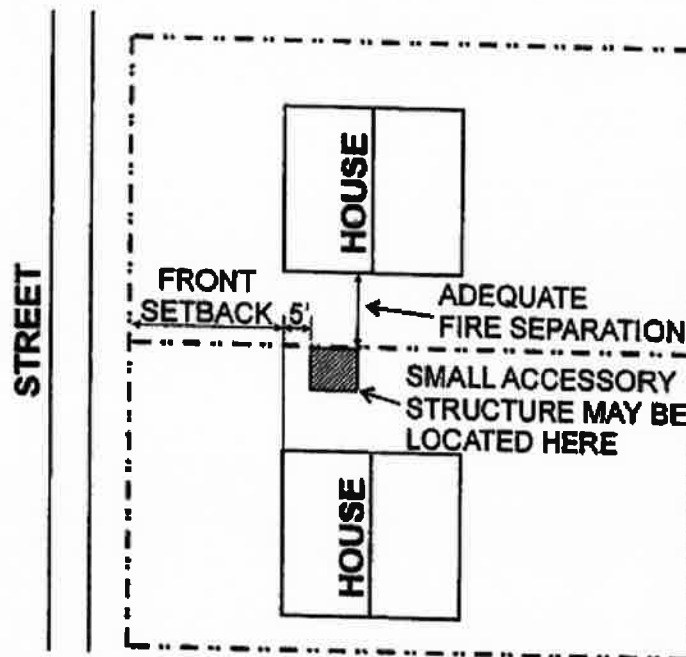


Figure Exception to 20.50.100(2): Permitted location of small accessory structure in side yard.

(Ord. 406 § 1, 2006; Ord. 238 Ch. V § 2(B-4), 2000).

20.50.110 Fences and walls – Standards.

A. The maximum height of fences located along a property line shall be six feet, subject to the sight clearance provisions in the Engineering Development Manual. (Note: The recommended maximum height of fences and walls located between the front yard building setback line and the front property line is three feet, six inches high.)

B. All electric, razor wire, and barbed wire fences are prohibited.

C. The height of a fence located on a retaining wall shall be measured from the finished grade at the top of the wall to the top of the fence. The overall height of the fence located on the wall shall be a maximum of six feet. (Ord. 767 § 1 (Exh. A), 2017; Ord. 581 § 1 (Exh. 1), 2010; Ord. 406 § 1, 2006; Ord. 299 § 1, 2002; Ord. 238 Ch. V § 2(B-5), 2000).

20.50.115 Lighting – Standards.

A. **Light Trespass Standard.** Any lighting shall be non-glare and shielded to minimize direct illumination of abutting properties and adjacent streets. All light fixtures shall be located, aimed or shielded so as to minimize stray light trespassing across property lines. The light source (lamp or bulb) in a fixture shall be shielded such that the light source is not directly visible from other properties or the public right-of-way.

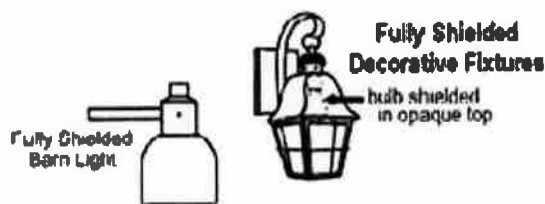
B. **Prohibited Lighting.** The following types of lighting are prohibited:

1. Outdoor floodlighting by floodlight projection above the horizontal plane.
2. Search lights, laser source lights, or any similar high intensity light.
3. Any flashing, blinking, rotating or strobe light illumination device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel.

Exemptions:

1. *Lighting required for emergency response by police, fire, or medical personnel (vehicle lights and accident/crime scene lighting).*
2. *Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code.*
3. *Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.*
4. *Holiday and event lighting (except for outdoor searchlights and strobes).*
5. *Sports and field lighting.*
6. *Lighting triggered by an automatic emergency or security alarm system.*

DO THIS



DON'T DO THIS



Examples of Fixtures

(Ord. 663 § 1 (Exh. 1), 2013; Ord. 299 § 1, 2002).

Subchapter 3.

Multifamily and Single-Family Attached Residential Design

City of Skycomish

Chapter 18.90 DESIGN GUIDELINES*

Sections:

Article I. Introduction

- [18.90.010](#) Preface.
- [18.90.020](#) Heritage preservation in Skykomish.
- [18.90.030](#) The historic commercial district.
- [18.90.040](#) Landmark properties.
- [18.90.050](#) Design review in Skykomish.

Article II. Design Traditions

- [18.90.060](#) Design traditions in Skykomish – Historical development of the town.

Article III. Design Guidelines

- [18.90.070](#) General design guidelines.
- [18.90.080](#) Guidelines for commercial development.
- [18.90.090](#) Guidelines for residential development.
- [18.90.100](#) Guidelines for institutional development.
- [18.90.110](#) Guidelines for other site work.

*Code reviser's note: Appendices A, B, and C referenced in this chapter may be found on file in the office of the town clerk.

Article I. Introduction

18.90.010 Preface.

(1) This booklet is the official set of design guidelines for the town of Skykomish. The guidelines were adopted on December 1996 by the Skykomish town council. Now and in the future, these guidelines will serve as a tool in the community-wide effort to celebrate the distinctive character and rich railroad heritage of Skykomish.

(2) Design review is built into the town's existing development review process. The guidelines work in tandem with Chapter [18.45](#) SMC. Using these guidelines as criteria for review, a citizen design review board meets with all interested applicants to discuss proposed projects.

(3) A formal design review is mandatory for all exterior projects in the historic commercial district, and for all projects affecting landmark properties. For properties in residential use, compliance with the findings of the design review board is voluntary on the part of the applicant. For properties in commercial or public use, and for all landmarks compliance is required.

(3) Although the design guidelines focus primarily on designated landmarks and properties within the historic commercial district, they are also intended as a helpful reference for projects throughout the community. The overall goal of the guidelines is to encourage careful change over time – change that respects and protects the unique visual quality of historic Skykomish. (Ord. 259 § 3, 1997; Ord. 235, 1995)

18.90.020 Heritage preservation in Skykomish.

(1) Recognizing a Unique Heritage. The town of Skykomish, Washington, the western gateway to the Cascade Division of the Great Northern Railroad, is steeped in history. The physical fabric of the community today is a

tangible reminder of its colorful past. Residents and visitors alike sense its history in the dramatic mountain setting, in the way the town straddles the railroad tracks, and in the picturesque, false-front commercial buildings along Railroad Avenue. These historic resources are powerful illustrations of the community's roots in railroading, saw-milling, mining, and forestry.

(2) Historic preservation activity began in Skykomish as early as 1976, when Railroad Avenue was surveyed and entered into the King County Inventory of Historic Sites. The 1978 community development plan for Skykomish stressed the importance of preserving certain significant buildings. In the early 1980s, owners of the Skykomish Hotel received community development block grant funds through the King County historic preservation program for exterior rehabilitation of the hotel. Despite these early efforts, the town subsequently suffered the loss of some key historic buildings.

(3) Planning for Preservation. Skykomish formally acknowledged the value of its heritage in the Skykomish comprehensive plan (February, 1993). The plan set forth goals and objectives that support retaining a quality of life unique to Skykomish, including its sense of history.

Goal 14, Objective 14.2:

The preservation of the history is important to maintenance of the "small town quality of life." The history of the community is told in its people and in its buildings. The Town should implement a program to identify and preserve buildings and structures of historic value.

(4) Tourist activity was identified in the comprehensive plan as a primary element of the town's economic development strategy, and historic resources were noted as an asset to economic growth. The comprehensive plan named historic Railroad Avenue as the "centerpiece of the community," and recommended that tourist-related business along that street be encouraged. To achieve these goals, the comprehensive plan further recommended that the town implement regulations through the zoning ordinance.

(5) Success in the 1990s. Skykomish citizens joined together in the mid-1990s to launch a multi-faceted program of heritage preservation. The Skykomish Historical Society was established for the purpose of researching the town's past, collecting historical documents and photographs, and increasing awareness of local heritage. In the spring of 1995, the town of Skykomish created an historic commercial district by zoning ordinance. To protect the special character of the historic district over time, the ordinance required that proposed changes within the district be monitored by a local design review board.

(6) Concurrently, Skykomish established a landmark designation program in conjunction with the King County landmarks and heritage commission. Skykomish Historical Society members, local students, and other volunteers conducted a community-wide survey of historic properties during the summer of 1995. By the spring of 1996, five of the most significant historic properties in Skykomish were designated as local landmarks.

(7) Over the past five years, the framework for effective heritage preservation in Skykomish has been put in place through the dedicated efforts of local citizens. Such mechanisms will help to shape Skykomish in the 21st century. These design guidelines are the latest tool in a community-wide effort to protect the distinctive heritage of Skykomish in the years to come. (Ord. 259 § 3, 1997; Ord. 235, 1995)

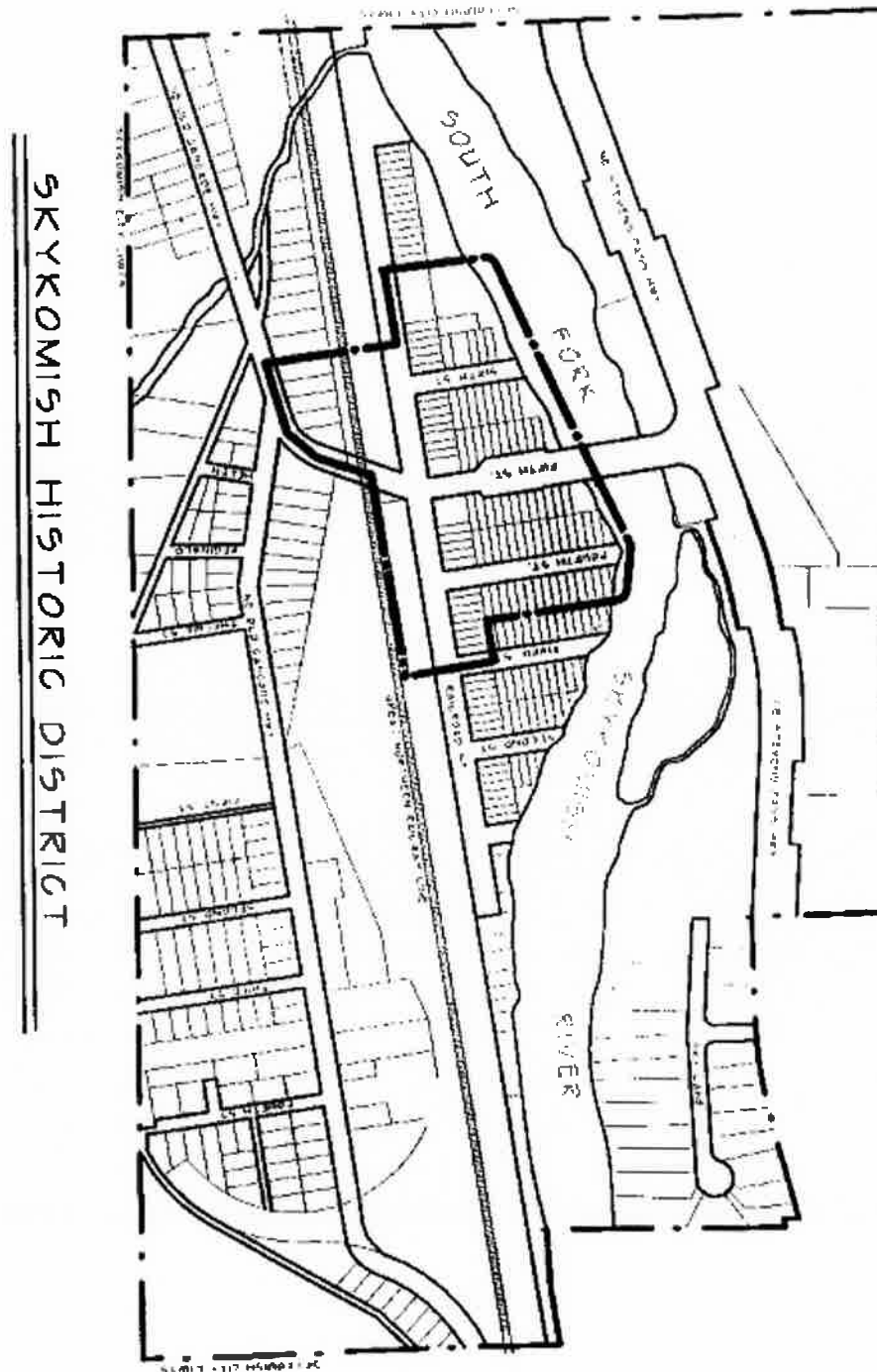
18.90.030 The historic commercial district.

(1) Creating an Historic District. Section 3.9 of Skykomish Zoning Ordinance No. 235 (Chapter 18.45 SMC), adopted in April of 1995, created an historic commercial district with Railroad Avenue at its core. The ordinance cited two purposes:

- (a) To encourage the preservation and restoration of historic structures within the town of Skykomish, recognizing that they are valuable assets, both economically and aesthetically, to the town and its citizens.

(b) To increase awareness and appreciation for the historic heritage of Skykomish, and its role in the westward expansion of the Great Northern Railroad.

(2) What is Included within the District. The historic commercial district currently includes most of the original plat of Skykomish, where the greatest concentration of historic structures exist. Within the district is a rich mix of commercial structures, several single-family residences, and various public and institutional buildings.



(3) Its boundaries run from the school yard on the west along Railroad Avenue to Third Street on the east, and from the school yard east to Fourth Street along the bank of the Skykomish River. South of Railroad Avenue, the district contains the depot and the park, as well as the library to the Masonic Hall along the Old Cascade Highway.

(4) Development Standards within the District. Chapter 18.45 SMC consists of property development standards (SMC 18.45.060) and performance standards (SMC 18.45.070) which set basic lot size, lot coverage, building height, and setback requirements for the historic commercial district. These standards also prohibit certain types of structures in the district, and provide broad guidelines for compatibility of new construction with existing historic character. In a general way, the standards address landscaping, fencing, trash receptacle, street furniture, exterior mechanical devices, antennae, outdoor storage, outdoor lighting, and detached accessory buildings.

(5) These design guidelines reinforce the property development and performance standards of this zoning title. The design guidelines are intended to clarify and supplement those standards, and do not replace or supersede them. (Ord. 259 § 3, 1997; Ord. 235, 1995)

18.90.040 Landmark properties.

(1) Interlocal Agreement. Landmark designation in Skykomish began in 1995, when the town entered into an interlocal agreement with King County. Under this agreement, the King County landmarks and heritage commission, through its established criteria and procedures, designates historic buildings, districts, and sites within the town limits of Skykomish. Attractive incentives are then made available to the owners of these properties through King County. These incentives include technical assistance and monetary grants for restoration or rehabilitation.

For its part in the interlocal agreement, Skykomish enacted Ordinance No. 244, proclaiming its intent to foster civic pride and promote local tourism through the preservation of significant places in the community. The town of Skykomish design review board was also established by the ordinance codified in this chapter, in order to provide a mechanism to protect designated landmarks from loss of historic "integrity," or character.

(2) Designated Landmarks. Presently, five properties in Skykomish have achieved landmark status. With the exception of the depot, all have received grant funds for historic preservation through King County. The current landmarks include the Maloney General Store, the Skykomish School, the Teachers Cottage, the Great Northern Depot, and the Masonic Hall.

(a) Maloney General Store: Prominent wood-frame commercial structure fronting the Great Northern tracks on Railroad Avenue. Built in 1893 by the founder of Skykomish, John Maloney. Served as the community's general store and post office for more than 50 years. Various additions and alterations over the years.



(b) Skykomish School: Three-story concrete building in the Art Moderne style, funded by the WPA. Designed by architect William Mallis in 1936, still serving its original function as a public school for grades K through 12 and a community center. Interior features original spaces, finishes, built-in cabinetry, blackboards, and clocks.



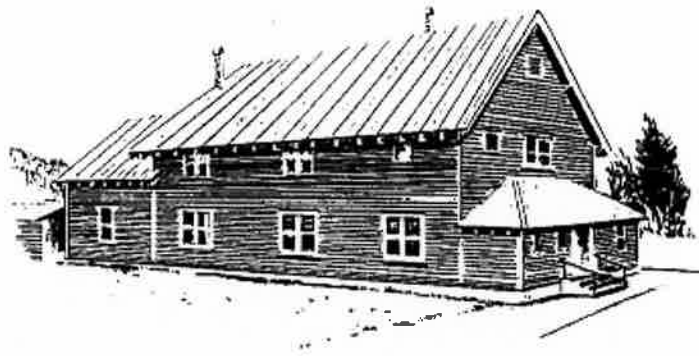
(c) Teachers' Cottage: Built by the school district circa 1910 to house its female teachers. Craftsman style detailing, with multi-paned window sash and cross-gabled roof faintly Tudor in flavor. Interior retains original staircase, built-in cabinetry, woodwork, and light fixtures.



(d) Great Northern Depot: The symbolic heart of Skykomish, built in 1894 as a passenger depot on the south side of the tracks. Relocated in 1922, reoriented and expanded with addition of large freight room at east end. Gabled, wood-frame structure with lapped siding and projecting bay window for station operator facing tracks. Interior features original ticket window and office, and some original finishes.



(e) Skykomish Lodge #259/Masonic Hall: Home of the oldest and only surviving active fraternal organization in Skykomish. Sturdy frame, gable-roofed building completed in 1924 by local Masons, reflecting the combined skills of railroad employees, mill workers, and businessmen. Still serving as a community focal point.



(3) Potential Landmarks. Other properties in town that best illustrate the industry, commerce, and social history of Skykomish have been identified as potential landmarks. Some of these are the Town Hall, the Skykomish Community Church, and the Skykomish Hotel. Over time, members of the Skykomish historical society and the design review board will work with local property owners to inform them of the incentives and advantages associated with landmark designation.



(Ord. 259 § 3, 1997; Ord. 235, 1995)

18.90.050 Design review in Skykomish.

(1) What is Design Review? Design review is a tool to preserve and enhance community identity in the face of change. Every small town faces threats to its quality of life, whether in the form of growth, stagnation, modernization, or accommodations to the automobile. Sometimes unwanted change occurs incrementally, project by project, building by building. In towns like Skykomish with a unique railroad heritage, larger threats may include the wholesale demise of a primary economic activity.

Community identity can be synonymous with historic character. Protecting the visual remnants of the past links a town with its reason for being, and with the efforts and aspirations of the people who built it. Historic preservation makes environmental sense in that all residents benefit from visual quality in their daily lives. Preservation also makes very good economic sense – towns with historic character draw new businesses, attract tourism, and improve property values.

Change is a given. Through design review, the town of Skykomish seeks to encourage sensitive and appropriate change within its historic commercial district, and to encourage new construction that respects the traditions of the past.

(2) Review and Compliance. In Skykomish, design review is built into the existing development review process. Under this zoning title, a design review board is empowered to approve all building and renovation plans within

the historic commercial district. Under Chapter 15.15 SMC, the design review board is charged with approving proposed changes to designated landmarks.

The Skykomish design review board consists of three regular volunteer members, appointed by the mayor. The board meets on a regular basis, and members of the general public are welcome to attend and participate. Using these design guidelines, the board reviews proposed projects in the presence of the applicant. Through open discussions, the board offers advice and assistance on ways to accomplish the project, within budget, in a manner that meets the guidelines and protects the overall historic character of Skykomish.

A formal design review is mandatory for all exterior projects in the historic commercial district, and for all projects affecting landmark properties. For properties in residential use, compliance with the findings of the design review board is voluntary on the part of the applicant. For properties in commercial or public use, and for all landmarks, compliance is required.

(3) What Projects Require Design Review? The design review procedure is required for the types of projects listed in subsections (4) and (5) of this section, whether or not a building permit is issued.

(4) Projects in the Historic Commercial District Require Design Review. Compliance with the findings of the design review board is mandatory, except for residential use.

(a) Exterior alteration to existing buildings:

- (i) Replacement, removal, addition of architectural features;
- (ii) Repainting, residing, reroofing;
- (iii) New additions;
- (iv) New secondary structures;
- (v) Change in signage, new signage;
- (vi) Demolitions, partial or whole;
- (vii) Site work, including fencing, landscaping, disk antennas, screening for trash receptacles, and detached sheds.

(b) New building construction.

(c) Relocation, into or out of the district.

(d) Demolition.

(5) Projects involving designated landmarks, whether inside or outside the historic commercial district, require design review. Compliance with the findings of the design review board is mandatory.

(a) Exterior alteration, including:

- (i) Replacement, removal, addition of architectural features;
- (ii) Repainting, residing, reroofing;
- (iii) New additions;
- (iv) New secondary structures;

- (v) Change in signage, new signage;
 - (vi) Demolitions, partial or whole;
 - (vii) Site work, including fencing, landscaping, etc.
- (b) Interior alteration of designated interior spaces.
 - (c) Relocation.
 - (d) Demolition.

(6) How the Guidelines are Organized. The Skykomish design guidelines are organized into five sections (SMC 18.90.070 through 18.90.110). The first (SMC 18.90.070) presents broad guidelines which address change within the historic district, and these are generally applicable to all projects. The next three sections (SMC 18.90.080 through 18.90.100) present guidelines for projects according to property type: commercial, residential, and institutional. A fifth section (SMC 18.90.110) covers minor kinds of site work such as landscaping, fencing, and secondary structures. Applicants may readily refer to the section which applies to their project.

Within each section, the guidelines are grouped according to the nature of the project: alterations to existing historic properties (over 40 years of age), alterations to existing nonhistoric properties (under 40 years of age), and new construction. Each guideline, in turn, is presented in bold type, with further explanatory language, or subguidelines, in regular type.

For a more complete description of the design review process in Skykomish, see Appendix A, on file in the town clerk's office. (Ord. 259 § 3, 1997; Ord. 235, 1995)

Article II. Design Traditions

18.90.060 Design traditions in Skykomish – Historical development of the town.

(1) Summary History. The town of Skykomish is situated in the upper Skykomish River Valley on the steep western slopes of the Cascade Mountains. For centuries, the surrounding mountains and river valleys were inhabited by the nomadic "Skykomish," meaning "inland people." It was not until 1893 that a permanent settlement was established as a division point on the newly-laid lines of the Great Northern Railroad.

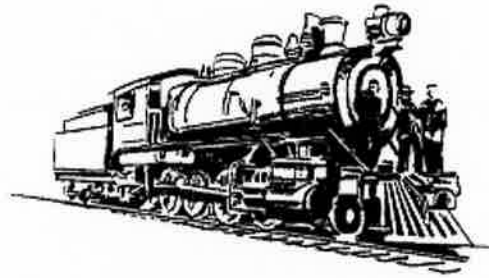
By the turn of the century, the village boasted a population of 150, a shingle mill, saw and planing mill, hotel, school, and general store. The town suffered a major fire in its commercial district in 1904, but was quickly rebuilt. Mining and logging flourished in the surrounding forested environs, and the area became known at an early date for its fine fishing and hunting.

In the 1920s, Skykomish reached its peak population and bustled with activity. Construction of the Great Northern's famous eight-mile tunnel over Stevens Pass drew hundreds of workers into town. The Bloedel-Donovan Sawmill and the rail yard were both greatly expanded. In conjunction with the new tunnel, the railroad electrified its line from Skykomish to Wenatchee. For the next 25 years, Skykomish served as the helper station where electric engines replaced steam locomotives for the uphill climb eastward over the summit and down into Wenatchee.

In later decades, the town's population dwindled as local employment in the railroad and lumber industries declined. Activity in the Skykomish yard began to slow in the 1940s. The roundhouse burned down in the early years of World War II and was never rebuilt. Steam locomotives disappeared from the yard in 1953, and the electrics followed in 1956. Bloedel-Donovan sold the sawmill in 1946, and the business was gradually phased out. The town entered a period of economic retreat.

Growth in the cities on Puget Sound supported a gradual renaissance in the Cascade Mountains in the 1960s and 1970s. Stevens Pass Ski Area was greatly improved and enlarged. Recreational use of the Mt. Baker-Snoqualmie National Forest increased and today there is growing interest in the railroad history of the greater Stevens Pass area. A number of Skykomish residences have been purchased by urbanites for use as ski cabins and weekend retreats. Several businesses in town cater to travelers and recreationists.

Because of geographic, economic, and environmental constraints, the population of Skykomish is not expected to increase dramatically in the near future. Soil permeability is not suitable for on-site septic systems, and little new multifamily or commercial development is possible until the sewer system problem is resolved. The economy of the community, however, is forecasted to grow, as recreation and tourism in the region expand.

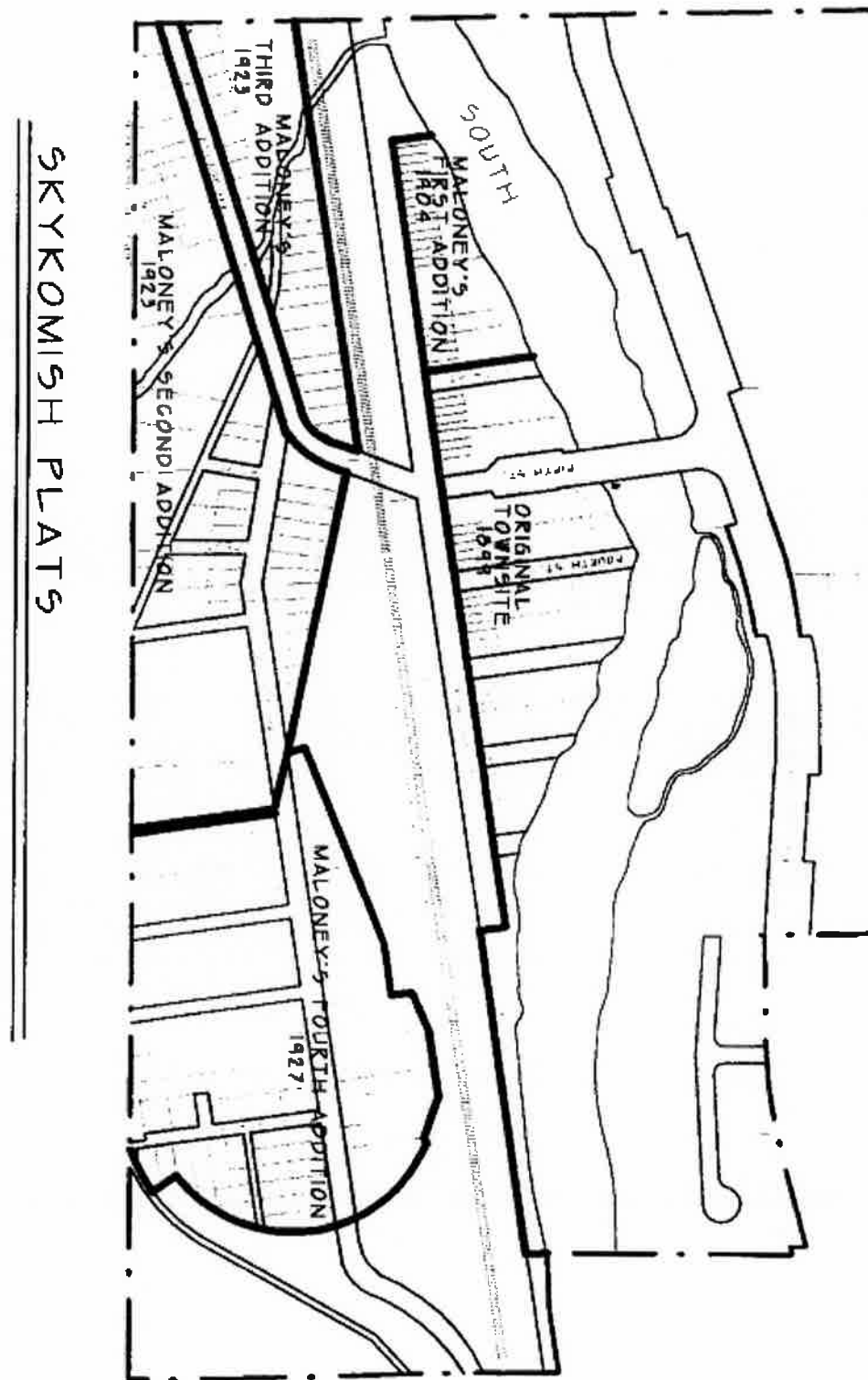


Highlights in Skykomish's History

- 1890 – John Maloney staked first claim
- 1893 – First permanent white settlement
- 1899 – Town of Skykomish plat filed
- 1900 – Skykomish Timber Company incorporated
- 1904 – Maloney's First Addition
Fire burned much of commercial district
- 1909 – Town incorporated
- 1922 – Great Northern depot moved across tracks to present location
- 1923 – Maloney's Second and Third Addition
- 1925 – Stevens Pass Highway opened over the summit
- 1927 – Maloney's Fourth Addition
- 1939 – Skykomish River Bridge built
Stevens Pass Highway relocated to north side of river
- 1953 – Last steam locomotive
- 1956 – Last electric locomotive

(2) Physical Evolution of the Town. The railroad town of Skykomish was founded by John Maloney, a midwest farmer-turned-pro prospector. Through his association with railroad location engineer John F. Stevens, Maloney knew the precise route the Great Northern line would take through the Skykomish River Valley. Late in 1890, Maloney staked his claim on the flats of the South Fork in Section 26, Township 26 North, Range 11 East. Here a rail

siding was constructed and, for a few years during construction of the line, the place was known as Maloney Siding. Soon after the rails were joined at Scenic in January of 1893, John Maloney built a general store and post office on his property, facing the tracks.

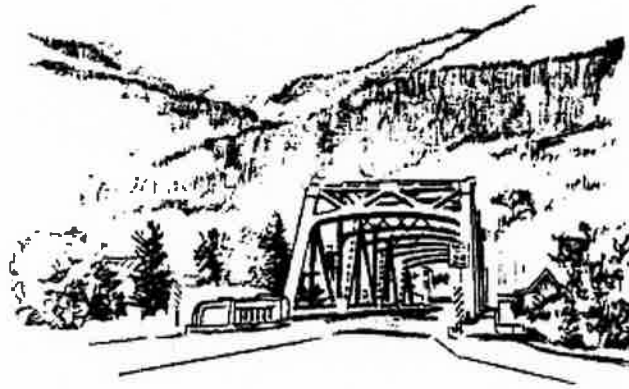


The settlement grew steadily in its formative years, serviced by the railroad. In August of 1899, John Maloney and his wife Louisa Fleming filed a plat of the town of Skykomish. The original townsite lay between the river to the north and the railroad tracks to the south, and extended from First to Sixth Streets. Oriented to the tracks, along Railroad Avenue, commercial businesses sprang up in the usual fashion of railroad towns. In the blocks adjacent to the downtown, modest wood-frame homes were built.

The Maloneys made subsequent additions to the town over the next three decades, each plat shaped by the river, the evolving Cascade Highway, and the expanding rail yard. Maloney's First Addition, filed in 1904, subdivided the land west of Sixth Street to Seventh along Railroad Avenue. This plat laid out parcels for the school district where the present-day Skykomish School, teachers' cottage, and playing fields still stand.

Maloney's Second Addition, filed in 1923, extended the town south of the railroad tracks along the proposed Cascade "Scenic" Highway (at that time still a county road) east to include what is now the U.S. Forest Service compound. Maloney's Third Addition, filed the same year, was also along the new highway, extending west to the Bloedel-Donovan Sawmill right-of-way. In 1927, a Fourth Addition was accepted, this one pushing the town limits east along the highway from First to Fourth Streets and beyond. Southwest of town, a distinct neighborhood known as Mill Town grew up after 1917 around the Bloedel-Donovan Mill, but it remained outside the town limits.

Both auto-oriented commercial development and residential growth occurred along the Cascade Highway south of the tracks in the 1920s and 1930s. Very little residential or commercial development occurred north of the river, however, until the old alignment was abandoned and the new Stevens Pass Highway (U.S. Highway 2) completed on the north bank. In 1939, the state of Washington erected the Skykomish River Bridge to connect the town with the new roadway.



(3) Neighborhood Character, Then and Now.

(a) Commercial Character. The first commercial developments in Skykomish sprang up between Fourth and Sixth Streets on Railroad Avenue. These were oriented to the south, facing the railroad's main line, a siding, and the local depot. Historic photographs of the community tend to focus on views of Railroad Avenue, thus providing many important clues to the early visual character of the small downtown. Typical views through the 1920s depict muddy unpaved streets with raised plank sidewalks, modest wood-framed false-fronted shops, awnings or shed-roofed porches overhanging the boardwalks, and a streetscape dominated by the imposing four-story, hipped-roof Skykomish Hotel and the boomtown facade of John Maloney's General Merchandise.

In the later years of World War I through the 1920s, a booming economy in Skykomish resulted in the growth of the business district and, to some extent, its spill-over to the early alignment of the Cascade Highway south of the railroad tracks. Auto-related commerce on the Cascade Highway in 1925 included an "office and auto supplies" store almost opposite the Masonic Hall, a 16-car garage with a repair shop behind it just east of that, and across Maloney Creek, a gas and oil station with a detached auto parts shop.

Following the re-alignment of the Stevens Pass Highway to the north of the river in 1939, commercial activity catering to passing motorists shifted across the Skykomish River Bridge. Most of the surviving business buildings there today are auto-oriented and appear to post-date 1955. South of the river and the railroad tracks, almost all signs of former roadside business have disappeared from the Old Cascade Highway.



By contrast, the original Railroad Avenue business district still conveys much of its early 20th-century character, despite two major fires. Local commercial design traditions can be readily seen in surviving early buildings, including the John Maloney Store, the Skykomish Hotel, McEvoy's "Olympia" Tavern (now the Whistling Post), and several others. Typical features include wood-frame construction, hipped or gabled roofs, false-front facades, horizontal wood siding, wooden double-hung sash at the upper stories, and shop-front display windows with large multiple panes at street level.

Commercial buildings along Railroad Avenue have maintained the traditional zero setback from the street. Sidewalks are sheltered by shed roof overhangs or balustraded balconies with chamfered wood posts. Typically, auto parking occurs along the street and no off-street parking is provided. All of these attributes enhance the pedestrian-friendly quality of the commercial district where cars have not been allowed to dominate.

(b) Residential Character. Residential blocks developed along with the town's platted additions, beginning with neighborhoods east of downtown and west of the school. Later residential districts rose up south across the tracks in both directions along the Cascade Highway. The housing stock of Skykomish was always modest, consisting mostly of single-story, wood-framed dwellings with hipped or gabled roofs, milled horizontal siding, and simple front porches with decorative Victorian or Craftsman-style trim. Building materials were readily available locally. Only one fancy house is mentioned in early descriptions, that of George Farr, Skykomish Lumber Mill manager, under construction in 1905 for a cost of \$2,000.



Despite the influence of the mill and the railroad in town, most homes were privately built and owned. There were, however, some important exceptions. One distinctive neighborhood of railroad housing grew up along both sides of the tracks just to the west of downtown. All of these dwellings faced the tracks with streets at their back doors. A number of these houses still survive, including a substantial two-story home provided by the railroad for the section foreman. In 1918, Bloedel-Donovan erected a series of company-owned bungalows along the Cascade Highway through town. These were at first leased to employees, and later made available for purchase. Five of these look-alike dwellings remain standing today, some in relatively unaltered condition.

The residential character of Skykomish today reflects its railroad and mill-town roots. Domestic design traditions which have carried through to the present include wood-frame construction, gabled or pyramidal roofs, lapped or novelty siding, simple raised front porches – either full-width or entry – with hipped, gabled or shed roofs, wooden porch posts and balustraded railings, double-hung wooden window sash with vertical proportions, centrally-placed paneled front doors with windows, and wooden bracket details at rooflines.



Houses in Skykomish have maintained the traditional orientation to the street or to the railroad tracks, and are typically set back across a simply landscaped front lawn. Fencing and perimeter lot landscaping occurs, but is not common. Cars are parked either along the street or in detached wood-frame garages well set back behind houses. While not all neighborhoods have sidewalks, pedestrian circulation is simple and safe.



(c) Institutional Character. Public and institutional buildings in Skykomish were built in amongst the commercial and residential neighborhoods. The school and its manual training building, the depot, the Town Hall, the Masonic Hall, the Community Church, and the USDA Forest Service complex were all in place by 1940. Whether by location, scale, or design, all of these properties served as visual focal points in the community. Form varied as widely as function. All except the concrete Skykomish School in its streamlined Art Moderne style were simple, utilitarian buildings of wood-frame construction. Most exhibited some elements of Craftsman style detailing prevalent in the 1910s through 1930s.



Another highly visible area of the town well into the 1940s was the rail yard. A 1915 photograph shows a small wood-frame depot, four main tracks, and a siding past the water tower and oil shed. Pedestrian access across the tracks from the depot to Railroad Avenue was little more than a planked and graveled pathway. In 1922, the depot was moved to its present-day location and expanded with the addition of a freight room. New tracks were laid, and the old roundhouse replaced with a 16-stall facility. A giant new turntable was constructed, as well as new water tanks, oil tank, and a pump house.

Soon afterward, the Great Northern made preparations at the Skykomish yard for electrification of the line from Skykomish to Wenatchee. In late 1926, a large substation of concrete post and pier was erected south of the tracks near the earlier site of the depot. The substation featured massive areas of glazed industrial sash, a gabled roof with a monitor and, inside, equipment to convert electrical voltage and frequency for use by electric engines bound for Wenatchee. The substation was a familiar and symbolic Skykomish landmark until its removal in the 1990s.

Today, all of the historic rail yard structures with the exception of the depot have been removed by the Railroad. Other public buildings mentioned above, however, remain functional and relatively unchanged. Together they add texture and interest to the town's stock of historic buildings. The school and the depot both enjoy a landscaped setting. At a fairly early date, a small park was created by the Great Northern just west of the depot. Today this attractive green space is maintained by the Skykomish Lion's Club. Some landscaping was originally established along the front of the school on Sixth Street to soften the austerity of the building's style. The plant materials have since changed, and the landscape is now informal, as are the settings for the other public buildings in Skykomish.





(Ord. 259 § 3, 1997; Ord. 235, 1995)

Article III. Design Guidelines

18.90.070 General design guidelines.

(1) Overall Goal. The primary design goal for the town of Skykomish is to maintain its unique visual character through the preservation of its railroad setting, its pedestrian-friendly scale, and its historic building fabric.

(1) Guidelines. This section of guidelines applies to all projects within the historic commercial district and all designated landmarks. The guidelines are presented as broad concepts in bold type, with explanatory subguidelines below.

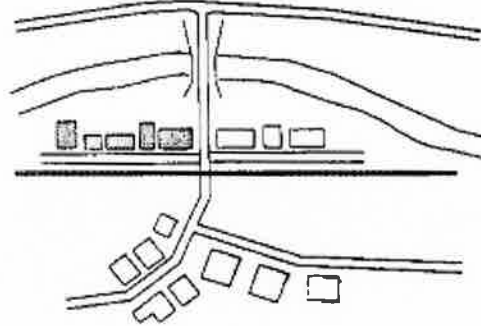
Guidelines in this section begin with the letter "G" to indicate that they are general standards that apply to all types of projects.

G1 Respect the historical town plan.

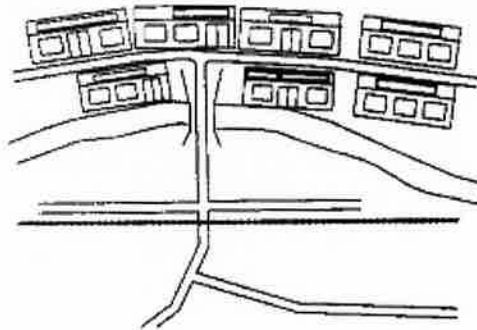
- Maintain the early layout of the community as defined by topography, the river, the railroad, and the Old Cascade Highway.
- Protect and strengthen the town's traditional orientation to the railroad right-of-way, rather than to U.S. Highway 2.
- Preserve the historic block and lot pattern as established by Maloney's original plat of Skykomish and its later additions.

PREFERRED

G1 - MAINTAIN & STRENGTHEN TOWN'S
TRADITIONAL ORIENTATION

AVOID

G1 - COMMERCIAL SPRAWL ALONG HIGHWAY

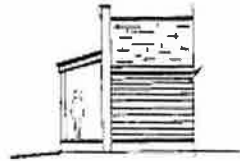


G2 Reinforce pedestrian circulation.

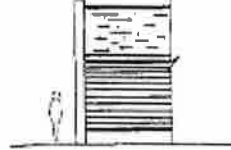
- Continue the traditional use of covered sidewalks on Railroad Avenue.
- To encourage walking, establish sidewalks or graveled pathways where none exist.
- Consider establishing some pedestrian linkage across the railroad tracks.
- Look for opportunities to create safe pedestrian access to the river.

PREFERRED

G2 - CONTINUED USE OF COVERED SIDEWALKS

AVOID

G2 - NO CONSIDERATION FOR PEDESTRIANS



G3 Protect and enhance natural views, street vistas, and open space.

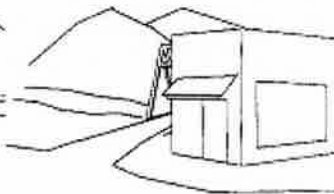
- Site new development so as not to obstruct views of the forested mountain setting.
- Protect important street vistas in town, such as:
 - The entrance into town from the river bridge.
 - Landmark buildings from across the railroad tracks.
 - The Railroad Avenue streetscape with depot and tracks from points east and west.
- Continue to maintain the depot park on Railroad Avenue as a central public green.
- Keep the undeveloped green open space along Maloney Creek south of the tracks.

PREFERRED

G3 - PROTECTION OF IMPORTANT VISTAS

AVOID

G3 - POORLY SITED DEVELOPMENT



G4 Strengthen traditional development patterns.

- Whenever possible, site new commercial development along Railroad Avenue and the Old Cascade Highway.
- Orient commercial buildings in these locations squarely to the street, with facades aligned at the sidewalk edge.
- Whenever possible, site new residential development along established residential blocks.
- Conform with existing front and side yard setbacks in residential neighborhoods.

G5 Reinforce traditional parking patterns.

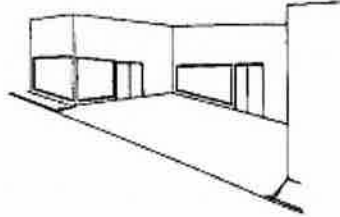
- Keep the pedestrian scale and continuity of the community by minimizing automobile dominance.
- Retain on-street parking in the historic commercial district; avoid off-street parking lots that separate pedestrian from building, and building from sidewalk.
- Where lot size allows, encourage residential parking to the rear of the common front building line.

PREFERRED

G5 - MINIMIZE AUTOMOBILE DOMINANCE

AVOID

G5 - SEPARATING PEDESTRIANS FROM BUILDINGS



G6 Continue the use of historic building forms and materials.

- Maintain the building shapes, sizes, and roof configurations typically found in Skykomish, and repeat these forms in new construction.
- Rectangular primary form, with subordinate rectangular forms attached.
- One to three stories in height.
- Gabled, false-front, and pyramidal/hipped roof configurations.
- Perpetuate typical symmetrical facades with porches and central entrances oriented to the street.
- Continue the dominant use of horizontal wood siding as the primary exterior finish material; avoid synthetic siding.
- For roofing, continue the historical use of smooth-sawn wood shingles, or choose more recently traditional asphalt or metal finishes.

PREFERRED

G6 - HISTORIC FORMS AND MATERIALS



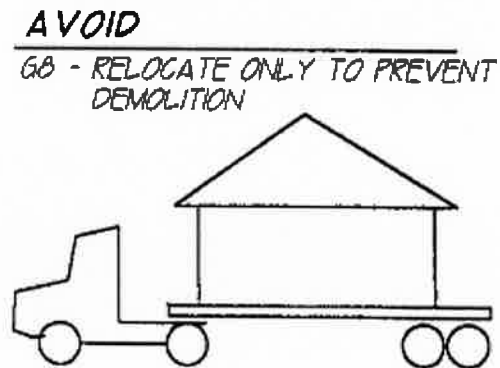
G7 Retain and adapt historic building for continued use.

- Seek new uses that are closely related to the original use.

- Respect the historic integrity of the building when redesigning for new use.
- Avoid adaptations that require radical alteration of historic building fabric.

G8 Avoid historic building relocation except as a means of preventing loss.

- Because relocation destroys a building's significant relationship to its site, consider this approach only in special cases.
- Ensure that the relocation site provides a context similar to that of the historic site.
- Provide evidence of a commitment to complete the relocation, and an appropriate rehabilitation plan.
- Treat relocation's into the historic commercial district as new construction for purposes of design review.

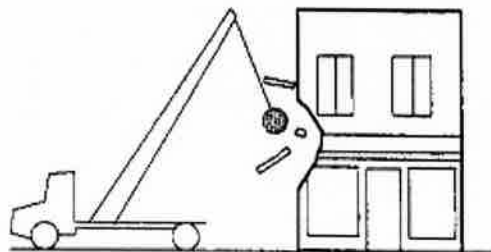


G9 Consider historic building demolition only as a last resort.

Because demolition of historic buildings is a severe and irreversible action, consider this option only when all other possibilities have been examined:

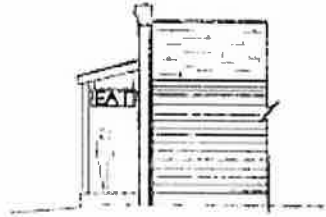
- Retaining and adapting the building for new use.
- Mothballing the building for future work.
- Incorporating the building into new development on its existing site.
- Relocating the building to an appropriate new site.

AVOID
 G9 - DEMOLITION IS A LAST RESORT

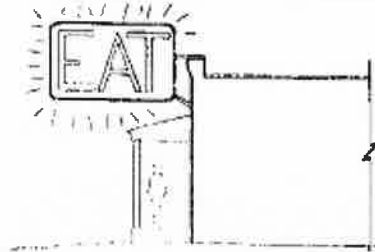


(Ord. 259 § 3, 1997; Ord. 235, 1995)

PREFERRED
 C13 - TRADITIONAL SIGN TYPE



AVOID
 C13 - NON-TRADITIONAL MATERIALS
 AND OUT OF SCALE SIGNS



(Ord. 259 § 3, 1997; Ord. 235, 1995)

18.90.090 Guidelines for residential development.

(1) Overall Goal. The primary design goal for residential development in Skykomish is to preserve and strengthen the early 20th century character of established residential blocks, through appropriate treatment of existing houses and through compatible new design.

(2) Guidelines. This section of guidelines applies to residential projects within the historic commercial district and to designated residential landmarks. The guidelines are presented as broad concepts in bold type, with explanatory subguidelines below.

Guidelines in this section begin with the letter "R" to indicate that they are guidelines that apply to residential projects. "Historic" buildings are those 40 years of age or older, including designated landmarks. "Nonhistoric" buildings are those less than 40 years of age.



Designated Landmark: Teachers' Cottage Character-Defining Features
– Location adjacent to school
– Orientation to Sixth Street with typical residential setback
– Distinctive footprint and cross-gabled roof configuration
– Front and rear recessed porches
– Narrow gauge, lapped horizontal siding
– Double-hung sash with four or six-over-one lights, arranged in single, double, and triple groups
– Multi-paned front door with sidelights
– Vertical board trim in gables and other roofline details
– Interior features: spatial configuration, staircase components, all woodwork

(a) Alterations to Historic Residences (including maintenance, rehabilitation, and new additions).

R1 Preserve all character-defining architectural features.

- Identify original or early character-defining features at the start of the project; including altered features that contribute to original design intent.
- Consider all of the following:
 - Location, setting, and orientation;
 - Setback, front and side yards, and notable landscape features;
 - Massing, including shape and size;
 - Roof configuration, detail, dormers, and material;
 - Front porches;
 - Windows and doors: proportions, arrangement, style, and materials;
 - Siding type and exterior paint color;
 - Decorative trim elements;
 - Early additions, garages, or other secondary structures;
 - Significant interior features and finishes for designated landmarks.
- Avoid damaging, removing, or unnecessarily altering any and all character-defining features.

R2 Repair rather than replace deteriorated features.

- Save as much historic fabric as possible, by patching, piecing, splicing, consolidating, or upgrading existing historic fabric.
- Replace features deteriorated beyond repair with materials that match in design, color, texture, and other visual qualities.
- Use physical or pictorial evidence to accurately replace missing features; consult the design review board for historic photo documentation.

R3 Ensure that alterations are compatible with the authentic architectural character of the house.

- Avoid common changes that erode historic character, such as:
 - Replacing wooden porch elements with wrought iron;
 - Changing the shape and proportions of windows;
 - Adding shutters where none existed;
 - Removing window or door trim;
 - Replacing a paneled glazed door with a flat hollow-core door;
 - Enclosing an open front porch.
- Do not create a false historical appearance with conjectural "historic" designs.
- When accurate replacement of missing features is impossible, create a compatible design that is readable as new.

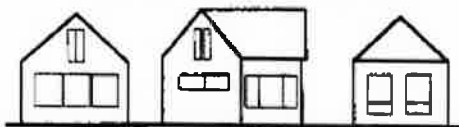
PREFERRED

R3 - WINDOWS CONSISTANT WITH ORIGINAL WOOD DOUBLE HUNG



AVOID

R3 - ALUMINUM SLIDERS, LARGE PICTURE WINDOWS, CASEMENT WINDOWS,

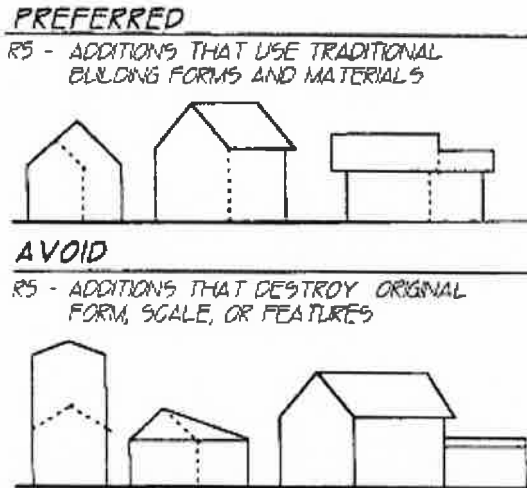


R4 Treat original finishes with sensitivity.

- Avoid sandblasting historic wood siding to remove old paint, it shortens the life of the wood.
- Do not cover up historic siding with vinyl, Z-brick, or other synthetic material.
- Paint with simple exterior color schemes that fall within the range of traditional early 20th century domestic architecture. See Appendix C.

R5 Design new additions for compatibility with the main dwelling and the surrounding neighborhood.

- Use the traditional residential building forms and materials of Skykomish.
- Keep new additions visually subordinate to the historic house by locating them well back from the primary street.
- Create additions that are clearly recognizable as new construction, but which harmonize with the historic house.



(b) Alterations to Nonhistoric Residences (including exterior maintenance, remodeling, and new additions).

R6 Bring nonhistoric houses into general consistency with the character of Skykomish residential neighborhoods.

- Establish simple front yard landscaping and enhance the streetscape with low wooden fencing or plant materials along the sidewalk edge.
- Through exterior remodels, re-introduce traditional primary facade design components, as appropriate:
 - Central entries facing the street;
 - Flanking vertically-proportioned windows;
 - Windows at the second story;
 - Open, raised front porches with hipped or gabled roofs.
- Wherever feasible, return to the use of horizontal or wood-shingle siding and traditional exterior paint schemes.
- Apply smooth-sawn wood shingle roofing, asphalt shingles similar in color and texture to wood, or metal roofing in a neutral color.
- Design new additions that are subordinate in scale, well set back from the front of the main house, and typical of residential massing and roof forms in Skykomish.

PREFERRED

R6 ADDITIONS THAT USE TRADITIONAL BUILDING FORMS AND MATERIALS

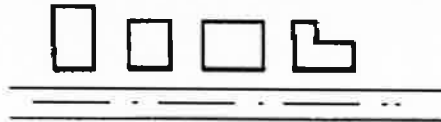
(c) New Construction (new primary residences).

R7 Orient houses to the street or railroad tracks, and align facades with the dominant setback on the block.

- To strengthen the streetscape, avoid unusually deep setbacks and houses oriented to the side.
- Provide front entrances on the primary street frontage to preserve a pedestrian-friendly feeling.
- Establish simple front yard landscaping and enhance the streetscape with low wooden fencing or plant materials along the sidewalk edge.

PREFERRED

R7 - FRONT ENTRANCES, RECTANGULAR ORIENTATION, COMMON SETBACKS

***AVOID***

R7 - ANGULAR ORIENTATION, UNEVEN SETBACKS, DEEP SETBACKS

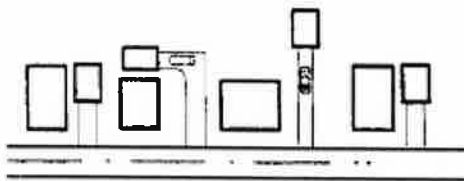


R8 Provide on-street residential parking or off-street parking to the rear of houses.

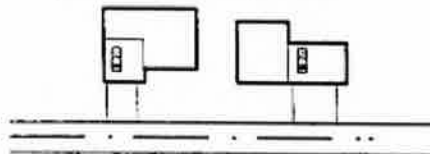
- To reinforce neighborhood tradition, provide detached garages to the rear of residential lots.
- Set back all garages, attached or detached, so that cars parked outside will not project beyond the front building line.
- Keep curb cuts for residential driveways as narrow as possible to preserve pleasant, walkable streets.

PREFERRED

R8 - DETACHED GARAGES, GARAGE
SETBACKS & SMALL CURB CUTS

**AVOID**

R8 - ATTACHED GARAGES, GARAGES
THAT DOMINATE THE SITE



R9 Use traditional residential shapes, sizes, and roof configurations.

- Limit house height to the predominant height of other houses on the block, generally one to two stories.
- Use traditional rectangular massing, with dimensions and proportions found locally.
- Design rooflines to reflect one of the traditional residential roof configurations in Skykomish:
 - Steep or moderately-pitched gable perpendicular to the street;
 - Lateral gable parallel to the street;
 - Cross-gabled;
 - Hipped/pyramidal.
- Incorporate shed-roofed dormers for upper story light.
- For rear or side wings, use similar massing and similar roof types that are smaller and lower than the main roof ridge line.

PREFERRED

R9 - TRADITIONAL RESIDENTIAL PROPORTIONS
ROOF FORMS AND MASSING

**AVOID**

R9 - NON-TRADITIONAL ROOF FORMS,
LOW, WIDE PROPORTIONS, &
OUT OF SCALE MASSING



R10 Design house facades with traditional components.

- Consult with the design review board for facade design ideas from historic photos; use updated versions of these features in new design.
- Consider including a raised front porch with a roofline that echoes the main roof, and porch decks, simple railings, and support posts of wood.
- Alternatively, add a gabled, hipped, or shed roofed hood with bracketed supports over the front doorway.
- Use central or offset front entrances, with paneled and glazed doors.
- Install vertically-proportioned wood windows, possibly paired, arranged symmetrically on first and second stories.
- Accent the roofline with historically-based details, such as decorative bracketed supports in the gable and exposed rafter tails along the eaves.

PREFERRED

*R10 - DESIGN HOUSES WITH
TRADITIONAL ELEMENTS*

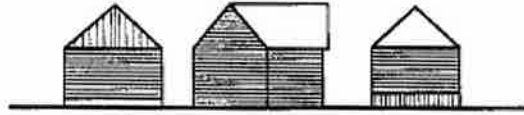


R11 Employ exterior finish materials, details, and color schemes characteristic of early Skykomish residences.

- Stay within the traditional range of residential wood sidings: clapboard, tongue-in-groove, and shiplap horizontal, or wood shingle siding.
- Avoid the use of synthetic siding material.
- Make use of wooden trim elements such as window and door surrounds, cornerboards, and roofline detail.
- Apply smooth-sawn wood shingle roofing, asphalt shingles similar in color and texture to wood, or metal roofing in a neutral color.
- Paint all residential wood exteriors with color schemes that fall within the traditional residential range for Skykomish, using just one base color and one or two trim colors. See Appendix C.
- Apply smooth-sawn wood shingle roofing, asphalt shingles similar in color and texture to wood, or metal roofing in a neutral color.

PREFERRED

RY - TRADITIONAL SIDING STYLES USING WOOD,
HORIZONTAL OR VERTICAL WITH DETAILING

**AVOID**

RY - SIDING WITH IRREGULAR PATTERNS,
NEW APPEARING BRICK & VINYL



(Ord. 259 § 3, 1997; Ord. 235, 1995)

18.90.100 Guidelines for institutional development.

(1) Overall Goal. The primary design goal for institutional development in Skykomish is to preserve and enhance landmark buildings significant to the history of the whole community, and to encourage new civic design that adds to the town's quality of life.

(2) Guidelines. This section of guidelines applies to public and institutional projects within the historic commercial district and to designated public/institutional landmarks. The guidelines are presented as broad concepts in bold type, with explanatory subguidelines below.

Guidelines in this section begin with the letter "P" to indicate that they are guidelines that apply to public and institutional projects. "Historic" buildings are those 40 years of age or older, including designated landmarks. "Nonhistoric" buildings are those less than 40 years of age.



**Designated Landmark: Skykomish School
Character-Defining Features**

City of Eatonville

Chapter 19.01 PURPOSE AND APPLICATION

Sections:

- 19.01.010 Purpose and background.**
- 19.01.020 How the design standards are applied.**
- 19.01.030 Interpretation.**
- 19.01.040 Design standards and guidelines applicability.**
- 19.01.050 Design standards and guidelines application requirements.**
- 19.01.060 General process for review of applications.**
- 19.01.070 Pre-application conference.**
- 19.01.080 Administrative review.**
- 19.01.090 Planning commission departures.**
- 19.01.100 Duration of approval.**

19.01.010 Purpose and background.

The preparation of design standards were authorized by the town council after obtaining a grant from the Washington State Department of Community, Trade and Economic Development for this purpose. The standards herein are refined from a set of guidelines drafted together with the Eatonville community action plan and vision statement. While the action plan and vision statement were adopted in 2000, the guidelines never were codified.

Refinements integrated in the standards herein were based on coordination with an advisory committee, town staff, and the project consultant, and ultimately reviewed by the planning commission and approved by the town council.

These design standards are an important tool in implementing the town's vision. In light of limited funding for publicly initiated projects and forecasts for growth, these standards will be critical in shaping growth via private development for years to come. Overall, the standards intend to:

- Provide clear objectives for those embarking on the planning and design of projects in Eatonville.
- To strengthen Eatonville's small town character and historic heritage.
- Increase awareness of design considerations among the citizens of Eatonville.
- To maintain and enhance property values within Eatonville.

Finding the Right Balance of Predictability and Flexibility

The standards herein have been formulated to find the right balance of predictability and flexibility while ultimately meeting the community's design objectives. Applicants, staff, and community members seek

predictability for a variety of reasons. Predictability is critical for developers in determining financial feasibility of projects. Staff and applicants need clarity in understanding the difference between requirements and recommendations. Furthermore, both applicants and community members always would like to know what types of development could happen next door.

Flexibility is sought by applicants for obvious reasons. One example, a particular site may warrant consideration of alternative site layouts that are not allowed under the standards.

Perhaps they'd like to reduce one standard but compensate by providing more open space or another site amenity. Flexibility is often sought by staff as well when they believe that alternative designs might better achieve the community's objectives.

While these two attributes are often at odds in regulations, these standards have been crafted to provide the right balance of both predictability and flexibility. First of all, the standards use clear language to help users know the difference between requirements and recommendations. Second, the standards utilize a toolbox technique whereby applicants can choose amongst several options to meet the standard. The toolbox format also allows applicants a good way to control costs. Third, the standards provide for exceptions and departures (see EMC [19.01.020](#)) where alternatives can be used provided they meet the intent of the standards. Photo examples, illustrations, and design element descriptions are used to help users understand the requirements and criteria for alternatives. (Ord. 2010-09 § 1, 2010).

19.01.020 How the design standards are applied.

Each chapter contains a list of "intent" statements followed by "standards." Specifically:

- A. Intent statements are overarching objectives. For example, one of the intent statements for the subsection on building location and orientation is to "create an active and safe pedestrian environment."
- B. Standards using words such as "shall," "must," "is/are required," or "is/are prohibited" signify required actions.
- C. Standards using words such as "should" or "is/are recommended" signify voluntary measures.
- D. Exceptions are provided for some standards. These specific "exceptions" allow alternative designs subject to administrative approval by the planning director.
- E. Departures are similar to exceptions, but they require review and approval by the planning commission (see EMC [19.01.090](#) for details).

These design standards and guidelines contain both specific standards that are easily quantifiable, while the guidelines provide a level of discretion in compliance. With respect to the guidelines, the applicant must demonstrate to the planning director, in writing, how the project meets the guideline and the intent section. (Ord. 2010-09 § 1, 2010).

19.01.030 Interpretation.

These standards shall serve as a supplement to EMC Title [18](#) (Zoning). Where there is a conflict between the standards herein and EMC Title [18](#), the design standards herein shall apply as they are crafted more specifically to the site/use type. (Ord. 2010-09 § 1, 2010).

19.01.040 Design standards and guidelines applicability.

The design standards and guidelines apply to all proposals to subdivide land under the provisions of EMC Title [17](#), and to all new development including proposals to build, locate, construct, remodel, alter or modify any facade on any structure or building or other visible element of the facade of the structure or

building or site, including, but not limited to, landscaping, parking lot layout, signs, outdoor furniture in public or commercial locations, outdoor lighting fixtures, fences, walls and roofing materials, all as described in this title.

Design approval is also required for all outdoor proposals which require a building permit, clearing and grading permit, or which are part of a project or development requiring a site plan, or conditional use permit. (Ord. 2010-09 § 1, 2010).

19.01.050 Design standards and guidelines application requirements.

A complete application for approval under the design standards and guidelines shall contain the following information:

- A. Site Layout. A plan, drawn to scale no smaller than one inch equals 30 feet, showing the location and size of all structures, critical areas, required buffer areas, required yards, landscape areas, open spaces, common areas or plazas, walkways, retaining wall locations, stormwater retention facilities, and parking and vehicle maneuvering areas.
- B. Significant Vegetation Plan. A significant vegetation plan which accurately identifies the species, size and location of all significant vegetation within the property subject to the application.
- C. Tree Retention Plan. A landscape plan showing the species, size and location of all significant natural vegetation to be retained on the property.
- D. Preliminary Site Section Drawings. Section drawings which illustrate existing and proposed grades.
- E. Preliminary Grading Plan. A topographic map of the property, delineating contours, existing and proposed, at no greater than five-foot intervals. The plan shall indicate all proposed cuts, fills and retaining wall heights and include areas of disturbance necessary to construct all retaining walls, structures and impervious surfaces.
- F. Preliminary Utilities Plan. A utilities plan showing the location and type of any utilities proposed in critical areas, critical area buffers and natural vegetation retention areas.
- G. Paving Materials. A description of proposed pedestrian and vehicular paving materials, including proposed type (concrete, pavers, etc.), color, scoring and texture.
- H. Elevation Drawings. Complete elevation drawings of all buildings showing dimensions and proposed materials including roofing, siding, windows and trim. Drawings shall include conceptual trim and cornice design, and roof pitch. If landscaping is proposed to soften or mitigate architectural modulation or details, additional elevation drawings showing proposed landscaping shall be provided.
- I. Sign Plan. A sign plan showing the general location, type and size of signage on buildings.
- J. Equipment Screening. A description of how all mechanical and utility equipment will be screened.
- K. Color and Material Palette. A schematic color and material palette of the building's exterior siding, trim, cornice, windows and roofing. If planning commission review is requested (through the departure process), material and color samples shall be provided.
- L. Fencing. The location and description of any proposed fencing.
- M. Light Fixtures. A cutsheet showing typical parking and building lighting which includes pole height and mounting height. If proposed fixtures are near critical areas or natural vegetation retention areas, shielding

shall be shown.

N. Accessories. The location of all outdoor furniture, trash receptacles and accessories.

O. Underlying Development Permit Application. If the design application relates to a development on the property, and development application (such as a building permit, conditional use permit, variance, preliminary plat, etc.) is required for the development, a complete application for the underlying development permit must be submitted concurrently.

P. Planning Commission Departures. A request for review for a departure by the planning commission shall include a written statement addressing the criteria for approval as set forth in EMC 19.01.090. (Ord. 2010-09 § 1, 2010).

19.01.060 General process for review of applications.

A. Administrative. All applications for approval under this title shall follow the administrative process set forth in EMC 19.01.080, if a departure is not requested.

B. Departures. All applications for approval under this title in which a departure is requested shall follow the planning commission meeting process set forth in EMC 19.01.090.

C. Timing of Submission of Applications. An application for approval under this title may not be submitted prior to the submission of the underlying permit application for a development on the same property (if an underlying permit is required for the development).

D. Vesting. A complete application for approval under this title does not vest to the land use controls in effect at the time the complete application is submitted. (Ord. 2010-09 § 1, 2010).

19.01.070 Pre-application conference.

All applicants may request an optional, pre-application conference before applying for any design or development permits. The goal of the meeting is to provide clear direction to the applicant early in the process regarding the application of the design standards and guidelines.

It also will provide an informal discussion of site-specific design issues and opportunities, and minimize the need for costly design changes late in the design phase. (Ord. 2010-09 § 1, 2010).

19.01.080 Administrative review.

All applications for approval under this title will be processed administratively, unless a departure is requested (and appropriate). The planning director (or his/her designee) shall process such applications as follows:

A. The planning director shall issue a notice of application (as required by EMC 18.09A.070) for the application. After the application is determined complete under the procedures set forth in EMC 18.09A.060, the director shall determine whether the application conforms to the design standards and guidelines. The burden is on the applicant to demonstrate that the application conforms to the design standards and guidelines.

B. The director shall issue a decision on the application, approving the application if it conforms to the design standards and guidelines, and denying it if the application does not. If the application includes a request for a departure, the director shall issue a recommendation on the application, and the planning commission shall issue a final decision.

C. The director shall issue a written decision or recommendation within 120 days of the town having issued the notice of complete application.

D. If the design application is stand-alone (does not relate to an underlying permit application for development on the same property), and does not include a request for a departure, the director's decision is final, and may be appealed to the town council. If the design application is stand-alone and includes a request for a departure, the director's recommendation is not appealable and the planning commission shall issue the final decision on the application, which may be appealed to the town council.

E. If the design decision relates to an underlying permit application for development on the same property, the director's decision shall be noted on the staff report for the underlying permit application. The hearing on the appeal shall be held during the hearing on the underlying permit application (if any appeal is required for such underlying permit application). The hearing body on such appeal shall be the body with jurisdiction over the underlying permit application. (Ord. 2010-09 § 1, 2010).

19.01.090 Planning commission departures.

An applicant may request a departure to the design standards and guidelines, as allowed in this title. The request must be submitted as part of the completed design application. The departure shall be processed as follows:

A. After the planning director issues a notice of application and determines whether the application is complete (see EMC 18.09A.060), the planning director shall determine whether or not the request for a departure is appropriate. If the request is appropriate, he/she shall schedule a date for meeting on the application. This date shall be the earliest available planning commission meeting after the notice of application has been published.

B. The planning director shall issue his/her recommendation on the portion of the application that does not involve a departure, under the procedures set forth in EMC 19.01.080. The director's recommendation must issue at least five days prior to the planning commission's meeting on the departure and be included in the staff report.

C. The planning commission shall hold a public meeting on the departure and the planning director's recommendation.

1. If the design application is stand-alone (does not relate to an underlying permit application), the planning commission shall issue the final written decision on the application so that the final decision is issued within 120 days from the issuance of the notice of complete application. The planning commission may only amend or alter the planning director's decision if it would be inconsistent with the commission's decision on the departure. An appeal of the design decision may be filed with the town council.

2. If the design application is not stand-alone, the planning commission shall issue its decision at least five days prior to the open record public hearing on the underlying permit application. An appeal may be filed with the town council.

D. Criteria for Departure Approval. The planning commission may approve a design application with a departure, only if all of the following are satisfied:

1. The applicant must demonstrate that the criteria for approval as identified in this title as applicable to the specific departure are satisfied.

2. The departure proposed by the applicant represents an equivalent or superior design solution to what would otherwise be achieved by rigidly applying the design standards and guidelines.

3. Where an application does not relate to a preliminary plat, the planning commission shall not consider any deviation from any dimensional or numeric standards stated within the text of the design standards and guidelines, or zoning standards in EMC Title 18.

Approval to vary from these standards must be obtained through the variance process in EMC 18.09.040.

E. Planning Commission Meeting. The planning commission shall hold a public meeting on the design application as follows:

1. Notice.

a. Not less than 14 days prior to the meeting date, the planning director shall cause notice of the public meeting to be sent to property owners within 300 feet of the subject property and to others who have submitted comments and/or requested notice.

b. Notice of the public meeting shall be posted on the subject property not less than seven days prior to the meeting date.

c. Notice of the public meeting shall be published in the town's official newspaper not less than seven days prior to the meeting date.

d. The notice shall include the date of the meeting, the subject of the meeting, the property address, a map showing the location of the property, the applicant, a brief description of the application submitted to the town, and a statement informing the public that they may attend the meeting to provide input.

2. Applicant's Presentation. The applicant shall have an opportunity to make a presentation at the public meeting.

3. The staff shall have an opportunity to make a presentation at the public meeting.

4. The public shall be allowed to comment and provide input at the public meeting.

5. The planning commission shall deliberate on the application and presentations and comments, and shall make findings and conclusions on the application.

6. After the meeting, the staff shall draft the commission's findings and conclusions on the application, and present the same to the commission at their next regularly scheduled meeting for approval.

7. For all applications involving an underlying development permit, the commission's decision shall be presented to the hearing body on the underlying development permit with the staff report. The hearing body on the underlying development permit may make minor adjustments to the planning director's decision or the planning commission's decision if all of the following criteria are satisfied:

a. The minor adjustment does not substantially modify the decision of the planning director or planning commission;

b. The minor adjustment does not substantially modify the approved architecture, site layout, natural vegetation retention areas and grading; and

c. The minor adjustment represents a superior or equivalent design solution to what would otherwise be achieved by rigidly applying specific requirements; and

d. The minor adjustment meets the intent of the design standards and guidelines.

Notice of the decision on the minor adjustment shall be sent to all parties of record for the design decision and the decision on the underlying permit application. (Ord. 2010-09 § 1, 2010).

19.01.100 Duration of approval.

Construction on projects that receive approval under this title must commence within 24 months from the date of final design approval, otherwise, the approval is null and void. (Ord. 2010-09 § 1, 2010).

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Chapter 19.02 DEFINITIONS

Sections:

19.02.010 Applicability.

19.02.020 Definitions.

19.02.010 Applicability.

The definitions herein apply exclusively to the design standards herein. For words that are not defined, the planning director may use the definition set forth in EMC Title 18, where applicable. (Ord. 2010-09 § 1, 2010).

19.02.020 Definitions.

Defined words below are italicized throughout the title for user convenience.

- A. Arcade: A series of arches supported on piers or columns.
- B. Articulation: The giving of emphasis to architectural elements (like windows, *balconies*, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.
- C. Articulation Interval: The measure of articulation, the distance before architectural elements repeat.
- D. Balcony: An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.
- E. Bay Window: A window protruding from the main exterior wall. Typically, the bay contains a surface that lies parallel to the exterior wall and two surfaces that extend perpendicularly or diagonally out from the exterior wall. To qualify as a bay, the bay must contain a window pane that extends at least 60 percent of the length and 35 percent of the height of the surface of the bay lying parallel to the exterior wall. There need not be windows in the surfaces extending out from the exterior wall.
- F. Blank Wall:
1. A ground floor wall or portion of a ground floor wall over six feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
 2. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.
- G. Cornice: A horizontal molding projecting along the top of a wall, building, etc.
- H. Fenestration: The design, proportioning, and disposition of windows and other exterior openings of a building.

- I. Low-Impact Development (LID): A term used to describe a land planning and engineering design approach to managing stormwater runoff that emphasizes conservation and use of on-site natural features to protect water quality.
- J. Modulation: A stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
- K. Pedestrian-Oriented Facade: Includes all of the following elements:
1. Primary building entrance must face the street and must be open to the public during all business operating hours. For street corner properties, entries shall be placed along both facades or directly at the street corner.
 2. The facade must include transparent windows and/or doors along 75 percent of the ground floor at heights between two to eight feet above the ground. Glazed windows and doors that limit clear visibility into the building shall not count as "transparent." For sloping sites, the transparent windows must be positioned between three to eight feet above the ground on average.
 3. The facade must include weather protection at least six feet wide along at least 75 percent of the facade.
- L. Pedestrian-Oriented Space: Publicly accessible spaces that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing and provide visual amenities that can contribute to the unique character of the subarea. Design criteria for *pedestrian-oriented space*:
1. The following design elements are required for *pedestrian-oriented space*:
 - a. All open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use, rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated.
 - b. Paved walking surfaces of either concrete or approved unit paving (permeable paving encouraged).
 - c. Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least two foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - d. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. This provision may be relaxed or waived where there are provisions for movable seating that meet the intent of the standard as determined by the planning director.
 - e. Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - f. Landscaping components that add seasonal interest to the space (LID techniques encouraged).
 2. The following features are encouraged in *pedestrian-oriented space*:

- a. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
- b. Provide *pedestrian-oriented facades* on some or all buildings facing the space.
- c. Consideration of the sun angle at noon and the wind pattern in the design of the space.
- d. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
- e. Movable seating.

3. The following features are prohibited within *pedestrian-oriented space*:

- a. Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space.
- b. Adjacent chain link fences.
- c. Adjacent untreated *blank walls*.
- d. Adjacent unscreened dumpsters or service areas.

M. Rain Garden: A planted depression that allows rainwater runoff from impervious urban areas like roofs, driveways, walkways, and compacted lawn areas the opportunity to be absorbed.

N. Storefront: A *pedestrian-oriented facade* placed up to the edge of a public sidewalk.

O. Trellis: A frame supporting open latticework used as a screen or a support for growing vines or plants.

P. Turret: A small tower projecting from a building. (Ord. 2010-09 § 1, 2010).

Mobile Version

Chapter 19.04 DESIGN STANDARDS FOR DETACHED SINGLE-FAMILY USES AND DUPLEXES

Sections:

- 19.04.010 Purpose and applicability.**
- 19.04.020 Detached single-family uses.**
- 19.04.030 Duplexes.**

19.04.010 Purpose and applicability.

A. Purpose.

1. To ensure that developments are compact, pedestrian friendly, and contribute to the character of the town and surrounding neighborhood.
2. To create variety and interest in residential streets.
3. To integrate open space and natural features into developments.
4. To minimize impacts to the natural environment.

B. Applicability. The standards in this chapter shall apply to detached single-family uses, accessory dwelling units, and duplexes in any zone they are built within. (Ord. 2010-09 § 1, 2010).

19.04.020 Detached single-family uses.

A. Garage Placement and Design.

1. Where lots front on a public street and where vehicular access is from the street, garages or carports shall be set back at least five feet behind the front wall of the house or front edge of an unenclosed porch. On corner lots, this standard shall only apply to the designated front yard. Lots within a designated low impact subdivision (see EMC 19.06.030) are exempt from this standard.

Exceptions:

- a. Garages may project up to six feet closer to the street than the front wall of the house or front edge of an unenclosed porch provided it is set back at least 20 feet from the street and incorporates at least two of the design/detail features below. Garages placed flush with the front wall of the house shall incorporate at least one of the design/detail features below:
 - i. A decorative *trellis* over the entire garage.
 - ii. A *balcony* that extends out over the garage and includes columns.
 - iii. Two separate doors for two car garages instead of one large door.
 - iv. Decorative windows on the garage door.

- v. Decorative details on the garage door. Standard squares on a garage door will not qualify as a decorative detail.
- vi. A garage door color (other than white) that matches or complements the color of the house.
- vii. Other design techniques that effectively deemphasize the garage, as determined by the planning director.

b. Garages may be placed closer to the street than the front wall of the house or front edge of an unenclosed porch provided it faces towards the side yard and features a window facing the street so that it appears to be habitable.

2. The garage face shall occupy no more than 50 percent of the ground-level facade facing the street.

3. Where lots abut an alley, the garage or off-street parking area shall take access from the alley, unless precluded by steep topography.

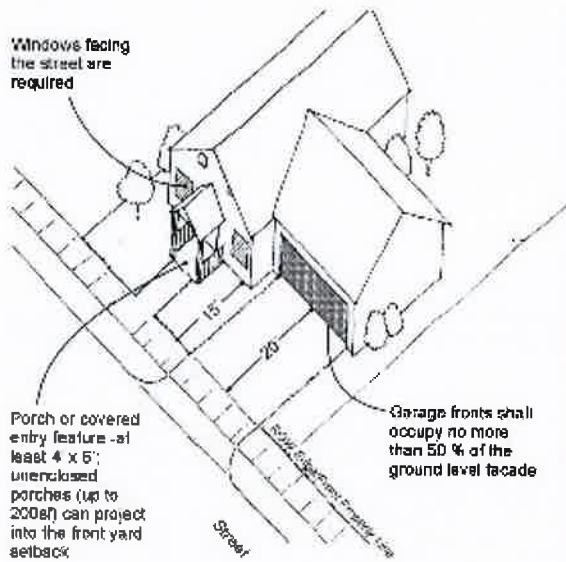


Figure 1. Garage placement/frontage standards and design example.



Figure 2. Examples of garage design/detail examples.

B. Vehicular Access and Driveway Standards. All lots with alleys shall take vehicular access from the alley. Standards for all other lots without alleys:

1. No more than one driveway per dwelling unit.
2. Driveways for individual lots 50 feet or wider may be up to 20 feet in width.
3. Driveways for individual lots less than 50 feet wide may be up to 12 feet in width. Tandem parking configurations may be used to accommodate two-car garages.

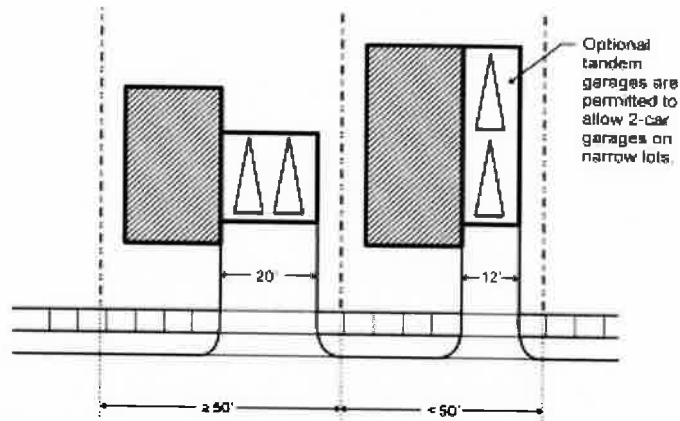


Figure 3. Driveway standards.

C. Building Design.

1. Covered Entry. All houses shall provide a covered entry with a minimum dimension of four feet by six feet. Porches up to 200 square feet may project into the required front yard by up to six feet. See Figure 1 for an example.
2. Windows and Transparency.
 - a. Transparent windows and/or doors facing the street are required. To meet this requirement, at least 10 percent of the facade must be transparent. The facade is measured from the base of the house to the start of the roofline and any other vertical walls facing the street, except for gabled portions of the facade not containing livable floor area (see Figure 4 for clarification). Garages facing the street shall count as part of the facade.

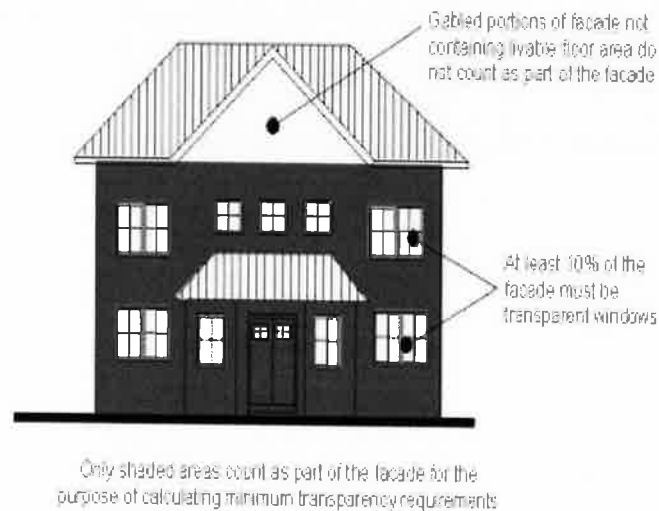


Figure 4. Facade transparency.

b. Building facades visible from a public street shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered where buildings employ other distinctive window or facade treatment that adds depth and visual interest to the building.



Figure 5. Acceptable (left and middle) and unacceptable (right) window design.

3. Architectural Details. Provide for architectural details that add visual interest to the neighborhood and are well proportioned to achieve good human scale. Specifically, incorporate at least three of the following detail elements into the facade of the house:

- a. Decorative porch design, including decorative columns or railings.
- b. *Bay windows* or balconies.
- c. Decorative molding/framing details around all ground floor windows and doors.
- d. Decorative door design including transom and/or side lights or other distinctive feature.
- e. Decorative roofline elements including brackets, multiple dormers, and chimneys.
- f. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities.
- g. Landscaped *trellises* or other decorative elements that incorporate landscaping near the building entry.
- h. Distinctive paint schemes.
- i. Exceptions: Other decorative facade elements or details that meet the intent and standards as determined by the planning director.



Figure 6. Examples of how houses can meet architectural detail criteria. Image A includes decorative windows, building material treatment, and roofline elements. Image B includes decorative brick use, window treatments, entry design, and ventilation circles. Image C includes decorative building materials, door/entry feature, windows, and roofline elements.

4. Architectural Variety. Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:

- a. Duplicative house designs adjacent to each other are prohibited. Simple reverse configurations of the same house design on adjacent lots are not sufficient to meet architectural variety goals. Exceptions may be granted by the planning director in special circumstances where similar architectural consistency provides a distinct character for a cluster of homes surrounding an open space or on a particular street (cottage homes around a common open space are an example).
- b. Generally, the more houses in a subdivision, the greater the number of different facade elevations will be required. Specifically:
 - i. Ten to 19 homes, a minimum of four different facade elevations shall be used.
 - ii. Twenty to 39 homes, a minimum of five different facade elevations shall be used.
 - iii. Forty to 69 homes, a minimum of six different facade elevations shall be used.
 - iv. Seventy or more homes, a minimum of seven different facade elevations shall be used.



Figure 7. Examples of homes featuring different facade elevations. Notice the different rooflines, entry features, window designs/locations, exterior materials, and colors.

c. In order to qualify as a different facade elevation, dwellings shall have different roofline configurations, different color palettes, and different porch/entry design. In addition, a minimum of two of the following alternatives shall be utilized:

- i. Different window openings (location and design).
- ii. One and two story houses.
- iii. Different exterior materials and finishes.
- iv. Different garage location, configuration, and design.
- v. Exceptions: Other different design element that helps to distinguish one facade elevation from another as determined by the planning director.

5. Exterior Materials.

- a. Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).
- b. Stucco and other troweled finishes should be trimmed in masonry or wood.
- c. Mirrored glass and exposed concrete block (except for foundation/crawl space walls where not visible from the street) are not in keeping with the historic character of Eatonville and are prohibited.
- d. T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used for facades adjacent to or directly viewable from a street.

6. Roof Design. Provide pitched or articulated roof line, or other roof element such as eyebrow roof forms or dormers that emphasize building form and help it to fit in with neighboring structures with prominent roofs. Pitched roofs shall utilize a minimum slope of 4:12. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space.

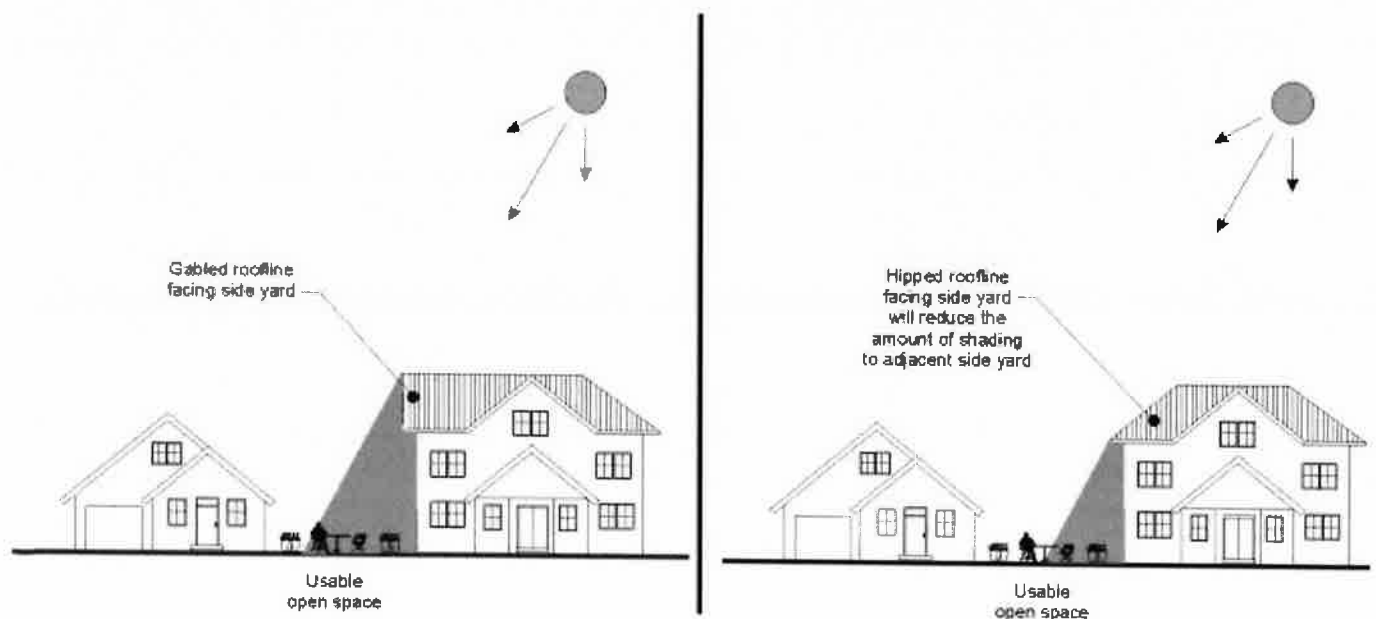


Figure 8. Encourage rooflines along the side yard that maximize solar access to adjacent homes and/or private open space.

7. Accessory Buildings. Accessory buildings (including detached garages) with more than 120 square feet of floor area shall be designed compatible with the house by using consistent materials, detailing, and roofline, as determined by the planning director. (Ord. 2010-09 § 1, 2010).

19.04.030 Duplexes.

Duplexes should be designed similar in nature to single-family homes and shall feature a visible entry and windows facing the street. The visibility of driveways and garages shall be minimized and sufficient private open space provided. Specifically, duplexes shall comply with all detached single-family design standards in EMC 19.04.020 with the following exceptions and additional provisions:

- A. For sites without alleys, duplexes may include a 20-foot-wide shared driveway or two 12-foot driveways on opposite ends of the lot.
- B. Separate covered entries for each unit are required with a minimum dimension of four feet by six feet. Porches up to 200 square feet may project into the required front yard by up to six feet.
- C. Duplexes on corner lots shall place pedestrian entries on opposite streets.
- D. At least 10 percent of the street-facing facade shall be windows or other glazing (e.g., door glazing).

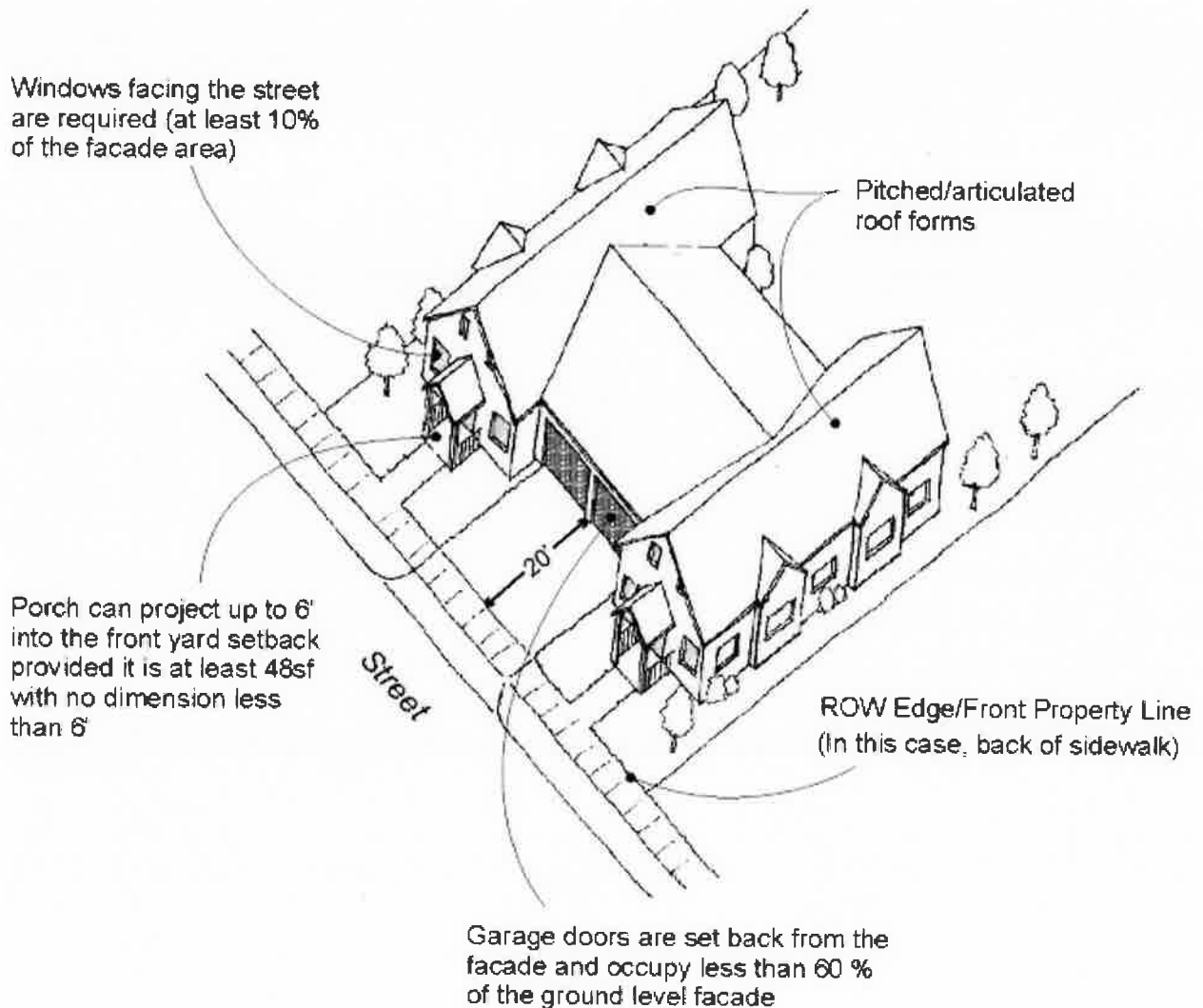


Figure 9. Duplex design standards.

(Ord. 2010-09 § 1, 2010).

Mobile Version

City of Edgewood

Chapter 18.95 DESIGN STANDARDS

Sections:

- 18.95.010 Purpose.**
- 18.95.020 Applicability.**
- 18.95.030 Site planning.**
- 18.95.040 Building design.**
- 18.95.050 Special residential design standards applicable to all zones.**

18.95.010 Purpose.



A. The purpose of this chapter is to assure that quality physical development occurs in the city of Edgewood. Key objectives include:

1. Promote economic vitality and a sense of place consistent with the community vision;
2. Emphasize human scale design with a main street character in mixed use and commercial areas;
3. Allow for flexibility to accommodate creative design that meets the intent of adopted standards;
4. Provide clear and straightforward regulations that can be understood by a wide range of users; and
5. Establish an efficient and objective design review process.

B. The following standards are intended to accomplish the objectives above. The intent is to provide clear objective standards for applicants during the development design review process.

C. Where there is a conflict between the Edgewood development regulations and these design standards, then EMC [18.30.060](#), Conflict of provisions, will apply.

D. When a standard uses the word "shall," the standard is mandatory. When a standard uses the word "should," the standard is mandatory unless the applicant can demonstrate, to the satisfaction of the director, an equal or better means of satisfying the intent statement listed in that subsection has been provided. When a standard uses the word "may," the city has the discretion to require the standard or exception if it is consistent with the intent statement. (Ord. 11-360 § 3 (Exh. B)).

18.95.020 Applicability.



A. Design standards shall only apply to commercial, mixed use, multifamily, and accessory dwelling unit projects in the city.

B. The design standards shall be implemented in the following manner:

1. Major Construction. All new construction and any exterior improvements/additions to existing structures where the cost of the improvements is greater than 50 percent of the assessed value of the structure in any four-year period, then the standards apply to the entire project.
2. Minor Construction. Any exterior improvements/additions to an existing structure where the cost of the improvements is less than 50 percent of the assessed value of the structure, then only that portion of the site and building being improved or added to shall comply. (Ord. 16-469 § 2 (Exh. A); Ord. 11-360 § 3 (Exh. B)).

18.95.050 Special residential design standards applicable to all zones.


A. Applicability. This section identifies special design standards for specific residential building types located in all zones. When development of the residential building types identified in this section occurs in the Town Center, Commercial or Mixed Use Residential zones, these design standards are in addition to those contained in EMC [18.95.010](#) through [18.95.040](#). If the standards contained in this section conflict with those contained elsewhere in the Edgewood Municipal Code, the standards contained in this section shall apply. Accessory dwelling units are allowed as accessory units to the 1) small lot single-family or 2) cluster arrangement building types and follow these design standards when part of such developments. The following building types are addressed:

1. Small lot single-family.
2. Cluster arrangement.
3. Semi-attached single-family buildings.
4. Duplex, townhouse and triplex building units.



Figure 58 – Small lot single-family with alley access for vehicles and architectural variation.

B. Small Lot Single-Family. Single-family detached dwelling units configured on small lots.

1. Intent. Small lot single-family development should be oriented to the street and pedestrians, with alley access for parking. The visual impact of vehicles should be minimized. Repetition with variety is a key design principle. When similar building floor plans and/or shapes are repeated in a development, architectural elements should be varied to add variety.

2. Implementing Measures.

- a. Setbacks: see individual setbacks specific to each zone.

- b. Access and Curb Cuts.

- i. If an alley exists or it can be provided within the block development, vehicle access shall be from the alley.

- ii. If an alley does not exist and it is not feasible to provide it within the block development in the opinion of the director, parking lot entrances, driveways and other vehicle access routes onto private property from a public right-of-way shall be restricted to no more than one entrance lane and one exit lane per 300 linear feet of property line as measured horizontally along the street face. Properties with less than 300 linear feet of street frontage shall be limited to one entry and one exit lane for vehicle access. Driveway lanes crossing a public sidewalk shall be no wider than 13 feet per entry lane or exit lane. All driveways, vehicle entrances and exits shall be flared. The city may impose additional restrictions to parking lot and vehicle access point location to reduce impacts to public safety, pedestrian movement, and on-street vehicle circulation and visual qualities.

c. Parking.

- i. The standards contained in EMC [18.80.080\(H\)](#), Parking, Access and Circulation, shall apply.
- ii. Parking spaces shall not be located nor positioned to cause headlights to shine directly into windows of residential units.
- iii. Designated Off-Street Overflow Parking. Designated off-street overflow parking is provided in shared or cooperative parking areas with common access drive(s).
- iv. Primary Parking. Primary parking should consist of a garage for each dwelling unit served by a common access alley that shall meet the minimum IFC standard for access or 15 feet, whichever is greater.



Figure 59 – Example of small lot single-family home with alley access. Basic house design is similar to adjoining properties but colors and architectural elements add variety.

d. Building Design.

- i. Height. Refer to height requirements listed in each individual land use district.
- ii. Repetition with Variety. Architectural design features shall be utilized to achieve variety in architectural massing within detached single-family developments. This can be accomplished using various architectural styles or variety in facade treatments, rooflines, colors, building materials, trim details, or building attachments such as porches, decks and bay windows. Groups of dwelling units shall add variety to repeated basic designs through front facade treatments, building attachments such as porches and decks, bay windows, and trim details, etc. Only 30 percent of the structures in a grouping shall be architecturally identical. Differences should not be limited solely to facade color or trim alterations. Examples of repetition with variety include:
 - (A) Reversing elevations;
 - (B) Combining different elements such as porches, entries, or dormers and gables; and
 - (C) Adding a different building style or different scale of the same design.
- iii. Building Styles. Encouraged building styles for detached single-family building developments include one story and one and a half story cottage and bungalow, one and a half to two story farmhouse.
- iv. Colors. Colors should be muted, with bright colors used primarily for accents.

v. Accessory Structures. Accessory structures shall contain building materials and, where roofed, roofing materials and roof forms similar and complementary to that of the primary multifamily residential structure.



Figure 60 – One and a half story cottages clustered around a common green with a mix of hardscape, landscaping and native tree retention.

C. Cluster Arrangement.

1. Intent. Detached buildings of cottage and/or bungalow scale are appropriate for cluster configurations where open space can be aggregated for better efficiency in providing recreational space and natural feature protection areas for trees, tree clusters, and wetlands. Buildings are clustered around common open space and/or an arrangement of private open spaces aggregated together in “commons.” Common open spaces and pathways shall incorporate LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

2. Implementing Measures.

a. Site Design.

i. Setbacks: see individual land use district for lot setbacks. When units are constructed as a condominium, zoning setbacks between structures on the same lot do not apply.

ii. Orientation. Buildings shall be oriented around one or more common open space areas, composed of joint-use and individual open space areas. The commons should be oriented toward the primary pedestrian street or to a designated and dedicated pedestrian connector to the primary pedestrian street. The pedestrian connectors shall be a minimum of six feet in width.

b. Access and Curb Cuts. The provisions of subsection (B)(2)(b)(ii) of this section shall apply.

c. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.

d. Open Space.

i. Pedestrian paths are required to connect common and individual open space areas to the primary pedestrian street, and can be included in the common open space calculation. These pedestrian paths should be constructed of asphalt, concrete, approved unit pavers, or other low impact development materials where feasible (per Minimum Requirement No. 5 of the PCM), and should be a minimum of six feet in width. See EMC [18.95.030\(G\)](#), Pedestrian Connections.

ii. Existing natural features such as trees, tree clusters, wetlands, habitats, rock outcroppings and others should be retained and incorporated into the site and open space design.

iii. Consistent with Chapter [13.05](#) EMC, applicants are required to implement LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).

e. Building Design. The provisions of subsection (B)(2)(d) of this section shall apply.



Figure 61 – Site plan for cottages oriented around common greens with alley access for vehicles. Pedestrian connections are provided through common greens and designated pedestrian paths.

D. Semi-Attached Single-Family Buildings. Single-family type dwellings are categorized as semi-attached when physically connected to an adjacent dwelling at secondary or ancillary building parts such as garages, trellises, porches, covered decks, enclosed storage areas, and gateways. No more than three semi-attached dwelling units are permitted per building.

1. Intent. Semi-attached dwelling units are intended to replicate a single-family detached building design or style and enable the development to protect existing natural site features and/or provide more usable open space within the development.

2. Implementing Measures.

a. Semi-attached dwellings provide single-family detached characteristics while enabling a more efficient organization of open space and the protection of site features such as trees and tree clusters, wetlands, and other natural features. Key benefits of semi-attached dwellings include:

- i. Shared driveways for garages will reduce the paved/impervious area;
- ii. Compact arrangement of dwellings and garages enables more usable site area for open space and landscaping.

b. Site Design.

i. Setbacks for Primary Buildings (See Individual Land Use District for Setbacks). Setbacks are the same as referenced for all sides except where the buildings are attached. A garage, trellis, porch, enclosed storage area, gateway, or covered deck shall connect semi-attached dwelling units.

ii. Access and Curb Cuts. The provisions of subsection (B)(2)(b) of this section shall apply.

iii. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.

iv. Open Space. The provisions of subsection (C)(2)(d) of this section shall apply.

c. Building Design. The provisions of subsection (B)(2)(d) of this section shall apply.



Figure 62 – Semi-attached single-family buildings in a grouping of three with variety and vehicle access via alley.

E. Townhouse Units. A townhouse for the purposes of these design standards is defined as four or more attached single-family dwelling units with individual front entries. These may be a maximum of two stories.

1. Intent.

a. Add variety and interest to building groupings.

b. Create the design ambience of a small town neighborhood:

i. Vary key building elements of the basic dwelling design (entry hoods, porches, dormers, trellises, bay windows, gables, etc.); and/or

ii. Provide a diversity and variety of buildings within each development.

iii. Orientation. Townhouse buildings can be configured in a block grid arrangement with primary orientation of the building fronts to the primary pedestrian street; or in a cluster arrangement with the primary orientation of building fronts to a common open space, connected to the primary pedestrian street with a pedestrian connector (sidewalk, trail, promenade, etc.).



Figure 63 – Townhomes clustered around a common park area.



Figure 64 – Alley access for vehicles is required for semi-attached and townhome units.

2. Implementing Measures.

a. Cluster Arrangement Standards.

i. **Setbacks for Primary Buildings** (See Individual Land Use District for Setbacks). Where buildings are in a cluster with the front building facades oriented inward to a common open space, setbacks of buildings adjacent to the street are to be treated as the front or street setback. Setbacks are the same as referenced for all sides except where the buildings are attached.

ii. **Orientation.** Buildings shall be oriented around one or more common open space areas, composed of joint-use and individual open space areas. The commons shall be oriented toward the primary pedestrian street or to a designated and dedicated pedestrian connector to the primary pedestrian street. The pedestrian connectors shall be a minimum of six feet in width.

iii. **Access and Curb Cuts.** Garage access by alley shall be required. Where dwellings are attached at the garage walls, both dwellings are required to share the same driveway approach to the attached garages, using a maximum 12-foot-wide flared approach.

iv. **Parking.** The provisions of subsection (B)(2)(c) of this section shall apply.

v. **Open Space.**

(A) Refer to EMC [18.100.020](#), Amusement and recreation.

(B) Open space is aggregated for the benefit of all cluster dwellings. It shall consist of the following hierarchy of open space: a minimum of 120 square feet of attached private open space for the rear and the front facades of each dwelling unit. This is inclusive of decks, patios, and other pedestrian-only areas; and an additional common open space shared by all dwellings equal to a summation of a minimum of 50 percent of the total ground level building area of each cluster dwelling.

(C) Pedestrian paths are required to connect common and individual open space areas to the primary pedestrian street, and can be included in the common open space calculation. These pedestrian paths should be a minimum of six feet in width. See EMC [18.95.030](#)(G), Pedestrian Connections.

(D) Existing natural features such as trees, tree clusters, wetlands, habitats, rock outcroppings and others should be retained as a part of the site design in both block grid and cluster configurations.

(E) Consistent with Chapter [13.05](#) EMC, applicants are required to implement LID to the maximum extent feasible (per Minimum Requirement No. 5 of the PCM).



Figure 65 – Pedestrian paths are required to connect open space areas in townhouse developments to the street.

b. Block Grid Standards.

i. Setbacks for Primary Buildings (See Individual Land Use District for Setbacks). Setbacks are the same as referenced for all sides except where the buildings are attached.

ii. Access and Curb Cuts. Garage access shall be by alley. Where dwellings are attached at the garage walls, both dwellings shall share the same driveway approach to the attached garages, using a 12-foot-wide flared approach.

iii. Parking. The provisions of subsection (B)(2)(c) of this section shall apply.

iv. Open Space. The provisions of EMC [18.95.030\(F\)\(2\)](#) shall apply.

c. Building Design. The provisions of subsection (B)(2)(d) of this section shall apply.



Figure 66 – Residential street showing primary vehicle access via an alley, on-street parking, and a diversity in building designs, sizes, types and materials.

City of Fircrest

Fircrest, WA

Chapter 22.63 DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT

Sections:

- 22.63.001 Purpose.
- 22.63.002 Authority.
- 22.63.003 Applicability.
- 22.63.004 Review process.
- 22.63.005 Design standards and guidelines adopted.

22.63.001 Purpose.

The purpose of this chapter is to establish design standards and guidelines that will apply to small lot and multifamily development. (Ord. 1562 § 51, 2015).

22.63.002 Authority.

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided. (Ord. 1562 § 51, 2015).

22.63.003 Applicability.

The standards and guidelines adopted pursuant to this chapter shall apply to:

- (a) All new small lot development.
- (b) All new multifamily development.
- (c) Major modifications to small lot and multifamily development. (Ord. 1562 § 51, 2015).

22.63.004 Review process.

Administrative design review is required for development that is subject to compliance with the standards and guidelines adopted pursuant to FMC 22.63.005. The city shall review applications in accordance with Chapter 22.66 FMC. (Ord. 1562 § 51, 2015).

22.63.005 Design standards and guidelines adopted.

The "Design Standards and Guidelines for Small Lot and Multifamily Development" are adopted by reference and contained in a separate city design manual. (Ord. 1562 § 51, 2015).

The Fircrest Municipal Code is current through Ordinance 1598, passed June 13, 2017.

Disclaimer: The City Clerk's Office has the official version of the Fircrest Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City of Gig Harbor

A sense of place cannot be achieved with a single building. It is the cumulative effect of each building and its relationship to surrounding buildings that creates rhythm, pattern and defines scale in the city's streetscapes.

ARTICLE IV. ARCHITECTURE

- 17.99.370 Site-sensitive building design.
- 17.99.380 Mass and scale.
- 17.99.390 Hierarchy in building design.
- 17.99.400 Prominent facades.
- 17.99.410 Windows and doors.
- 17.99.420 Siding and trim.
- 17.99.430 Roofing materials.
- 17.99.440 Design details.
- 17.99.450 Color.
- 17.99.460 Lighting.
- 17.99.470 Parking garages.
- 17.99.480 Multifamily housing standards.
- 17.99.490 Single-family and duplex housing standards.
- 17.99.500 Historic district map.
- 17.99.510 Building massing and height – Historic district.
- 17.99.520 Garage and front entry – Historic district.
- 17.99.530 Window design – Historic district.
- 17.99.540 Siding and trim – Historic district.
- 17.99.545 Railings – Historic district.
- 17.99.550 Awning design – Historic district.
- 17.99.560 Roofing materials – Historic district.
- 17.99.570 Colors – Historic district.
- 17.99.580 Preservation of historic structures.

4 17.99.370 SITE-SENSITIVE BUILDING DESIGN

17.99.370 Site-sensitive building design.

The following standards are applicable to all development. Their purpose is to ensure that buildings are designed to reflect the natural conditions of the site and that they include design elements that visually “anchor” the building to the site.

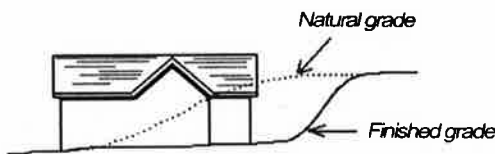
In order to deviate from maximum height standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review process.

A. Respect natural topography.

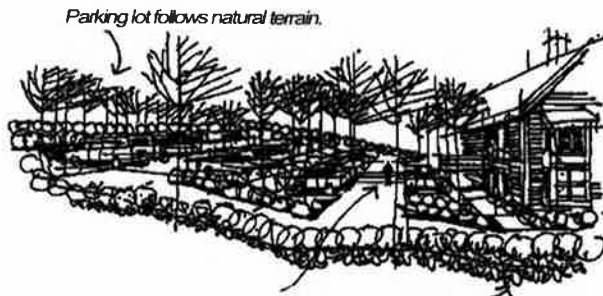
Buildings shall be designed to fit natural slopes rather than regrading the slope to fit a particular building design. Minimize cuts and fills by developing designs which complement and take advantage of natural topography. Sloped lots may require terraced parking lots and multilevel buildings designed to follow the slope.



ACCEPTABLE



UNACCEPTABLE



Parking lot follows natural terrain.

Walkway and steps provided from parking lot to building.

B. Incorporate building design elements into landscaping areas.

Secondary design elements such as low walls, planter boxes, stairs or plaza surfaces that incorporate materials used on the building's exterior shall be incorporated into the landscape design around the building's perimeter to visually anchor and transition the building to the site.



C. Avoid cantilevered designs.

Buildings must be designed to solidly meet the ground. Large cantilevers of building mass are prohibited. Minor cantilevers such as bay windows, and balconies are acceptable. Upper floors may not cantilever more than three feet beyond lower floor walls.

D. Determine allowable building height from any point within buildable area.

Allowable building height may be measured from any point within defined buildable areas; provided, that the point of measurement is within 50 feet of the building footprint, as follows:

1. In the height restriction area, each lot is allowed a building height of up to 16 feet; provided, that no portion of the structure exceeds 27 feet above natural and finished grade.
2. In the historic district, height limits vary. Refer to historic district standards in GHMC 17.99.510(A)(2) for residential and GHMC 17.99.510(B) for nonresidential.
3. All other areas, no portion of the structure shall exceed the maximum height of the underlying zone.

17.99.490 Single-family and duplex housing standards.

The following standards apply to all single-family and duplex residential development outside the historic district. In order to deviate from minimum setback standards or maximum height standards, approval must be obtained through the variance process defined in Chapter 17.66 GHMC and not through the design review process.

A. De-emphasize garages.

De-emphasize garages by giving visual emphasis to design elements which reflect human activity and enclosure. Choose one of the following options:

1. LOCATE GARAGE BEHIND HOUSE

A garage may be located in the defined side and rear yards provided it conforms to the following criteria:

- a. The garage is placed at least six feet behind the dwelling (a six-foot-wide breezeway (measured side-to-side) may connect the garage to the dwelling).
- b. The garage is at least three feet from the side and rear property lines or three feet from an alley access easement.
- c. The size of the garage does not exceed 24 by 24 feet.
- d. The garage is no higher than 12 feet above the highest point of natural grade along the vehicular entrance side of the garage.

2. RECESS VEHICULAR ENTRANCES

At least 70 percent of the front walls of the dwelling that enclose the living area shall project at least six feet forward of the garage doors.

3. EMPHASIZE WINDOWS AND PORCHES

Provide windows above garage doors in gables, dormers, or other wall planes that are within two feet of the garage door wall planes, along with front porches which emphasize front entries. At least one window is required for every two garage bays. Each window shall have at least 10 square feet of glazing area.

The standards of subsection A of this section represent alternative ways to de-emphasize garages located in the front of houses and include incentive to locate garages behind houses.

4. INCREASE WINDOW AREA

Garage doors may be flush with the front walls of the dwelling if the front walls include window glazing area that is at least 50 percent of the total garage door area. Garages may project forward of the front walls of the dwelling if the front walls include window glazing area that is at least 70 percent of the total garage door area. (Garage door windows may not be included in the glazing area calculations.)

5. PLACE GARAGE ENTRY ON SIDE OF HOUSE.

In this context, garage doors may not face the street unless it is a side street on a corner lot. If the garage projects forward of the dwelling, the garage doors must be located on the side of the garage most distant from the entry to the dwelling.

6. GARAGE DOOR PLACEMENT

Place garage doors in locations that are not visible from the street providing access to the site.

B. Emphasize front entry.

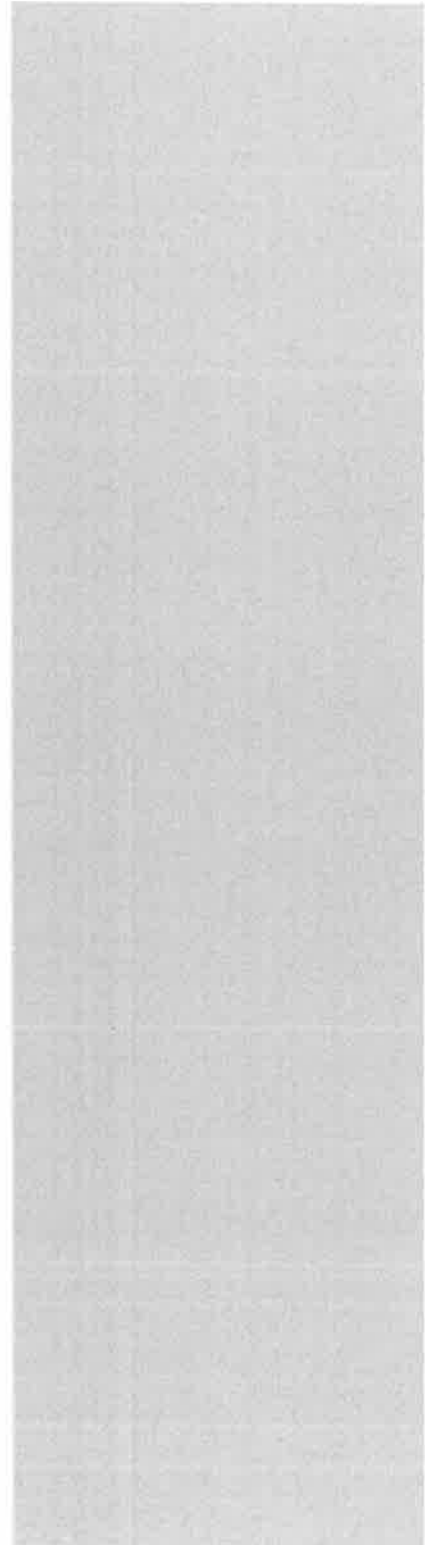
Front porches can be used to emphasize the front entry. When there is no front porch or when a front porch is not an obvious or prominent feature of the dwelling design, the front door must be oriented so that it directly faces the street.

C. Determine allowable building height from any point within setback area.

Allowable building height may be measured from any point within defined setbacks; provided, that the point of measurement is within 50 feet of the building footprint (refer to zoning code for allowed height in specific zones).

D. Avoid visually looming wall planes.

No wall plane, excluding gable areas, may exceed a height of 22 feet above any point of finished grade. Additional wall plane area may be allowed (subject to maximum building height limits) only if it is stepped back at least eight feet from the lower wall plane, or if it is in a dormer that is stepped back from the lower wall plane. Step-backs from decks, balconies or other spaces not fully enclosed do not meet this step-back requirement. This requirement applies only to prominent facades.



E. If applicable, conform to all parkway standards.

Single-family houses and duplexes on parcels having frontage on a designated parkway shall conform to all parkway standards in GHMC 17.99.110 through 17.99.140.

F. Conform to all building and outdoor lighting standards.

Single-family homes and duplexes shall comply with all outdoor lighting standards in GHMC 17.99.350.

G. Conform to all fencing standards.

Single-family and duplex development shall conform to all fencing standards defined in GHMC 17.99.340.

(Ord. 1194 § 46, 2010).



City of Roy

**CHAPTER 27
DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT
AND MULTI-FAMILY DEVELOPMENT**

SECTION:

- 11-27-1 Purpose**
- 11-27-2 Authority**
- 11-27-3 Design standards and guidelines adopted**
- 11-27-4 Applicability**

11-27-1 Purpose: The purpose of this chapter is to establish design standards and guidelines that will apply to specific types of residential development, including small lot and multi-family development. (Ord. 836, 7-22-2009)

11-27-2 Authority: The provisions of this chapter shall augment other requirements in this title. When provisions included in these design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided. (Ord. 836, 7-22-2009)

11-27-3 Design standards and guidelines adopted: The "City of Roy Design Standards and Guidelines for Small Lot and Multi-family Development", as shown in Exhibit C to Ordinance No. 836 and incorporated in this section by reference, is hereby adopted and codified within this title. (Ord. 836, 7-22-2009)

11-27-4 Applicability: The design standards and guidelines adopted pursuant to this chapter shall apply to:

- A. All new small lot development located within the TRD and MU districts.
- B. All new multi-family development located within the TRD, MFR, and MU districts.
- C. Major modifications to small lot and multi-family development previously authorized pursuant to this chapter. (Ord. 836, 7-22-2009)

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1. INTRODUCTION

The Design Standards and Guidelines for Small Lot and Multi-family Development are adopted by the City of Roy to implement the goals and policies of the Comprehensive Plan. Specifically, these guidelines implement the City's Comprehensive Plan land use policies relevant to urban design, pedestrian circulation, neighborhood and community identity, housing choice and residential design. The design standards and guidelines supplement Title 11 land development regulations and will be used by the City to evaluate proposed small lot and multi-family projects.

Comprehensive Plan policies encourage a diversity of housing types that respond to market demand for a greater choice of housing options than is currently available in the community. An objective is to accommodate housing at moderately higher densities in specific areas of the city than has traditionally been constructed in single family neighborhoods. The design standards and guidelines direct two such types of housing, small lot and multi-family development, to be built to high standards and achieve pedestrian-oriented designs that encourage interaction among neighbors. They also provide strategies to efficiently and effectively manage and protect the city's existing natural systems, including water quality, habitat and biological resources, from the harmful effects of land development and stormwater runoff. The guidelines and standards are intended to ensure that low impact development components are integrated into the designs of future small lot and multi-family development. The goal is for this new housing to become a valued addition to the city's existing residential neighborhoods and enhance the community's positive identity.

A. PURPOSE AND OBJECTIVES

The primary purpose of this document is to provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City's expectations for the planning, design and review of small lot and multi-family development proposals in Roy.

The design standards and guidelines provide a framework to evaluate new development projects against the City's objective to ensure that these projects are well designed, integrated compatibly into the neighborhood context, and contribute to an enhanced community aesthetic.

These guidelines are intended to do the following:

- Provide a basis for making fair and consistent decisions in project review;
- Ensure compatibility of new homes within existing neighborhoods;
- Provide incentives for investment;
- Enhance property values; and
- Serve as a design tool and reference document for residents, designers, property owners, staff and decision-makers.

B. APPLICABILITY AND USE TYPES

The design standards and guidelines apply to "small lot" single family and "multi-family" developments. "Small lots" in Roy are those typically less than 7,200 square feet (the minimum

1. INTRODUCTION

lot size for the SFR district). Small lot developments encourage diversity in the size of dwelling units by promoting and preserving smaller homes on smaller lots. Small lot developments may also include attached single-family or duplex units. "Multi-family" buildings are designed for occupancy by three or more families in three or more dwelling units, and multi-family developments can be designed to accommodate rental or owner-occupied units. The standards and guidelines apply to new small lot developments in Traditional Residential Design (TRD) and Mixed Use (MU) zones and to new multi-family developments in TRD, MU and Multi-Family Residential (MFR) zones. They will also apply to major modifications to small lot and multi-family development previously authorized pursuant to RCC 11-27. Provisions are organized by and based on development type, rather than zoning designation.

Small lot developments will be subject to administrative design review and planned development approval in accordance with RCC 11-31 to ensure conformance with the design standards and guidelines. Multi-family development will be subject to administrative design review and site plan approval in accordance with RCC 11-35 to ensure conformance with the design standards and guidelines. In some cases, design provisions are mandated and in other cases there is more flexibility in how a project can meet a particular design objective. Generally, the following rules apply to language used in Chapters 3 and 4:

- a. "Shall" or "Must" indicates a design standard and means that conformance is mandatory.
- b. "Should" or "Encouraged" means the guideline is intended to be a recommendation about how to implement the goals of the design standards and guidelines.

The design standards and guidelines shall be used in conjunction with other documents adopted by the City that contain goals, development parameters, and more specific regulations relative to a particular type of development. Projects shall comply with applicable provisions of the comprehensive plan, land development code and other municipal code requirements. When provisions included in the design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided.

C. DESIGN REVIEW PROCESS

One of the paramount goals of the City's comprehensive plan is to retain or create the qualities that comprise livable, memorable and diverse community life. Zoning and other numerical standards and formulas are inadequate tools, by themselves, for building a livable community in that they cannot ensure quality of physical design. Design review is intended to be a complementary means of retaining, enhancing, or creating a sense of community through its physical structures. Administrative design review is a discretionary process established to determine the compliance of a development proposal with applicable design standards and guidelines. The design review process ensures that there is a harmonious balance between the natural and built environments in a community. It is also used to ensure quality development in accordance with the City's design objectives and to ensure that the appearance of development will be compatible and harmonious with the use and enjoyment of surrounding properties.

Applicants should review this document's stated purpose and objectives, design goals and concepts section, and design standards and guidelines section, to understand the rationale and spirit of the guidelines. Applicants should contact the City early in the project planning and design process to determine application and processing requirements and discuss key issues particular to a specific site.

D. ORGANIZATION OF THE DOCUMENT

The Design Standards and Guidelines for Small Lot and Multi-family Development document is structured into the following chapters:

- 1) Introduction
- 2) Design Goals and Concepts
- 3) Design Standards and Guidelines for Small Lot and Multi-family Residential Developments
- 4) Landscape Design Standards and Guidelines

Chapter 2 provides an introduction to overall design goals and design concepts. Chapter 3 includes specific standards and guidelines that meet the design goals and implement the neighborhood design concept. This chapter is organized into separate sections for small lot residential development and multi-family development. For each residential use type, there are key design components with specific approval standards and corresponding design guidelines to meet the City's design objectives. Graphics and photos are used throughout Chapter 3 to illustrate design objectives, but are not intended to depict the only design solution to a specific criteria or guideline. Chapter 4 includes standards and guidelines for landscape design that is common to small lot and multi-family projects. This document also includes appendices for definitions of special terms used, a checklist for small lot development applications, and a checklist for multi-family development applications.

2. DESIGN GOALS & CONCEPTS

This chapter provides overall design goals and design concepts for the achievement of good urban design citywide. Specific goals for each development type are provided in Chapter 3, followed by standards and guidelines to achieve the design goals. The standards are intended to mandate necessary design components in small lot and multi-family projects that will help to create or preserve good urban fabric. The guidelines are intended to encourage high-quality building and site design while allowing flexibility for designers on a site-specific basis.

A. OVERALL DESIGN GOALS

The design standards and guidelines have been created to help protect and improve the existing character of Roy's established residential neighborhoods. Overall design goals for small lot and multi-family developments are listed below.

- Preserve and enhance the existing character of established residential neighborhoods by encouraging development that creates a strong community image and a harmonious appearance;
- Promote new construction that respects and responds to the character of the surrounding built and natural environments and is compatible with existing and evolving residential neighborhoods' site development patterns, mass and scale, and streetscape appearance;
- Encourage new small lot and multi-family developments that balance diversity of style with respect for the surrounding context;
- Decrease the visual prominence of the automobile and related facilities, such as streets, driveways and parking areas, in residential neighborhoods;
- Encourage greater variety in housing types, housing choices, site planning and density mixes in order to provide more diversity and visual interest in the city's residential development, while preserving the city's predominantly single-family residential character;
- Foster consideration of neighbors' concerns regarding privacy, scale, massing and streetscape;
- Provide design parameters for residential structures so that the projects are harmoniously integrated as they relate to the architecture in the vicinity in terms of colors and materials, scale and building design. Designs should be sensitive to and compatible with historic and architecturally significant buildings in the vicinity, and should enhance important community gateways and view corridors;
- Encourage development that contributes to the character of Roy by establishing linkages to community focal points, such as open space, parks, schools and civic buildings;
- Strengthen the pedestrian realm by encouraging landscaping and building elements, such as enhanced paving materials, accent lighting, streetscape furniture and adequate sidewalk space, which will contribute to pedestrian environments that are attractive and physically safe;

2. DESIGN GOALS & CONCEPTS

- Maximize stormwater infiltration within developments and minimize the amount of stormwater that is transferred off-site through the use of LID techniques; and
- Encourage new development that is urban, environmentally sustainable and energy efficient in scale, treatment and character.

B. NEIGHBORHOOD DESIGN CONCEPTS

Roy is an established community with existing neighborhoods that have a rich and diverse history. It is a primary objective of these guidelines to ensure that new small lot and multi-family developments are compatible with the adjacent homes and surrounding neighborhood. Information in this section is intended to explain the concept of neighborhood design.

What is a neighborhood?

Neighborhoods are defined as a place with a character and a boundary. They are the strategic building blocks of a community. A neighborhood can be considered at two levels:

- a) The immediate context or how the house or other residential structure relates to the adjacent houses and buildings (see **Figure 2-1**); and
- b) The neighborhood context or how the house or other residential structure relates to the visual character and scale of other houses and buildings in the general vicinity (see **Figure 2-2**).

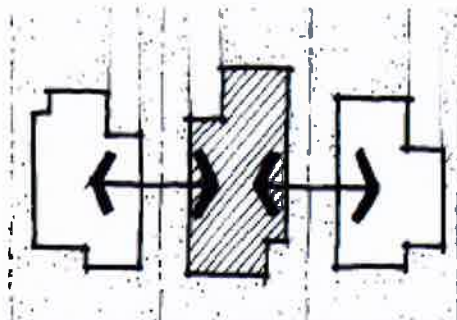


Figure 2-1:
Immediate Context

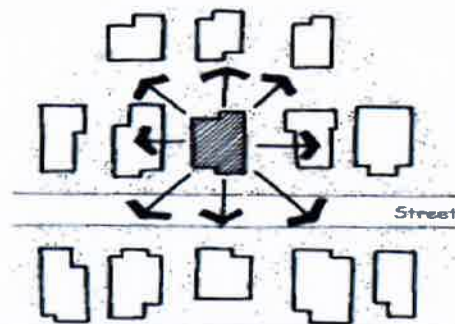


Figure 2-2:
Neighborhood Context

What are the limits of a neighborhood?

For the purposes of these guidelines, neighborhood is defined as the block in which the subject property is located and the area of influence around the residence. For areas of the community that do not have an established block pattern, the neighborhood may be considered an area framed by arterial or collector streets, topographic or other natural features, or typified by one or more common characteristics. The nature of a neighborhood is often determined by the patterns shared between the houses and other structures that formed that neighborhood. These patterns or characteristics include similarities in mass, scale, complexity of form, topography, relationship to the street and to each other (see Figure 2-3).

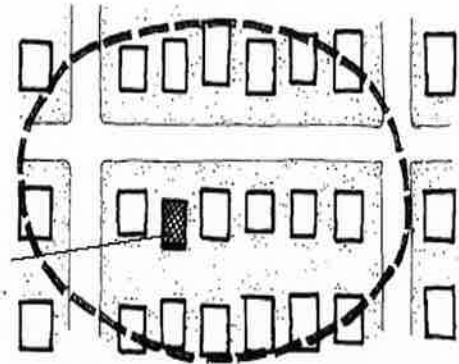


Figure 2-3:
Immediate Neighborhood of this house

How does a house or other residential structure contribute to the neighborhood character?

The scale and mass, window and door patterns, roof and architectural style of a building all make up the character of the building. Following are some of the common architectural elements that contribute to the character of an individual house and other residential structures and the neighborhood:

- General height and mass of buildings in the neighborhood
- General location of buildings on the street and the way those buildings meet the street – porches, walkways, landscaping
- Setback, parking and garage patterns
- Architectural style of a house or houses in a neighborhood
- Arrangement of major building forms
- Location of entries
- Roof forms
- Number of stories
- Materials
- Window type
- Landscaping
- Historic buildings or features
- Topography

2. DESIGN GOALS & CONCEPTS

The City recognizes and values the unique characteristics of its existing neighborhoods. This section is not intended to dictate a single solution to every type of neighborhood development application. Rather, these guidelines introduce good neighborhood design concepts and general provisions that can be applied to varying degrees within the distinct types of neighborhoods throughout the city.

C. LOW IMPACT DEVELOPMENT CONCEPTS

Low Impact Development (LID) is a more sustainable land development approach (compared with conventional designs) that begins with a site planning process that identifies critical natural resource areas for preservation. LID mimics a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

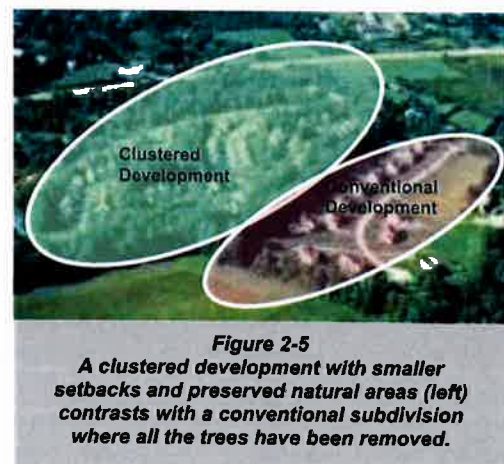


Development patterns based on conventional zoning codes often result in "sprawl" with its associated large impervious areas, loss of natural resources and habitat, increase in nonpoint source pollution, and alteration of hydrologic systems. Conventional developments often start with clearing and leveling of the entire parcel. Construction of wide, paved roads and over-designed large parking lots typically follows. These sprawling impervious areas eliminate vegetation and prevent water from infiltrating into the ground (see **Figures 2-4** and **2-5**). The result is the conveying of polluted runoff to water bodies. In order to deal with stormwater that runs off these sites, structural controls such as catch basins, pipes, and detention ponds are used. Instead of "greenscapes", conventional landscaping of these developments brings additional concerns including the introduction of non-native plants, use of herbicides, pesticides and fertilizers, and excessive water consumption.

The LID approach provides opportunities to build homes while conserving natural areas and drainage patterns. LID is accomplished as a two-step process; **FIRST** -- thoughtful site planning and, **SECOND** -- incorporation of "natural" stormwater best management practices (BMPs).

Thoughtful site planning begins with the identification of critical site features such as wetlands, habitat areas, or drinking water protection areas that should be set aside as protected open space. Natural features, such as vegetated buffers and view sheds, will also play an integral role in any LID planning exercise. After the critical open space areas are identified and set aside, sustainable development areas are then identified as "building envelopes".

Within the delineated building envelopes, a broad range of design techniques or BMPs, such as shared driveways, permeable pavers, and bioretention, are used to reduce the level of impervious cover and



improve the quantity and quality of stormwater drainage. Other LID design techniques include green roofs, roof rainwater collection systems, rain gardens, grassed swales, stormwater infiltration systems, and alternative landscaping. Through these techniques, natural drainage pathways are conserved, open space is preserved, and the overall impact from development is significantly reduced.

Often LID techniques provide benefits beyond those related to water and drainage. For example, green roofs also muffle noise by reducing reflective sound, mitigate "urban heat island" effects by creating microclimates that cool and humidify air in their immediate area, absorb dust and smog as well nitrates and other aerosol contaminants from air and rainfall, and generally provide natural habitat for wildlife including birds, butterflies, and insects.

LID techniques implement development practices that are sustainable and can result in: multifunctionality, lower construction costs, environmental and social benefits, reduced off-site costs, more functional use of open space land, better integration of the built environment with the natural environment, reduced energy costs and increased property values.

Design guidelines in Chapters 3 and 4 related to LID are identified with a "☛" symbol.

D. DESIGN ELEMENTS

Chapter 3. The design standards and guidelines in Chapter 3 are organized into two housing type categories – small lot development and multi-family development, and three design elements for each housing type. This section explains the importance of each element in building stronger neighborhoods.

1. Site Planning and Design

Site planning and design standards and guidelines are intended to improve site planning to enhance the image of the city, reflect unique site characteristics, and provide strong neighborhood environments; promote a superior appearance for both small lot single-family and multi-family developments; minimize modifications to topography, preserving existing vegetation whenever possible; minimize the creation of impervious surfaces; create appropriate provisions for vehicular and pedestrian circulation; develop site plans that preserve and integrate healthy and mature existing trees into the overall development scheme to establish optimum environmental conditions by providing shade, air purification, management of stormwater runoff, etc.; protect natural site features, open space, and historic structures to the maximum extent possible in order to maintain the local character, and use and incorporate such features and areas as community amenities; and provide useable open space, or maintain significant natural areas, for the use and enjoyment by residents of the new developments.

The Site Planning and Design section features the following subcategories:

- Building Siting and Orientation
- Grading and Stormwater Management
- Lot Standards
- Front Yards/ Entrances

2. DESIGN GOALS & CONCEPTS

- Parking and Garage Placement and Design
- Individual Outdoor Spaces
- Common Open Spaces
- Utility Areas and Accessory Structures

2. Building Design

Building design guidelines are intended to create and add to the visual interest of Roy's streets; ensure quality and consistency in building architectural character and style; ensure compatibility with adjacent development, as applicable; avoid featureless building massing; provide building design details to reduce the visual scale of large multi-family buildings; achieve unity of design through the use of similar materials and colors; ensure use of building materials that are durable and attractive; encourage the provision of private open spaces for residents' enjoyment; and ensure accessory structures are compatible in design with the primary buildings they serve.

Additions to existing structures should be designed to be compatible with the architectural style of the structure and surrounding neighborhood. Small lot residential buildings should be designed to avoid large, featureless facades. Multi-family developments should be designed to be compatible with surrounding single-family neighborhoods.

The Building Design section features the following subcategories:

- Mass, Scale and Form
- Architectural Style
- Façades and Entries
- Roofs
- Materials and Colors
- Windows and Doors, Porches and Balconies
- Other Design Elements

3. Lighting

Lighting guidelines are intended to eliminate adverse impacts of light spillover; provide attractive lighting fixtures and layout patterns that contribute to a unified exterior lighting design; encourage energy efficiency, and provide exterior lighting that promotes safe vehicular and pedestrian access to and within a development, while minimizing impacts on adjacent properties and the nighttime sky.

Chapter 4. The design standards and guidelines in Chapter 4 apply to landscape design that is common to small lot and multi-family projects. Landscaping guidelines encourage designers to consider creative ways to screen and buffer unsightly uses; separate incompatible uses;

2. DESIGN GOALS & CONCEPTS

enhance a project's open space and buildings, reinforce streetscape character and respond to site and surrounding context.

The Landscaping chapter features the following elements:

- General Landscape Design
- Front Yard Landscape Design
- Landscaping and Planting Requirements
- Parking Area Landscaping

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

Residential design standards and guidelines within this section apply to two types of residential development; 1) small lot developments, and 2) multi-family developments. The standards and corresponding design guidelines are organized by design elements described in Chapter 2, Section D.

A. SMALL LOT DEVELOPMENTS

Small lot developments are single-family residential projects on "small lots." Small lot single-family development encourages diversity in the size of dwelling units by promoting and preserving smaller homes on smaller lots (see **Figure 3A-1**).

Three design elements for small-lot development are listed below. Each element includes specific approval standard(s) and corresponding design guidelines to ensure that small-lot projects meet the City's design expectations.

The standards and guidelines emphasize pedestrian-oriented streetscapes that are not dominated by garages, which includes improving the pedestrian qualities of neighborhood streets by addressing issues related to street-level uses; blank walls near sidewalks, sidewalks and street landscaping.

Design Element 1: Site Planning and Design

Design Element 2: Building Design

Design Element 3: Lighting

DESIGN ELEMENT 1: SITE PLANNING AND DESIGN

SL1. BUILDING SITING AND ORIENTATION

Design Objective: To define the focus of activity that occurs at the front door or along the street and establishes a sense of community for a neighborhood by providing opportunities for people to gather. Building siting and orientation should encourage streetscapes that facilitate interaction among residents.

SL1.1. Approval Standards

- SL1.1.1 Site design elements shall display a clear and unified organization of building, landscaping and circulation elements that support the functions of the site.



Figure 3A-1: Single-family homes on small lots

Top: Poulsbo Place; Middle and Bottom: Seabrook

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

Site plans shall effectively demonstrate how the elements of the site relate to the street front and provide for compatibility with adjacent uses.

- SL1.1.2 Placement of buildings shall consider the existing context of the surrounding area. Small lot developments shall respect privacy and solar access through appropriate siting of structures. Building setbacks around the perimeter of the site shall be consistent with the development standards of the underlying zoning district.

SL1.2. Design Guidelines


- SL1.2.1  Project elements (lots, buildings, access drives, parking, walkways, and service areas) should be located to protect, enhance, or minimize impacts to natural site features. For example, buildings should be designed to fit the natural slope, rather than forcing the slope to fit the building design. Terraced parking lots and multi-tiered buildings are other examples of effective design solutions that minimize impacts to a site's natural features.
- SL1.2.2 New developments should be integrated with the existing neighborhoods adjacent to them. Designs should avoid the separation caused by gated entries, high, solid fencing and walls, or blank walls of buildings (see **Figures 3A-2A** and **3A-2B**). Traffic calming measures such as traffic circles, curb extensions and bulb-outs should be used where streets connect to existing neighborhoods.
- SL1.2.3 Buildings should be oriented to the street to create an inviting streetscape. Interesting streetscapes promote pedestrian activity in and around the site. Buildings at or near the street can help create interaction between adjacent uses.



Figure 3A-2A
Poor transition: Newer multi-family homes surround an existing single-family dwelling, causing architectural disparity as well as loss of privacy for the single-family home



Figure 3A-2B
Undesirable Design: Houses separated from the street by high solid walls

- SL1.2.4 Small lot residential projects should provide one living/family/community living room at the front of the home facing onto the street (see **Figure 3A-3A**);

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- SL1.2.5 Residential development adjacent to designated open space areas should maintain visual access to the open space from residential units, common buildings, and/or streets (buildings should not back up to open space areas creating areas hidden from public view). Projects should also provide for future connections to currently undeveloped properties via public or private streets, internal drives and biking and walking trails (see **Figure 3A-3B**).
- SL1.2.6 Buildings may be oriented to open space areas, provided that street frontages are developed consistent with guideline SL1.2.3 (see **Figure 3A-3C**).
- SL1.2.7 Perimeter residences that are part of new developments should be oriented to existing streets, minimizing the extent of sound walls or rear yard walls, except where necessary due to acoustical requirements (see **Figures 3A-4A** and **3A-4B**).



*Figure 3A-3A:
Single-family homes in Seabrook
oriented to the street and sidewalk*

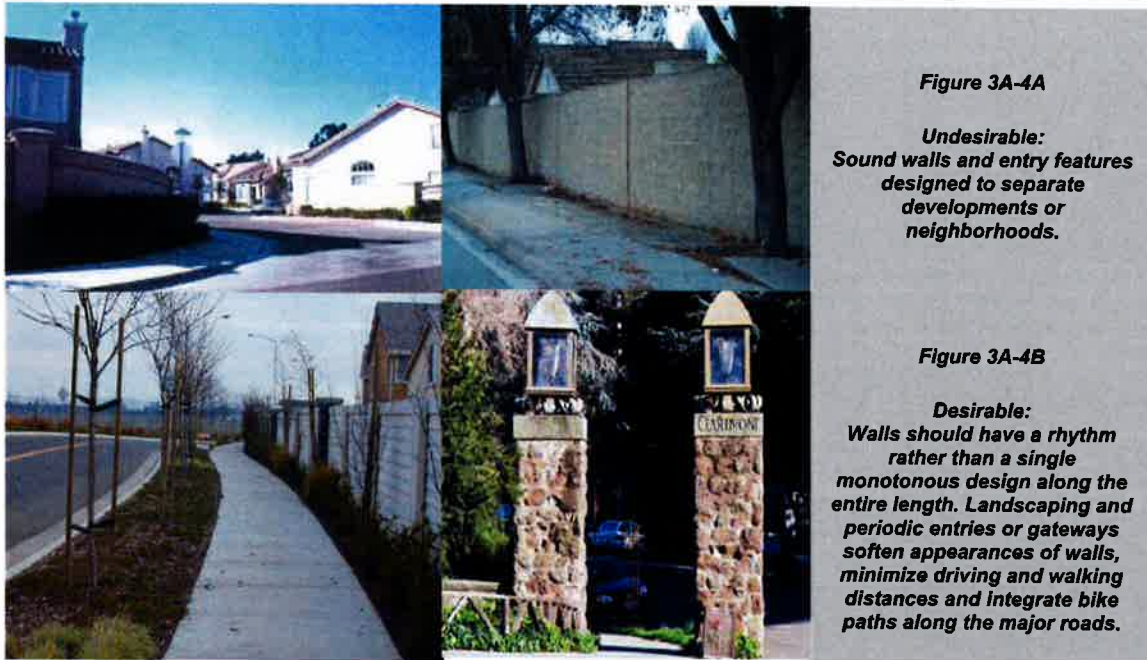


*Figure 3A-3B:
Single-family homes in Seabrook
oriented to internal pedestrian trail*



*Figure 3A-3C:
Single-family homes in Seabrook oriented to linear park
stormwater feature*

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS



SL1.2.8 Increase privacy on adjoining properties by employing the following techniques:

- a. Locating/reorienting direction of windows or decks to minimize views directly into adjoining structures and outdoor gathering places (see **Figure 3A-5A**).

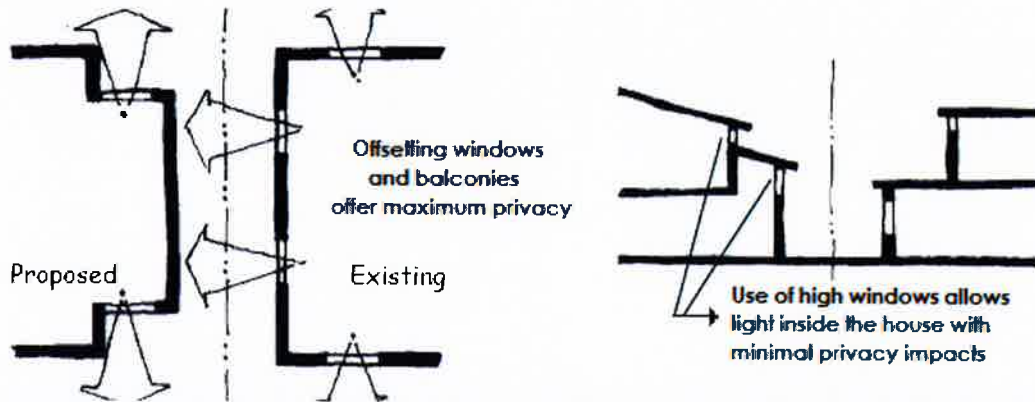


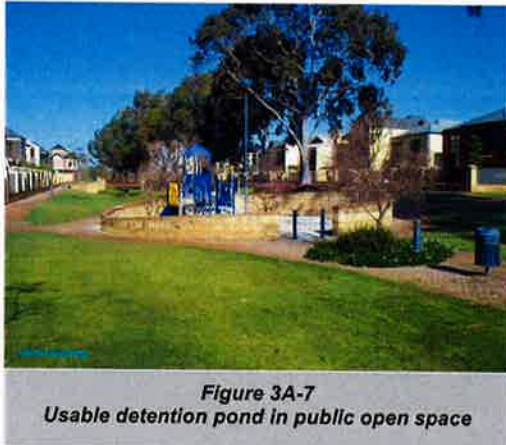
Figure 3A-5:
Techniques to reduce privacy impacts and increase solar access

- b. Use structural features (e.g., raised planter boxes on parapet walls, non-transparent glazing) to restrict view angles to long rather than short distance view (see **Figure 3A-6**).

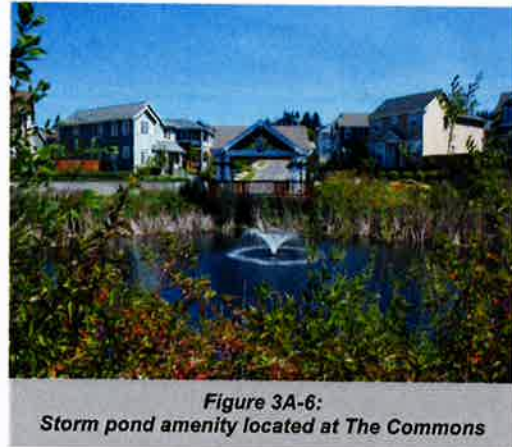
3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

Such ponds shall also be designed in accordance with the principles illustrated in the King County Integrated Pond Manual.

- SL2.1.4 To encourage front yard landscaping and minimize the visual impact of driveways and other hardscape, a maximum of 50 percent of the front yard between the façade of the home and front property line shall be paved or covered with impervious surface.







*Figure 3A-7
Usable detention pond in public open space*



*Figure 3A-6:
Storm pond amenity located at The Commons*

- SL2.1.5 Filling and grading shall be done in accordance with RCC 10-6 and the Department of Ecology Storm Water Management Manual to control stormwater runoff impacts to adjacent properties.

SL2.2. Design Guidelines

- SL2.2.1  Small lot developments should integrate existing natural features, required open space, and existing historic structures or cultural resources located on-site into the overall design and layout of the development. Existing natural features, as well as the required common open space, should be used to create community amenities and provide physical separations and buffers from adjacent development, where needed. The site plan should reflect natural hydrology and minimize impervious surfaces.
-  Preserve or design into the infrastructure naturally vegetated areas that are in close proximity to parking areas, buildings, and other impervious expanses in order to slow runoff, filter out pollutants, and facilitate infiltration.
 -  Direct runoff into or across vegetated areas to help filter runoff and encourage groundwater recharge.
 -  Use native plants (or adaptable species) to establish an adaptable and low maintenance landscape that requires less irrigation and is appropriate for the climatic conditions.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- d. Use devices such as bioretention cells, vegetated swales, infiltration trenches, and dry wells to increase storage volume and facilitate infiltration.
- e. Plant bioswales with native grass to further improve water quality. Bioswales are encouraged throughout the development to treat runoff, improve water quality, and minimize or eliminate the size of detention ponds (see **Figure 3A-8**).
- f. Disconnect impervious areas from the storm drain network and maintain natural drainage divides to keep flow paths dispersed. Maximize infiltration using: biofilters, green strips, swales and permeable materials in lieu of hardscapes.



- SL2.2.2 Surface water and pollutant runoff should be reduced by maximizing the use of pervious surfaces and vegetative ground cover.
 - a. Use of permeable paving, pavers, turf stone, brick, and decomposed granite is encouraged.
 - b. Use of natural topographic features or built swales for filtration of site drainage is encouraged.
 - c. Porous concrete, porous paving stones, reinforced turf, crushed gravel with soil stabilizers, and paving blocks with planted joints are examples of acceptable materials that can be used for driveways, pathways, sidewalks, and patios.
- SL2.2.3 Development impacts should be reduced by minimizing a site's impervious surface footprint. This can be achieved by encouraging new development where houses have smaller footprints and are clustered closer together, share driveways with neighboring homes and much of the native vegetation has been preserved.
- SL2.2.4 Existing trees and vegetation should be preserved whenever possible to act as buffers between adjoining developments and as community amenities within the development. Buildings, parking areas, and other structures should be set back from such features a sufficient distance to ensure their continued quality and natural functions (see **Figure 3A-8**).
- SL2.2.5 The maximum "effective" impervious surface should not be greater than 10 percent of the entire small lot development site.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL3. LOT STANDARDS

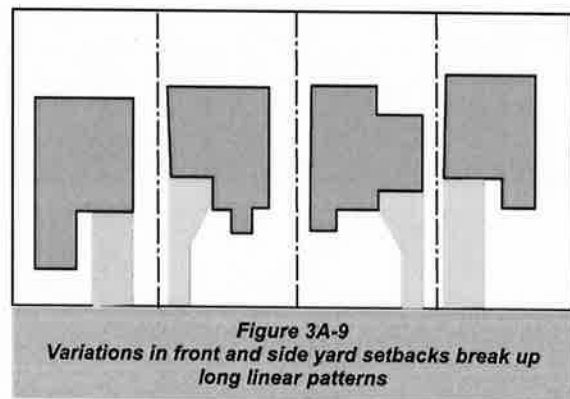
Design Objective: To strengthen the mutual relationship between housing units, roads, open space and pedestrian amenities for creating small lot developments that protect the privacy of individuals while creating pedestrian-oriented environments.

SL3.1. Approval Standards

- SL3.1.1 Building placement shall be configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas, where existing patterns are clearly established and consistent.
- SL3.1.2 Standards for Lot Size and Width:
- Lot Size: There is no minimum lot size. Lot size shall be determined through the administrative design review process.
 - Lot Width: Minimum 40 foot wide lots for homes with front-loaded and side-loaded garages. No minimum width for lots with alley-loaded and other garage designs.
- SL3.1.3 Setbacks shall ensure separation of homes and private spaces while allowing moderate density. Small-lot homes shall complement existing setback patterns in terms of distance to the street and spacing between homes while considering the smaller lot sizes and need for more usable private open space.
- SL3.1.4 If used, reciprocal side and/or rear yard use easements shall be delineated on the site plan.
- SL3.1.5 If a side yard use easement is used, the wall facing the side yard shall be constructed as a "privacy wall." Privacy walls shall not have doors entering into the yard space of the adjacent home, nor have windows that are within 5 feet of ground level.

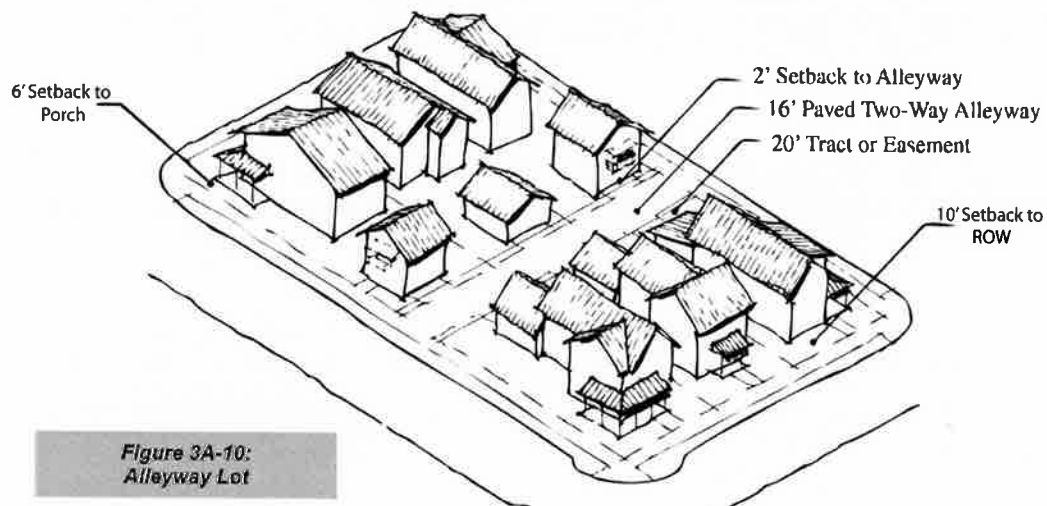
SL3.2. Design Guidelines

- SL3.2.1 Building Setbacks:
- Front on Neighborhood Street: 10 feet to primary building, 6 feet to porch, 8 feet to stoop. There shall be at least a 20-foot setback from the face of a garage to the back of the sidewalk. A variety of setbacks is strongly encouraged, with single story facades having smaller setbacks and two story facades having greater setbacks (see **Figure 3A-9**).



3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- b. Front on Access Lane: 5 feet to building, 0 feet to porch or stoop. Stairs and roof overhangs associated with a porch or stoop shall not encroach into the public right-of-way. There shall be at least a 20-foot setback from the face of the garage to the back of a curb, except where a sidewalk/pathway is constructed, the setback shall be at least 20 feet from the sidewalk/pathway.
- c. Side: 5 feet. Architectural projections such as fireplace structures, bay windows or garden windows may project into a required side yard only if the building is protected with an automatic fire sprinkler system.
- d. Side on a Corner Lot: 10 feet to building with at least a 20-foot setback from the face of a garage to the back of the sidewalk.
- e. Rear: 4 feet to adjacent common open space, otherwise 10 feet.
- f. Alleyway: 2 feet from alleyway tract or easement (see **Figure 3A-10**).



- g. Front on a Pedestrian Easement or Common Open Space: 4 feet to building or 1 foot to porch or stoop.
- h. Side on a Pedestrian Easement or Common Open Space: 4 feet.
- i. Decks: Decks are considered part of the building and shall not intrude into required setbacks.
- j. Homes that front on a common open space shall have all portions of the first floor within 150 feet of emergency vehicle access.

SL3.2.2 To facilitate development of small-lot single-family homes, rear alleys should be the preferred alternative for accessing garages, off-street parking, utilities

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

and trash facilities. Alleys should be provided to serve all lots except where topography, site dimensions or other constraints preclude their use.

SL3.2.3 Use Easements:

- a. Reciprocal side and/or rear yard use easements may be used to maximize the use of small yard areas (see **Figures 3A-11A** and **3A-11B** for examples of side and rear yard use easements).
- b. The design of use easements should not negatively affect the building foundations.
- c. Given the intimate relationship between adjacent houses, the layout of each home on its lot should be designed to maximize this outdoor space.

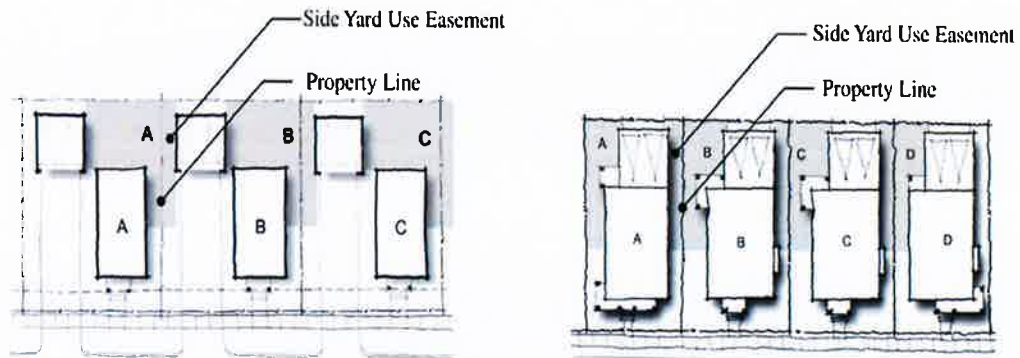


Figure 3A-11A:
Side Yard Use Easement.

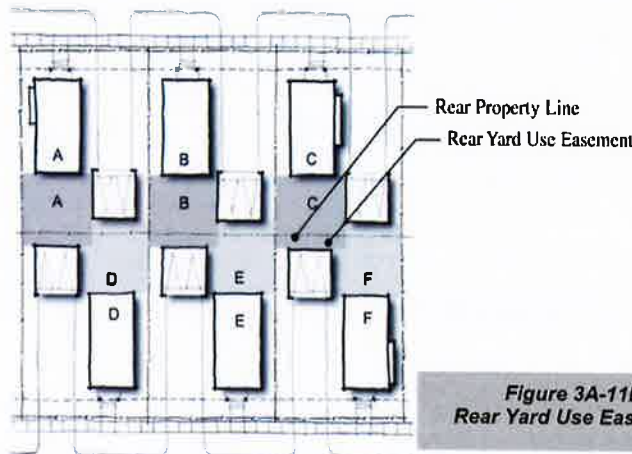


Figure 3A-11B:
Rear Yard Use Easement.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL4. FRONT YARDS/ENTRANCES

Design Objective: To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming, and safe entry for pedestrians from the sidewalk into the building.

SL4.1. Approval Standards


- SL4.1.1 Primary building entries shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries (see **Figure 3A-12**).



*Figure 3A-12:
Desirable:
Homes in
Seabrook with
distinct entries
and steps
leading directly
to sidewalk and
street.*

- SL4.1.2 Signage identifying a building's address shall be visible from the street and public pedestrian walkway.

SL4.2. Design Guidelines

- SL4.2.1  Landscape planting should include the use of native shrubs and groundcovers where appropriate.
- SL4.2.2 All landscape areas should include a mixture of deciduous and evergreen varieties, including perennials and flowering shrubs. Designs are strongly encouraged to include a minimum 20-25% percent of plant varieties that will provide seasonal color, texture and/or other special interest.

SL5. PARKING AND GARAGE PLACEMENT AND DESIGN

Design Objective: To create residential development where a variety of garage placements ensure that the garages and parking areas are subordinate to the main home/living area and do not dominate the views of residential development from public streets and sidewalks.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL5.1. Approval Standards

- SL5.1.1 The driveway and the garage shall be secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street (see **Figure 3A-13.**)
- SL5.1.2 All garages shall be located in an area to minimize the presence of the automobile.
- SL5.1.3 On-site garages shall be set back a minimum of 10 feet from the front building facade with a minimum 20-foot driveway length from the face of the garage to the back of the sidewalk or access lane. Garages accessed by an alleyway are not required to provide a 20-foot driveway.
- SL5.1.4 Shared detached garages shall not be located further than 160 feet from any of the housing units to which it is assigned. Shared detached garages shall not exceed 44 feet in width and shall maintain at least an 8-foot separation from any dwellings.
- SL5.1.5 Private detached garages shall maintain a minimum 5 foot separation from any dwellings.
- SL5.1.6 A tandem driveway space is allowed on a lot and shall extend a minimum of 20 feet from back of sidewalk or 20 feet from back of access lane.
- SL5.1.7 The width of the driveway (excluding curb returns) shall not exceed 10 feet for single lane and 16 feet for double lane driveways. An individual driveway shall serve a maximum of 4 units.
- SL5.1.8 Two resident parking stalls are required for each small lot unit.
- SL5.1.9 In addition to required resident stalls, a minimum of one guest stall per small lot unit is required and shall be located on the lot (tandem parking is allowed), on a neighborhood street or in a parking court.
- SL5.1.10 Parallel parking stalls on a neighborhood street shall be a minimum 22 feet long.
- SL5.1.11 Guest parking shall not be located more than 160 feet from the home it is intended to serve.
- SL5.1.12 For homes with front-loaded garages, no more than 40 percent of a home's façade facing the street may be devoted to a garage.



3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL5.2. Design Guidelines

- SL5.2.1 When individual garages are incorporated into projects, common driveways or alley-loaded access is encouraged (see **Figure 3A-14**).
- SL5.2.2 On-site garages may include both attached and detached structures.
- SL5.2.3 Shared detached garages are allowed and can be used to meet resident parking requirements. Each housing unit shall be assigned a garage space and may share the structure with other homes.
- SL5.2.4 A detached garage may be designed as a carriage house that includes a second floor accessory dwelling unit provided the building uses the same architecture as the principle building (see **Figure 3A-15**).
- SL5.2.5 Driveways should be designed and located to minimize the appearance of the driveway and garage relative to pedestrian access, landscape, and livable portions of the home. Priority should be placed on the relationship of the rooms of the house or outdoor spaces to the street rather than the relationship of the garage to the street (see **Figures 3A-16A, 3A-16B** and **Figure 3A-17** for acceptable garage locations).



Figure 3A-14:
Garages with common access



Figure 3A-15:
Homes in Seabrook: Detached garage with accessory dwelling unit using architecture that is same as the principal residence.

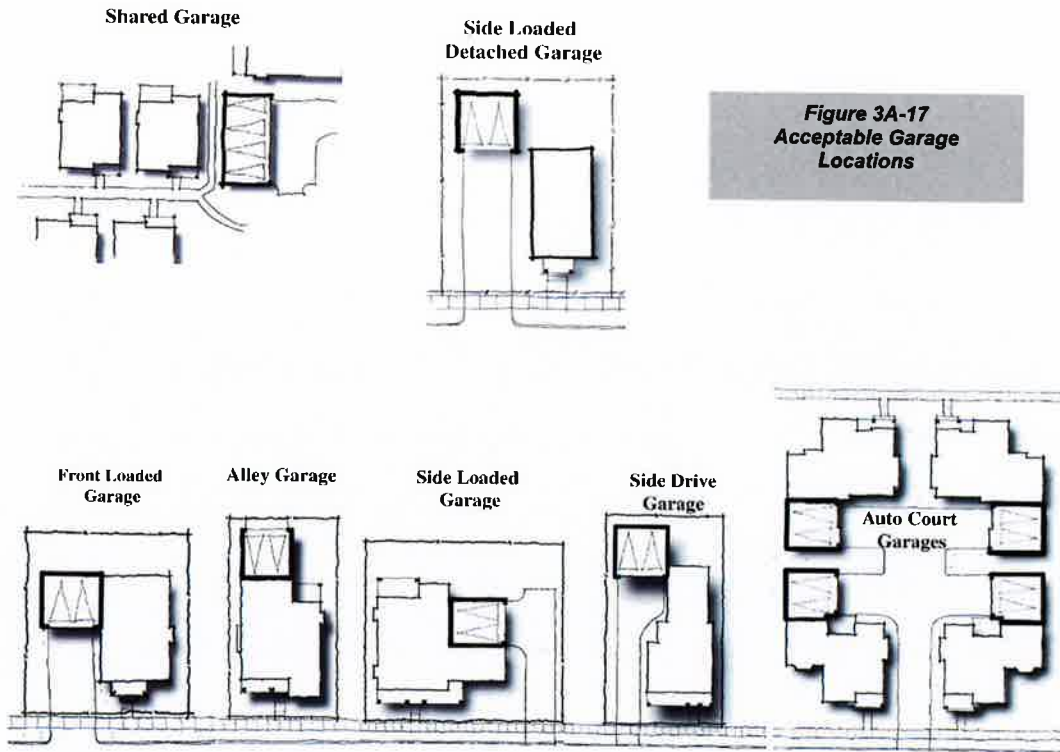


Figure 3A-16A
DO THIS
These new houses are built on small lots with alley access. Each of these examples has:
• *A variety of architectural styles and forms;*
• *Entry and sitting porches oriented towards the street; and planting strips and street trees between the sidewalk and street.*



Figures 3A-16B
DON'T DO THIS
These houses have garages that are forward of the main living areas of the house. The garages are the first thing that one notices and they dominate the streetscape.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS



**Figure 3A-17
Acceptable Garage
Locations**

SL5.2.5 Design that minimizes views of garages and utilizes side and rear entry garages is strongly encouraged. Examples include side loaded garages, and garages that are set back from the house's front facade, alley access garages, detached garages and one-car or tandem garages (see **Figures 3A-18A, 3A-18B, 3A-18C and 3A-18D**).



Figure 3A-18A
Homes in Seabrook: Detached garages are located to side or rear of lots



Figure 3A-18B
Garages in Seabrook, some with second floor ADUs, located in a rear alley



Figure 3A-18C
Homes in Seabrook: Shared detached garages



Figure 3A-18D
Tandem Garages

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL5.2.6 Garages should follow an architectural style similar to the homes. If sides are visible from streets, lanes, sidewalks, pathways, trails, or other homes, architectural details shall be incorporated in the design to minimize the impacts of the façade. Blank walls lacking windows, articulation or modulation are not permitted when facing a street.

SL5.2.7 At least one garage stall per unit is encouraged.

SL6. INDIVIDUAL OUTDOOR SPACES

Design Objective: To provide private outdoor space that encourages a sense of ownership by residents.

SL6.1. Approval Standards

SL6.1.1 Outdoor spaces such as yards, decks, terraces, and patios shall be delineated from common space. Delineation may consist of walls, fences, berms, hedges, and landscaping (see **Figure 3A-19**).

SL6.1.2 Each unit shall have a minimum of 250 square feet of private yard with no dimension less than 8 feet in width. For developments of 3 or fewer dwelling units, a minimum of 750 square feet of private yard shall be required.

SL6.1.3 Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.

SL6.1.4 Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses.



SL6.2. Design Guidelines

SL6.2.1  Planting areas should include the use of native plants when feasible.

SL6.2.2. Where landscape areas are provided, plant materials should be a mixture of deciduous and evergreen varieties. Designs are strongly encouraged to include a minimum 20-25% of plant varieties that will provide seasonal color, texture and/or other special interest.

SL6.2.3 Backyard patios and reciprocal use easements may be included in the calculation of private outdoor space.

SL7. COMMON OPEN SPACES

Design Objective: To visually unify a development, link development clusters and provide enhanced pedestrian friendly circulation within the development.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL7.1. Approval Standards

SL7.1.1 Projects shall be sited to maximize opportunities for creating usable, well-integrated open space.

SL7.1.2 Pocket Parks

- a. A minimum of one 1/2 acre park or central open space area (pocket park) shall be required for developments exceeding 10 acres of net developable acreage. The remaining required common open space shall be provided through additional park area, common greens, or pedestrian entry easements. If a small lot development has less than 10 acres of buildable land, a park, common green, pocket park and/or pedestrian entry easement may be used to meet the common open space requirements.
- b. Pocket parks shall be visible and open to the street or be designed to serve clusters of approximately 6 to 12 homes (see **Figure 3A-20**).

SL7.1.3 Common Open Space


- a. For small lot developments of 4 or more units, each unit shall provide at least 350 square feet of common open space. Developments of 3 or less dwelling units have no common open space requirement.
- b. Common open space shall be a minimum of 20 feet wide, and serve a minimum of 4 homes.



*Figure 3A-20:
Common open space area/pocket park in The Commons at Fircrest, providing space for human interaction and play.*

SL7.1.4 Pedestrian easement. A pedestrian entry easement can be used to meet common open space requirements if it has a minimum width of 20 feet with a minimum 5 foot wide sidewalk (see **Figure 3A-21**).

SL7.2. Design Guidelines

SL7.2.1  Stormwater ponds may be used to meet the common open space requirement if designed to accommodate a 50-year storm and be dry for 90 percent of the year. Such ponds shall be designed as a landscape amenity and shall not be fenced.

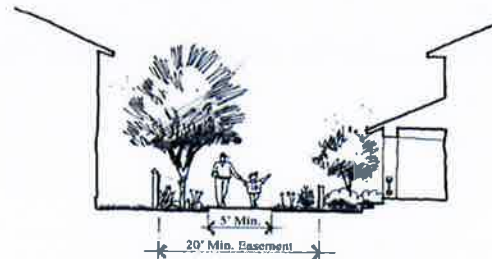


Figure 3A-21

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- SL7.2.2 In common open space areas, grass-crete or other pervious surfaces may be used for the purpose of meeting the 150-foot distance requirement for Emergency Vehicle Access.
- SL7.2.3 Open space areas should be used to visually unify a development, link development clusters and provide enhanced pedestrian circulation within the development.
- SL7.2.4 Common open space should be centrally located so that it is a focus for the neighborhood and be easily viewed from the street and homes for informal surveillance and security (see **Figure 3A-22**).
- SL7.2.5 Clustering of buildings is encouraged to minimize small, narrow, unassigned strips in front of and between buildings.
- SL7.2.6 The location of all open space areas should take into account climatic factors such as sun orientation and prevailing winds.

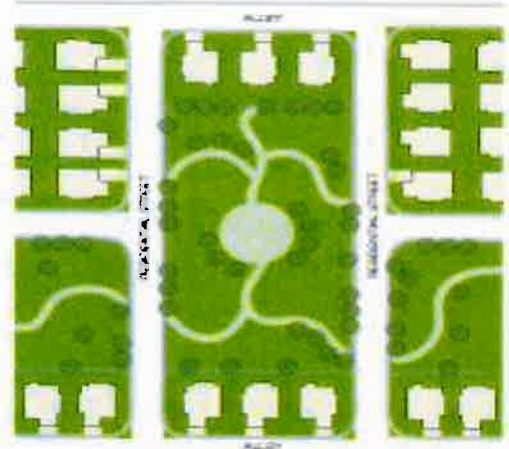


Figure 3A-22
Common open space that is centrally located to the development

SL7.3. Public Trail and Park Improvements in Lieu of Common Open Space

Design Objective. Provide incentives for projects that support development of public trails and parks identified within the City's Comprehensive Plan.

- SL7.3.1 On-site public trail construction and dedication may, at the City's discretion, substitute on a square footage basis for common open space when the proposed trail is identified within the City's Comprehensive Plan. The following requirements shall be met:
- The trail must be identified within the Comprehensive Plan.
 - The trail shall be constructed to City standards.
 - The trail must be dedicated to, and accepted by, the City as a public trail.
 - Trail dedication and construction shall reduce the required common open space on a square footage basis. For example, if the area of land dedicated for trail purposes is 50,000 square feet, an equivalent 50,000 square foot reduction in common open space shall be granted.
- SL7.3.2 Improvement of off-site public parks and trails may, at the City's discretion, be used to reduce common open space requirements when the proposed park or trail is identified within the Comprehensive Plan and the following requirements are met:

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- a. The public park or trail to be improved must be identified within the Comprehensive Plan, located on land owned by Roy, and be located no greater than 600 feet from the development. In the case of off-site trail improvements, a direct connection from the development to the trail must be provided.
- b. The park or trail must be improved to City standards.
- c. The park or trail improvements must be dedicated to, and accepted by, the City.
- d. Public park and trail improvement shall reduce the required common open space by an area equivalent in value to 120 percent of the estimated value of the improvement. The monetary value of the off-site improvement shall be determined by the City based upon an estimate of the cost to Roy for the construction of similar improvements. The monetary value of the common open space area shall be determined by Roy based upon the market value of the land for residential use with utilities and other non-structural improvements in place.

SL8. UTILITY AREAS AND ACCESSORY STRUCTURES

Design Objective: To minimize the impact of utility locations and accessory structures.

SL8.1. Approval Standards

- SL8.1.1 Above ground utility boxes shall be placed in alleyways or away from public gathering spaces to the extent practicable and shall be screened with landscaping, which may include fencing or berms. This provision does not apply to meters attached or placed next to buildings.
- SL8.1.2 No more than one detached garage or other accessory structure shall be permitted per lot and shall be architecturally consistent with the principal structure.
- SL8.1.3 Detached garages shall not exceed 18 feet to top of roof in height or more than 600 square feet in area.
- SL8.1.4 Carriage houses, which consist of an ADU located above a detached garage, shall not exceed 21 feet in height or a building footprint of 600 square feet in area.
- SL8.1.5 Greenhouses, sheds, and other accessory structures (other than garages and carriage houses) shall not exceed 12 feet to top of roof in height or 150 square feet in area.
- SL8.1.6 Accessory structures shall be no closer than 3 feet from the interior side or rear property line or 2 feet from an alleyway.
- SL8.1.7 Overhangs and roof drainage may not encroach over property lines.

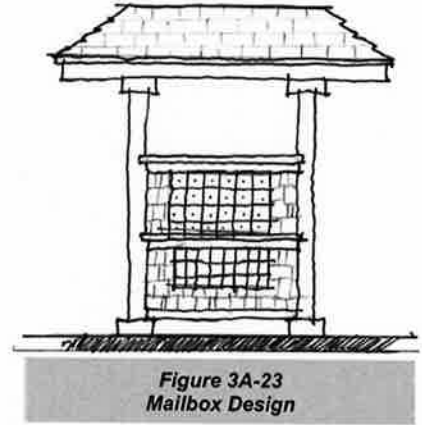
3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL8.1.8 Accessory structures are not allowed in front yards.

SL8.2. Design Guidelines

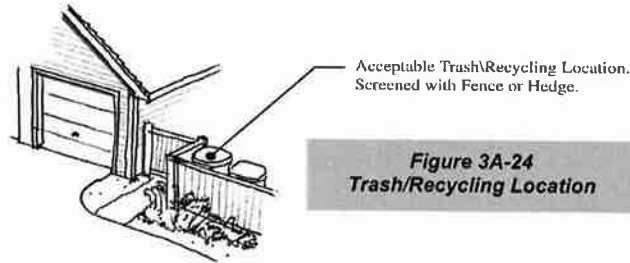
SL8.2.1 Utility boxes should be grouped, if possible.

SL8.2.2 Mailboxes may be clustered in accordance with U.S. Postal Service (USPS) standards. Clustered mailboxes shall be architecturally enhanced with materials and details typical of nearby small lot development architecture and carefully placed to not adversely affect the privacy of residents and serve the needs of the USPS (see **Figure 3A-23**).



SL8.2.3 Landscaping should be provided around trash enclosures to soften views wherever feasible.

SL8.2.4 Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage. (see **Figure 3A-24**).



3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

DESIGN ELEMENT 2: BUILDING DESIGN

SL9. MASS, SCALE AND FORM

Design Objective: To encourage residential development that establishes streetscape variety, avoids monotonous facades, is pedestrian in scale and compatible with surrounding properties.

SL9.1. Approval Standards

SL9.1.1 Primary building forms shall be the dominating form while secondary formal elements shall include porches, principal dormers, or other significant features (see **Figure 3B-1**).

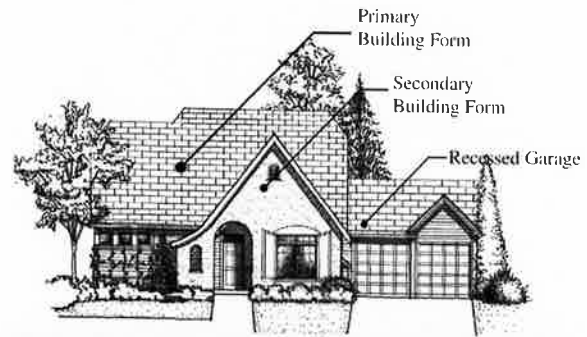


Figure 3B-1:
Primary building form should define the overall form of the house

SL9.1.2 The scale, mass and height of a new house or second/ upper story additions shall be compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.

SL9.1.3 The primary building elevation oriented toward the street or common green shall have at least one articulation or change in plane. A minimum of at least one side articulation shall occur for side elevations facing streets or public spaces.

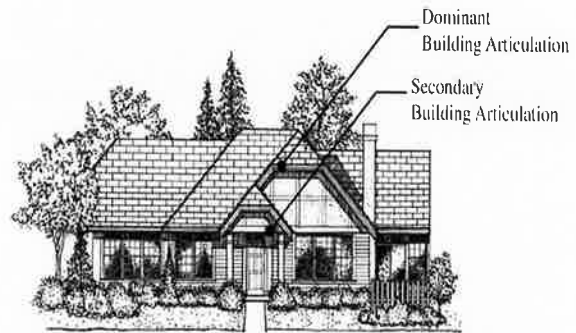


Figure 3B-2:
Primary and secondary building articulations avoid a monotonous streetscape appearance

SL9.1.4 Primary articulations shall be a minimum of 2 feet in depth and extend at least 20 percent of the length of the building façade. Side articulations shall be a minimum of one foot in depth and extend at least 20 percent of the length of the building façade (see **Figure 3B-2**).

SL9.1.5 Each home shall have a covered porch or main entry oriented towards the public realm.

SL9.1.6 Roof profiles shall define the form, scale and proportion of the home and building and reduce bulk.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL9.1.7 The following bulk regulations shall apply:

Maximum Size for Dwelling	2,000 square feet, excluding garage and carriage house ADU floor area above a detached garage.
Floor Area Ratio (FAR)	Maximum FAR for individual lots shall not exceed .45. Average FAR for all homes within a small lot development shall not exceed .35. FAR is calculated using a site's buildable area, including private street area and excluding critical areas and their required associated buffers. See RCC 11-22-21 for FAR standards.
Maximum Height for Dwelling	30 feet (where minimum roof slope of 6:12 for all parts of the roof above 20 feet is provided). Otherwise, 20 feet.
Maximum Height for Accessory Structure	18 feet for non-residential structures. 21 feet for accessory structure containing a carriage house ADU.
Maximum Size for Accessory Structure	600 square feet on ground floor. Additional area allowed on second floor to accommodate a carriage house ADU.

SL9.2. Design Guidelines

SL9.2.1 Use new two-story home designs and second story additions that minimize structural massing of the second floor - particularly in existing neighborhoods that are predominantly single-story. Avoid two-story homes with disproportionately large masses, monumental forms and sharp contrasts in height (see **Figure 3B-3**).

SL9.2.2 Design of individual homes should provide interest and balance of bulk and mass. Design techniques include:

- a. Second story setbacks stepped back from the first floor wall plane on at least two sides. On corner lots, the second story wall planes should be stepped back from the first floor wall planes along the street frontages (see **Figures 3B-4A** and **3B-4B**);



Figure 3B-3:
Avoid creating tall two-story exterior walls that are less compatible with single-story neighbors

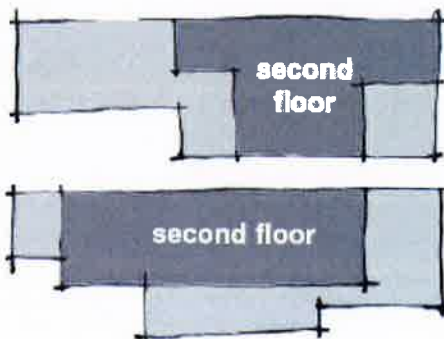


Figure 3B-4A: Interlocking upper and lower forms can make building composition more interesting

Figure 3B-4B: Setbacks of upper floors reduces visual appearance

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- b. Use horizontal elements to soften vertical elements (e.g., roof forms, decks);
- c. Keep second floor exterior wall heights as low as possible;
- d. Use roof forms that reduce bulk (e.g., use a number of hips and valleys); and
- e. Minimize use of tall, two-story design elements with no architectural relief.

SL9.2.3 Avoid creating long or tall blank walls, particularly on the front and side of the home. By breaking up the appearance of long side walls with steps in the building wall, windows, and/or other substantial articulation, the apparent building mass can be reduced (see **Figures 3B-5A, 3B-5B, 3B-5C and 3B-5D**). Use changes in materials and appropriate architectural detailing that add scale to long walls.

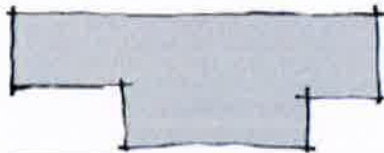


Figure 3B-5A:
Do this
Reduce apparent building mass by changing building footprint



Figure 3B-5B:
Don't do this –
Long unbroken walls appear massive



Figure 3B-5C:
Homes in Seabrook are modulated to break up the apparent bulk of the structures. Fenestration, window and door trim, entry accents, and changes in materials provide additional articulation.



Figure 3B-5D:
The massing of these homes is complementary, although individual building massing is unique. Homes in Seabrook employ a variety of roof forms and ridgeline orientations to the street, upper floor setbacks and other design elements to reduce apparent building mass.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- SL9.2.4 Building massing should be varied by employing a variety of techniques, such as recessed and projecting porches, bay windows, dormers and varying planes or setbacks. As appropriate to the style of the house, the roof forms should be varied (see **Figures 3B-6A** and **3B-6B**).

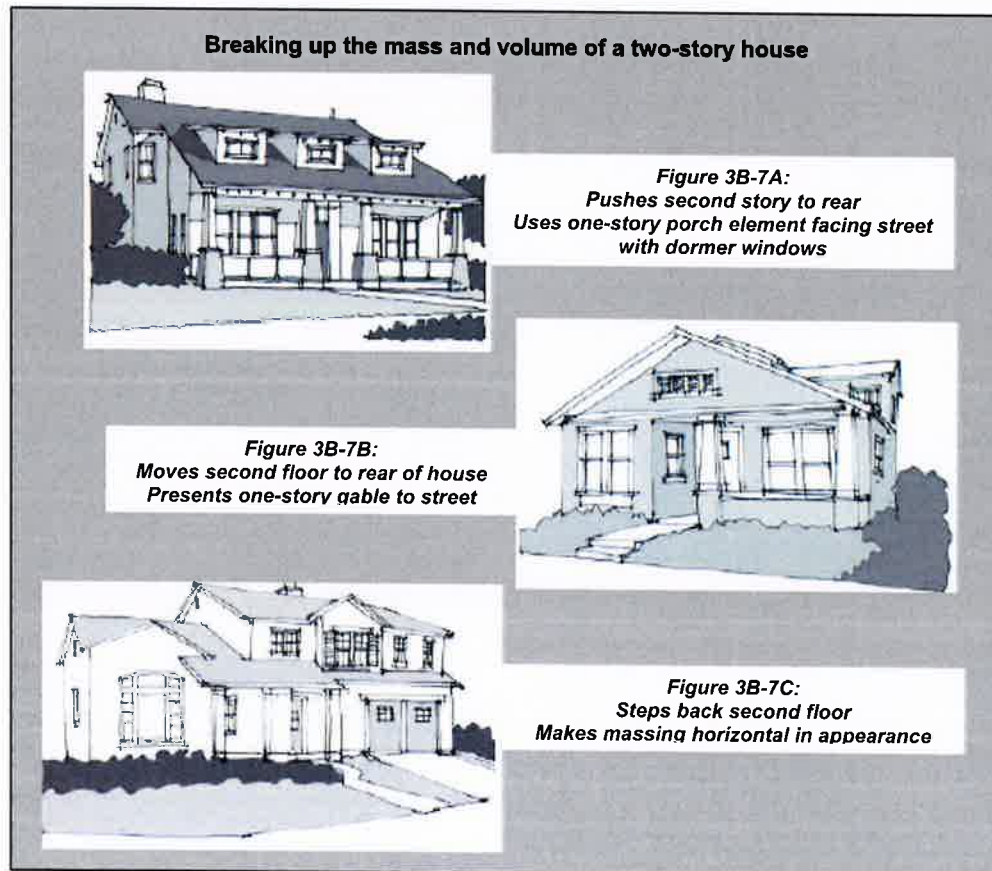


Figure 3B-6A:
Do this
Homes in Seabrook: Variation in scale and massing by utilizing varying roof planes



Figure 3B-6B:
Don't do this
This single family project does not have any variation in roof planes

- SL9.2.5 Choose appropriate roof pitches and forms to break up the perceived mass and height. By moving second floor to the rear of the house and highlighting a single-story element, visual mass of the house can be reduced (see **Figures 3B-7A**, **3B-7B** and **3B-7C**).



3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL10. ARCHITECTURAL STYLE

Design Objective: To ensure that residential design contributes to the overall architectural character of Roy

SL10.1. Approval Standards

- SL10.1.1 The architectural style of the house or building shall enhance the character of the neighborhood.
- SL10.1.2 The architectural form of the house or building shall be carefully designed to articulate the style of the house or building.

SL2.2. Design Guidelines

- SL10.2.1 New homes should be designed with an identifiable architectural style that enhances the character of the existing neighborhood. Additions to existing homes should be designed to be compatible with the architectural style of the existing home. (Please refer to "A Field Guide to American Houses" by Virginia and Lee McAlester.)
- SL10.2.2 Consider using the design vocabulary of a particular architectural style to define a home's visual form. This can be achieved in the following ways:
 - a. Avoid an interior design-driven floor plan that does not consider the impacts to exterior building mass and rooflines. Floor plans and roof layouts should coordinate well to create the best three-dimensional design.
 - b. Architectural elements of buildings (such as openings, doors, windows, etc.) and, architectural features (like roof elements, columns, dormers, etc.) should be in proportion to the overall home design.
- SL10.2.3 Building articulation should be varied for visual interest and to provide relief from close adjacency of homes. Breaking up the building into smaller component parts will make it compatible to human scale and this can be achieved by employing a variety of techniques as follows:
 - a. Divide building into portions or segments compatible with the adjacent residential scale. Façades of long buildings shall be architecturally subdivided into shorter segments every 25 to 30 feet maximum.
 - b. Long walls (over 10 – 15 feet) should have architectural detail or be staggered to provide shade and shadow. Vertical two story elevations should contain some architectural relief such as windows or decks, unifying architectural elements such as a sill or header line in the surface of the wall (see **Figure 3B-8**).

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS



- c. Use a few simple, well-proportioned building masses accented with a few smaller architectural elements, such as bay windows or dormers. Using too many elements can create a cluttered appearance.
- d. Accentuate the ground floor of the building by making it more substantially visual than upper stories. This can be achieved by using entry porticos and front porches or other articulation at the ground level.
- e. Use upper story setbacks or partial indentations for upper story features, such as balconies, outdoor moldings or cornices, to accentuate the horizontal levels of a building.

SL10.2.4 Building elevations should not be replicated across the street from each other or on adjacent parcels (see **Figure 3B-9**).



Figure 3B-9:
Variety of Models and Elevations

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL11. FACADES AND ENTRIES

Design Objective: To ensure that residential entries and frontages promote a relationship to the human scale; creates inviting transitions between public and private areas; facilitates opportunities for pedestrian activity on adjoining public streets and contributes to the overall design of the building and a community-oriented character for residential neighborhoods.

SL11.1. Approval Standards

SL11.1.1 Facades. Facades shall be designed to include entries, porches and other architectural elements that relate to the human scale and provide a transition from public to private space with the following characteristics (see **Figure 3B-10A**):

- a. Clear entry sequence extending from the public sidewalk to the front door;
- c. Provide clearly defined site and building entries that are in scale with the proposed project and relate directly to the street frontage;
- c. The front door to each unit shall be clearly visible from the adjacent street. The use of distinctive architectural elements and materials to denote prominent entrances is required.



*Figure 3B-10A:
This single family residence has a clearly defined
entry and a front porch that is large enough for
people to sit.*

SL11.1.2 Stoops and Porches

- a. Stoops or porches are required on all homes. At least 75% of the homes within a development shall have porches.
- b. Stoops and porches shall be raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a driveway.
- c. All porches and stoops must take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.
- d. Stoops shall be accompanied by a projecting overhead element such as a dormer, arch or gable that provides roof coverage and weather protection. Stoops shall be a minimum of 5 feet wide and 4 feet deep. The minimum height above grade is 12 inches.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

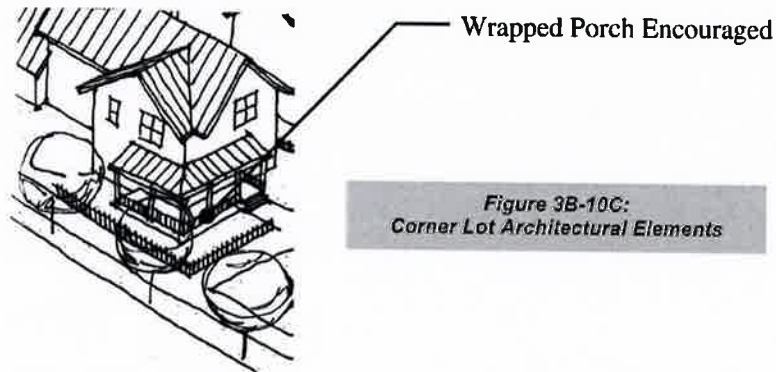
- e. Porches shall have a minimum dimension of 8 feet and a minimum area of 64 square feet. On corner lots, porches are encouraged to wrap around the side façade at least 6 feet (see **Figure 3B-10B**).



*Figure 3B-10B:
This home has a stoop that includes a projecting overhead element that provides protection from the elements and a second floor deck.*

SL11.1.3 Entries

- a. Residential entries shall be located on the front façade and shall directly access the sidewalk or street.
- b. End units shall have articulation such as windows and doors facing onto the sidewalks. Any visible side of a home located on the corner of a neighborhood street, access lane, a park, green, or pocket park shall meet the architectural standards of this Section (see **Figure 3B-10C**).



*Figure 3B-10C:
Corner Lot Architectural Elements*

- c. Windows shall be provided in façades facing streets, comprising at least 20% of the façade area.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- d. All windows within a building and across a façade shall be related in design, operating type, proportions and trim.
- e. Windows shall be used as architectural elements that add relief to the façade and wall surface.
- f. Windows shall employ design details, if appropriate to the architecture, such as mullions, to break the scale of the façade into smaller components.
- g. Windows shall be inset into the façade or framed with substantial trim and sills to provide depth and shadow lines.
- h. Front doors shall reflect the architectural style of the home. Screen or storm doors are permitted if they are in keeping with the home's architectural character. Screen doors shall not be:
 - Unpainted aluminum
 - Unpainted or unstained wood
 - Comprised of non-articulated wood or aluminum panels
 - Temporary in appearance

SL11.2. Design Guidelines

SL11.2.1 Facades

- a. Give special attention to elevations on the side of the house and corners visible from the street (see **Figure 3B-11**).
- b. Façade components facing the street should correspond to the scale of the human form. This is accomplished by visually breaking up façades into smaller components with elements such as windows, wall insets, balconies, ledges and trim and by stepping back upper stories.
- c. If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.



*Figure 3B-11
Articulation of elements along
corner-lot streets should be
comparable to building front
articulation*

SL11.2.2 Entries

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- a. Entry features should be integral to the façade, designed at a human scale and have substantial detailing. Entry features should not be over-scaled or monumental in nature and should not stand out on the house or in relationship to other houses in the neighborhood due to size, height or proportion (see Figures 3B-12A and 3B-12B).



*Figure 3B-12A:
Entry porch highlights primary entry to the house and is oriented toward the street*



*Figure 3B-12B:
Home with street-facing entry and good window placement*

- b. Residential entries should be separated from the street by semi-private transition areas, with one of the following characteristics (see **Figure 3B-13**):

- Porches, terraces, stoops or canopy-covered doorways close to or attached to sidewalks should be raised above street grade at least 2 feet; or
- A private entryway setback and separated from the sidewalk with a gate, fence, wall or other method.



*Figure 3B-13:
Use of porches can help transition from the public to the private realm and create a space for residents to congregate.*

- c. Residential entryways should have the following characteristics:

- Differentiated roof, awning, or portico at the entry;
- Multi-panel doors;
- Durable, high quality metal door hardware.

SL12. ROOFS

Design Objective: To provide for a variety of roof forms and profiles that adds character and relief to the streetscape.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL12.1. Approval Standards

- SL12.1.1 Primary Roof Pitch. Primary roof pitches shall be a minimum of 6:12 (see **Figure 3B-14B**).
- SL12.1.2 Gable Forms. Roof pitches for gable forms on the public sides of the buildings shall be a minimum of 8:12 (see **Figure 3B-14B**).

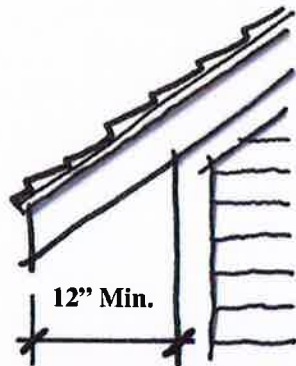


Figure 3B-14A:
Minimum Roof Overhang



Figure 3B-14B:
Roof Forms

- SL12.1.3 Roof Overhangs. Roof overhangs shall be a minimum of 12 inches, excluding gutter (see **Figure 3B-14A**).
- SL12.1.4 Roof Material. Roof material shall be fire retardant.
- SL12.1.5 Roof Color. A variety of roof colors shall be used within the development.

SL12.2. Design Guidelines

- SL12.2.1 Avoid bright color, reflective roofing material.
- SL12.2.2 Overhangs and eaves should be detailed and proportioned to complement the architectural style of the home. For example, eaves ranging in size from 24 to 36 inches would be appropriate for a craftsman home.

SL13. MATERIALS AND COLORS

Design Objective: To ensure that an appropriate range of building materials is used that enhances the quality of residential development.

SL13.1. Approval Standards

- SL13.1.1 Consistent pattern and application of exterior materials shall be used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.
- SL13.1.2 The combination of materials on a building façade shall be appropriate to its style and design.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL13.1.3 Where more than one material is used, the following techniques shall be used:

- a. Vertical Changes. Changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney. Material transition shall not occur at an exterior corner. (see **Figure 3B-15A**).
- b. Horizontal Changes. Transition in material on a wall surface, such as shingle to lap siding, will be required to have a material separation, such as a trim band board. (see **Figure 3B-15B**).

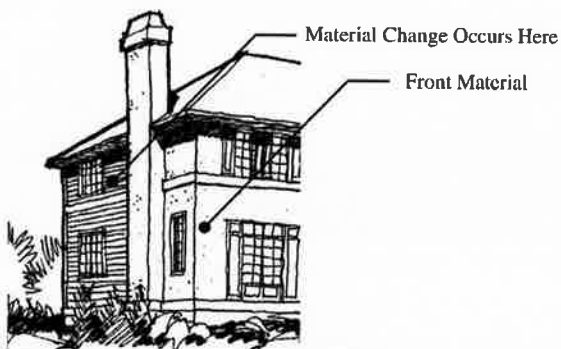


Figure 3B-15A:
Vertical Material Changes



Figure 3B-15B:
Horizontal Material Changes

- c. Acceptable Exterior Wall Material. Wood, cement fiberboard, stucco, brick and stone may be used. Simulated stone, wood, stone, or brick may be used to detail homes.
- d. Trim may be wood, cement fiberboard, stucco, or stone materials. Trim is required around all doors and windows. The trim must be 3-1/2 inches wide minimum and used on all elevations.
- e. Provide multiple colors on buildings to reflect material changes and individuality of the residence.
 - Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors.
 - Although grey and beige are not excluded, these colors shall not be the dominant color used on homes or other structures within a development.
 - Color palettes for all new structures, coded to the home elevations, shall be submitted for approval.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

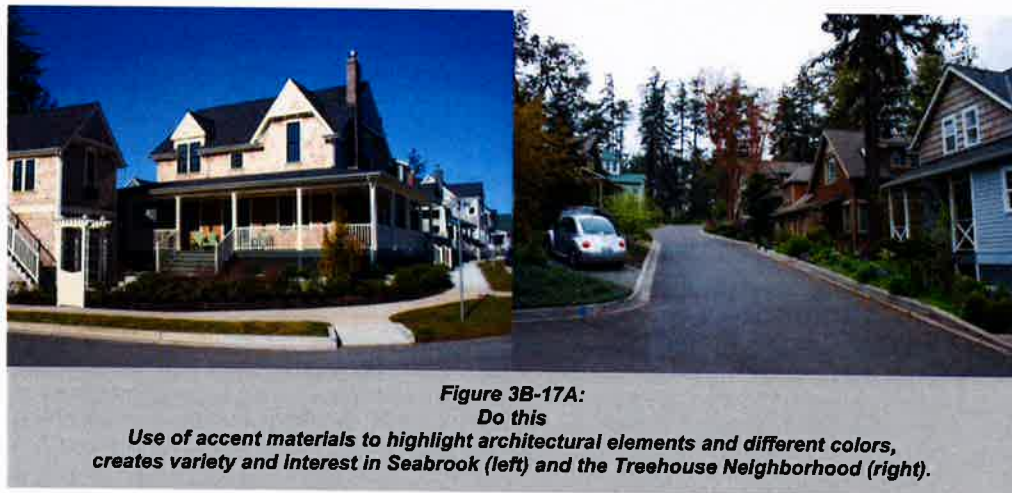
SL13.2. Design Guidelines

- SL13.2.1 Materials and colors should enhance the character and quality of residential development and be compatible with the surrounding neighborhood setting.
- SL13.2.2 A variety of materials should be used to emphasize a differentiation between the various components of the building. The combination of materials on a

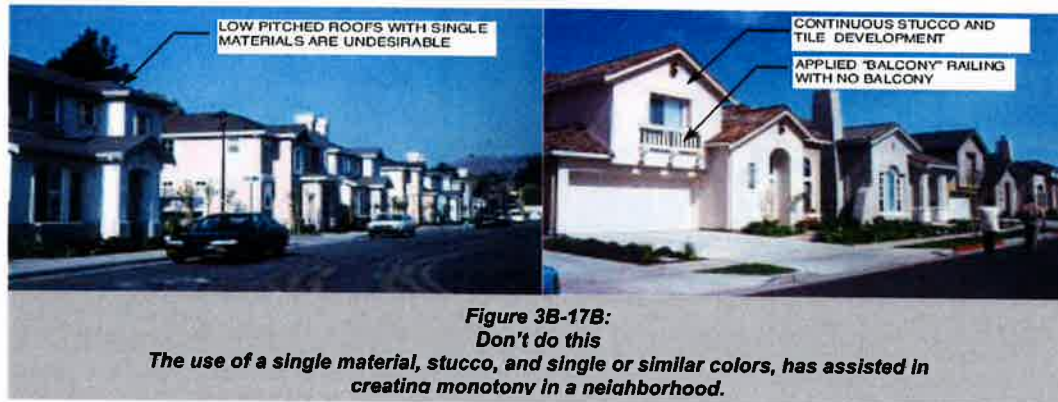


building façade shall be appropriate to its style and design and be visually appealing to the pedestrian (see **Figure 3B-16**).

- SL13.2.3 Accent materials should not be used as the only exterior material on a home. They may be used to add interest and variety at a more intimate scale, such as along architectural elements such as cornices, or on portions of buildings or walls or details such as trim. Accent materials include stucco, brick, ceramic tile, stone and stone veneer. (see **Figure 3B-17A** and **3B-17B**).



3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS



SL14. OTHER DESIGN ELEMENTS

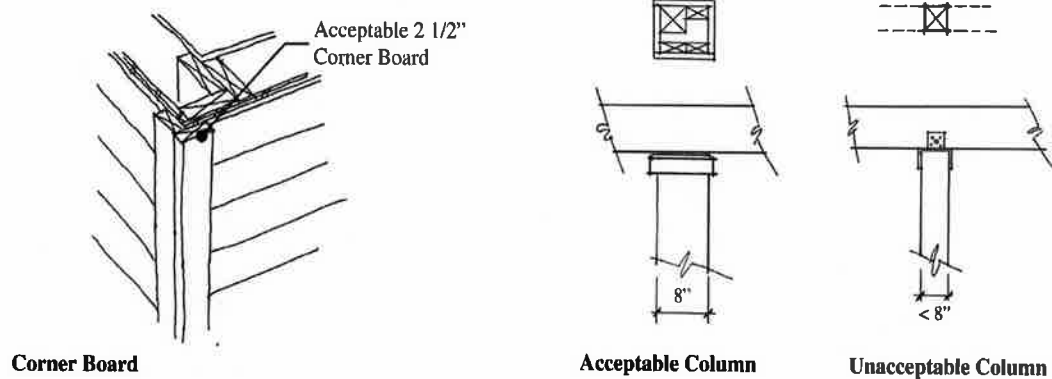
Design Objectives. Design chimneys that reflect the architectural style of the homes. Design columns, trim work, and corner boards to add visual detail to the house, and integrate the gutters and downspouts into the home's color scheme.

SL14.1. Approval Standards

- SL14.1.1 Chimneys above the roof shall be at least 20 inches x 24 inches as measured in the plan.
- SL14.1.2 Wood-framed chimney enclosures are permitted; however metal termination caps shall not be left exposed. These tops shall be shrouded in a metal chimney surround.
- SL14.1.3 Columns (see **Figure 3B-18**)
 - a. Character columns shall be round, fluted, or strongly related to the home's architectural style.
 - b. Exposed 4 x 4 and 6 x 6-inch posts are prohibited.
- SL14.1.4 Corners (see **Figure 3B-18**)
 - a. Beveled and mitered corners are preferred where siding is used.
 - b. Metal corner clips or corner boards may also be used at corners where siding is used. Corner boards shall be a minimum of 2-1/2 inches in width.
- SL14.1.5 Gutters shall be painted or be of an integral color to closely match the body color or trim color. Gutters may also have a traditional metal appearance provided through the use of copper, aluminum, galvanized material or other metal.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

Figure 3B-18:
Corner Boards and Columns



SL14.2 Design Guidelines

- SL14.2.1 Chimney form and shape should reflect the proportions of masonry tradition. Skinny long chimneys out of concert with the house proportions or not naturally anchored into the roof forms and walls are unacceptable.
- SL14.2.2 Overly stylistic chimneys are discouraged. Chimney shape and profile should appropriately reflect the stylistic direction of the rest of the house.
- SL14.2.3 Columns, trim, and corner boards should reflect the architectural character of the home.
- SL14.2.4 Corner boards should be painted a home's body color to de-emphasize their visibility unless a contrasting trim color is traditionally used for a particular architectural style. For example, a craftsman style home typically would de-emphasize its corner boards by avoiding the use of contrasting color paint.
- SL14.2.5 Gutters and downspouts should reflect the architectural character of the home. For example, half-round gutters are a traditional application for many traditional architectural designs.

SL15. INTERIOR SPRINKLERS

Design Objective. To enhance the safety of residents in the event of a fire.

SL15.1 Design Guidelines

- SL15.1.1 Sprinklers are encouraged to be installed in all living spaces when not otherwise required by regulation.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

DESIGN ELEMENT 3: LIGHTING

Design Objective: To design lighting that provides safety, character and aesthetic benefits for the neighborhood, minimizes light pollution and encourages energy efficiency.

SL16.1 APPROVAL STANDARDS

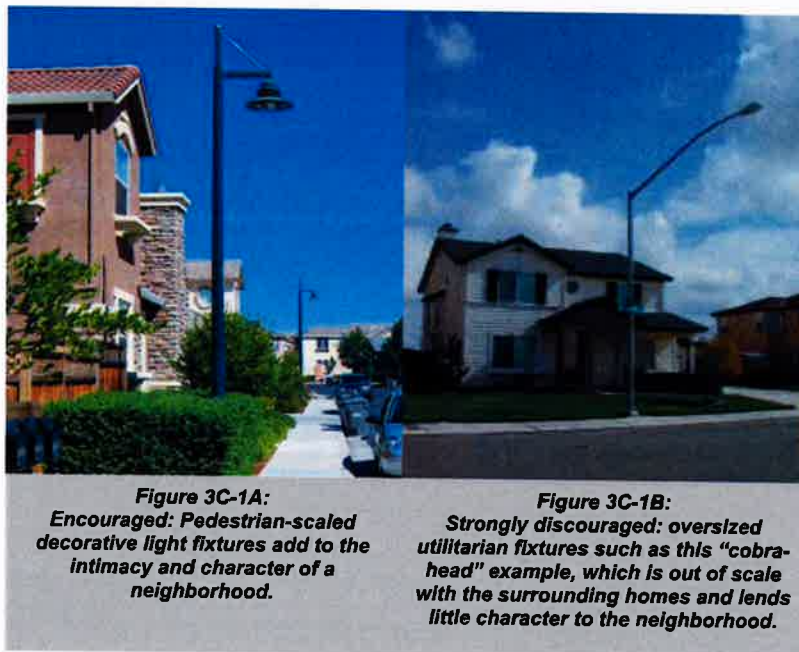
- SL16.1.1 Exterior lighting shall be designed as an integral part of the building and landscape design. All exterior lighting shall be prevented from projecting light upward either by placement beneath building eaves or by an integral shield of the fixture's interiors as recommended by the manufacturer.
- SL16.1.2 Site plans and architectural plans shall include the location of fixtures, their design and the nature and level of the illumination they will provide.
- SL16.1.3 The lighting for neighborhood streets, access lanes, alleyways, common greens, and parks shall be low intensity and shall be from the same family of fixtures.
- SL16.1.4 Street lighting on neighborhood streets and access lanes within the boundary of a development shall be required.
 - a. Lighting facilities and fixtures shall be located outside public right-of-way unless owned, operated, and maintained by a power utility franchised by the City.
 - b. All street lighting fixtures shall be a maximum height of 16 feet.
- SL16.1.5 Sidewalks and pathways not otherwise illuminated by street lighting shall be lit with ornamental lighting fixtures. All pedestrian lighting fixtures shall be a maximum height of 12 feet.
- SL1.1.6 If alley lights are mounted on the garage, they shall be no higher than 8 feet above ground and directed away from adjacent backyards and structures.
- SL16.1.7 Lighting shall be limited to illumination of surfaces intended for pedestrians, vehicles, or key architectural features.
- SL16.1.8 Street lights shall be placed on all internal roadways and perimeter roadways abutting the development per the city's design standards.

SL16.2 DESIGN GUIDELINES

- SL16.2.1 Illumination levels should be provided to address security concerns, especially for parking lots, pedestrian paths, outdoor gathering spaces, at building entries and any other pedestrian accessible areas.
- SL16.2.2 The light source for externally illuminated signs should be positioned so that light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- SL16.2.3 Lighting should relate to the pedestrian scale of residential neighborhoods and should be considered a design element, rather than simply utilitarian. It should contribute to the character of development and should not impact adjacent development (see **Figures 3C-1A** and **3C-1B**).
- SL16.2.4 Lighting sources should be kept as low to the ground as possible while ensuring safe and functional levels of illumination.
- SL16.2.5 Area lighting should be directed downward or employ control features to avoid light being directed offsite as well as to avoid lighting of the night sky.
- SL16.2.6 In general, the location of lighting should respond to the anticipated use and not exceed the amount of illumination required by users.



- SL16.2.7 Illumination over an entire area or the use of overly bright lighting is strongly discouraged. The use of a number of smaller lights (like bollard lighting) is preferable to larger, more intense lights (cobra head light fixtures).
- SL16.2.8 Lighting for pedestrian movement should illuminate changes in grade, path intersections and other areas along paths which, if left unlit, would cause the user to feel insecure. Recommended minimum levels of illumination along pedestrian paths between destinations is 0.5 foot-candles. At pedestrian destination points such as entryways, plazas and courtyards, lighting levels should typically achieve illumination of 1 foot-candle.
- SL16.2.9 The placement of light standards, whether for street lights or garden lights, should not interfere with pedestrian movement. Illumination should be concentrated along the pedestrian paths leading to parking areas and in the specific areas where cars are parked.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL16.2.10 In order to conserve energy and reduce long-term costs, energy-efficient, Energy Star-certified lamps should be used for all lighting, and hours of operation should be monitored and limited to avoid waste. Low voltage lighting, and lighting activated through the use of photocells, motion sensors and automatic timers, should be used where feasible.

5. APPENDICES

B. CHECKLIST FOR SMALL LOT PROJECTS

PROJECT NAME: _____
 DATE OF REVIEW: _____

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project	
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
Design Element 1: Site Planning and Design			
SL1: Building Siting and Orientation			
Site design elements display a clear and unified organization of building, landscaping and circulation elements that support the functions of the site			
The placement of buildings considers the existing context of the surrounding area.			
<i>(Refer to Design Guidelines SL1.2.1 – SL1.2.9 for design guidelines that help meet the 'Site Planning and Design' criterion)</i>			
SL2: Grading and Stormwater Management			
Structures, roadways and other site improvements (drainage ways and storage areas) are designed to blend with the natural topography, with a minimum of site disturbance and grade changes.			
Low Impact Development (LID) techniques are used to the maximum extent practicable, as determined by a development site's soil characteristics, to maximize stormwater infiltration within the site and minimize the amount of stormwater that is transferred off-site.			
Stormwater ponds are designed as a landscape amenity and planted with grass or native plants.			

5. APPENDICES

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project		
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N	Comments
Stormwater ponds are privately owned and maintained, are not fenced, and do not exceed a 4 horizontal to 1 vertical slope.				
Stormwater ponds are designed in accordance with the Department of Ecology Storm Water Management Manual and the principles illustrated in the King County Integrated Pond Manual.				
A maximum of 50 percent of the front yard between the façade of the home and front property line are paved or covered with impervious surface.				
Filling and grading is in accordance with RCC 10-6 and the Department of Ecology Storm Water Management Manual				
<i>(Refer to Design Guidelines SL2.2.1 – SL2.2.5 for design guidelines that help meet the 'Grading and Stormwater Management' criterion)</i>				
SL3: Lot Standards				
The building placement is configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas.				
The building setbacks ensure separation of homes and private spaces while allowing moderate density. Small-lot homes complement existing setback patterns in terms of distance to the street and spacing between homes while considering smaller lot sizes and the need for private open space.				
If necessary, reciprocal side and/or rear yard use easements are delineated on the site plan				
If necessary, where a side yard easement is used, the wall facing the side yard is constructed as a "privacy wall." In this case privacy walls do not have doors entering into the yard space of the adjacent home, nor have windows that are within 5 feet of ground level.				

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project	
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
<i>(Refer to Design Guidelines SL3.2.1 – SL3.2.3 for design guidelines that help meet the 'Lot Standards' criterion)</i>			
SL4: Front Yards / Entrances			
Primary building entries are clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.			
Signage identifying a building's address is visible from the street and public pedestrian walkway.			
<i>(Refer to Design Guidelines SL 4.2.1 – SL4.2.2 for design guidelines that help meet the 'Front Yards / Entrances' criterion)</i>			
SL5: Parking and Garage Placement and Design			
The driveway and the garage are secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street.			
Garages are located in an area to minimize the presence of the automobile.			
On-site garages are set back a minimum of 10 feet from the front building facade with a minimum 20-foot driveway length from the face of the garage to the back of the sidewalk or access lane. Garages accessed by an alleyway are not required to provide a 20-foot driveway.			
Shared detached garages are located no further than 160 feet from any of the housing units to which they are assigned. Shared detached garages do not exceed 44 feet in width and maintain at least an 8-foot separation from any dwellings.			
Private detached garages maintain a minimum 5 foot separation from any dwellings.			

5. APPENDICES

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project		
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N	Comments
A tandem driveway space is allowed on a lot and extends a minimum of 20 feet from back of sidewalk or 20 feet from back of access lane.				
The width of the driveway (excluding curb returns) does not exceed 10 feet for single lane and 16 feet for double lane driveways.				
Two resident parking stalls are provided for each small lot unit.				
A minimum of one guest stall per small lot unit is provided and is located on the lot, on a neighborhood street or in a parking court.				
Parallel parking on neighborhood streets is a minimum 22 feet long.				
Guest parking is not located more than 160 feet from the home it is intended to serve.				
<i>(Refer to Design Guidelines SL5.2.1 - SL5.2.7 for design guidelines that help meet the 'Parking and Garage Placement and Design' criterion)</i>				
SL6: Individual Outdoor Spaces				
Outdoor spaces such as yards, decks, terraces, and patios are delineated from common space.				
Units have a minimum of 250 square feet of private yard with no dimension less than 8 feet in width. Developments of 3 or fewer dwelling units have a minimum of 750 square feet of private yard.				
Outdoor spaces are not located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses				
Outdoor spaces used to meet these design elements are not located within required landscape buffer areas.				

5. APPENDICES

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project	
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
		Comments	
<i>(Refer to Design Guidelines SL6.2.1 – SL6.2.3 for design guidelines that help meet the 'Individual Outdoor Spaces ' criterion)</i>			
SL7: Common Open Spaces			
Projects are sited to maximize opportunities for creating usable, well-integrated open space.			
A minimum of one 1/2 acre park or central open space area (pocket park) is reserved for developments exceeding 10 acres of net developable acreage. The remaining required common open space is provided through additional park area, common greens, or pedestrian entry easements.			
If a small lot development has less than 10 acres of buildable land, a park, common green, pocket park and/or pedestrian entry easement is used to meet the common open space requirements.			
Pocket parks are visible and open to the street or designed to serve clusters of approximately 6 to 12 homes.			
For small lot developments of 4 or more units, each unit provides at least 350 square feet of common space. For developments of 3 or less dwelling units, there is no common space requirement.			
Common open space is a minimum of 20 feet wide and serves a minimum of 4 homes.			
<i>(Refer to Design Guidelines SL7.2.1 – SL7.2.6 for design guidelines that help meet the 'Common Outdoor Spaces ' criterion)</i>			
SL8: Utility Areas and Accessory Structures			
Above ground utility boxes are placed in alleyways or away from public gathering spaces to the extent practicable and are screened with landscaping, which may include fencing or berms.			

5. APPENDICES

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project		
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N	Comments
No more than one detached garage or other accessory structure is permitted per lot. This structure is architecturally consistent with the principal structure.				
Detached garages do not exceed 18 feet to top of roof in height or more than 600 square feet in area.				
Carriage houses do not exceed 21 feet in height or a building footprint of 600 square feet in area.				
Greenhouses, sheds, and other accessory structures (other than garages and carriage houses) do not exceed 12 feet to top of roof in height or 150 square feet in area.				
Accessory structures are no closer than 3 feet from the interior side or rear property line or 2 feet from an alleyway.				
Overhangs and roof drainage do not encroach over property lines.				
(Refer to Design Guidelines SL8.2.1 – SL8.2.6 for design guidelines that help meet the 'Utility and Accessory Structures' criterion)				
Design Element 2: Building Design				
SL9: Mass, Scale and Form				
Primary building forms are the dominating form while secondary formal elements include porches, principal dormers, or other significant features				
The scale, mass and height of a new house or second/upper story additions is compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.				

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project		
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N	Comments
<p>Primary building elevations oriented toward the street or common green have at least one articulation or change in plane. A minimum of at least one side articulation occurs for side elevations facing streets or public spaces.</p>				
<p>Primary articulations are a minimum of 2 feet in depth and extend at least 20 percent of the length of the building façade. Side articulations are a minimum of one foot in depth and extend at least 20 percent of the length of the building façade</p>				
<p>Each home has a covered porch or main entry oriented towards the public realm.</p>				
<p>Roof profiles define the form, scale and proportion of the home and building and reduce bulk. <i>(Refer to Design Guidelines SL9.2.1 – SL9.2.5 for design guidelines that help meet the 'Mass, Scale and Form' criterion)</i></p>				
SL10: Architectural Style				
<p>The architectural style of the house or building enhances the character of the neighborhood.</p>				
<p>The architectural form of the house or building is designed to articulate the style of the house or building.</p>				
<p><i>(Refer to Design Guidelines SL10.2.1 – SL10.2.4 for design guidelines that help meet the 'Architectural Style' criterion)</i></p>				
SL11: Facades and Entries				
<p>Facades are designed to include entries, porches and other architectural elements that relate to the human scale and provide a transition from public to private space.</p>				

5. APPENDICES

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project		
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N	Comments
Stoops or porches are required on all homes. At least 75% of the homes within a development have porches.				
Stoops and porches are raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a driveway.				
All porches and stoops take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.				
Stoops are accompanied by a projecting overhead element such as a dormer, arch or gable that provides roof coverage and weather protection. Stoops are a minimum of 5 feet wide and 4 feet deep. The minimum height above grade is 12 inches.				
Porches have a minimum dimension of 8 feet and a minimum area of 64 square feet. On corner lots, porches are encouraged to wrap around the side façade at least 6 feet.				
Residential entries are located on the front façade and directly access the sidewalk or street.				
End units have articulation such as windows and doors facing onto the sidewalk. Any visible side of a home located on the corner of a neighborhood street, access lane, a park, green, or pocket park meet the architectural standards of this section.				
Windows are provided in façades facing streets, comprising at least 20% of the façade area.				
All windows within a building and across a façade are related in design, operating type, proportions and trim.				
Windows are used as architectural elements that add relief to the façade and wall surface.				
Front doors reflect the architectural style of the home.				

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project		
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N	Comments
Windows shall employ design details, if appropriate to the architecture, such as mullions, to break the scale of the façade into smaller components.				
<i>(Refer to Design Guidelines SL11.2.1 – SL11.2.3 for design guidelines that help meet the 'Façades and Entries ' criterion)</i>				
SL12: Roofs				
Primary roof pitches are a minimum of 6:12				
Roof pitches for gable forms on the public sides of the building are a minimum of 8:12				
Roof overhangs are a minimum of 12 inches, excluding gutter				
Roof material is fire retardant				
A variety of roof colors are used within the development				
<i>(Refer to Design Guidelines SL12.2.1 – SL12.2.2 for design guidelines that help meet the 'Roofs ' criterion)</i>				
SL13: Materials and Colors				
A consistent pattern and application of exterior materials is used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.				
The combination of materials on a building façade is appropriate to its style and design.				
The appropriate transition in materials is used.				

5. APPENDICES

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project	
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
Comments	Materials	Comments	
<i>(Refer to Design Guidelines SL13.2.1 – SL13.2.3 for design guidelines that help meet the 'Materials' criterion)</i>			
SL14: Other Design Elements			
Chimneys above the roof are at least 20 inches x 24 inches as measured in the plan.			
Wood-framed chimney enclosures are permitted; however metal termination caps are not left exposed. These tops are shrouded in a metal chimney surround.			
Columns			
a. Character columns are round, fluted, or strongly related to the home's architectural style.			
b. Exposed 4 x 4 and 6 x 6-inch posts are prohibited.			
Corners			
a. Beveled and mitered corners are preferred where siding is used.			
b. Metal corner clips or corner boards may also be used at corners where siding is used. Corner boards are a minimum of 2-1/2 inches in width.			
Gutters are painted or an integral color to closely match the body color or trim color. Gutters may also have a traditional metal appearance provided through the use of copper, aluminum, galvanized material or other metal.			
<i>(Refer to Design Guidelines SL14.2.1 – SL14.2.5 for design guidelines that help meet the 'Other Design Elements' criterion)</i>			
SL15: Interior Sprinklers			
Sprinklers are encouraged to be provided in all living spaces where not otherwise required by regulation.			
<i>(Refer to Design Guidelines SL15.1.1)</i>			

CITY OF ROY DESIGN CRITERIA AND STANDARDS		Proposed Project	
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
Design Element 3: Lighting Standards			
SL16: Lighting			
<p>Exterior lighting is designed as an integral part of the building and landscape design. All exterior lighting is prevented from projecting light upward either by placement beneath building eaves or by an integral shield of the fixture's interiors as recommended by the manufacturer.</p>			
<p>Site plans and architectural plans include the location of fixtures, their design and the nature and level of the illumination they will provide.</p>			
<p>The lighting for neighborhood streets, access lanes, alleyways, common greens, and parks is low intensity and is from the same family of fixtures.</p>			
<p>Lighting facilities and fixtures are located outside public right-of-way unless owned, operated, and maintained by a power utility franchised by the City.</p>			
<p>Street lighting fixtures are a maximum height of 16 feet</p>			
<p>Sidewalks and pathways not otherwise illuminated by street lighting shall be lit with ornamental lighting fixtures. All pedestrian lighting fixtures shall be a maximum height of 12 feet.</p>			
<p>If alley lights are mounted on the garage, they are no higher than 8 feet above ground and directed away from adjacent backyards and structures.</p>			
<p>Lighting is limited to illumination of surfaces intended for pedestrians, vehicles, or key architectural features.</p>			
<p>Street lights are placed on all internal roadways and perimeter roadways abutting the development.</p>			

5. APPENDICES

CITY OF ROY DESIGN CRITERIA AND STANDARDS		
A. CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS	Proposed Project	
<i>(Refer to Design Guidelines SL16.2.1 – 16.2.10 for design guidelines that help meet the 'Lighting' criterion)</i>	Y	N
Comments	Y	N

City of Sumner

Chapter 18.40 DESIGN AND DEVELOPMENT GUIDELINES

Sections:

- 18.40.010 Purpose.**
- 18.40.020 Types of review.**
- 18.40.030 Procedures.**
- 18.40.040 Design guidelines adopted.**
- 18.40.050 Compliance.**

18.40.010 Purpose.

The purpose of this chapter is to establish the types of developments which shall be subject to design review pursuant to the adopted design guidelines. Further, the chapter shall establish the design guidelines for the city of Sumner. (Ord. 1694 § 1, 1995)

18.40.020 Types of review.

- A. All development which falls under the thresholds provided in this section shall be subject to design review as provided for in chapter [18.56](#) SMC, Procedures for Land Use Permits.
- B. The following types of projects shall require design review according to the procedures for Type III.b decisions, chapter [18.56](#) SMC, Procedures for Land Use Permits:
1. Sign permits for permanent signs which are regulated by the design guidelines.
 2. Accessory units in residential zones.
 3. Building permits for exterior renovations on commercial, multifamily, light and heavy manufacturing, or mixed-use structures, including, but not limited to, new awnings, alterations to exterior treatments, changes to windows and doors, and similar activities which do not increase the square footage more than a minimal amount.
 4. Accessory structures associated with multifamily developments and containing no residential units.
 5. Any new or reconfigured accessory parking.
 6. Structures constructed under the traditional community design option development standards shall comply with regulations outlined in SMC [18.12.090](#).
 7. Minor amendments to previous permits involving Type III.c or VI.b decisions.
 8. Structures constructed under the LDR-4 property development standards per SMC [18.12.075](#).
 9. The conceptual approval at subdivision stage of an industrial park.
 10. Any new light or heavy manufacturing development.
 11. Any new parking lot.

12. Any new commercial development with total building(s) gross floor area less than 5,000 square feet.

C. The following types of projects shall require design review according to the procedures for Type III.c decisions, chapter [18.56](#) SMC, Procedures for Land Use Permits:

1. Any multiplex or multifamily development, including apartments and attached condominiums, which exceeds the threshold of subsection (B)(3) of this section.
2. Any new commercial development which exceeds the threshold of subsection (B)(12) of this section.
3. Any construction of a principal or attached accessory structure or structures within a neighborhood commercial zone.
4. Any mixed-use development which exceeds the threshold of subsection (B)(3) of this section.
5. Any new private or public parking garage.

D. The following types of projects shall require design review according to the procedures for Type VI.b decisions, chapter [18.56](#) SMC, Procedures for Land Use Permits:

1. Planned residential developments, excluding those with a single-family subdivision containing no uses subject to the city of Sumner design and development guidelines.
2. Planned mixed-use developments. (Ord. 2555 § 1, 2016; Ord. 2147 § 16, 2005; Ord. 2134 § 26, 2005; Ord. 1904 §§ 1, 2, 1999; Ord. 1803 § 7, 1997; Ord. 1739 § 7, 1996; Ord. 1694 § 1, 1995)

18.40.030 Procedures.

The procedures for design review shall be as provided in chapter [18.56](#) SMC, Procedures for Land Use Permits. The director, hearing examiner, and city council shall be responsible for the implementation and enforcement of the design guidelines as provided for under chapter [18.56](#) SMC. The design commission, as established by ordinance, shall be advisory to the director, hearing examiner, and city council. (Ord. 1694 § 1, 1995)

18.40.040 Design guidelines adopted.

The following documents shall be utilized in design review as appropriate to the proposed developments listed in SMC [18.40.020](#).

- A. The city hereby adopts the design guidelines published in the "City of Sumner Design and Development Guidelines" which shall be applied to the developments as listed in SMC [18.40.020](#), except for the uses in SMC [18.40.020\(B\)\(2\)](#) and [18.40.020\(C\)\(4\)](#).
- B. For review of accessory dwelling units indicated in SMC [18.40.020\(B\)\(2\)](#), the provisions of SMC [18.08.030\(A\)](#), [18.10.030\(A\)](#), and [18.12.030\(A\)](#) shall apply as appropriate to the base district.
- C. For review of uses pursuant to SMC [18.40.020\(C\)\(4\)](#), the goals and policies of the community character element of the Sumner comprehensive plan shall be utilized. (Ord. 1694 § 1, 1995)

18.40.050 Compliance.

No permit for construction or a use subject to these design guidelines shall be issued until the plans are in compliance with the guidelines. All such developments shall be in compliance with the guidelines upon occupancy. All such developments shall be maintained in compliance for the life of the structure. The director may allow bonds or other guarantees to ensure the completion of a project consistent with approved plans. (Ord. 1694 § 1, 1995)

Chapter 18.12
LOW DENSITY RESIDENTIAL DISTRICT (LDR-4, LDR-6, LDR-7.2, LDR-8.5, LDR-12)

Sections:

- 18.12.010 Purpose.**
- 18.12.020 Principal uses.**
- 18.12.030 Accessory uses.**
- 18.12.040 Conditional uses.**
- 18.12.050 Prohibited uses.**
- 18.12.060 Special conditions – Location of parking, single-family dwellings.**
- 18.12.070 Property development standards for LDR-6, LDR-7.2, LDR-8.5, and LDR-12.**
- 18.12.075 Property development standards for LDR-4.**
- 18.12.080 Performance standards.**
- 18.12.090 Traditional neighborhood design optional development standards.**

18.12.010 Purpose.

The purpose of this district is to stabilize and preserve low density residential neighborhoods, to create a stable and satisfying environment for family life and to prevent intrusions by incompatible land uses. (Ord. 1694 § 1, 1995)

18.12.020 Principal uses.

The following uses are permitted outright by right in the LDR district:

- A. Adult family homes;
- B. Manufactured homes subject to the standards of SMC [18.12.080\(N\)](#), but not to exceed one dwelling on any one lot, except as provided in SMC [18.12.030](#);
- C. Minor utility facilities;
- D. Single-family detached dwellings, but not to exceed one dwelling on any one lot, except as provided in SMC [18.12.030](#);
- E. Streets;
- F. Wireless communication facilities subject to the standards of chapter [18.37](#) SMC;
- G. Existing automotive and motorized vehicle sales and rental agencies lawfully operating as of June 1, 2000;
- H. Wetland mitigation banks, and wildlife habitat mitigation and conservation projects. (Ord. 2531 § 4, 2015; Ord. 2135 § 4 (part), 2005; Ord. 1944 § 1, 2001; Ord. 1830 § 16, 1998; Ord. 1694 § 1, 1995)

18.12.030 Accessory uses.

Accessory uses permitted in the LDR district are uses and structures customarily appurtenant to the principally permitted uses, such as:

A. Accessory dwelling units subject to the following criteria:

1. One accessory dwelling unit shall be allowed per legal building lot as a subordinate use in conjunction with any single-family structure;
2. Either the primary residence or the accessory dwelling unit must be occupied by the owners of the property. In addition, accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the main building, except in accordance with subsections (A)(14), (15), (16) and (17) of this section. The owners shall sign an affidavit affirming that the owners will occupy the main building or the accessory dwelling unit as their principal residence for at least six months of every year. The owners shall sign a covenant agreeing to the conditions of this section which shall be recorded with the Pierce County auditor. The form of the affidavit and covenant shall be specified by the community development department;
3. The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of family in this title;
4. The accessory dwelling unit shall not contain floor area of less than 300 square feet and not more than 800 square feet, excluding any related garage area; provided, that if the accessory unit is completely located on a single story, with no basement, the director may allow increased floor area in order to efficiently use all floor area, so long as all other standards set forth in this section are met;
5. *Repealed by Ord. 2300;*
6. There shall be one off-street parking space provided for accessory dwelling units with one bedroom and two off-street parking spaces provided for accessory dwelling units with two or more bedrooms. Off-street parking spaces shall be in addition to that which exists on the site for the primary residence and located in a carport, garage, or designated space;
7. Except in the LDR 12,000 zone, accessory dwelling units shall be located only in the same building as the principal residence;
8. An accessory dwelling unit shall be designed to maintain the appearance of the main building of the single-family residence. If the accessory dwelling unit extends beyond the current footprint of the principal residence, such an addition shall be consistent with the existing roof pitch, siding and windows. If an accessory unit is detached from the main building it must also be consistent with the existing roof pitch, siding and windows of the principal residence. In addition, only one entrance for the main building will be permitted in the front of the principal residence. A separate entrance to the main building for the accessory dwelling unit shall be located either off the rear or the side of the building;
9. Height. Detached accessory dwelling units shall have a maximum building height of 16 feet for gabled, hipped and gambrel roofs and 12 feet for flat and mansard roofs, except that the height may be increased to 18 feet when it is necessary to match the existing roof pitch of the principal structure. In no case shall the second story contain exterior walls exceeding five feet in height on more than 50 percent of the perimeter of the second story;
10. Setbacks. Minimum yard setbacks for detached accessory dwelling units are as follows:
 - a. Front yard setback in feet: equal to or greater than existing setback of the principal structure or the required setback, whichever is greater;
 - b. Rear yard setback in feet: 15, except when the rear property line is abutting an alley, then five feet or that required for garage ingress and egress per SMC 18.12.080(E);
 - c. Interior side yard in feet: five, except 10 when the building exceeds one story; or if the interior side property line is abutting an alley with vehicular access to a garage, then the setback is per SMC

18.12.080(E); and

d. Street side yard in feet: same as required for the principal structure;

11. Setbacks. Minimum yard setbacks for attached accessory dwelling units shall be the same as the setback requirements for the principal structure;

12. Windows in living, dining, and great room areas located on the second story shall face interior to the site. Window area above the first floor shall not exceed 30 square feet in total cumulative window area for all windows on any one side facing the rear or side yards, unless bordering an alley where there is no limit on window area. There is no limit on window area located on the first story;

13. The accessory dwelling unit shall meet all technical code standards including building, electrical, fire, plumbing and other applicable code requirements;

14. The accessory dwelling unit may be subdivided from the original parcel; provided, that the minimum lot size, all yard requirements as well as other applicable dimensional standards, such as lot coverage, lot size and building height, of this title are met;

15. Accessory dwelling units constructed prior to January 1, 2008, may be subdivided from the original parcel; provided, that the minimum lot size, lot coverage, building height, and all other applicable dimensions in SMC 18.12.070 are met, except that interior side and rear yard setbacks do not have to be met;

16. If a pipestem lot is created in the LDR-6 zone for an accessory dwelling unit that existed prior to January 1, 2008, then the minimum lot size may be 6,000 square feet; provided, that the maximum lot coverage is 30 percent and all other applicable dimensional standards, including building height, in SMC

18.12.070 are met, except that the interior side and rear yard setbacks do not have to be met;

17. Accessory dwelling units that are subdivided from the original parcel shall meet the off-street parking standards in SMC 18.12.060 for the applicable zone;

B. Adult day-care home facilities which:

1. Meet Washington Association of Adult Day Centers Adult Day Care Guidelines;

2. Comply with all building, fire, safety, health code and business licensing requirements;

3. Conform to lot size, building size, setbacks, and lot requirements of this chapter except if the structure is a legal nonconforming structure;

4. Comply with the applicable provisions of the sign code of this title;

5. Make no structural or decorative alteration which will alter the single-family character of an existing or proposed residential structure which would make it incompatible with surrounding residences;

6. Have no more than six adults served by the facility;

C. Family child care home or family day-care home facilities which:

1. Meet Washington State child day-care licensing requirements;

2. Comply with all building, fire, safety, health code and business licensing requirements;

3. Conform to lot size, building size, setbacks, and lot requirements of this chapter except if the structure is a legal nonconforming structure;

4. Comply with the applicable provisions of the sign code of this title;
 5. Make no structural or decorative alteration which will alter the single-family character of an existing or proposed residential structure which would make it incompatible with surrounding residences;
- D. Garage sales, yard sales, bake sales, temporary home boutiques or bazaars for handcrafted items, parties for the display of domestic products, and other like uses shall not be in existence for more than six days in any calendar year, and shall not be in violation of any other chapter in this code, or city ordinance, and provided further, that any such garage sales and yard sales involve only the sale of household goods, none of which were purchased for the purpose of resale;
- E. One guest house not for rent or permanent occupancy;
- F. Home occupations which meet the following criteria:
1. The resident operator shall obtain a business license, which shall be renewed annually;
 2. The home occupation shall employ no more than one person in addition to those who are residents of the dwelling;
 3. The home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes, and the appearance of the structure shall not be altered or the occupation within the residence be conducted in a manner that would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, exhausts, or vibrations that carry beyond the premises;
 4. The home occupation shall have no advertising, display, or other indications of a home occupation on the premises;
 5. No storage or display of goods shall be visible from the outside of the structure;
 6. No highly explosive or combustible material shall be used or stored on the premises. No activity shall be allowed that would interfere with radio or television transmission in the area, nor shall there be any offensive noise, vibration, smoke, dust, odors, heat, or glare noticeable at or beyond the property line;
 7. A home occupation shall not create greater vehicle or pedestrian traffic than normal for the district in which it is located;
 8. Merchandise shall not be offered for direct sale within the residence, accessory structure, or on-site;
 9. No commercially licensed vehicles over 10,000 pounds shall be utilized in the business. No more than one type of commercially licensed vehicle under 10,000 pounds gross weight capacity shall be utilized in the business on the premises;
- G. Keeping of not more than four family pets, which can be kept in the home, such as dogs, cats or other domestic or tamed animals which are not vicious by nature. This list of four pets shall not include birds, fish, suckling young of a pet or other animals which at all times are kept inside a fully enclosed building or accessory building and which do not create an odor which is detectable on an adjoining lot;
- H. Keeping of horses, cattle, chickens, rabbits, sheep and other similar animals, not including swine, provided shelters are provided for animals at least 50 feet from the side lot of adjoining lots, 100 feet from any public street. Adjoining lot owners may locate the above described shelters on their common lot line, provided they each desire to provide a shelter to house one or more of the above described animals. A lot area, in addition to the minimum required for a dwelling, shall be provided equivalent to one acre for each animal over 300 pounds in weight. This regulation shall not be construed to permit the keeping of animals in any place or manner which will endanger public health or safety;

I. Keeping up to six chicken hens is allowed per residential lot and shelters may be located within five feet of the rear and side property line and 10 feet from a street side yard. Shelters are not allowed between the street and the front of the residential structure and shall be screened from the right-of-way. Chicken shelters shall be maintained so that odors are not detectable at or beyond the property line. Fencing shall be required around chicken area. Keeping of roosters is not allowed;

J. Private garages and other accessory buildings as are ordinarily appurtenant to a one-family dwelling;

K. Recreational facilities intended for the use of residents including swimming pools, saunas, tennis courts and exercise rooms;

L. Renting of rooms for lodging purposes to accommodate not more than two persons in addition to the immediate family;

M. Cemeteries;

N. Wireless communication facilities subject to the standards of chapter 18.37 SMC. (Ord. 2384 § 1 (part), 2012; Ord. 2300 § 2, 2009; Ord. 2247 § 1, 2008; Ord. 1830 § 17, 1998; Ord. 1803 § 3, 1997; Ord. 1739 § 6, 1996; Ord. 1694 § 1, 1995)

18.12.040 Conditional uses.

The following uses in the LDR district require a conditional use permit approval from the city:

A. Adult day care home facilities serving more than six adults, which meet the following criteria in addition to the criteria found in chapter 18.48 SMC:

1. Meet Washington Association of Adult Day Centers Adult Day Care Guidelines;
2. Comply with all building, fire, safety, health code and business licensing requirements;
3. Conform to lot size, building size, setbacks, and lot requirements of this chapter except if the structure is a legal nonconforming structure;
4. Comply with the applicable provisions of the sign code of this title;
5. Make no structural or decorative alteration which will alter the single-family character of an existing or proposed residential structure which would make it incompatible with surrounding residences, if located in a residential structure;

B. Bed and breakfasts;

C. Wireless communication facilities subject to the standards of chapter 18.37 SMC;

D. Child day care centers;

E. Churches, convents, monasteries and other religious institutions, and associated accessory structures including, but not limited to, assembly rooms, kitchen, library room or reading room, nurseries, recreation hall, adult day care, child day care, Sunday school rooms, private primary and secondary school facilities, and a one-family dwelling unit for use by church officials. In addition to meeting the criteria of chapter 18.48 SMC, new accessory one-family dwelling units shall be placed on site with sufficient distance between structures and in a manner that would allow for future subdivisions that would result in separate lots for the dwelling and church;

F. Major utility facilities;

G. Manufactured housing subdivisions;

H. Mass transit systems including, but not limited to, bus stations, train stations, transit shelter stations, and park-and-ride lots;

I. Mineral extraction uses;

J. Public facilities;

K. Public and private educational institutions, including preschools, schools, religious schools, colleges and universities;

L. Public parks and public recreation facilities;

M. Retirement homes, assisted living facilities, continuing care communities, board and care homes, hospices, or nursing homes;

N. Utility yard;

O. Water towers and water supply plants; and

P. Professional offices subject to SMC 18.12.080(P). (Ord. 2499 § 2, 2014; Ord. 2147 § 4, 2005; Ord. 2135 § 4 (part), 2005; Ord. 2134 § 7, 2005; Ord. 2051 § 1, 2003; Ord. 1830 § 18, 1998; Ord. 1694 § 1, 1995)

18.12.050 Prohibited uses.

Any use or structure not listed under permitted principal, accessory or conditional uses is prohibited in the LDR district unless authorized in chapters 18.36 or 18.46 SMC, or an applied overlay district of this title. Metal storage containers are prohibited in the LDR district. Freestanding tent structures are prohibited in the required front or side yards within the LDR district. (Ord. 2088 § 2, 2004; Ord. 1694 § 1, 1995)

18.12.060 Special conditions – Location of parking, single-family dwellings.

A. In the LDR-7.2, LDR-8.5 and LDR-12 districts all required parking for single-family dwellings is to be covered and such spaces shall be located within a garage or under a carport. Each required space is to be located so as to be independent of any other required space and access drives. Further, all required spaces shall be located within the building site area and not within the required setback areas. Required spaces and access drives shall be improved with dustless, hard surfaces.

B. In the LDR-4 and LDR-6 district all single-family dwellings shall have two on-site automobile parking spaces with at least one space located within a garage or under a carport. Each required space is to be located so as to be independent of any other required space. Required spaces and access drives shall be improved with a dustless, hard surface. Tandem parking may be allowed. (Ord. 2192 § 2, 2007; Ord. 2134 § 8, 2005; Ord. 1694 § 1, 1995)

18.12.070 Property development standards for LDR-6, LDR-7.2, LDR-8.5, and LDR-12.

A. Minimum lot area per building site in square feet:

LDR-6:	6,000
LDR-7.2:	7,200
LDR-8.5:	8,500
LDR-12:	12,000

At least 80 percent of the lots in a subdivision shall meet the above minimum lot sizes of the applicable district. To encourage a mix of lot sizes, the other 20 percent of the lots may have reduced sizes, to the following lot size standards, in square feet:

LDR-6:	4,800
LDR-7.2:	6,000
LDR-8.5:	7,200
LDR-12:	8,500

In no case shall the reduction in lot sizes be combined with the reduction in lot sizes allowed in SMC 16.40.140(A) or (B);

B. Lot width in feet:

LDR-6:	60
LDR-7.2:	70
LDR-8.5:	80
LDR-12:	100

For the subdivisions that include a percentage of smaller lots as allowed in subsection A of this section, the minimum lot widths for the smaller lots shall be as follows, in feet:

LDR-6:	50
LDR-7.2:	60
LDR-8.5:	70
LDR-12:	80

C. Front yard setback in feet: 15 (LDR-12 front yard setback in feet: 25);

D. Rear yard setback in feet: 30;

E. Interior side yard setback in feet, lot with one interior side yard: five;

F. Total interior side yard setback in feet, lot with two interior side yards; 15; provided, that one interior side yard is not less than five feet;

G. Street side yard setback in feet: 12;

H. Maximum building height in feet: 30;

I. Maximum lot coverage:

LDR-6:	40 percent
LDR-7.2:	35 percent
LDR-8.5:	35 percent
LDR-12:	35 percent

Maximum lot coverage for single-story residential structures:

LDR-6:	45 percent
LDR-7.2:	40 percent

LDR-8.5:	40 percent
LDR-12:	40 percent

J. Required off-street parking spaces: two;

K. Minimum street frontage in feet: 15;

L. Maximum building height for pipestem lots with a lot size less than 20,000 square feet: one story and 16 feet;

M. Yard setbacks for pipestem lots are as follows:

1. At least two yard setbacks shall be a minimum of 15 feet with remaining yard setbacks allowed a minimum of five feet;

N. Minimum lot size for pipestem lots in LDR-6 in square feet: 10,000. (Ord. 2300 § 1, 2009; Ord. 2214 § 1, 2007; Ord. 2193 § 2, 2007; Ord. 2134 § 9, 2005; Ord. 2051 § 2, 2003; Ord. 1906 § 7, 1999; Ord. 1694 § 1, 1995)

18.12.075 Property development standards for LDR-4.

A. Minimum lot area per building site in square feet: 4,000;

B. Lot sizes: 10 percent of the lots shall equal 150 percent of the minimum lot size;

C. Lot width in feet: 50; 40 for lots with alley access; 60 for lots 150 percent of the minimum lot size;

D. Front yard setback in feet: 15 minimum; 25 maximum;

E. Rear yard setback in feet: 25;

F. Interior side yard setback in feet:

1. Six; or

2. Five, for lots 6,000 square feet or greater, or for those structures designed and constructed with approved accessibility features in accordance with WAC 51-50-1100, given that for either exception the maximum building height shall be one story and 16 feet;

G. Street side yard setback in feet: 10;

H. Maximum building height in feet: 30;

I. Maximum lot coverage: 40 percent;

J. Required off-street parking spaces: two;

K. Minimum street frontage in feet: 15;

L. Structures in subdivisions subject to this section shall comply with regulations outlined in chapter 18.40 SMC;

M. Maximum building height for pipestem lots with a lot size less than 10,000 square feet: one story and 16 feet;

N. Yard setbacks for pipestem lots are as follows:

1. At least two yard setbacks shall be a minimum of 15 feet with remaining yard setbacks allowed a minimum of five feet;

O. Minimum lot size for pipestem lots in square feet: 6,000;

P. Development shall be in compliance with the single-family residential/traditional neighborhood design option development standards as set forth in the design and development guidelines. (Ord. 2365 § 1, 2011; Ord. 2134 § 10, 2005)

18.12.080 Performance standards.

The following special performance standards shall apply to properties located in the LDR district:

A. Exterior Mechanical Devices. Air conditioners, heating, cooling, ventilating equipment, swimming pool pumps and heaters and all other mechanical devices shall be screened from surrounding properties and streets and shall be so operated that they do not disturb the peace, quiet and comfort of the neighboring residents. Apparatus needed for the operation of solar energy systems need not be screened pursuant to this section.

B. Required Landscaping. Required front and street side yards shall be landscaped except for necessary walks, drives and fences.

C. Outdoor Storage and Parking of Vehicles. Storage or parking of any motor vehicle or vehicle accessory such as camper shells, boats, trailers, motorbikes or other wheeled accessory or conveyance shall not be allowed except as follows:

1. Storage of such vehicles and vehicle accessories is permitted within the paved areas and driveways located in the front and street side yard; and rear and interior side yards; provided, that such vehicles and accessories are screened from neighboring properties and public rights-of-way by a six-foot-high solid fence or landscaped screen. For purposes of this subsection "storage" means the keeping of such vehicles and accessories on any portion of any parcel of property for a period of 120 continuous hours.

2. Parking for any length of time of such vehicles and vehicle accessories is prohibited within any landscaped area of the front or street side yard, except for parking for the washing of vehicles and not to exceed two hours.

D. Detached Accessory Structures. Detached accessory structures, except for detached accessory dwelling units, are permitted not closer than three feet to rear or interior side property lines if located in the rear 33 percent of the lot, or in back of the front 75 feet of the lot; provided, that the maximum building height for a detached accessory structure shall be 16 feet for gabled, hipped and gambrel roofs and 12 feet for flat and mansard roofs.

E. Setbacks from Alleys. Garage structures which are directly attached to a principal structure or attached with no greater than an enclosed breezeway, and have vehicular access from an adjacent alley, may encroach into the rear yard such that the total of the alley width and setback from the alley is equal to no less than 24 feet. In such case, only a garage attached to the principal structure by no greater than a breezeway may exceed a height of one story.

F. Yard Projections. Every required front, rear and side yard shall be open and unobstructed from the ground to the sky unless otherwise provided:

1. Fences and walls as specified and limited under subsection (J) of this section may project into a required yard.

2. Fireplace structures not wider than eight feet measured in the general direction of the wall of which it is a part may project into a required yard by not more than 30 inches.

3. Cornices, sills, eave projections, and awnings without enclosing walls or screening may project into a required yard by not more than 30 inches.

4. Open, unenclosed, unroofed decks, providing, however, that said decks are constructed at grade elevations, or in no event exceed 30 inches above grade and not over any basement or story below.

5. Bay windows and garden windows which do not require a foundation may project into a required front, rear, or street side yard by not more than 30 inches; provided, that the width of any required interior side yard is not reduced to less than two feet, six inches and any yard abutting a street is not reduced to less than five feet.

6. Additions of accessory structures such as stairs or balconies, or covered porches which have no more than 200 square feet, provided lot coverage is not exceeded, may project into a required front or rear yard.

G. Residential Antennas. Residential antennas, including satellite dish antennas less than or equal to three feet in diameter, shall not be located between the front or street side property lines and a building, and shall be limited to a height of 10 feet in excess of the maximum height required for each zone. Antennas shall be set up so that in case an antenna falls it will fall within the confines of the owner's property. Satellite dish antennas greater than three feet in diameter, and amateur radio towers and associated antennas are regulated below.

1. Satellite Dish Antennas, Ground-Mounted. Ground-mounted, satellite dish antennas are allowed as permitted accessory uses subject to the following requirements:

- a. The antenna shall not be located between the front property line or street-side property line and a building; such antennas may be located in a rear or interior side yard.
- b. The maximum diameter shall be 12 feet.
- c. The maximum height shall be 15 feet in height above the existing grade to the highest point of the dish.
- d. The minimum setback shall be no less than three feet to rear or side property lines as measured when the dish is in a horizontal position.
- e. Satellite dish antennas shall be located to prevent obstruction of the antenna's reception window from potential permitted development on adjoining properties.
- f. Satellite dish antennas shall be constructed of transparent material such as wire mesh; and shall be finished in a dark color and a non-light-reflective surface.
- g. All installations shall include screening treatments located along the antenna's nonreception window axes and low-level ornamental landscape treatments along the reception window axes of the antenna's base. Such treatments should completely enclose the antenna and consist of no less than three landscape elements which provide year-round screening. Landscape plans shall be reviewed by the director.
- h. Dish antennas shall be installed and maintained in compliance with the applicable requirements of the Uniform Building Code, as amended.
- i. Only one dish antenna shall be permitted on any residential lot.
- j. Dish antennas shall not be installed on a portable or movable device, such as a trailer.
- k. The antenna shall be set up so that in case an antenna falls it will fall within the confines of the owner's property.

2. Satellite Dish Antennas, Roof-Mounted. Roof-mounted satellite dish antennas which have a maximum of 12 feet in diameter may only be allowed upon approval of a variance application in accordance with chapter 18.50 SMC. In addition to the review criteria of SMC 18.50.030, the following criteria shall be met:

- a. Demonstration by the applicant that compliance with subdivision 1 of this subsection would result in the obstruction of the antenna's reception window, prohibiting a usable signal; furthermore, such

obstruction involves factors beyond the control of the applicant.

3. Amateur radio towers and antennas for use by a noncommercial, licensed amateur operator shall be allowed if such facilities:

- a. Are not located between the front or street-side property line and a building.
- b. Are limited to a height of 10 feet in excess of the maximum height required for each zone.
- c. Are installed with a reasonable effort to minimize visibility from adjacent properties while still permitting effective operation.
- d. Are located and constructed in a manner that will prevent the installation from falling onto adjoining properties.
- e. Do not interfere with nearby utility lines, etc.
- f. Such installations which propose to exceed the maximum height restrictions, but which meet all of the above criteria (a through e), may only be allowed upon approval of a variance application in accordance with chapter 18.50 SMC.

H. Swimming Pools. For all swimming pools having a depth of 24 or more inches there shall be maintained a protective fence, wall or enclosure not less than five feet in height, with no opening greater than four inches wide and equipped with a self-closing gate surrounding said pool. This requirement shall also apply to other outdoor bodies of water having a depth greater than 24 inches, excluding natural lakes, streams, rivers, or drainage ditches.

I. Building Height Exceptions. Chimneys and vents, and church steeples and church spires, may be erected to a height greater than the permitted building height.

J. Fences – Intent. The intent of this subsection is to establish minimum requirements and standards for fences in order to provide screening and to protect the aesthetic assets of the community. Fences, except as regulated under subsection (J)(8) of this section, constructed within residential zones shall not exceed a maximum height above the adjacent grade as set forth herein:

1. The requirements of this subsection shall apply only to fences built after the effective date of the ordinance codified in this section. Fences built before that date shall be considered legal nonconforming fences. Existing fences being replaced after this adoption date shall meet the requirements of this subsection. The construction of any fence, arbor, or trellis requires a building/land use permit.
2. Fences, located within the required front yard or within a five-foot setback from the street side property line, shall not exceed a height of three feet where fences would provide less than 50 percent visibility. Fences providing at least 50 percent visibility shall not exceed a height of four feet within the required front yard or within a five-foot setback from the street side property line. Examples of fences that could meet the 50 percent visibility include spaced rail fences, spaced picket fences, and chain link fences.
3. Corner lots located along minor arterials may construct a fence to the maximum height with a zero side yard setback along the minor arterial; provided, that all sight distance requirements are met.
4. No fence shall exceed a total height of six feet above existing or finished grade in a residential zone, unless exceptions of subsection (J)(8) of this section apply.
5. Fences utilized to enclose drainage detention ponds or other drainage facilities shall meet the requirements of the King County Washington Surface Water Design Manual, as well as any other applicable regulations of this section and the Sumner Municipal Code. Chain link fences used to enclose drainage detention ponds or other drainage facilities shall be green or black coated or painted.

6. No barbed wire, razor wire, or electric fence shall be allowed within residential zones, unless exceptions of subsection (J)(8) of this section apply.

7. Arbors and trellises will be subject to the following:

a. An arbor of up to three additional feet in height to a nine-foot maximum can be constructed over a gate, walkway, or entryway. The maximum width of an arbor shall be eight feet. These requirements apply to arbors sited in the front and side yard and to arbors attached to fences. Arbors shall be of structurally sound design.

b. A trellis of up to two additional feet in height to a maximum of eight feet may be added to a fence as a decorative element. Trellises with a horizontal element shall not encroach onto adjacent properties. Trellises shall be a structurally sound part of the fence design.

8. Exceptions to the standards set forth in this subsection are listed as follows: public facilities, minor and major utility facilities, schools, and wireless communication facilities may have fences higher than the required six-foot maximum for safety and security reasons, and are not subject to the requirements of this subsection. Such facilities needing added public safety and security shall construct fences in accordance to the standards set forth for such facilities.

9. Through lots with frontage along minor arterials may construct a fence to the maximum height with a zero setback along the minor arterial; provided, that all sight distance requirements are met.

K. Sight Distance Requirements. At all intersections there shall be a triangular yard area within which no tree, fence, shrub or other physical obstruction shall be permitted higher than three feet above the adjacent grade where fences, walls and hedges would provide less than 50 percent visibility. Fences, walls, and hedges providing at least 50 percent visibility shall not exceed a height of four feet. Examples of fences that could meet the 50 percent visibility include spaced rail fences, spaced picket fences, and chain link fences. This triangular area shall measure as follows:

1. Street Intersections. At any intersection of two street rights-of-way, two sides of the triangular area shall extend 20 feet along both shoulder or curblines of the improved portion of the rights-of-way, measured from their point of intersection. For the purpose of this paragraph an alley shall be considered as a street.
2. Street and Driveway Intersections. At any intersection of street right-of-way and a driveway, two sides of the triangular area shall extend 20 feet along the edge of the driveway and 10 feet along the shoulder or curbline of the improved portion of the right-of-way. Such triangular area shall be applied to both sides of the driveway.
3. Fences utilized to enclose drainage detention ponds or other drainage facilities shall meet the above regulations, as well as any other applicable regulations of the Sumner Municipal Code.

L. School and Church Height Exceptions. When applicable, a height exception shall be applied for as part of a conditional use permit application to establish such uses or expansion of such uses. Conditionally permitted school and church uses may exceed building height requirements to a maximum of 50 feet in the LDR zone upon approval of such height exception by the hearing examiner. A height exception does not require separate application for a special exception or variance.

M. Expansion of Specified Existing Uses. Existing automotive and motorized vehicle sales and rental agencies lawfully operating as of June 1, 2000, may be maintained as follows:

1. The specified uses may expand, except that expansion shall not occur if it is necessary to purchase additional property. The expansion shall meet the development standards of the zone such as setbacks, lot coverage, and building height.

2. Structures may be rebuilt after a fire or other disaster to original dimensions, or expanded per requirements in this section, unless a health or safety impact would occur.

3. If expansion requires any increase in impervious surface, a 10-foot landscaped yard setback shall be created and solid six-foot masonry wall or wood fence established and maintained along the property line that abuts residential properties, except that fences and walls located within the required front or street side yard shall not exceed a height of three feet. The landscape buffer shall contain a planting of trees with a minimum of eight feet in height at planting and a minimum of 20 feet at maturity. Trees shall be a mix of 50 percent deciduous and coniferous and planted 15 feet on center.

4. Any expansion shall meet the performance standards set forth in SMC 18.16.080 and design review standards per chapter 18.40 SMC.

N. Manufactured homes shall meet all of the following conditions:

1. Manufactured homes shall be new;

2. Manufactured homes shall be set upon a permanent foundation and the space from the bottom of the home to the ground shall be enclosed by concrete or an approved concrete product which can be either load-bearing or decorative;

3. Manufactured homes shall be thermally equivalent to the State Energy Code;

4. Manufactured homes shall have exterior siding similar in appearance to siding materials commonly used on site built single-family homes;

5. The roofs of manufactured homes shall be constructed with a shake or shingle, coated metal, or similar material with a nominal roof pitch of 3:12; and

6. Manufactured homes shall be comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long.

O. A minimum of 50 percent of the area of front and street side yards shall be landscaped with vegetation or other landscaped features other than paving, gravel, or hard surfaces.

P. Professional offices are permitted as a conditional use; provided, that:

1. The use creates minimal customer service demands on site;

2. The use shall only be allowed within structures existing as of the effective date of the ordinance codified in this section and the structure shall not be expanded by more than 50 percent of its gross floor area;

3. The use has a street address and primary vehicle access from a minor or principal arterial as identified in the city's comprehensive transportation plan; the use is located within one block or 500 feet, whichever is less, of a freeway interchange as measured from the right-of-way boundary nearest to the property; and the property is north of the freeway;

4. The appearance of the structures shall not be altered to differ from its residential character either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, exhausts, or vibrations that carry beyond the premises;

5. Off-street parking and access shall be provided per chapter 18.42 SMC;

6. Any development shall be subject to the applicable design and development guidelines per chapter 18.40 SMC;

7. Signs shall be subject to SMC 18.44.210;

8. All fees associated with conversion of a residence to a professional office use shall be charged under commercial rates; and

9. Lots may not be consolidated to accommodate a professional office use or required parking. (Ord. 2499 § 3, 2014; Ord. 2301 §§ 1, 2, 2009; Ord. 2247 § 2, 2008; Ord. 2194 § 1, 2007; Ord. 2193 § 3, 2007; Ord. 2135 § 4 (part), 2005; Ord. 2022 § 2, 2003; Ord. 1944 § 2, 2001; Ord. 1786 § 2, 1997; Ord. 1694 § 1, 1995)

18.12.090 Traditional neighborhood design optional development standards.

In place of the development standards of SMC 18.12.070, new subdivisions in the LDR-6, LDR-7.2, LDR-8.5 and LDR-12 districts may utilize the following standards, if all provisions are met.

A. Lot sizes: 20 percent of the lots may equal 80 percent of the square footage of the minimum lot size of the district. Lots taking access from an alley may equal 80 percent of the minimum lot size. A minimum of 25 percent of lots must equal the required lot size of the zone. In no case shall the reduction in lot sizes be combined with the reduction in lot sizes allowed in SMC 16.40.140(A) or (B);

B. Lot width in feet: 50; 40 for lots with alley access;

C. Front yard setback in feet: 15 minimum; 25 maximum;

D. Rear yard setback in feet: 25;

E. Interior side yard setback in feet: six;

F. Street side yard setback in feet: 10;

G. Maximum building height in feet: 30;

H. Maximum lot coverage: 40 percent;

I. Minimum street frontage in feet: 15;

J. Reserved;

K. Reserved;

L. Structures in subdivisions subject to this section shall comply with regulations outlined in chapter 18.40 SMC;

M. At least 50 percent of the homes shall have alleys for vehicular access. (Ord. 2134 § 11, 2005; Ord. 1906 § 8, 1999; Ord. 1803 § 4, 1997; Ord. 1694 § 1, 1995)

Mobile Version

4. Single-Family & Duplex Guidelines

Contents

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Introduction

Applicability

These guidelines apply to all new detached single-family development utilizing the traditional neighborhood design option and any subdivision with ten or more lots. This includes subdivisions for detached single-family development and building permits for new homes, accessory dwelling units, or other development plans for these detached structures.

Relationship to Sumner Municipal Code (SMC)

These guidelines shall serve as a supplement the standards of SMC. Where there is a conflict between the guidelines herein and the standards in SMC, these guidelines shall apply as they are more specific in nature.

4.1 Detached Single-Family Dwellings

Applicability

These guidelines apply to all detached single-family development utilizing the traditional neighborhood design option and any subdivision with ten or more lots in any applicable zone within the City. Subdivisions containing detached single-family units are also subject to Subchapter 4.4, Subdivision Design. Single-family dwellings shall also comply with Subchapter 4.5, Building Design.

Intent

- ◆ To ensure that single-family developments are pedestrian friendly and contribute to the character the surrounding neighborhood.
- ◆ To ensure that single-family developments de-emphasize garages.

Guidelines

- 4.1.1 SMC zoning standards for detached single-family dwellings.** Detached single-family dwelling are subject to the provisions of SMC Chapters 18.12 (for Low Density Residential Districts) and 18.14 (for Medium and High Density Residential Districts). Figure 4- below illustrates key dimensional standards.
- 4.1.2 Covered entry.** All houses shall provide a covered entry with a minimum dimension of 4 feet by 6 feet. Exceptions may be granted by the Director for the use of regional housing styles that do not traditionally contain such entries.
- 4.1.3 Windows on the street.** All detached single-family dwelling must provide transparent windows and/or doors on at least 15 percent of the facade (this includes any upper levels, if applicable).
- 4.1.4 Garage design standards.**
- a) Garages fronting the street shall be setback a minimum of 20 feet.
 - b) The garage doors shall occupy no more than 50 percent of the ground-level facade facing the street.
 - c) Where the garage faces the side yard, but is visible from the street, the garage shall incorporate a window on the streetfront facade so that it appears to be a habitable portion of the house. The window size and design must be compatible with the windows on habitable portions of the house.
 - d) Detached garages and other accessory buildings shall not exceed 18 feet in height. Exception: Garages with ADU's may be taller (see Guideline 4.2.3).

Single-Family Guidelines

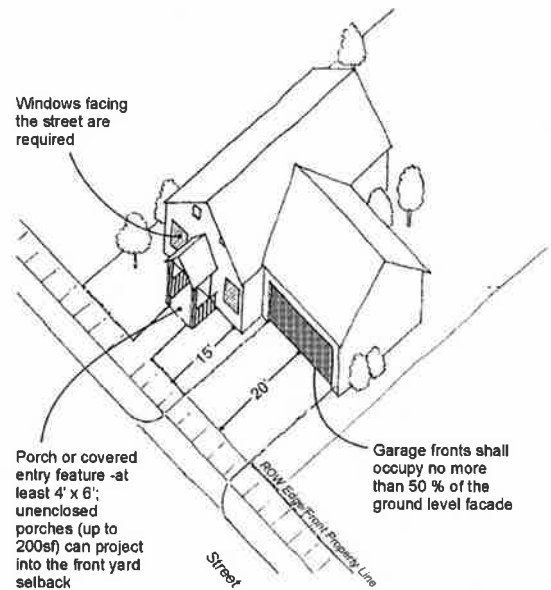


Figure 4-1. Design requirements for single-family homes.

- 4.1.5 Minimum useable open space.** All alley loaded lots shall provide a contiguous open space equivalent to 10 percent of the lot size. Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of fifteen feet on all sides. For example, a 3,000 square foot lot would require a contiguous open space of at least 300 square feet, or 15 feet by 20 feet in area. Driveways shall not count in the calculations for usable open space.

Single-Family Guidelines

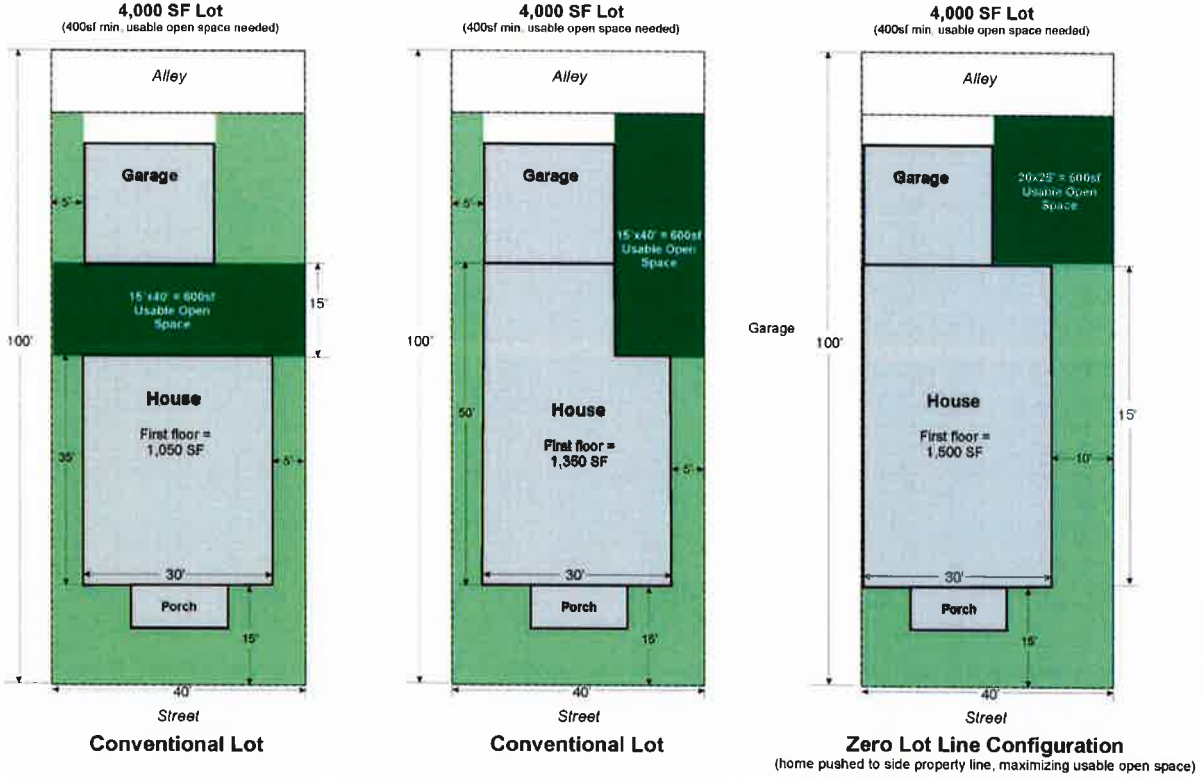


Figure 4-2. Examples of how usable open space can be configured on small lots. Note how zero lot line configuration (right) allows for a larger open space than in the conventional house layout (middle example) for 4,000 square foot lots.

4.2 Accessory Dwelling Units (ADU)

Applicability

These guidelines apply to all ADUs in any applicable zone within the City. Accessory dwelling units shall also comply with Subchapter 4.4, Building Design.

Intent

- ◆ To ensure that ADUs minimize negative impacts to the neighborhood.
- ◆ To limit the bulk and size of ADUs buildings in relation to the neighborhoods.
- ◆ To protect privacy of adjacent yards and outdoor spaces.
- ◆ To provide opportunities for affordable housing.

Guidelines

- 4.2.1 SMC zoning standards for accessory dwelling units.** Accessory dwelling units are subject to the provisions of SMC subsection 18.12.030(A) (permitted as an accessory use in Low Density Residential Districts).
- 4.2.2 Design and Materials.** An accessory dwelling unit shall be designed to maintain the appearance of the main building of the single-family residence.
- a) ADUs that extend beyond the current footprint of the principal residence and detached ADUs shall be consistent with the existing roof pitch, siding and windows of the main building.
 - b) Only one entrance for the main building shall be permitted in the front of the principal residence. The entrance for the accessory dwelling unit shall be located either off the rear or side of the building or located within a garage out of view from the street.
- 4.2.3 Height.** Detached accessory dwelling units shall have an approximate building height of 16 feet for gabled, hipped and gambrel roofs and 12 feet for flat and mansard roofs, except that the height may be increased to match the existing roof pitch of the principal structure. In no case shall the second story contain exterior walls exceeding 5 feet in height on more than 50% of the perimeter of the second story.
- 4.2.4 Setbacks.** Setbacks for detached ADUs should be flexible and allow for an increase or decrease depending on the context of the neighborhood. For example, a setback may be increased if it is determined that privacy of adjacent yards would be impacted or views blocked. Conversely, setbacks may be decreased to the minimum allowed if existing landscaping or accessory structures effectively screen adjacent yards.

Single-Family Guidelines

Refer to the Zoning Code (SMC 18.12.030) for minimum setbacks for Accessory Dwelling Units.

Minimum yard setbacks for detached accessory dwelling units are as follows:

- a.) Front yard setback in feet: Equal to or greater than existing setback of the principal structure or the required setback, whichever is greater;
- b.) Rear yard setback in feet: 5, except when the rear property line is abutting an alley then 5 feet or that required for garage ingress and egress per SMC 18.12.080(E);
- c.) Interior side yard in feet: 5, or if the interior side property line is abutting an alley with vehicular access to a garage, then the setback is per SMC 18.12.080(E); and
- d.) Street side yard in feet: Same as required for the principal structure.

4.2.5 Window Size and Placement. Windows should be placed in locations that reduce privacy impacts and views into adjacent yards.

- a) Windows in living, dining, and great room areas located on the second story should face interior to the site.
- b) Window area above the first floor should remain in proportion with the wall plane of proposed structure for all windows on all sides.

4.3 Subdivision Design

Applicability

These guidelines apply to all residential subdivisions utilizing the Planned Residential Development or Planned Mixed Use Development Option in SMC 18.24 or SMC 18.26 respectively. Specific lots will be subject to other design guidelines in Chapter 3 or 4 depending on particular housing types permitted by the zoning district.

Intent

- ◆ To reinforce the pedestrian-oriented character of Sumner's residential neighborhoods.
- ◆ To encourage visual diversity in residential developments.
- ◆ To avoid *blank walls* along streets.
- ◆ To encourage the appearance of adequate side-yards on lot layouts.

Guidelines

4.3.1 Lot diversity. New subdivisions shall employ methods to integrate visual diversity into the design of the development. At least two of the following methods must be integrated into subdivision design. Proposed treatments must be sufficient to meet the intent of the guidelines, as determined by the Director. Options:

- a) Variable front setbacks. Even minor front setback variations can make significant impacts in reducing streetscape monotony in new developments. Setback envelopes may be noted on the plat to accomplish this.
- b) Variable lot sizes. Subdivisions can use this option if:
 - i) 15-20 percent of the proposed lots are below the minimum lot size of the zoning district as provided in SMC 18.12.070.
 - ii) Other mixtures of lot sizes that meet the intent of the guidelines. To qualify, the varying lot sizes shall be mixed throughout the subdivision and not simply segregated off in separate areas. For example, corner lots are good locations for larger lots.
- c) Variable house sizes. For example, a combination of single and two-story homes helps to provide visual diversity. To qualify for this option, at least 20 percent of the homes must be single story and at least 20 percent of the homes must be two stories. Such variation also appeals to different demographics – promoting a diversity of residents. House size variation can be accomplished by providing applicable standards on lots on the plat.

Street and block layouts can also help to provide visual diversity in subdivisions. SMC 17.28.110 (Street and Block Layout) and 17.28.120 (Block Requirements) promote continuity in the surrounding street grid and small block sizes, which are consistent with historic development patterns in the City.

Single-Family Guidelines



Figure 4-4. Variable front yard setbacks would have helped this development avoid the monotonous "housing tract" look .

4.3.2 Alternative lot configurations. Alternative lot configurations may be considered to provide flexibility in lot layout and to provide more usable open space.

a) Zero lot line.

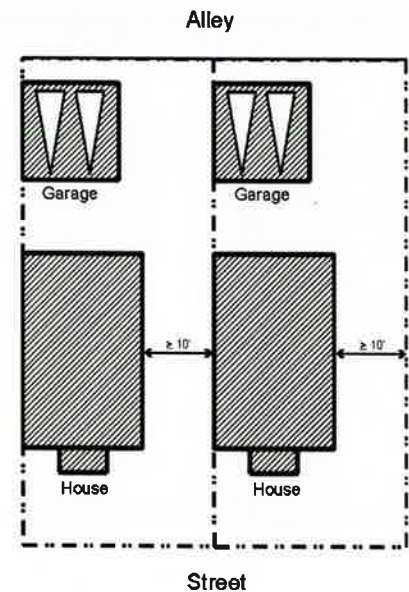


Figure 4-5. Zero lot line configurations are encouraged for small lot single family developments as they provide an efficient layout that maximizes usable open space on the lot.

b) Courtyard access lots. This refers to a single-family detached dwelling unit located on an interior lot that features vehicular access from a "Courtyard Access" drive located on an easement. The term "Courtyard Access Development" includes both

Single-Family Guidelines

the lots served by the Courtyard Access and the streetfront lots on which the Courtyard Access passes through. Standards:

- i) Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).
- ii) Maximum length of a courtyard access: One-hundred feet (or deeper if approved by the local fire department).
- iii) Surface width of courtyard access: Twelve feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).
- iv) An easement of twenty feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat.
- v) Courtyard access lots shall meet applicable single-family design guidelines in Subchapters 4.1 and 4.6 herein, except that lots not adjacent to a public street shall be exempt from Guideline 4.1.4 provided the garage does not face the public street.
- vi) Courtyard access lots not adjacent to a public street do not require a defined front yard. They may be configured with three side yards and one rear yard. Setback minimums shall be noted on the plat.

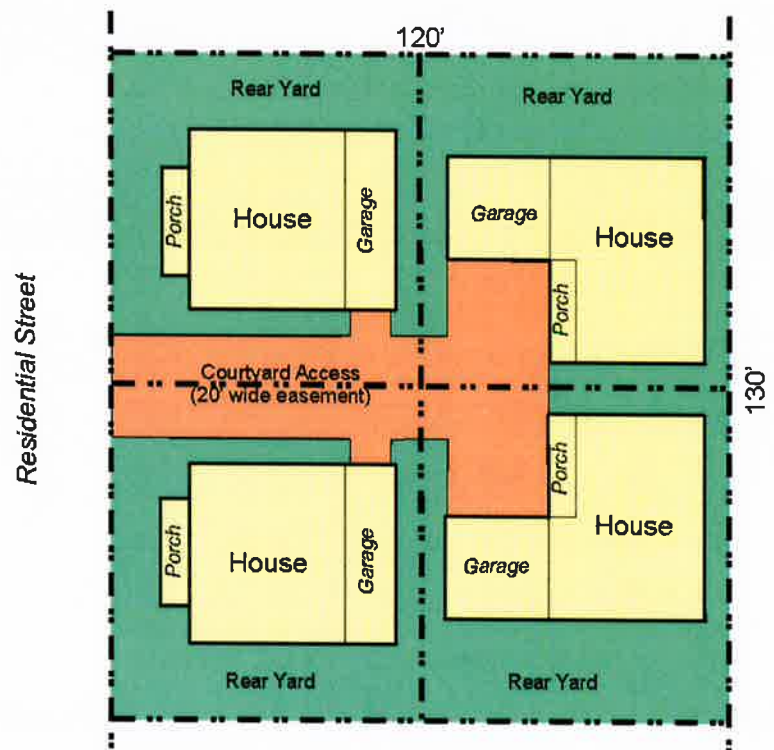


Figure 4-6. An example courtyard access development configuration.



Figure 4-7. There are a number of good courtyard access lot configurations built within the region. Note how the garages of the rear lots aren't visible from the street.

4.3.3 Variety of housing types – architectural styles. Buildings shall achieve a variety of design through the use of different architectural styles, variations of the same architectural style, and through the use of multiple design elements. The larger the subdivision, the greater the number of different façade elevations that shall be used. To qualify as a distinct façade elevation, **at least five** of the following shall apply as determined by the Director and as recommended by the Design Commission:

- Different roofline configuration.
- Different color palette.
- Different porch/entry design.
- Different window openings.
- One and two-story houses.
- Different exterior materials (including different roofing materials).
- Different garage location, configuration, and design.
- Different façade detailing.

Architectural variety standards:

- a) No two identical façade elevations may be adjacent.
- b) 10-19 homes = at least 4 different façade elevations.
- c) 20-39 homes = at least 5 different façade elevations.
- d) 40-69 homes = at least 6 different façade elevations.
- e) 70 or more homes = at least 7 different façade elevations.
- f) Alternative façade variations will be considered provided design elements are included that provide desired visual diversity. For example, a combination of variable setbacks, lot sizes, street/block layouts, and color palettes may reduce the need for a large number of different façade elevations.

Single-Family Guidelines



Figure 4-8. Examples of different façade elevations. Note how the floor-plans appear to be relatively similar, but each home has different porch design, color, roofline, window treatment, and façade detailing.

- 4.3.4 Fences.** Lot configurations where unscreened fences back up to streets are prohibited. Where side or rear yards abut a street right-of-way or common internal access roadway, a planting strip shall be provided between the sidewalk and any fence. For fences along side yards at the end of a block, a 3-foot planting strip with shrubs and groundcover is required. Where more than one house backs up to a public right-of-way, planting strips at least 5 feet wide with a combination of trees, shrubs, and groundcover sufficient to screen the fence are required (10 feet wide along arterials). Landscaped area and fence location shall be noted on the plat.



Figure 4-9. Fences along a side yard at the end of a block shall be set back at least 5 feet to provide space for landscaping in front of the wall.

- 4.3.5 Cul-de-sac streets.** The use of cul-de-sac streets should be avoided wherever possible and shall be limited unless the applicant can successfully demonstrate that an alternative circulation pattern is not feasible. If cul-de-sacs are necessary, the end of each cul-de-sac shall provide a pedestrian walkway and bikeway between private parcels to link with an adjacent cul-de-sac, street, and/or park, school, or open space area, as determined by the Director and as recommended by the Design Commission.

4.4 Building Design

Applicability

These guidelines apply to all detached single-family and cottage homes utilizing the traditional neighborhood design option, ADU's, and duplexes in any applicable zone within the City.

Intent

- ◆ To ensure that new development is compatible with the historical character of Sumner.
- ◆ To ensure that homes are pedestrian oriented.
- ◆ To encourage the use of design details that add visual interest.

Guidelines

4.4.1 Roof design.

- a) Roofs should be pitched at a minimum ratio of 5/12, except for non-gabled dormers.
- b) Roofs shall have dormers, or gables, or similar variation in roof planes in order to break up the roof mass.
- c) Roof pitches shall complement the building style.

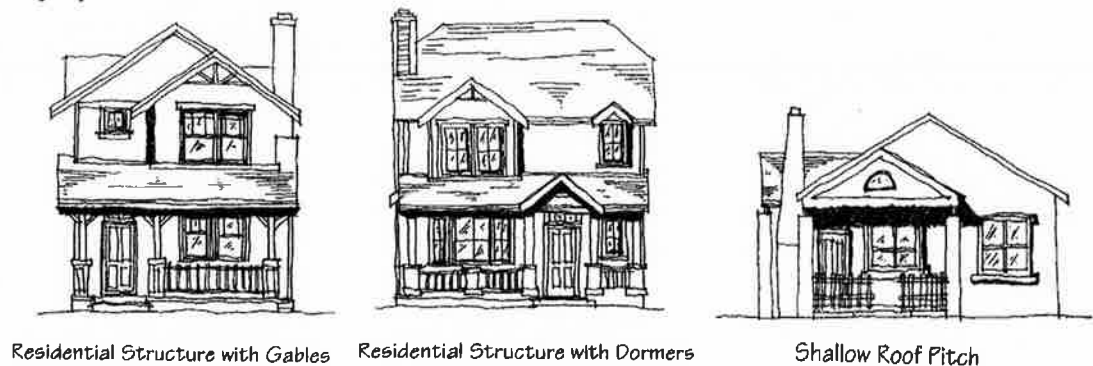


Figure 4-10. Variable rooflines, entries, and porches.

4.4.2 Porches and entries.

- a) Each house shall contain a porch of at least 60 square feet with no dimension under 8 feet and with the wider dimension parallel to the street. Porch railings are required.
- b) Regional housing prototypes that do not contain porches are exempt from (a) above, but shall provide a pronounced entryway. This may include a rounded front door, articulated entrances, columns, and/or other similar features provided they are compatible with the architectural style of the house.
- c) 75 percent of new housing units in a subdivision and 100% in cottage developments shall include porches. Housing styles shall be consistent with the requirement to provide porches.

Single-Family Guidelines

- d) Each dwelling unit shall have a separate designated pedestrian connection (including duplexes) from the front door to the sidewalk a minimum width of 3 feet. The pedestrian connection shall be separate from a driveway.

4.4.3 Corner lots. Structures on corner lots shall take advantage of the dual frontage, make an architectural statement, and create interest in architecture and human activity on the street. This could be accomplished by providing one or more of the following:

- a) Wrap around porches
- b) Bay windows or turrets
- c) Varied exterior materials, roof feature, colors, and/or *articulation*. Varied materials shall be compatible with one another.



Figure 4-11. Corner lot example.

4.4.4 Architectural styles. Structures should be consistent with local and regional architectural styles including: Pioneer Rectangular Box, Craftsman Style Simplified, Simplified Victorian Box, or New England Salt Box. Contemporary interpretations of these architectural styles and other contemporary architectural styles will be considered provided all other single-family design standards herein are met.

Single-Family Guidelines



New England Salt Box
A simple rectangular box with lower roof pitch (6/12 or lower), wide fascia band, and attached bays for windows and entries, and horizontal siding.



Simplified Victorian Box
Two-story simplified Victorian with hip roof, on- and/or two-story bays, covered entry with second level porch, wide fascia band, horizontal siding.



Shingle Style Simplified
Strong geometric forms, shingle siding, moderate pitch roofs, some circular forms.

Pioneer Rectangular Box
Two-story narrow and high rectangular box with sleeper roof pitches (6/12 or greater), highlighted by covered entry porch, entry hood, and varying types of on-e and/or two-story shallow bays attached to sides; one-story extensions for kitchens and side rooms.



Craftsman Style Simplified
Shingle or bevel siding, natural materials including stone, dormers, use of metals and heavy timbers.

Figure 4-12. Desirable historical architectural styles.

4.4.5 Architectural details. Dwelling units shall contain architectural details. Each of the types of details listed below are worth one point unless otherwise noted. Dwelling units must achieve the equivalent of **four points worth of architectural details**. Chosen details must be compatible with the chosen architectural style.

- Stonework detailing on columns or across foundation.
- Brick or stonework covering more than 10 percent of the facade (2 points).
- Decorative window design (including stained glass or leaded glass windows).
- Decorative door design.
- Decorative roofline elements including roof brackets or multiple dormers.
- Decorative shingle designs.

- g) Other decorative ornamentation.
- h) Distinctive architectural features such as curved bay windows (may be more than one point depending on scale of feature as determined by the Director and as recommended by the Design Commission)



Figure 4-13. This homes includes stonework detailing, decorative roofline elements (multiple gables), decorative siding (shingles), and roof brackets.

4.4.6 Siding materials.

- a) Siding material shall be appropriate to the architectural style of the structure. For instance, horizontal siding (not vertical siding) is appropriate for most of the regional architectural styles referenced in Figure 4-13.
- b) Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).
- c) Stucco and other troweled finishes are not appropriate materials unless framed or trimmed in wood.
- d) Mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not in keeping with the desired character of a Traditional Neighborhood or cottage style Design and are prohibited.
- e) Siding materials should generally be consistent on all sides of structures.



Figure 4-14. T-111 siding is prohibited.

4.4.7 Window design.

- a) Windows should be vertically oriented. Several windows can be grouped together horizontally to accent a bay or interior room.
- b) Houses shall employ techniques to recess or project individual windows above the ground floor at least two inches from the facade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or facade treatment that adds visual interest to the building.



Figure 4-15. Good (left and middle) and bad (right) window design.

4.6.8 Garages and accessory structures.

- a) Accessory structures shall be designed consistent with the primary residence. Consistency of design includes the use of similar roofing, siding, trim, and color(s).
- b) Standards and guidelines for dwellings with garages facing a street:
 - i) Upper level dormers, where applicable, shall be used to deemphasize the garage.

Single-Family Guidelines

- ii) The garage door shall include trim and detail work sufficient to deemphasize its role on the building.
- iii) A grass or grasscrete median should be provided to separate the lanes in a driveway.



Figure 4-16. Good example of a garage design, where facing the street. Note the garage setback and door detailing.

Single-Family Guidelines

City of University Place

Chapter 19.53 DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT

Sections:

- 19.53.010 Purpose.
- 19.53.020 Authority.
- 19.53.030 Applicability.
- 19.53.040 Review process.
- 19.53.050 Design standards and guidelines adopted.

19.53.010 Purpose.

The purpose of this chapter is to establish design standards and guidelines that will apply to specific types of residential development, including small lot and multifamily development.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 559 § 6 (Exh. A), 2009).

19.53.020 Authority.

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 559 § 6 (Exh. A), 2009).

19.53.030 Applicability.

A. The standards and guidelines adopted pursuant to this chapter shall apply to:

1. All new small lot development located within the R-1 and R-2 districts.
2. All new multifamily development located within the MF-L, MF-H and MU-M districts, except vertical mixed use buildings that include multifamily units in the MU-M zone, is exempt from these provisions and subject to compliance with the mixed use design standards adopted by reference in Chapter 19.50 UPMC.
3. Major modifications to small lot and multifamily development previously authorized pursuant to this chapter.

B. The following standards and guidelines adopted pursuant to this chapter shall apply to major improvement and major redevelopment of multifamily development, as defined in Chapter 19.10 UPMC.

1. Design Element 1: Site Planning and Design – MF5 Accessory Structures and MF6 Signage.
2. Design Element 2: Building Design.
3. Design Element 3: Lighting Design.
4. Landscape Design Standards and Guidelines.

(Ord. 628 § 1 (Exh. A), 2013; Ord. 607 § 1 (Exh. A), 2012; Ord. 559 § 6 (Exh. A), 2009).

19.53.040 Review process.

Administrative design review is required for development that is subject to compliance with the standards and guidelines adopted pursuant to UPMC 19.53.050. The City shall review applications in accordance with Chapter

19.85 UPMC.

(Ord. 607 § 1 (Exh. A), 2012; Ord. 559 § 6 (Exh. A), 2009).

19.53.050 Design standards and guidelines adopted.

The "Design Standards and Guidelines for Small Lot and Multifamily Development" are adopted by reference and contained in a separate City design manual titled "Design Standards and Guidelines for Small Lot and Multifamily Development."

(Ord. 607 § 1 (Exh. A), 2012; Ord. 559 § 6 (Exh. A), 2009).

The University Place Municipal Code is current through Ordinance 689, passed June 19, 2017.

Disclaimer: The City Clerk's Office has the official version of the University Place Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

CITY OF UNIVERSITY PLACE

DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT

Exhibit A

Adopted by Reference in UPMC Chapter 19.53
Effective October 5, 2009

University Place
Planning and Community Development Department

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1. INTRODUCTION

The Design Standards and Guidelines for Small Lot and Multi-family Development are adopted by the City of University Place to implement the goals and policies of the Comprehensive Plan. Specifically, these guidelines implement the City's Comprehensive Plan land use policies relevant to urban design, pedestrian circulation, neighborhood and community identity, housing choice and residential design. The design standards and guidelines supplement Title 19 zoning regulations and will be used by the City to evaluate design review applications for qualifying small lot and multi-family projects.

Comprehensive Plan policies encourage a diversity of housing types that respond to market demand for a greater choice of housing options than is currently available in the community. An objective is to accommodate housing at moderately higher densities in specific areas of the city than has traditionally been constructed in single family neighborhoods. The design standards and guidelines direct two such types of housing, small lot and multi-family development, to be built to high standards and achieve pedestrian-oriented designs that encourage interaction among neighbors. They also provide strategies to efficiently and effectively manage and protect the city's existing natural systems, including water quality, habitat and biological resources, from the harmful effects of land development and stormwater runoff. The guidelines and standards are intended to ensure that low impact development components are integrated into the designs of future small lot and multi-family development. The goal is for this new housing to become a valued addition to the city's existing residential neighborhoods and enhance the community's positive identity.

A. PURPOSE AND OBJECTIVES

The primary purpose of this document is to provide design professionals, property owners, residents, staff, and decision-makers with a clear and common understanding of the City's expectations for the planning, design and review of small lot and multi-family development proposals in University Place.

The design standards and guidelines provide a framework to evaluate new development projects against the City's objective to ensure that these projects are well designed, integrated compatibly into the neighborhood context, and contribute to an enhanced community aesthetic.

These guidelines are intended to do the following:

- Provide a basis for making fair and consistent decisions in design review;
- Ensure compatibility of new homes within existing neighborhoods;
- Provide incentives for investment;
- Enhance property values; and
- Serve as a design tool and reference document for residents, designers, property owners, staff and decision-makers.

1. INTRODUCTION

B. APPLICABILITY AND USE TYPES

The design standards and guidelines apply to “small lot” single family and “multi-family” developments. “Small lots” typically are those less than 6,000 square feet, and small lot developments encourage diversity in the size of dwelling units by promoting and preserving smaller homes on smaller lots. “Multi-family” buildings are designed for occupancy by three or more families in three or more dwelling units, and multi-family developments can be designed to accommodate rental or owner-occupied units. The standards and guidelines apply to new small lot developments in R1 Residential and R2 Residential zones and new multi-family developments in Multi-family Low (MF-L) and Multi-family High (MF-H) zones. They will also apply to infill single-family dwellings on existing substandard lots of record and qualifying modifications to existing small lot and multi-family development. Provisions are organized by and based on development type, rather than zoning designation.

For a complete listing of qualifying and exempt residential projects, see UPMC 19.53.030

Qualifying residential projects will be subject to administrative design review in accordance with UPMC 19.85.050 to ensure conformance with the design standards and guidelines. In some cases, design provisions are mandated and in other cases there is more flexibility in how a project can meet a particular design objective. Generally, the following rules apply to language used in Chapters 3 and 4:

- a. “Shall” or “Must” indicates a design standard and means that conformance is mandatory.
- b. “Should” or “Encouraged” means the guideline is intended to be a recommendation about how to implement the goals of the design standards and guidelines.

The design standards and guidelines shall be used in conjunction with other documents adopted by the City that contain goals, development parameters, and more specific regulations relative to a particular type of development. Projects shall comply with applicable provisions of the comprehensive plan, zoning code and other municipal code requirements. When provisions included in the design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided.

C. DESIGN REVIEW PROCESS

One of the paramount goals of the City’s comprehensive plan is to retain or create the qualities that comprise livable, memorable and diverse community life. Zoning and other numerical standards and formulas are inadequate tools, by themselves, for building a livable community in that they cannot ensure quality of physical design. Design review is intended to be a complementary means of retaining, enhancing, or creating a sense of community through its physical structures. Administrative design review is a discretionary process established to determine the compliance of a development proposal with applicable design standards and guidelines. The design review process ensures that there is a harmonious balance between the natural and built environments in a community. It is also used to ensure quality development in accordance with the City’s design objectives and to ensure that the appearance of development will be compatible and harmonious with the use and enjoyment of surrounding properties.

Applicants should review this document’s stated purpose and objectives, design goals and concepts section, and design standards and guidelines section, to understand the rationale and spirit of the guidelines. Applicants should contact the City early in the project planning and

design process to determine application and processing requirements and discuss key issues particular to a specific site.

D. ORGANIZATION OF THE DOCUMENT

The Design Standards and Guidelines for Small Lot and Multi-family Development document is structured into the following chapters:

- 1) Introduction
- 2) Design Goals and Concepts
- 3) Design Standards and Guidelines for Small Lot and Multi-family Residential Developments
- 4) Landscape Design Standards and Guidelines

Chapter 2 provides an introduction to overall design goals and design concepts. Chapter 3 includes specific standards and guidelines that meet the design goals and implement the neighborhood design concept. This chapter is organized into separate sections for small lot residential development and multi-family development. For each residential use type, there are key design components with specific approval standards and corresponding design guidelines to meet the City's design objectives. Graphics and photos are used throughout Chapter 3 to illustrate design objectives, but are not intended to depict the only design solution to a specific criteria or guideline. Chapter 4 includes standards and guidelines for landscape design that is common to small lot and multi-family projects. This document also includes appendices for definitions of special terms used, a checklist for small lot development applications, and a checklist for multi-family development applications.

2. DESIGN GOALS & CONCEPTS

This chapter provides overall design goals and design concepts for the achievement of good urban design citywide. Specific goals for each development type are provided in Chapter 3, followed by standards and guidelines to achieve the design goals. The standards are intended to mandate necessary design components in small lot and multi-family projects that will help to create or preserve good urban fabric. The guidelines are intended to encourage high-quality building and site design while allowing flexibility for designers on a site-specific basis.

A. OVERALL DESIGN GOALS

The design standards and guidelines have been created to help protect and improve the existing character of University Place's established residential neighborhoods. Overall design goals for small lot and multi-family developments are listed below.

- Preserve and enhance the existing character of established residential neighborhoods by encouraging development that creates a strong community image and a harmonious appearance;
- Promote new construction that respects and responds to the character of the surrounding built and natural environments and is compatible with existing and evolving residential neighborhoods' site development patterns, mass and scale, and streetscape appearance;
- Encourage new small lot and multi-family developments that balance diversity of style with respect for the surrounding context;
- Decrease the visual prominence of the automobile and related facilities, such as streets, driveways and parking areas, in residential neighborhoods;
- Encourage greater variety in housing types, housing choices, site planning and density mixes in order to provide more diversity and visual interest in the city's residential development, while preserving the city's predominantly single-family residential character;
- Foster consideration of neighbors' concerns regarding privacy, scale, massing and streetscape;
- Provide design parameters for residential structures so that the projects are harmoniously integrated as they relate to the architecture in the vicinity in terms of colors and materials, scale and building design. Designs should be sensitive to and compatible with historic and architecturally significant buildings in the vicinity, and should enhance important community gateways and view corridors;
- Encourage development that contributes to the character of University Place by establishing linkages to community focal points, such as open space, parks, schools and civic buildings;
- Strengthen the pedestrian realm by encouraging landscaping and building elements, such as enhanced paving materials, accent lighting, streetscape furniture and adequate

2. DESIGN GOALS & CONCEPTS

sidewalk space, which will contribute to pedestrian environments that are attractive and physically safe;

- Maximize stormwater infiltration within developments and minimize the amount of stormwater that is transferred off-site through the use of LID techniques; and
- Encourage new development that is urban, environmentally sustainable and energy efficient in scale, treatment and character.

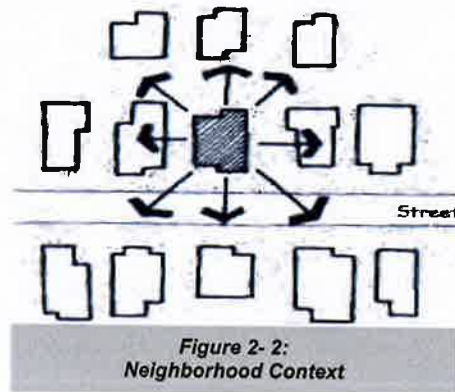
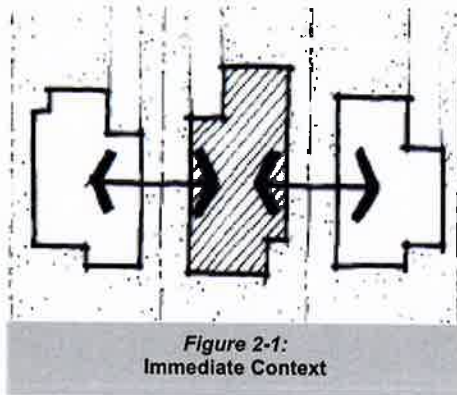
B. NEIGHBORHOOD DESIGN CONCEPTS

University Place is an established community with existing neighborhoods that have a rich and diverse history. It is a primary objective of these guidelines to ensure that new small lot and multi-family developments are compatible with the adjacent homes and surrounding neighborhood. Information in this section is intended to explain the concept of neighborhood design.

What is a neighborhood?

Neighborhoods are defined as a place with a character and a boundary. They are the strategic building blocks of a community. A neighborhood can be considered at two levels:

- a) The immediate context or how the house or other residential structure relates to the adjacent houses and buildings (see **Figure 2-1**); and
- b) The neighborhood context or how the house or other residential structure relates to the visual character and scale of other houses and buildings in the general vicinity (see **Figure 2-2**).



What are the limits of a neighborhood?

For the purposes of these guidelines, neighborhood is defined as the block in which the subject property is located and the area of influence around the residence. For areas of the community that do not have an established block pattern, the neighborhood may be considered an area framed by arterial or collector streets, topographic or other natural features, or typified by one or more common characteristics. The nature of a neighborhood is often determined by the patterns shared between the houses and other structures that formed that neighborhood. These patterns or characteristics include similarities in mass, scale, complexity of form, topography, relationship to the street and to each other (see Figure 2-3).

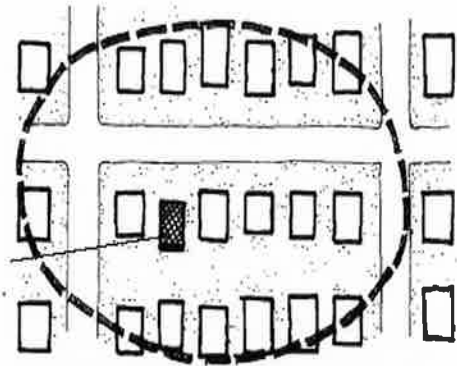


Figure 2-3:
Immediate Neighborhood of this house

How does a house or other residential structure contribute to the neighborhood character?

The scale and mass, window and door patterns, roof and architectural style of a building all make up the character of the building. Following are some of the common architectural elements that contribute to the character of an individual house and other residential structures and the neighborhood:

- General height and mass of buildings in the neighborhood
- General location of buildings on the street and the way those buildings meet the street – porches, walkways, landscaping
- Setback, parking and garage patterns
- Architectural style of a house or houses in a neighborhood
- Arrangement of major building forms
- Location of entries
- Roof forms
- Number of stories
- Materials
- Window type
- Landscaping
- Historic buildings or features
- Topography

2. DESIGN GOALS & CONCEPTS

The City recognizes and values the unique characteristics of its existing neighborhoods. This section is not intended to dictate a single solution to every type of neighborhood development application. Rather, these guidelines introduce good neighborhood design concepts and general provisions that can be applied to varying degrees within the distinct types of neighborhoods throughout the city.

C. LOW IMPACT DEVELOPMENT CONCEPTS

Low Impact Development (LID) is a more sustainable land development approach (compared with conventional designs) that begins with a site planning process that identifies critical natural resource areas for preservation. LID mimics a site's predevelopment hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.



Figure 2-4
Large, impervious surfaces eliminate vegetation and prevent water from infiltrating into the ground

Development patterns based on conventional zoning codes often result in "sprawl" with its associated large impervious areas, loss of natural resources and habitat, increase in nonpoint source pollution, and alteration of hydrologic systems. Conventional developments often start with clearing and leveling of the entire parcel. Construction of wide, paved roads and over-designed large parking lots typically follows. These sprawling impervious areas eliminate vegetation and prevent water from infiltrating into the ground (see **Figures 2-4** and **2-5**). The result is the conveying of polluted runoff to water bodies. In order to deal with stormwater that runs off these sites, structural controls such as catch basins, pipes, and detention ponds are used. Instead of "greenscapes", conventional landscaping of these developments brings additional concerns including the introduction of non-native plants, use of herbicides, pesticides and fertilizers, and excessive water consumption.

The LID approach provides opportunities to build homes while conserving natural areas and drainage patterns. LID is accomplished as a two-step process; **FIRST** -- thoughtful site planning and, **SECOND** -- incorporation of "natural" stormwater best management practices (BMPs).

Thoughtful site planning begins with the identification of critical site features such as wetlands, habitat areas, or drinking water protection areas that should be set aside as protected open space. Natural features, such as vegetated buffers and view sheds, will also play an integral role in any LID planning exercise. After the critical open space areas are identified and set aside, sustainable development areas are then identified as "building envelopes".

Within the delineated building envelopes, a broad range of design techniques or BMPs, such as shared driveways, permeable pavers, and bioretention, are used to reduce the level of impervious cover and improve the quantity and

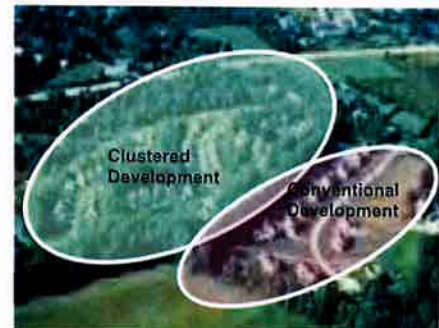


Figure 2-5
A clustered development with smaller setbacks and preserved natural areas (left) contrasts with a conventional subdivision where all the trees have been removed.

quality of stormwater drainage. Other LID design techniques include green roofs, roof rainwater collection systems, rain gardens, grassed swales, stormwater infiltration systems, and alternative landscaping. Through these techniques, natural drainage pathways are conserved, open space is preserved, and the overall impact from development is significantly reduced.

Often LID techniques provide benefits beyond those related to water and drainage. For example, green roofs also muffle noise by reducing reflective sound, mitigate "urban heat island" effects by creating microclimates that cool and humidify air in their immediate area, absorb dust and smog as well nitrates and other aerosol contaminants from air and rainfall, and generally provide natural habitat for wildlife including birds, butterflies, and insects.

LID techniques implement development practices that are sustainable and can result in: multifunctionality, lower construction costs, environmental and social benefits, reduced off-site costs, more functional use of open space land, better integration of the built environment with the natural environment, reduced energy costs and increased property values.

Design guidelines in Chapters 3 and 4 related to LID are identified with a “” symbol.

D. DESIGN ELEMENTS

Chapter 3. The design standards and guidelines in Chapter 3 are organized into two housing type categories – small lot development and multi-family development, and three design elements for each housing type. This section explains the importance of each element in building stronger neighborhoods.

1. Site Planning and Design

Site planning and design standards and guidelines are intended to improve site planning to enhance the image of the city, reflect unique site characteristics, and provide strong neighborhood environments; promote a superior appearance for both small lot single-family and multi-family developments; minimize modifications to topography, preserving existing vegetation whenever possible; minimize the creation of impervious surfaces; create appropriate provisions for vehicular and pedestrian circulation; develop site plans that preserve and integrate healthy and mature existing trees into the overall development scheme to establish optimum environmental conditions by providing shade, air purification, management of stormwater runoff, etc.; protect natural site features, open space, and historic structures to the maximum extent possible in order to maintain the local character, and use and incorporate such features and areas as community amenities; and provide useable open space, or maintain significant natural areas, for the use and enjoyment by residents of the new developments.

The Site Planning and Design section features the following subcategories:

- Building Siting and Orientation
- Grading and Stormwater Management
- Lot Standards
- Front Yards/ Entrances
- Parking and Garage Placement and Design

2. DESIGN GOALS & CONCEPTS

- Individual Outdoor Spaces
- Common Open Spaces
- Utility Areas and Accessory Structures

2. Building Design

Building design guidelines are intended to create and add to the visual interest of University Place's streets; ensure quality and consistency in building architectural character and style; ensure compatibility with adjacent development, as applicable; avoid featureless building massing; provide building design details to reduce the visual scale of large multi-family buildings; achieve unity of design through the use of similar materials and colors; ensure use of building materials that are durable and attractive; encourage the provision of private open spaces for residents' enjoyment; and ensure accessory structures are compatible in design with the primary buildings they serve.

Additions to existing structures should be designed to be compatible with the architectural style of the structure and surrounding neighborhood. Small lot residential buildings should be designed to avoid large, featureless facades. Multi-family developments should be designed to be compatible with surrounding single-family neighborhoods.

The Building Design section features the following subcategories:

- Mass, Scale and Form
- Architectural Style
- Façades and Entries
- Roofs
- Materials and Colors
- Windows and Doors, Porches and Balconies
- Other Design Elements

3. Lighting

Lighting guidelines are intended to eliminate adverse impacts of light spillover; provide attractive lighting fixtures and layout patterns that contribute to a unified exterior lighting design; encourage energy efficiency, and provide exterior lighting that promotes safe vehicular and pedestrian access to and within a development, while minimizing impacts on adjacent properties and the nighttime sky.

Chapter 4. The design standards and guidelines in Chapter 4 apply to landscape design that is common to small lot and multi-family projects. Landscaping guidelines encourage designers to consider creative ways to screen and buffer unsightly uses; separate incompatible uses; enhance a project's open space and buildings, reinforce streetscape character and respond to site and surrounding context.

The Landscaping chapter features the following elements:

- General Landscape Design
- Front Yard Landscape Design
- Landscaping and Planting Requirements
- Parking Area Landscaping

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

Residential design standards and guidelines within this section apply to two types of residential development; 1) small lot developments, and 2) multi-family developments. The standards and corresponding design guidelines are organized by design elements described in Chapter 2, Section D.

A. SMALL LOT DEVELOPMENTS

Small lot developments are single-family residential projects on "small lots." Small lot single-family development encourages diversity in the size of dwelling units by promoting and preserving smaller homes on smaller lots (see **Figure 3A-1**). Small lot developments may include a mix of attached and detached units provided the number of attached units does not exceed one-third of the total units within a project.

Three design elements for small-lot development are listed below. Each element includes specific approval standard(s) and corresponding design guidelines to ensure that small-lot projects meet the City's design expectations.

The standards and guidelines emphasize pedestrian-oriented streetscapes that are not dominated by garages, which includes improving the pedestrian qualities of neighborhood streets by addressing issues related to street-level uses; blank walls near sidewalks, sidewalks and street landscaping.

Design Element 1: Site Planning and Design

Design Element 2: Building Design

Design Element 3: Lighting

DESIGN ELEMENT 1: SITE PLANNING AND DESIGN

SL1. BUILDING SITING AND ORIENTATION

Design Objective: To define the focus of activity that occurs at the front door or along the street and establishes a sense of community for a neighborhood by providing opportunities for people to gather. Building siting and orientation should encourage streetscapes that facilitate interaction among residents.



Figure 3A-1: Single-family homes on small lots

Top: Poulsbo Place; Middle and Bottom: Seabrook

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL1.1. Approval Standards

- SL1.1.1 Site design elements shall display a clear and unified organization of building, landscaping and circulation elements that support the functions of the site. Site plans shall effectively demonstrate how the elements of the site relate to the street front and provide for compatibility with adjacent uses.
- SL1.1.2 Placement of buildings shall consider the existing context of the surrounding area. Small lot developments shall respect privacy and solar access through appropriate siting of structures. Building setbacks around the perimeter of the site shall be consistent with the development standards of the underlying zoning district. Variation is permitted where the perimeter of the site abuts dedicated open space, stormwater facilities or railroad rights-of-way.
- SL1.1.3 A pair of attached units shall be separated from another pair of attached units on the same block face by one or more detached units. Attached units on a street corner may be placed next to attached units on an adjacent street corner on the same block face if separated by an alley.

SL1.2. Design Guidelines


- SL1.2.1  Project elements (lots, buildings, access drives, parking, walkways, and service areas) should be located to protect, enhance, or minimize impacts to natural site features. For example, buildings should be designed to fit the natural slope, rather than forcing the slope to fit the building design. Terraced parking lots and multi-tiered buildings are other examples of effective design solutions that minimize impacts to a site's natural features.
- SL1.2.2 New developments should be integrated with the existing neighborhoods adjacent to them. Designs should avoid the separation caused by high, solid fencing and walls, or blank walls of buildings (see **Figures 3A-2A** and **3A-2B**). Traffic calming measures such as traffic circles, curb extensions and



Figure 3A-2A
Poor transition: Newer multi-family homes surround an existing single-family dwelling, causing architectural disparity as well as loss of privacy for the single-family home



Figure 3A-2B
Undesirable Design: Houses separated from the street by high solid walls

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

bulb-outs should be used where streets connect to existing neighborhoods.

- SL1.2.3 Buildings should be oriented to the street to create an inviting streetscape. Interesting streetscapes promote pedestrian activity in and around the site. Buildings at or near the street can help create interaction between adjacent uses.
- SL1.2.4 Small lot residential projects should provide one living/family/community living room at the front of the home facing onto the street (see **Figure 3A-3A**);
- SL1.2.5 Residential development adjacent to designated open space areas should maintain visual access to the open space from residential units, common buildings, and/or streets (buildings should not back up to open space areas creating areas hidden from public view). Projects should also provide for future connections to currently undeveloped properties via public or private streets, internal drives and biking and walking trails (see **Figure 3A-3B**).



Figure 3A-3A:
Single-family homes in Seabrook oriented to the street and sidewalk



Figure 3A-3B:
Single-family homes in Seabrook oriented to internal pedestrian trail

- SL1.2.6 Buildings may be oriented to open space areas, provided that street frontages are developed consistent with guideline SL1.2.3 (see **Figure 3A- 3C**).

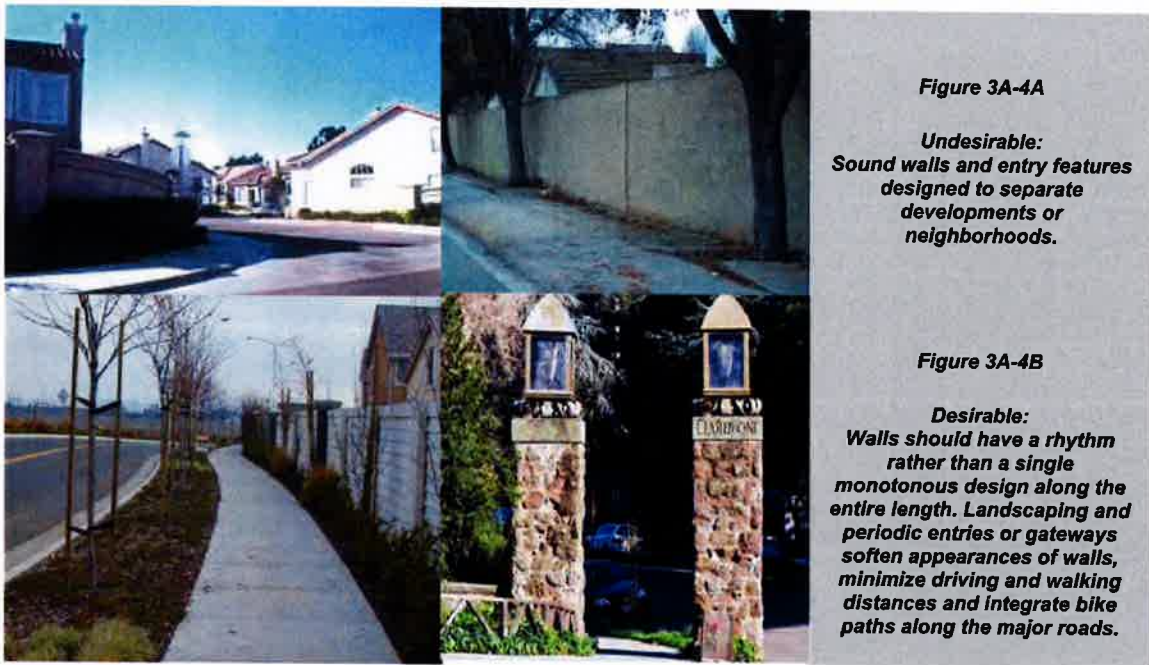
- SL1.2.7 Perimeter residences that are part of new developments should be oriented to existing streets, minimizing the extent of sound walls or rear yard walls, except where necessary due to acoustical



Figure 3A-3C:
Single-family homes in Seabrook oriented to linear park stormwater feature

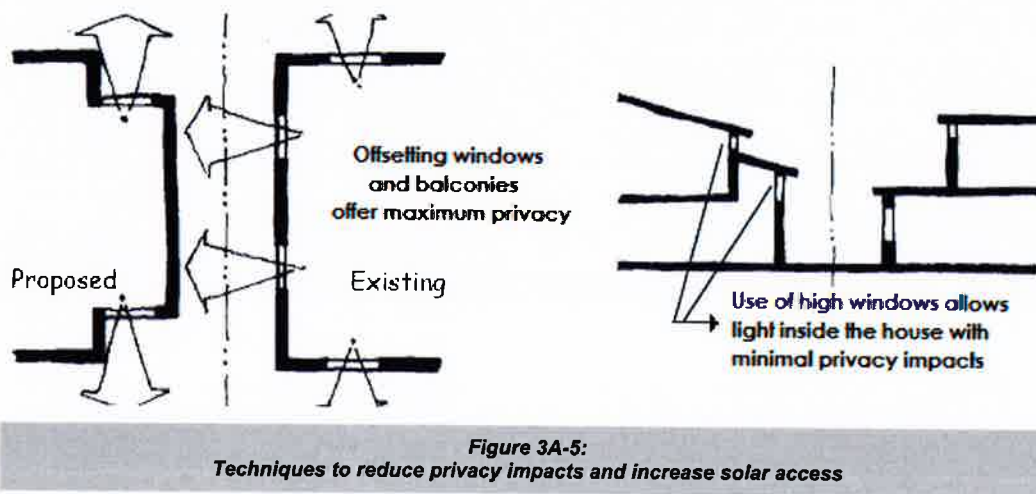
3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

requirements (see Figures 3A-4A and 3A-4B).



SL1.2.8 Increase privacy on adjoining properties by employing the following techniques:

- a. Locating/reorienting direction of windows or decks to minimize views directly into adjoining structures and outdoor gathering places (see Figure 3A-5A).



3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

Use structural features (e.g., raised planter boxes on parapet walls, non-transparent glazing) to restrict view angles to long rather than short distance view (see Figure 3A-6).

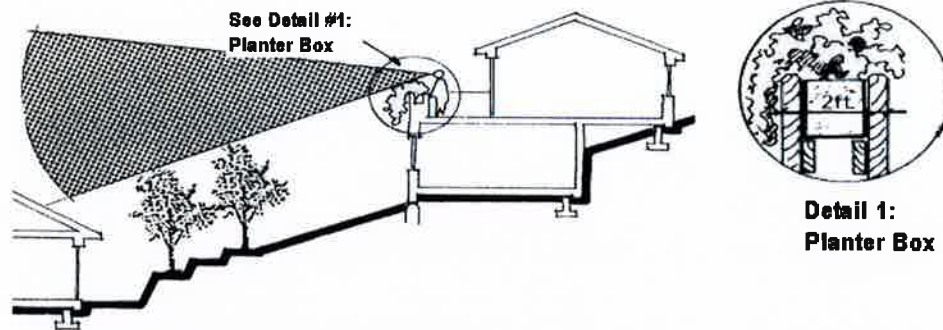


Figure 3A-6:
Control view into adjacent properties through use of structural features

- c. Use smaller upper floor windows or use selective glazing at privacy sensitive locations.
- d. Use landscaping to reduce potential privacy impacts.

SL1.2.9 Pursuant to the zoning code, minimum-required building separations should not be reduced. If possible, increase setbacks for living areas that require more privacy. Where necessary to achieve greater privacy, re-orient the directions of windows or decks or adjust window size or sill height (e.g., use transom windows, skylights or other alternative glazing).

SL2. GRADING AND STORMWATER MANAGEMENT

Design Objective: To minimize modifications to topography, preserve existing vegetation whenever possible, minimize the creation of impervious surfaces, and maximize stormwater infiltration within the development site and minimize the amount of stormwater that is transferred off-site through the use of LID techniques.

SL2.1. Approval Standards

- SL2.1.1 Structures, roadways and other site improvements (drainageways and storage areas) shall be designed to blend with the natural topography to the extent practicable, with a minimum of site disturbance and grade changes.
- SL2.1.2 LID techniques shall be used to the extent practicable, as determined by a development site's soil characteristics, to maximize stormwater infiltration within the site and minimize the amount of stormwater that is transferred off-site.
- SL2.1.3 Stormwater facilities that are required to supplement LID facilities may include either stormwater ponds or underground vaults. Stormwater ponds shall be designed as a landscape amenity and planted with grass or native plants (see Figure 3A-6). Stormwater ponds shall not be fenced, and shall

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

not exceed a 4 horizontal to 1 vertical slope. Stormwater ponds may be used to meet open space requirements if designed utilizing the KCSWDM (see **Figure 3A-7**). Stormwater ponds shall be designed in accordance with the King County Integrated Pond Manual. Maintenance of stormwater pond landscaping and open space amenities, beyond basic annual weed removal performed by the City, shall be the responsibility of a homeowner association (HOA) or other private entity.

- SL2.1.4 To encourage front yard landscaping and minimize the visual impact of driveways and other hardscape, a maximum of 50 percent of the front yard between the façade of the home and front property line shall be paved or covered with impervious surface.






*Figure 3A-7
Usable detention pond in public open space*



*Figure 3A-6:
Storm pond amenity located at The Commons*

- SL2.1.5 Filling and grading shall be done in accordance with UPMC 13.25 and the King County Surface Water Design Manual (KCSWDM) to control stormwater runoff impacts to adjacent properties.

SL2.2. Design Guidelines

- SL2.2.1  Small lot developments should integrate existing natural features, required open space, and existing historic structures or cultural resources located on-site into the overall design and layout of the development. Existing natural features, as well as the required common open space, should be used to create community amenities and provide physical separations and buffers from adjacent development, where needed. The site plan should reflect natural hydrology and minimize impervious surfaces.
-  Preserve or design into the infrastructure naturally vegetated areas that are in close proximity to parking areas, buildings, and other impervious expanses in order to slow runoff, filter out pollutants, and facilitate infiltration.
 -  Direct runoff into or across vegetated areas to help filter runoff and encourage groundwater recharge.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- c. Use native plants (or adaptable species) to establish an adaptable and low maintenance landscape that requires less irrigation and is appropriate for the climatic conditions.
- d. Use devices such as bioretention cells, vegetated swales, infiltration trenches, and dry wells to increase storage volume and facilitate infiltration.
- e. Plant bioswales with native grass to further improve water quality. Bioswales are encouraged throughout the development to treat runoff, improve water quality, and minimize or eliminate the size of detention ponds (see **Figure 3A-8**).
- f. Disconnect impervious areas from the storm drain network and maintain natural drainage divides to keep flow paths dispersed. Maximize infiltration using: biofilters, green strips, swales and permeable materials in lieu of hardscapes.



- SL2.2.2 Surface water and pollutant runoff should be reduced by maximizing the use of pervious surfaces and vegetative ground cover.
 - a. Use of permeable paving, pavers, turf stone, brick, and decomposed granite is encouraged.
 - b. Use of natural topographic features or built swales for filtration of site drainage is encouraged.
 - c. Porous concrete, porous paving stones, reinforced turf, crushed gravel with soil stabilizers, and paving blocks with planted joints are examples of acceptable materials that can be used for driveways, pathways, sidewalks, and patios.
- SL2.2.3 Development impacts should be reduced by minimizing a site's impervious surface footprint. This can be achieved by encouraging new development where houses have smaller footprints and are clustered closer together, share driveways with neighboring homes and much of the native vegetation has been preserved.
- SL2.2.4 Existing trees and vegetation should be preserved whenever possible to act as buffers between adjoining developments and as community amenities within the development per UPMC 19.65. Buildings, parking areas, and other structures should be set back from such features a sufficient distance to ensure their continued quality and natural functions (see **Figure 3A-8**).
- SL2.2.5 The "effective" impervious surface for the entire site should be minimized to the extent practicable while achieving urban densities consistent with the

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

goals of accommodating small lot development and expanding housing choice in the community.

SL3. LOT STANDARDS

Design Objective: To strengthen the mutual relationship between housing units, roads, open space and pedestrian amenities for creating small lot developments that protect the privacy of individuals while creating pedestrian-oriented environments.

SL3.1. Approval Standards

- SL3.1.1 Building placement shall be configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas, where existing patterns are clearly established and consistent.
- SL3.1.2 Standards for Lot Size and Width:
 - a. Lot Size: There is no minimum lot size. Lot size shall be determined through the administrative design review process.
 - b. Lot Width: Minimum 40 foot wide lots for homes with front-loaded and side-loaded garages. No minimum width for lots with alley-loaded and other garage designs.
- SL3.1.3 Setbacks shall ensure separation of homes and private spaces while allowing moderate density. Small-lot homes shall complement existing setback patterns in terms of distance to the street and spacing between homes while considering the smaller lot sizes and need for more private usable open space.
- SL3.1.4 If used, reciprocal side and/or rear yard use easements shall be delineated on the site plan.
- SL3.1.5 If a side yard use easement is used, the wall facing the side yard shall be constructed as a "privacy wall." Privacy walls shall not have doors entering into the yard space of the adjacent home, nor have windows that are within 5 feet of ground level.

SL3.2. Design Guidelines

- SL3.2.1 Building Setbacks:
 - a. Front on Neighborhood Street: 10 feet to primary building, 6 feet to porch, 8 feet to stoop. There shall be at least a 20-foot setback from the face of a garage to the back of the sidewalk. A variety of setbacks is strongly

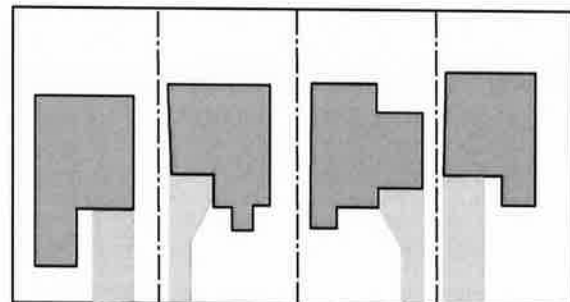


Figure 3A-9
Variations in front and side yard setbacks break up long linear patterns

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

encouraged, with single story facades having smaller setbacks and two story facades having greater setbacks (see **Figure 3A-9**).

- b. Front on Access Lane: 5 feet to building, 0 feet to porch or stoop. Stairs and roof overhangs associated with a porch or stoop shall not encroach into the public right-of-way. There shall be at least a 20-foot setback from the face of the garage to the back of a curb, except where a sidewalk/pathway is constructed, the setback shall be at least 20 feet from the sidewalk/pathway.
- c. Interior Side: 5 feet for detached units; 8 feet for attached units. Architectural projections such as fireplace structures, bay windows or garden windows may project into a 5-foot required side yard only if the building is protected with an automatic fire sprinkler system.
- d. Side on a Corner Lot: 10 feet to building with at least a 20-foot setback from the face of a garage to the back of the sidewalk.
- e. Rear: 4 feet to adjacent common open space, otherwise 10 feet.
- f. Alleyway: 2 feet from alleyway tract or easement (see **Figure 3A-10**).

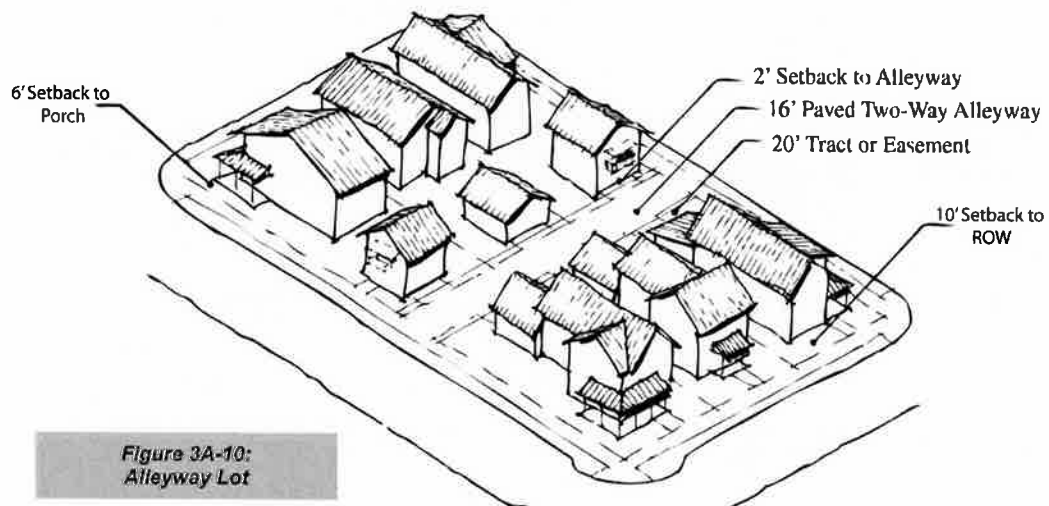


Figure 3A-10:
Alleyway Lot

- g. Front on a Pedestrian Easement or Common Open Space: 4 feet to building or 1 foot to porch or stoop.
- h. Side on a Pedestrian Easement or Common Open Space: 4 feet.
- i. Decks: Decks are considered part of the building and shall not intrude into required setbacks.
- j. Perimeter: Same as the development standards of the underlying zoning district. A reduction may be permitted where the perimeter of the site abuts dedicated open space, stormwater facilities or railroad rights-of-way.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- k. Homes that front on a common open space shall have all portions of the first floor within 150 feet of emergency vehicle access.
- SL3.2.2 To facilitate development of small-lot single-family homes, rear alleys are the preferred alternative for accessing garages, off-street parking, utilities and trash facilities. Alleys shall be provided to serve all lots except where topography, site dimensions or other constraints preclude their use.
- SL3.2.3 Use Easements:
- a. Reciprocal side and/or rear yard use easements may be used to maximize the use of small yard areas (see **Figures 3A-11A** and **3A-11B** for examples of side and rear yard use easements).
 - b. The design of use easements should not negatively affect the building foundations.
 - c. Given the intimate relationship between adjacent houses, the layout of each home on its lot should be designed to maximize this outdoor space.

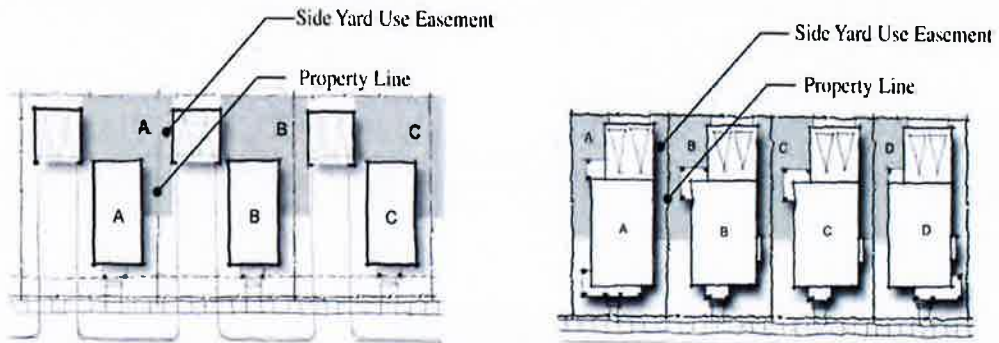


Figure 3A-11A:
Side Yard Use Easement.

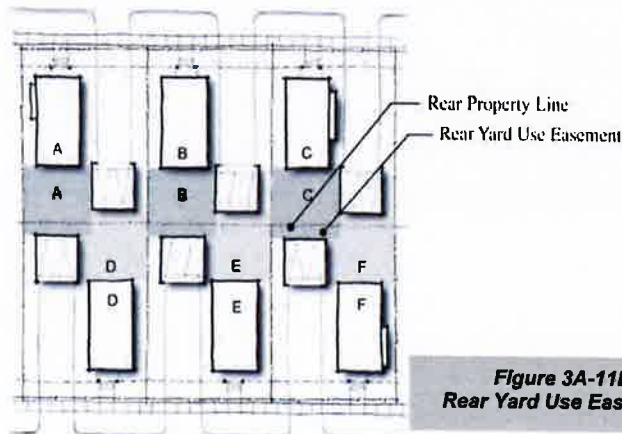


Figure 3A-11B:
Rear Yard Use Easement.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL4. FRONT YARDS/ENTRANCES

Design Objective: To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming, and safe entry for pedestrians from the sidewalk into the building.

SL4.1. Approval Standards


- SL4.1.1 Primary building entries shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries (see **Figure 3A-12**).



*Figure 3A-12:
Desirable:
Homes in
Seabrook with
distinct entries
and steps
leading directly
to sidewalk
and street.*

- SL4.1.2 Signage identifying a building's address shall be visible from the street and public pedestrian walkway.

SL4.2. Design Guidelines

- SL4.2.1  Landscape planting should include the use of native shrubs and groundcovers where appropriate.
- SL4.2.2 All landscape areas should include a mixture of deciduous and evergreen varieties, including perennials and flowering shrubs. Designs are strongly encouraged to include a minimum 20-25% percent of plant varieties that will provide seasonal color, texture and/or other special interest.

SL5. PARKING AND GARAGE PLACEMENT AND DESIGN

Design Objective: To create residential development where a variety of garage placements ensure that the garages and parking areas are subordinate to the main home/living area and do not dominate the views of residential development from public streets and sidewalks.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL5.1. Approval Standards

SL5.1.1 The driveway and the garage shall be secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street (see **Figure 3A-13.**)

SL5.1.2 All garages shall be located in an area to minimize the presence of the automobile.

SL5.1.3 On-site garages shall be set back a minimum of 10 feet from the front building facade with a minimum 20-foot driveway length from the face of the garage to the back of the sidewalk or access lane. Garages accessed by an alleyway are not required to provide a 20-foot driveway.



*Figure 3A-13:
Undesirable: Homes with garage and driveway
dominated design*

SL5.1.4 Shared detached garages shall not be located further than 160 feet from any of the housing units to which it is assigned. Shared detached garages shall not exceed 44 feet in width and shall maintain at least an 8-foot separation from any dwellings.

SL5.1.5 Private detached garages shall maintain a minimum 5 foot separation from any dwellings.

SL5.1.6 A tandem driveway space is allowed on a lot and shall extend a minimum of 20 feet from back of sidewalk or 20 feet from back of access lane.

SL5.1.7 The width of the driveway (excluding curb returns) shall not exceed 10 feet for single lane and 16 feet for double lane driveways. An individual driveway shall serve a maximum of 4 units.

SL5.1.8 Two resident parking stalls are required for each detached small lot unit and 1.5 resident parking stalls are required for each attached small lot unit.

SL5.1.9 In addition to required resident stalls, a minimum of one guest stall per small lot unit is required and shall be located on the lot (tandem parking is allowed), on a neighborhood street or in a parking court.

SL5.1.10 Parallel parking stalls on a neighborhood street shall be a minimum 22 feet long.

SL5.1.11 Guest parking shall not be located more than 160 feet from the home it is intended to serve.

SL5.1.12 For homes with front-loaded garages, no more than 40 percent of a home's façade facing the street may be devoted to a garage.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL5.1.13 For attached units, no more than two single-car garage doors may be visible on any street-facing façade and no more than one driveway may be located on each street frontage of a lot.

SL5.2. Design Guidelines

SL5.2.1 When individual garages are incorporated into projects, common driveways or alley-loaded access is encouraged (see **Figure 3A-14**).

SL5.2.2 On-site garages may include both attached and detached structures.

SL5.2.3 Shared detached garages are allowed and can be used to meet resident parking requirements. Each housing unit shall be assigned a garage space and may share the structure with other homes.



Figure 3A-14:
Garages with common access

SL5.2.4 A detached garage may be designed as a carriage house that includes a second floor accessory dwelling unit provided the building uses the same architecture as the principle building (see **Figure 3A-15**).

SL5.2.5 Driveways should be designed and located to minimize the appearance of the driveway and garage relative to pedestrian access, landscape, and livable portions of the home. Priority should be placed on the relationship of the rooms of the house or outdoor spaces to the street rather than the relationship of the garage to the street (see **Figures 3A-16A, 3A-16B** and **Figure 3A-17** for acceptable garage locations).



Figure 3A-15:
Homes in Seabrook: Detached garage with accessory dwelling unit using architecture that is same as the principal residence.

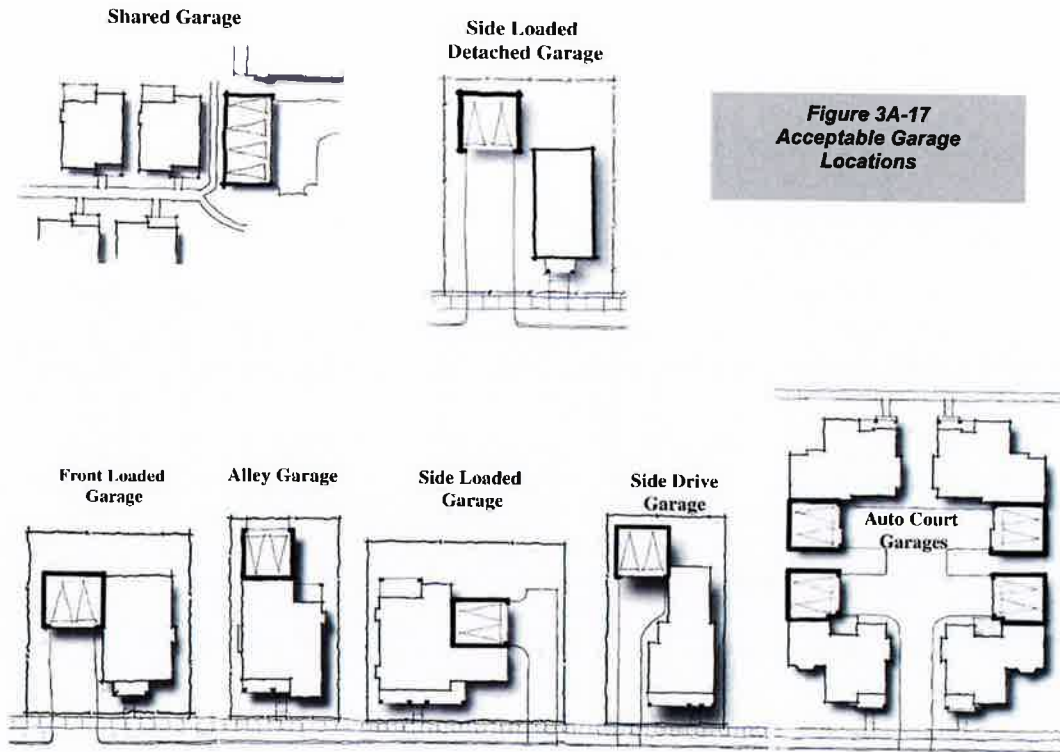


Figure 3A-16A
DO THIS
These new houses are built on small lots with alley access. Each of these examples has:
• *A variety of architectural styles and forms;*
• *Entry and sitting porches oriented towards the street; and planting strips and street trees between the sidewalk and street.*



Figures 3A-16B
DON'T DO THIS
These houses have garages that are forward of the main living areas of the house. The garages are the first thing that one notices and they dominate the streetscape.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS



**Figure 3A-17
Acceptable Garage
Locations**

SL5.2.5 Design that minimizes views of garages and utilizes side and rear entry garages is strongly encouraged. Examples include side loaded garages, and garages that are set back from the house's front facade, alley access garages, detached garages and one-car or tandem garages (see **Figures 3A-18A, 3A-18B, 3A-18C and 3A-18D**).



Figure 3A-18A
Homes in Seabrook: Detached garages are located to side or rear of lots



Figure 3A-18B
Garages in Seabrook, some with second floor ADUs, located in a rear alley



Figure 3A-18C
Homes in Seabrook: Shared detached garages



Figure 3A-18D
Tandem Garages

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL5.2.6 Garages should follow an architectural style similar to the homes. If sides are visible from streets, lanes, sidewalks, pathways, trails, or other homes, architectural details shall be incorporated in the design to minimize the impacts of the façade. Blank walls lacking windows, articulation or modulation are not permitted when facing a street.

SL5.2.7 At least one garage stall per unit is encouraged.

SL6. INDIVIDUAL OUTDOOR SPACES

Design Objective: To provide private outdoor space that encourages a sense of ownership by residents.

SL6.1. Approval Standards

SL6.1.1 Outdoor spaces such as yards, decks, terraces, and patios shall be delineated from common space. Delineation may consist of walls, fences, berms, hedges, and landscaping (see **Figure 3A-19**).

SL6.1.2 Each unit shall have a minimum of 250 square feet of private yard with no dimension less than 8 feet in width. For developments of 3 or fewer dwelling units, a minimum of 750 square feet of private yard shall be required.

SL6.1.3 Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.

SL6.1.4 Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses.



*Figure 3A-19
Example of private open space in small
lot neighborhood*

SL6.2. Design Guidelines

SL6.2.1  Planting areas should include the use of native plants when feasible.

SL6.2.2. Where landscape areas are provided, plant materials should be a mixture of deciduous and evergreen varieties. Designs are strongly encouraged to include a minimum 20-25% of plant varieties that will provide seasonal color, texture and/or other special interest.

SL6.2.3 Backyard patios and reciprocal use easements may be included in the calculation of private outdoor space.

SL7. COMMON OPEN SPACES

Design Objective: To visually unify a development, link development clusters and provide enhanced pedestrian friendly circulation within the development.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL7.1. Approval Standards

SL7.1.1 Projects shall be sited to maximize opportunities for creating usable, well-integrated open space.

SL7.1.2 Pocket Parks

- a. A minimum of one 1/2 acre park or central open space area (pocket park) shall be required for developments exceeding 10 acres of net developable acreage. The remaining required common open space shall be provided through additional park area, common greens, or pedestrian entry easements. If a small lot development has less than 10 acres of buildable land, a park, common green, pocket park and/or pedestrian entry easement may be used to meet the common open space requirements.
- b. Pocket parks shall be visible and open to the street or be designed to serve clusters of approximately 6 to 12 homes (see **Figure 3A-20**).

SL7.1.3 Common Open Space

- a. For small lot developments of 4 or more units, each unit shall provide at least 350 square feet of common open space. Developments of 3 or less dwelling units have no common open space requirement.
- b. Common open space shall be a minimum of 20 feet wide, and serve a minimum of 4 homes.



*Figure 3A-20:
Common open space area/pocket park in The Commons at Fircrest, providing space for human interaction and play.*

SL7.1.4 Pedestrian easement. A pedestrian entry easement can be used to meet common open space requirements if it has a minimum width of 20 feet with a minimum 5 foot wide sidewalk (see **Figure 3A-21**).

SL7.2. Design Guidelines


SL7.2.1  Stormwater ponds may be used to meet the common open space requirement if designed to be dry for 90 percent of the year. Such ponds shall be designed as a landscape amenity and shall not be fenced.



Figure 3A-21

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- SL7.2.2 In common open space areas, grass-crete or other pervious surfaces may be used for the purpose of meeting the 150-foot distance requirement for Emergency Vehicle Access.
- SL7.2.3 Open space areas should be used to visually unify a development, link development clusters and provide enhanced pedestrian circulation within the development.
- SL7.2.4 Common open space should be centrally located so that it is a focus for the neighborhood and be easily viewed from the street and homes for informal surveillance and security (see **Figure 3A-22**).
- SL7.2.5 Clustering of buildings is encouraged to minimize small, narrow, unassigned strips in front of and between buildings.
- SL7.2.6 The location of all open space areas should take into account climatic factors such as sun orientation and prevailing winds.



Figure 3A-22
Common open space that is centrally located to the development

SL7.3. Public Trail and Park Improvements in Lieu of Common Open Space

Design Objective. Provide incentives for projects that support development of public trails and parks identified within the City's Parks, Recreation and Open Space (PROS Plan).

- SL7.3.1 On-site public trail construction and dedication may, at the City's discretion, substitute on a square footage basis for common open space when the proposed trail is identified within the City's PROS Plan. The following requirements shall be met:
- The trail must be identified within the PROS Plan.
 - The trail shall be constructed to City standards.
 - The trail must be dedicated to, and accepted by, the City as a public trail.
 - Trail dedication and construction shall reduce the required common open space on a square footage basis. For example, if the area of land dedicated for trail purposes is 50,000 square feet, an equivalent 50,000 square foot reduction in common open space shall be granted.
- SL7.3.2 Improvement of off-site public parks and trails may, at the City's discretion, be used to reduce common open space requirements when the proposed park

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

or trail is identified within the PROS Plan and the following requirements are met:

- a. The public park or trail to be improved must be identified within the PROS Plan, located on land owned by University Place, and be located no greater than 600 feet from the development. In the case of off-site trail improvements, a direct connection from the development to the trail must be provided.
- b. The park or trail must be improved to City standards.
- c. The park or trail improvements must be dedicated to, and accepted by, the City.
- d. Public park and trail improvement shall reduce the required common open space by an area equivalent in value to 120 percent of the estimated value of the improvement. The monetary value of the off-site improvement shall be determined by the City based upon an estimate of the cost to University Place for the construction of similar improvements. The monetary value of the common open space area shall be determined by University Place based upon the market value of the land for residential use with utilities and other non-structural improvements in place.

SL8. UTILITY AREAS AND ACCESSORY STRUCTURES

Design Objective: To minimize the impact of utility locations and accessory structures.

SL8.1. Approval Standards

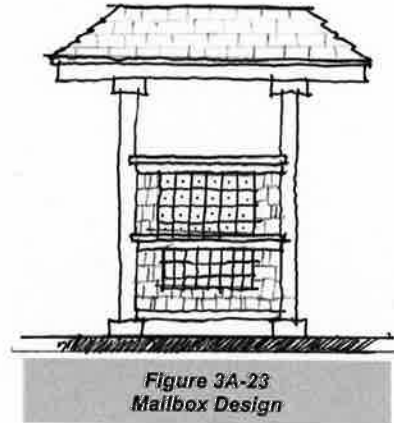
- SL8.1.1 Above ground utility boxes shall be placed in alleyways or away from public gathering spaces to the extent practicable and shall be screened with landscaping, which may include fencing or berms. This provision does not apply to meters attached or placed next to buildings.
- SL8.1.2 No more than one detached garage or other accessory structure shall be permitted per lot and shall be architecturally consistent with the principal structure.
- SL8.1.3 Detached garages shall not exceed 18 feet to top of roof in height or more than 600 square feet in area.
- SL8.1.4 Carriage houses, which consist of an ADU located above a detached garage, shall not exceed 21 feet in height or a building footprint of 600 square feet in area.
- SL8.1.5 Greenhouses, sheds, and other accessory structures (other than garages and carriage houses) shall not exceed 12 feet to top of roof in height or 150 square feet in area.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

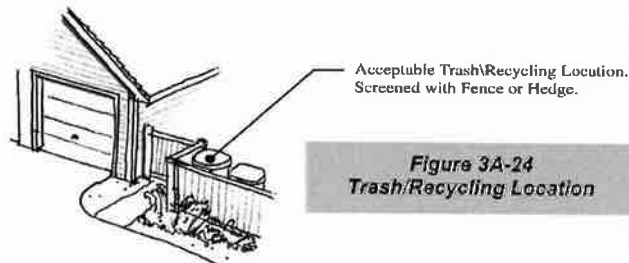
- SL81.6 Accessory structures shall be no closer than 3 feet from the interior side or rear property line or 2 feet from an alleyway.
- SL8.1.7 Overhangs and roof drainage may not encroach over property lines.
- SL8.1.8 Accessory structures are not allowed in front yards.

SL8.2. Design Guidelines

- SL8.2.1 Utility boxes should be grouped, if possible.
- SL8.2.2 Mailboxes may be clustered in accordance with U.S. Postal Service (USPS) standards. Clustered mailboxes shall be architecturally enhanced with materials and details typical of nearby small lot development architecture and carefully placed to not adversely affect the privacy of residents and serve the needs of the USPS (see **Figure 3A-23**).



- SL8.2.3 Landscaping should be provided around trash enclosures to soften views wherever feasible.
- SL8.2.4 Trash enclosures should be located away from adjacent parcels to minimize noise and odor impacts typically associated with garbage collection and storage. (see **Figure 3A-24**).



3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

DESIGN ELEMENT 2: BUILDING DESIGN

SL9. MASS, SCALE AND FORM

Design Objective: To encourage residential development that establishes streetscape variety, avoids monotonous facades, is pedestrian in scale and compatible with surrounding properties.

SL9.1. Approval Standards

SL9.1.1 Primary building forms shall be the dominating form while secondary formal elements shall include porches, principal dormers, or other significant features (see **Figure 3B-1**).

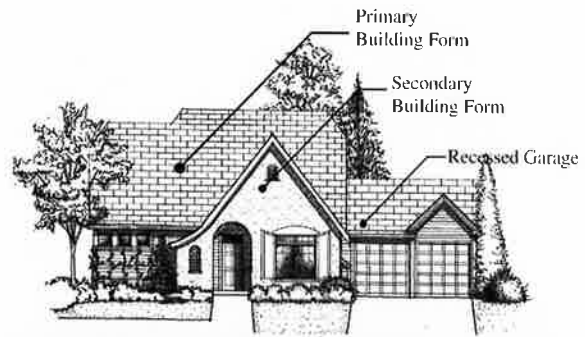


Figure 3B-1:
Primary building form should define the overall form of the house

SL9.1.2 The scale, mass and height of a new house or second/ upper story additions shall be compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.

SL9.1.3 The primary building elevation oriented toward the street or common green shall have at least one articulation or change in plane. A minimum of at least one side articulation shall occur for side elevations facing streets or public spaces.

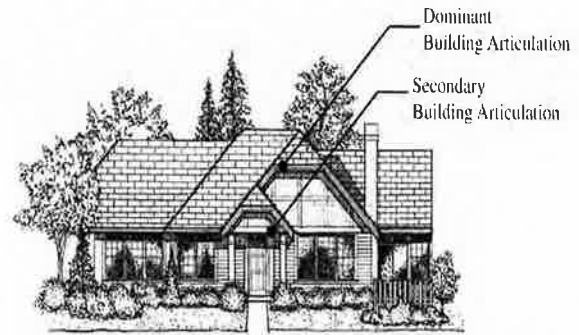


Figure 3B-2:
Primary and secondary building articulations avoid a monotonous streetscape appearance

SL9.1.4 Primary articulations shall be a minimum of 2 feet in depth and extend at least 20 percent of the length of the building façade. Side articulations shall be a minimum of one foot in depth and extend at least 20 percent of the length of the building façade (see **Figure 3B-2**).

SL9.1.5 Each home shall have a covered porch or main entry oriented towards the public realm.

SL9.1.6 Roof profiles shall define the form, scale and proportion of the home and building and reduce bulk.

SL9.1.7 The following bulk regulations shall apply:

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

Maximum Size for Dwelling	Attached unit: 1,500 square feet. Detached unit: 2,000 square feet. Attached garages are included. Detached garages and carriage house ADU floor area are excluded.
Floor Area Ratio (FAR)	Maximum FAR for individual lots shall not exceed .45. Average FAR for all homes within a small lot development shall not exceed .40. FAR is calculated using a site's buildable area, including private street area and excluding critical areas and their required associated buffers. See UPMC 19.45.080 for FAR standards.
Maximum Height for Dwelling	30 feet (where minimum roof slope of 6:12 for all parts of the roof above 20 feet is provided). Otherwise, 20 feet.
Maximum Height for Accessory Structure	18 feet for non-residential structures. 21 feet for accessory structure containing a carriage house ADU.
Maximum Size for Accessory Structure	600 square feet on ground floor. Additional area allowed on second floor to accommodate a carriage house ADU.

SL9.2. Design Guidelines

SL9.2.1 Use new two-story home designs and second story additions that minimize structural massing of the second floor - particularly in existing neighborhoods that are predominantly single-story. Avoid two-story homes with disproportionately large masses, monumental forms and sharp contrasts in height (see **Figure 3B-3**).

SL9.2.2 Design of individual homes should provide interest and balance of bulk and mass. Design techniques include:

- a. Second story setbacks stepped back from the first floor wall plane on at least two sides. On corner lots, the second story wall planes should be stepped back from the first floor wall planes along the street frontages (see **Figures 3B-4A** and **3B-4B**);



Figure 3B-3:
Avoid creating tall two-story exterior walls that are less compatible with single-story neighbors

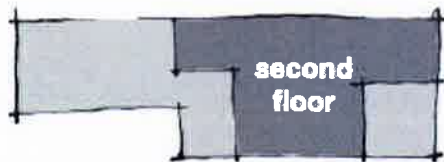


Figure 3B-4A: Interlocking upper and lower forms can make building composition more interesting



Figure 3B-4B: Setbacks of upper floors reduces visual appearance

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- b. Use horizontal elements to soften vertical elements (e.g., roof forms, decks);
- c. Keep second floor exterior wall heights as low as possible;
- d. Use roof forms that reduce bulk (e.g., use a number of hips and valleys); and
- e. Minimize use of tall, two-story design elements with no architectural relief.

SL9.2.3 Avoid creating long or tall blank walls, particularly on the front and side of the home. By breaking up the appearance of long side walls with steps in the building wall, windows, and/or other substantial articulation, the apparent building mass can be reduced (see **Figures 3B-5A, 3B-5B, 3B-5C** and **3B-5D**). Use changes in materials and appropriate architectural detailing that add scale to long walls.

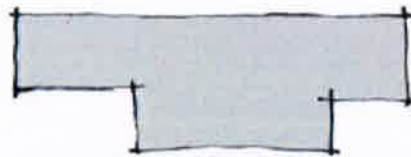


Figure 3B-5A:
Do this
Reduce apparent building mass by changing building footprint

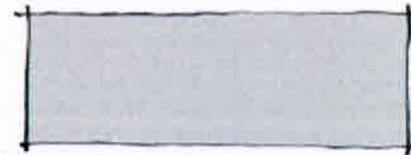


Figure 3B-5B:
Don't do this --
Long unbroken walls appear massive



Figure 3B-5C:
Homes in Seabrook are modulated to break up the apparent bulk of the structures. Fenestration, window and door trim, entry accents, and changes in materials provide additional articulation.



Figure 3B-5D:
The massing of these homes is complementary, although individual building massing is unique. Homes in Seabrook employ a variety of roof forms and ridgeline orientations to the street, upper floor setbacks and other design elements to reduce apparent building mass.

SL9.2.4 Building massing should be varied by employing a variety of techniques, such as recessed and projecting porches, bay windows, dormers and varying planes or setbacks. As appropriate to the style of the house, the roof forms should be varied (see **Figures 3B-6A** and **3B-6B**).

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS



Figure 3B-6A:
Do this
Homes in Seabrook: Variation in scale and massing by utilizing varying roof planes



Figure 3B-6B:
Don't do this
This single family project does not have any variation in roof planes

SL9.2.5 Choose appropriate roof pitches and forms to break up the perceived mass and height. By moving second floor to the rear of the house and highlighting a single-story element, visual mass of the house can be reduced (see **Figures 3B-7A, 3B-7B and 3B-7C**).

Breaking up the mass and volume of a two-story house

Figure 3B-7A:
Pushes second story to rear
Uses one-story porch element facing street with dormer windows

Figure 3B-7B:
Moves second floor to rear of house
Presents one-story gable to street

Figure 3B-7C:
Steps back second floor
Makes massing horizontal in appearance

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL10. ARCHITECTURAL STYLE

Design Objective: To ensure that residential design contributes to the overall architectural character of University Place

SL10.1. Approval Standards

- SL10.1.1 The architectural style of the house or building shall enhance the character of the neighborhood.
- SL10.1.2 The architectural form of the house or building shall be carefully designed to articulate the style of the house or building.

SL10.2. Design Guidelines

- SL10.2.1 New homes should be designed with an identifiable architectural style that enhances the character of the existing neighborhood. Additions to existing homes should be designed to be compatible with the architectural style of the existing home. (Please refer to "A Field Guide to American Houses" by Virginia and Lee McAlester.)
- SL10.2.2 Consider using the design vocabulary of a particular architectural style to define a home's visual form. This can be achieved in the following ways:
 - a. Avoid an interior design-driven floor plan that does not consider the impacts to exterior building mass and rooflines. Floor plans and roof layouts should coordinate well to create the best three-dimensional design.
 - b. Architectural elements of buildings (such as openings, doors, windows, etc.) and, architectural features (like roof elements, columns, dormers, etc.) should be in proportion to the overall home design.
- SL10.2.3 Building articulation should be varied for visual interest and to provide relief from close adjacency of homes. Breaking up the building into smaller component parts will make it compatible to human scale and this can be achieved by employing a variety of techniques as follows:
 - a. Divide building into portions or segments compatible with the adjacent residential scale. Façades of long buildings shall be architecturally subdivided into shorter segments every 25 to 30 feet maximum.
 - b. Long walls (over 10 – 15 feet) should have architectural detail or be staggered to provide shade and shadow. Vertical two story elevations should contain some architectural relief such as windows or decks, unifying architectural elements such as a sill or header line in the surface of the wall (see **Figure 3B-8**).

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS



- c. Use a few simple, well-proportioned building masses accented with a few smaller architectural elements, such as bay windows or dormers. Using too many elements can create a cluttered appearance.
 - d. Accentuate the ground floor of the building by making it more substantially visual than upper stories. This can be achieved by using entry porticos and front porches or other articulation at the ground level.
 - e. Use upper story setbacks or partial indentations for upper story features, such as balconies, outdoor moldings or cornices, to accentuate the horizontal levels of a building.
- SL10.2.4 Building elevations should not be replicated across the street from each other or on adjacent parcels (see **Figure 3B-9**).



Figure 3B-9:
Variety of Models and Elevations

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL11. FACADES AND ENTRIES

Design Objective: To ensure that residential entries and frontages promote a relationship to the human scale; creates inviting transitions between public and private areas; facilitates opportunities for pedestrian activity on adjoining public streets and contributes to the overall design of the building and a community-oriented character for residential neighborhoods.

SL11.1. Approval Standards

SL11.1.1 Facades. Facades shall be designed to include entries, porches and other architectural elements that relate to the human scale and provide a transition from public to private space with the following characteristics (see **Figure 3B-10A**):

- a. Clear entry sequence extending from the public sidewalk to the front door;
- c. Provide clearly defined site and building entries that are in scale with the proposed project and relate directly to the street frontage;
- c. The front door to each unit shall be clearly visible from the adjacent street. The use of distinctive architectural elements and materials to denote prominent entrances is required.



*Figure 3B-10A:
This single family residence has a clearly defined entry
and a front porch that is large enough for people to sit.*

SL11.1.2 Stoops and Porches

- a. Stoops or porches are required on all homes. At least 75% of the homes within a development shall have porches.
- b. Stoops and porches shall be raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a driveway.
- c. All porches and stoops must take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.
- d. Stoops shall be accompanied by a projecting overhead element such as a dormer, arch or gable that provides roof coverage and weather protection. Stoops shall be a minimum of 5 feet wide and 4 feet deep. The minimum height above grade is 12 inches.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

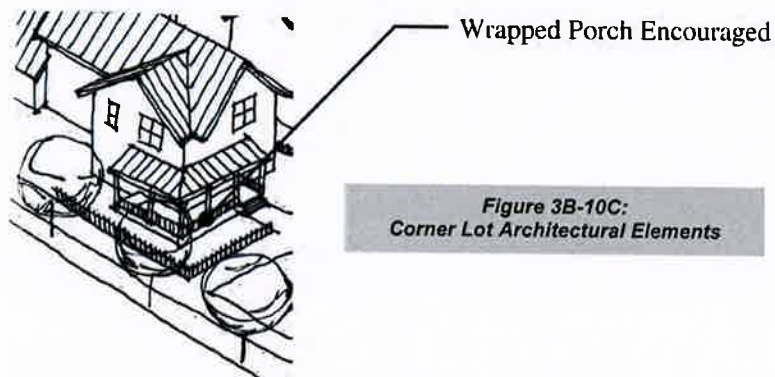
- e. Porches shall have a minimum dimension of 8 feet and a minimum area of 64 square feet. On corner lots, porches are encouraged to wrap around the side façade at least 6 feet (see **Figure 3B-10B**).



*Figure 3B-10B:
This home has a stoop that includes a projecting overhead element that provides protection from the elements and a second floor deck.*

SL11.1.3 Entries

- a. Residential entries shall be located on the front façade and shall directly access the sidewalk or street.
- b. Any visible side of a home located on the corner of a neighborhood street, access lane, a park, green, or pocket park shall meet the architectural standards of this Section (see **Figure 3B-10C**).



*Figure 3B-10C:
Corner Lot Architectural Elements*

- c. Windows shall be provided in façades facing streets, comprising at least 20% of the façade area.
- d. All windows within a building and across a façade shall be related in design, operating type, proportions and trim.

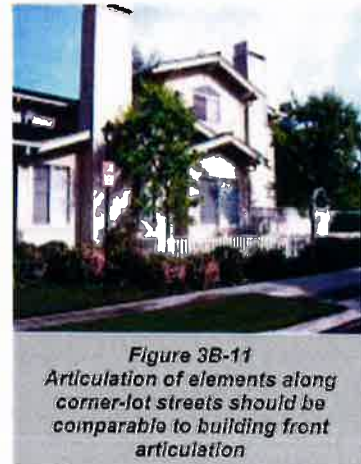
3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- e. Windows shall be used as architectural elements that add relief to the façade and wall surface.
- f. Windows shall employ design details, if appropriate to the architecture, such as mullions, to break the scale of the façade into smaller components.
- g. Windows shall be inset into the façade or framed with substantial trim and sills to provide depth and shadow lines.
- h. Front doors shall reflect the architectural style of the home. Screen or storm doors are permitted if they are in keeping with the home's architectural character. Screen doors shall not be:
 - Unpainted aluminum
 - Unpainted or unstained wood
 - Comprised of non-articulated wood or aluminum panels
 - Temporary in appearance

SL11.2. Design Guidelines

SL11.2.1 Facades

- a. Give special attention to elevations on the side of the house and corners visible from the street (see **Figure 3B-11**).
- b. Façade components facing the street should correspond to the scale of the human form. This is accomplished by visually breaking up façades into smaller components with elements such as windows, wall insets, balconies, ledges and trim and by stepping back upper stories.
- c. If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.



3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL11.2.2 Entries

- a. Entry features should be integral to the façade, designed at a human scale and have substantial detailing. Entry features should not be over-scaled or monumental in nature and should not stand out on the house or in relationship to other houses in the neighborhood due to size, height or proportion (see Figures 3B-12A and 3B-12B).



*Figure 3B-12A:
Entry porch highlights primary entry to the house and is oriented toward the street*



*Figure 3B-12B:
Home with street-facing entry and good window placement*

- b. Residential entries should be separated from the street by semi-private transition areas, with one of the following characteristics (see **Figure 3B-13**):

- Porches, terraces, stoops or canopy-covered doorways close to or attached to sidewalks should be raised above street grade at least 2 feet; or
- A private entryway setback and separated from the sidewalk with a gate, fence, wall or other method.



*Figure 3B-13:
Use of porches can help transition from the public to the private realm and create a space for residents to congregate.*

- c. Residential entryways should have the following characteristics:

- Differentiated roof, awning, or portico at the entry;
- Multi-panel doors;
- Durable, high quality metal door hardware.

SL12. ROOFS

Design Objective: To provide for a variety of roof forms and profiles that adds character and relief to the streetscape.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL12.1. Approval Standards

- SL12.1.1 Primary Roof Pitch. Primary roof pitches shall be a minimum of 6:12 (see **Figure 3B-14B**).
- SL12.1.2 Gable Forms. Roof pitches for gable forms on the public sides of the buildings shall be a minimum of 8:12 (see **Figure 3B-14B**).

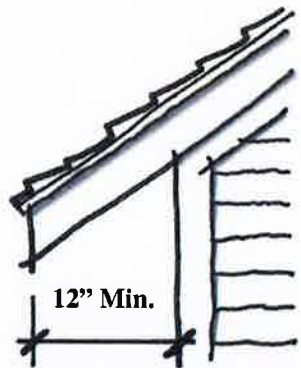


Figure 3B-14A:
Minimum Roof Overhang



Figure 3B-14B:
Roof Forms

- SL12.1.3 Roof Overhangs. Roof overhangs shall be a minimum of 12 inches, excluding gutter (see **Figure 3B-14A**).
- SL12.1.4 Roof Material. Roof material shall be fire retardant.
- SL12.1.5 Roof Color. A variety of roof colors shall be used within the development.

SL4.2. Design Guidelines

- SL12.2.1 Avoid bright color, reflective roofing material.
- SL12.2.2 Overhangs and eaves should be detailed and proportioned to complement the architectural style of the home. For example, eaves ranging in size from 24 to 36 inches would be appropriate for a craftsman home.

SL13. MATERIALS AND COLORS

Design Objective: To ensure that an appropriate range of building materials is used that enhances the quality of residential development.

SL13.1. Approval Standards

- SL13.1.1 Consistent pattern and application of exterior materials shall be used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.
- SL13.1.2 The combination of materials on a building façade shall be appropriate to its style and design.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL13.1.3 Where more than one material is used, the following techniques shall be used:

- a. Vertical Changes. Changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney. Material transition shall not occur at an exterior corner. (see **Figure 3B-15A**).
- b. Horizontal Changes. Transition in material on a wall surface, such as shingle to lap siding, will be required to have a material separation, such as a trim band board. (see **Figure 3B-15B**).

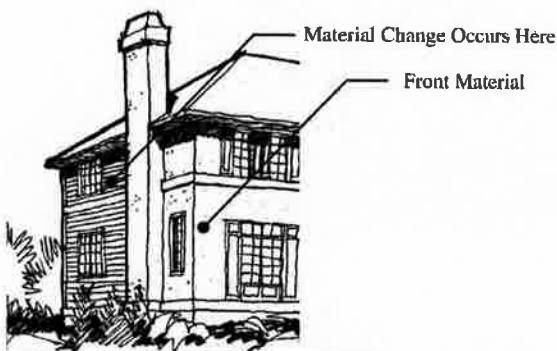


Figure 3B-15A:
Vertical Material Changes



Figure 3B-15B:
Horizontal Material Changes

- c. Acceptable Exterior Wall Material. Wood, cement fiberboard, stucco, EIFS, brick and stone may be used. Simulated stone, wood, stone, or brick may be used to detail homes.
- d. Trim may be wood, cement fiberboard, stucco, or stone materials. Trim is required around all doors and windows. The trim must be 3-1/2 inches wide minimum and used on all elevations.
- e. Provide multiple colors on buildings to reflect material changes and individuality of the residence.
 - Muted deeper tones, as opposed to vibrant primary colors, shall be the dominant colors.
 - Although grey and beige are not excluded, these colors shall not be the dominant color used on homes or other structures within a development.
 - Color palettes for all new structures, coded to the home elevations, shall be submitted for approval.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL13.2. Design Guidelines

- SL13.2.1 Materials and colors should enhance the character and quality of residential development and be compatible with the surrounding neighborhood setting.
- SL13.2.2 A variety of materials should be used to emphasize a differentiation between the various components of the building. The combination of materials on a



Figure 3B-16:
Homes in Seabrook: All exterior building colors and materials should be subtle and compatible with the surrounding neighborhood. These homes are visually appealing to a pedestrian because of the colors and materials used in this development.

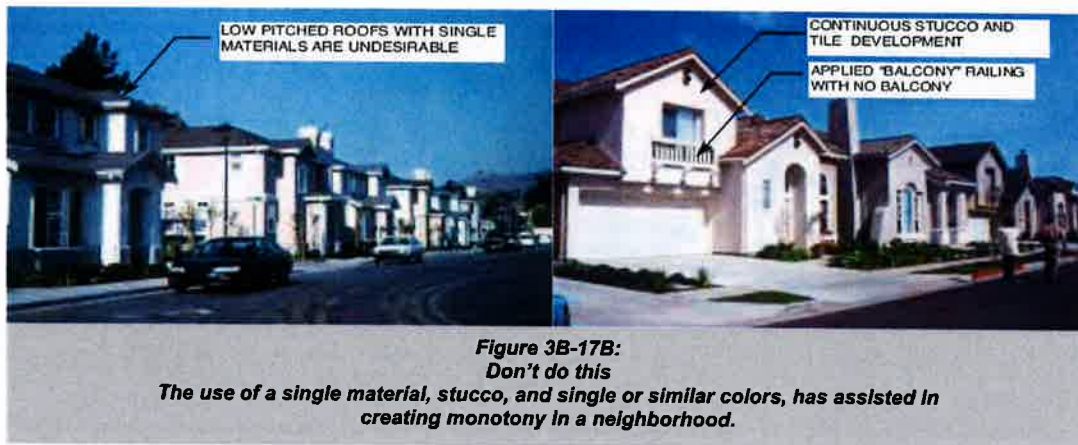
building façade shall be appropriate to its style and design and be visually appealing to the pedestrian (see **Figure 3B-16**).

- SL13.2.3 Materials and colors should not be used to create a distinctly unique appearance for each attached unit within a single building. Materials and colors should be applied consistently to each attached unit within a building.
- SL13.2.4 Accent materials should not be used as the only exterior material on a home. They may be used to add interest and variety at a more intimate scale, such as along architectural elements such as cornices, or on portions of buildings or walls or details such as trim. Accent materials include stucco, brick, ceramic tile, stone and stone veneer. (see **Figure 3B-17A** and **3B-17B**).



Figure 3B-17A:
Do this
Use of accent materials to highlight architectural elements and different colors, creates variety and interest in Seabrook (left) and the Treehouse Neighborhood (right).

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS



SL14 OTHER DESIGN ELEMENTS

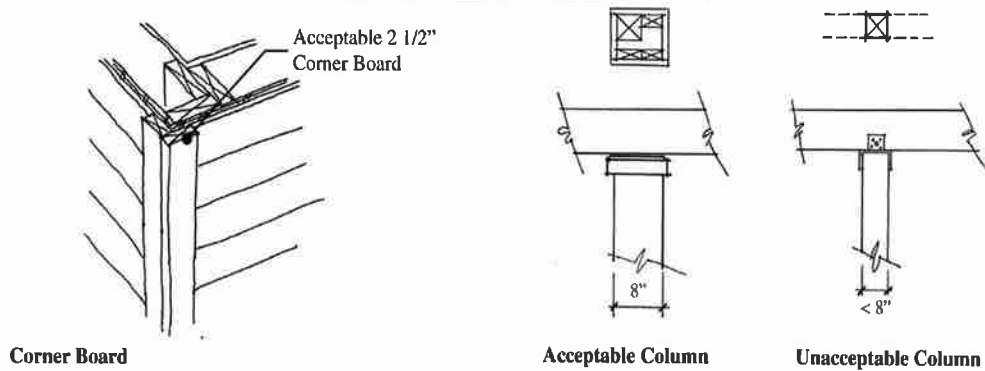
Design Objectives. Design chimneys that reflect the architectural style of the homes. Design columns, trim work, and corner boards to add visual detail to the house, and integrate the gutters and downspouts into the home's color scheme.

SL14.1. Approval Standards

- SL14.1.1 Chimneys above the roof shall be at least 20 inches x 24 inches as measured in the plan.
- SL14.1.2 Wood-framed chimney enclosures are permitted; however metal termination caps shall not be left exposed. These tops shall be shrouded in a metal chimney surround.
- SL14.1.3 Columns (see **Figure 3B-18**)
 - a. Character columns shall be round, fluted, or strongly related to the home's architectural style.
 - b. Exposed 4 x 4 and 6 x 6-inch posts are prohibited.
- SL14.1.4 Corners (see **Figure 3B-18**)
 - a. Beveled and mitered corners are preferred where siding is used.
 - b. Metal corner clips or corner boards may also be used at corners where siding is used. Corner boards shall be a minimum of 2-1/2 inches in width.
- SL14.1.5 Gutters shall be painted or be of an integral color to closely match the body color or trim color. Gutters may also have a traditional metal appearance provided through the use of copper, aluminum, galvanized material or other metal.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

Figure 3B-18:
Corner Boards and Columns



SL14.2 Design Guidelines

- SL14.2.1 Chimney form and shape should reflect the proportions of masonry tradition. Skinny long chimneys out of concert with the house proportions or not naturally anchored into the roof forms and walls are unacceptable.
- SL14.2.2 Overly stylistic chimneys are discouraged. Chimney shape and profile should appropriately reflect the stylistic direction of the rest of the house.
- SL14.2.3 Columns, trim, and corner boards should reflect the architectural character of the home.
- SL14.2.4 Corner boards should be painted a home's body color to de-emphasize their visibility unless a contrasting trim color is traditionally used for a particular architectural style. For example, a craftsman style home typically would de-emphasize its corner boards by avoiding the use of contrasting color paint.
- SL14.2.5 Gutters and downspouts should reflect the architectural character of the home. For example, half-round gutters are a traditional application for many traditional architectural designs.

SL15. INTERIOR SPRINKLERS

Design Objective. To enhance the safety of residents in the event of a fire.

SL15.1 Design Guidelines

- SL15.1.1 Sprinklers are encouraged to be installed in all living spaces when not otherwise required by regulation.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

DESIGN ELEMENT 3: LIGHTING

Design Objective: To design lighting that provides safety, character and aesthetic benefits for the neighborhood, minimizes light pollution and encourages energy efficiency.

SL16.1 APPROVAL STANDARDS

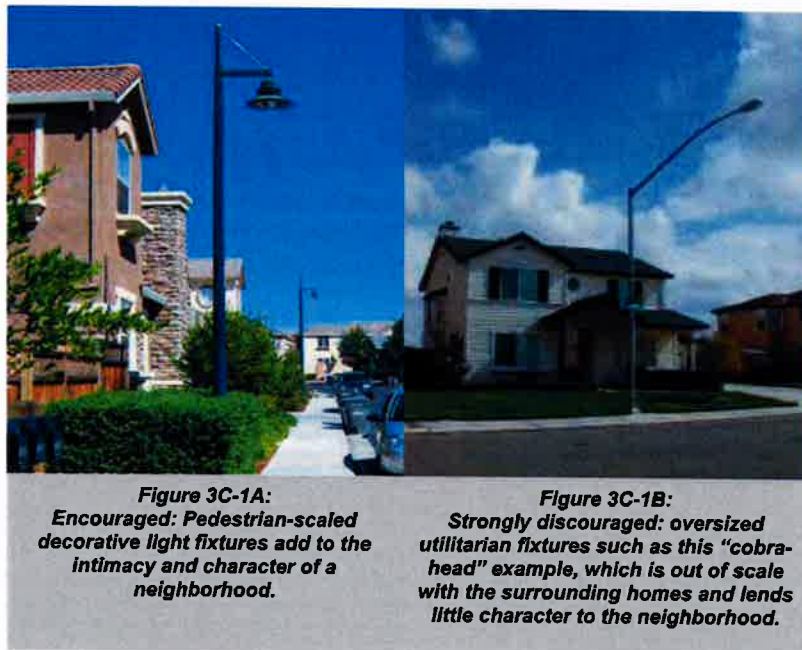
- SL16.1.1 Exterior lighting shall be designed as an integral part of the building and landscape design. All exterior lighting shall be prevented from projecting light upward either by placement beneath building eaves or by an integral shield of the fixture's interiors as recommended by the manufacturer.
- SL16.1.2 Site plans and architectural plans shall include the location of fixtures, their design and the nature and level of the illumination they will provide.
- SL16.1.3 The lighting for neighborhood streets, access lanes, alleyways, common greens, and parks shall be low intensity and shall be from the same family of fixtures.
- SL16.1.4 Street lighting on neighborhood streets and access lanes within the boundary of a development shall be required.
 - a. Lighting facilities and fixtures shall be located outside public right-of-way unless owned, operated, and maintained by a power utility franchised by the City.
 - b. All street lighting fixtures shall be a maximum height of 16 feet.
- SL16.1.5 Sidewalks and pathways not otherwise illuminated by street lighting shall be lit with ornamental lighting fixtures. All pedestrian lighting fixtures shall be a maximum height of 12 feet.
- SL16.1.6 If alley lights are mounted on the garage, they shall be no higher than 8 feet above ground and directed away from adjacent backyards and structures.
- SL16.1.7 Lighting shall be limited to illumination of surfaces intended for pedestrians, vehicles, or key architectural features.
- SL16.1.8 Street lights shall be placed on all internal roadways and perimeter roadways abutting the development per the design standards in UPMC 13.20.630.

SL16.2 DESIGN GUIDELINES

- SL16.2.1 Illumination levels should be provided to address security concerns, especially for parking lots, pedestrian paths, outdoor gathering spaces, at building entries and any other pedestrian accessible areas.
- SL16.2.2 The light source for externally illuminated signs should be positioned so that light does not shine directly on adjoining properties, cause glare, or shine in the eyes of motorists or pedestrians.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

- SL16.2.3 Lighting should relate to the pedestrian scale of residential neighborhoods and should be considered a design element, rather than simply utilitarian. It should contribute to the character of development and should not impact adjacent development (see **Figures 3C-1A** and **3C-1B**).
- SL16.2.4 Lighting sources should be kept as low to the ground as possible while ensuring safe and functional levels of illumination.
- SL16.2.5 Area lighting should be directed downward or employ control features to avoid light being directed offsite as well as to avoid lighting of the night sky.
- SL16.2.6 In general, the location of lighting should respond to the anticipated use and not exceed the amount of illumination required by users.



- SL16.2.7 Illumination over an entire area or the use of overly bright lighting is strongly discouraged. The use of a number of smaller lights (like bollard lighting) is preferable to larger, more intense lights (cobra head light fixtures).
- SL16.2.8 Lighting for pedestrian movement should illuminate changes in grade, path intersections and other areas along paths which, if left unlit, would cause the user to feel insecure. Recommended minimum levels of illumination along pedestrian paths between destinations is 0.5 foot-candles. At pedestrian destination points such as entryways, plazas and courtyards, lighting levels should typically achieve illumination of 1 foot-candle.
- SL16.2.9 The placement of light standards, whether for street lights or garden lights, should not interfere with pedestrian movement. Illumination should be concentrated along the pedestrian paths leading to parking areas and in the specific areas where cars are parked.

3. DESIGN STANDARDS & GUIDELINES FOR SMALL LOT & MULTI-FAMILY DEVELOPMENTS

SL16.2.10 In order to conserve energy and reduce long-term costs, energy-efficient, Energy Star-certified lamps should be used for all lighting, and hours of operation should be monitored and limited to avoid waste. Low voltage lighting, and lighting activated through the use of photocells, motion sensors and automatic timers, should be used where feasible.

4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

Landscaping standards and guidelines are intended to provide visual enhancement of the city; to protect and promote the appearance, character and economic value of property; to reduce visibility of paved areas and other unsightly views from adjacent properties and public lands; to moderate climatic effects; to minimize noise and glare; to enhance public safety by defining spaces to influence traffic movement; to reduce stormwater runoff, and to provide visual transition between neighboring properties. Landscaping is an important aspect of the creation of space and scale and enables builders to create a transition between homes and the street while mitigating the impact of denser housing.

L1. GENERAL LANDSCAPE DESIGN

Design Objective: To ensure development plans include landscape elements that contribute positively to the character of small lot and multi-family neighborhoods.

L1.1. Approval Standards

- L1.1.1 Landscaping shall be an integral part of the overall site design, rather than camouflage unused or unusable spaces or poor architectural design.
- L1.1.2 Larger, more mature plant materials shall be used as much as possible to ensure that some immediate effect on the project's appearance will be attained within two years of planting.
- L1.1.3 All landscaped public or common areas and front yard landscaping within a development shall be required to have automatic irrigation systems or xeriscape concepts to ensure plant survival.

L1.2. Design Guidelines


- L1.2.1  Landscape improvements should be utilized to better integrate a development with its setting by:
 - a. Enhancing pedestrian scale of buildings;
 - b. Screening views of unsightly elements, such as utility boxes and backflow devices;
 - c. Softening hard edges visually;
 - d. Providing a transition between different use areas;



Figure 4-1:
Landscaping integrates site design with existing trees to provide screening and shade.

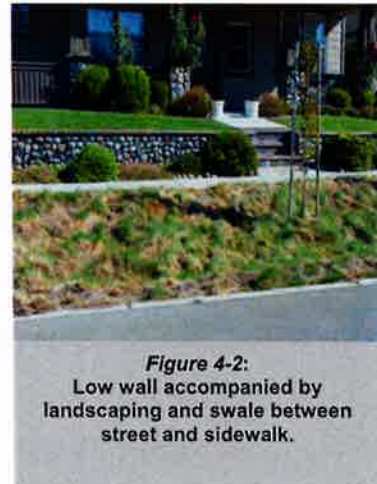
4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

- e. Creating an attractive aesthetic environment;
- f. Creating usable pedestrian areas;
- g. Reducing energy consumption; and
- h. Defining specific areas and enhancing architectural features (see **Figure 4-1**).

L1.2.2 Where feasible, significant existing trees and other landscape elements should be preserved and incorporated into development and landscape plans. Landscape plans should exhibit a well-coordinated design concept. Plant materials should be utilized in an orderly manner which defines the site's spatial organization and function, relates to the buildings and structures and incorporates the various site elements including existing vegetation.

L1.2.3 Landscape areas shall utilize xeriscape concepts which: minimize the amount of turf area, use plant material that has a low water demand and use a segmented irrigation system calibrated to the specific water demands of various turf, plant and tree groups.


L1.2.4 Swales are strongly recommended to reduce water quality impacts associated with site runoff (see **Figure 4-2**).



L1.2.5 Xeriscape Guidelines:


- a. All landscaping should employ features and techniques that in the aggregate reduce the demand for and consumption of water, including appropriate low water using plants, non-living ground cover, a low percentage of lawn coverage, a high degree of paving permeability and water conserving irrigation techniques and systems.
- b. The use of turf should be minimized or substituted altogether with groundcovers. Turf should be excluded from median or sidewalk strips, steep slopes, and other areas which are difficult to irrigate and maintain. Low-water-using grass varieties are encouraged.
- c. Water efficient irrigation systems, such as drip, low output sprinkler heads, zonal systems and automatic timers, should be provided. Planting should be according to water needs, and the irrigation system matched to these needs.
- d. Plant varieties should be low water consuming, suited to the local soil and climate and grouped according to their water requirements. For instance, sprinklers for turf areas should be installed with a separate irrigation valve from irrigation valves used for other vegetation.


4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

- e.  Mulches should be used generously and reapplied as part of a regular maintenance program to add nutrients and reduce evaporation, soil compaction and weeds. Mulches comprised of fully composted organic matter should be used in lieu of bark mulches, which do not provide much nutrient value to planting beds.

L1.2.6 The following are common planting design concepts that should be used whenever possible:

- a. Specimen trees used in informal grouping and rows at major focal points;
- b. A wide variety of plant species;
- c. Extensive use of flowering vines both on walls and arbors;
- d. Pots, vases, wall or raised planters;
- e. The use of plantings to create shadow and patterns against walls;
- f. Trees to create canopy and shade, especially in parking areas;
- g. The use of flowering trees in informal groups to provide color;
- h. Informal massing of colorful plantings;
- i. The use of distinctive plants as focal points; and
- j. Berms, plantings, and low walls to screen parking areas from view of public rights-of-way while allowing filtered views of larger buildings beyond.

L1.2.7  In general and where feasible, plant preservation should take precedence over transplanting, transplanting over planting new, and planting native over ornamental species.

L1.2.8  The use of plant species native to the coastal region of the Pacific Northwest is strongly encouraged to reduce water consumption and lower maintenance costs. Non-invasive naturalized species that have adapted to the climatic conditions of the region may be used to supplement native plants.

L1.2.9 Existing topsoil should be used where feasible. The clearing and site preparation of larger development areas should save and stockpile existing topsoil for plant adaptation.

L1.2.10 Planting areas between walls or fences and streets should be landscaped with a hierarchy of plant sizes (taller near the wall or fence to shorter near the street) in natural formations and groupings.

4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

L2. YARD LANDSCAPE DESIGN

Design Objective: To ensure development plans include yard landscape elements that contribute positively to the character of residential neighborhoods.

L2.1. Approval Standards



Figure 4-3:
Front yard landscaping should contribute to neighborhood character.

L2.1.1 Front yard landscaping shall reinforce other design elements of the home through the use of vines on trellises, hedges, or low fences or walls (see **Figure 4-3**).

L2.1.2 Fences and hedges shall not be placed near neighborhood streets, access lanes, or alleyways in such a way to create a safety or entering sight distance concern and should complement building and site design (see **Figure 4-4**).



Figure 4-4:
Fence design complementing building and site design

L2.1.3 Front Yard Decorative Fences: Front yard fences shall be decorative and help to define semi-private areas in the front of the building or between the building and a common open space area (see **Figure 4-5**).

- a. The maximum height shall be 3 feet except that decorative posts and gates may have a maximum height of 4 feet.
- b. Front yard decorative fences shall be located a minimum of 1 foot from sidewalks and walkways to allow for planting between edge of sidewalk and fence.
- c. Front yard decorative fences shall provide a balance of solid surfaces and voids, such as picket or open rail fence styles.



Figure 4-5:
Front yard ornamental fence with landscape

4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

- d. Front yard decorative fences shall be constructed of wood, simulated wood, iron, masonry, or steel picket or comparable. Solid privacy fences, vinyl fences and chain link are prohibited.

L2.1.4 Hedges

- a. The maximum height of a hedge in a front yard, corner side yard, or area between the building and a common open space area shall be 3 feet.
- b. The maximum height of hedges in interior and rear yards of multi-family developments shall be 6 feet, except when located abutting a common open space area the maximum shall be 3 feet.
- c. The maximum height of hedges in rear yards of small lot developments shall be 6 feet, except when located abutting a common open space area the maximum shall be 3 feet. Hedges are not allowed in interior side yards in small lot developments.

L2.1.5 Privacy Fencing. Privacy fencing shall only be permitted in rear yards and shall be in character with the building's architecture.

- a. The maximum height of privacy fencing shall be 6 feet, provided that portions above 4 feet shall be visually permeable through the use of open rails, ironwork, trellis or other treatment to encourage interaction between neighbors.
- b. Privacy fencing adjacent to a public space shall be set back a minimum of 1 foot from the property line.
- c. Planting shall be required along fences that face a street or public spaces (see **Figure 4-6**).

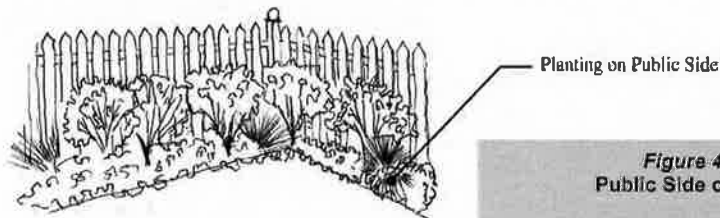


Figure 4-6:
Public Side of Fence

- d. If privacy fencing is located along an alleyway, a gate must be provided for access to the alleyway.
 - e. Privacy fencing shall be constructed of wood, simulated wood, iron, masonry, or steel picket or comparable. Vinyl or chain link fencing shall not be permitted.
- L2.1.6. Walls, hedges, and fences used to define outdoor private spaces that are not located within a required yard shall be a maximum of 6 feet. Portions above 4 feet in height shall be visually permeable through the use of open rails,

4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

ironwork, trellis or other treatment to encourage interaction between neighbors.

L2.1.7 At least one tree having a minimum caliper size of 2 inches or height of 8 feet shall be planted in the front yard of each small lot development home that has a front yard setback of 15 feet or greater unless this would conflict with an approved street tree planting plan. Where such conflict exists, the tree may be placed within a rear yard or other suitable location on the lot.


L2.1.8 Shrubs

a. A continuous row of shrubs shall be planted adjacent to that portion of a foundation facing a public space. Spacing shall reflect the varying growth habits of the selected species and ensure effective screening of the foundation. The use of a mix of species and varieties within a foundation planting area is encouraged.

b. Shrubs shall have an average size of 2-gallon for native plants and 3-gallon for non-native.

L2.1.9 Entry walks shall have a minimum width of 3 feet.

L2.2. Design Guidelines

L2.2.1  Hardscape areas should use permeable materials.

L2.2.2 Entry areas facing the public street shall be adequately landscaped to soften hard edges and screen views (see **Figure 4-7**).

L2.2.3 All required building setbacks should be incorporated into the landscape design, unless such areas are utilized in driveways and the like. Driveways that provide a landscaped strip between paved driving strips are encouraged.

L2.2.4 Landscape design should accent the overall design theme through the use of structures such as arbors and trellises that are appropriate to the particular architectural style of adjacent structures.

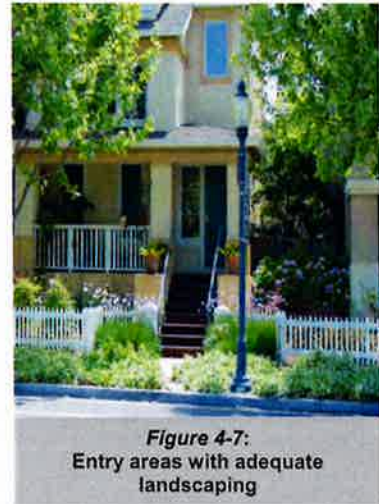


Figure 4-7:
Entry areas with adequate
landscaping

L3. PARKING AREA LANDSCAPING

Design Objective: To provide parking areas that do not detract from the residential environment.

The standards and guidelines in this section apply specifically to multi-family development and where applicable -- shared parking areas in small lot developments.

4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

L3.1. Approval Standards

- L3.1.1 All parking areas shall provide interior landscaping for shade purposes and aesthetic enhancement.
- L3.1.2 Curbed planter areas shall be provided at the end of each parking aisle to protect parked vehicles from the turning movements of other vehicles.
- L3.1.3 Parking lots shall be landscaped with broad branching shade trees at a minimum ratio of 3 trees per 10 parking spaces for single-loaded stalls, 6 trees per 20 parking spaces for double-loaded stalls and one tree for every 3 parking spaces for smaller parking bays.

L3.2. Design Guidelines

- L3.2.1 Views of parking areas from public streets should be buffered by landscaping, earth berms or some combination of the two in order to reduce the visual impact of large parking areas.
- L3.2.2 For security reasons, openings should be incorporated into the landscaping in order to permit clear views into the site.
- L3.2.3 No more than 10 parking spaces should be located in a row without an intervening landscaped planter island or peninsula. The intervening planter should be the full depth of the adjacent parking spaces.
- L3.2.4 Wheel stops should be used adjacent to tree wells and planter areas to protect landscaping from car overhangs. In place of wheel stops, the planter curb may be used for car overhangs if impacts to landscaping are minimized through appropriate plant selection and location.
- L3.2.5 Drainage into swale areas is encouraged and may be accommodated by design elements such as flush curbs, perforated curbs and tree offsets.
- L3.2.6 Plant material in and adjacent to swales should delineate the transition between the swale area and the surrounding landscape.

L4. LANDSCAPING AND PLANTING REQUIREMENTS

Design Objective: To enhance the visual appearance of the neighborhood, to promote utilization of natural systems, and to reduce the impacts on storm drainage systems and water resources.

Standards and Guidelines

L4.1. Planting Calculation and Installation

- a. If the calculation of the number of plantings results in a fraction of 0.5 or greater, the fraction shall round up to the next whole number. If the calculation of the number of plantings results in a fraction of less than 0.5, the fraction shall round down to the previous whole number. Existing

4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

trees may be used to meet the tree requirements in the planting calculations.

- b. Place all shrubs and perennial plants in beds mulched with fully composted organic material. The compost must cover the entire planting bed to a depth of at least 2 inches.
- c. Install a mulch ring at the base of each canopy and ornamental tree. At time of planting, the ring must have at least a 3-foot radius, measured from the center of the tree trunk. This mulch ring must be of organic material and be a depth of at least 2 inches.

L4.2. Parks

- a. One 2-inch caliper or 8-foot tall canopy or ornamental tree shall be planted for every 2,000 square feet of park area.
- b. Shade trees shall be provided adjacent to play structures and at other elements in the park, such as sport courts and benches.
- c. A pathway, with a minimum width of 3 feet, shall connect a park to neighborhood streets, access lanes or other pedestrian connections.

L4.3. Common Greens and Pocket Parks

- a. One 2-inch caliper or 8-foot tall canopy or ornamental tree shall be planted for every 1,000 square feet of common green or pocket park area.
- b. The common greens and pocket parks shall be planted with plants that reflect the character and the intended use of the greens.
- c. Sidewalks or pathways are encouraged to be located near the edge of the common green or pocket park to allow a larger usable green area and easy access to the homes.
- d. A pathway, with a minimum width of 3 feet, shall connect a common green or pocket park to neighborhood streets, access lanes or other pedestrian routes.
- e. The minimum lawn coverage of a common green or pocket park should be 70 percent to create a useable play area or gathering space.

L4.4. Pedestrian Easements

- a. Trees are required along all pedestrian easements to provide shade.
 - i. Trees shall have a minimum caliper of 2 inches at time of planting unless the City determines that a particular species or cultivar, which is available only in a smaller size, is the preferred selection for a specific location.

4. LANDSCAPE DESIGN STANDARDS AND GUIDELINES

- ii. Trees shall be spaced 20 to 30 feet on center, depending on the form and spacing requirements for the selected trees.
 - iii. Trees shall be placed so as not to block sight distance or create a safety concern.
 - iv. Generally, tree species shall be selected from the City's *Approved Street Tree Palette*, which is contained in the City's Streetscape Design Standards and Guidelines adopted pursuant to UPMC 19.53. The City may approve trees not on the *Approved Street Tree Palette* provided a registered landscape architect or certified arborist demonstrates to the satisfaction of the City that the proposed tree species will not cause damage to infrastructure or create nuisance conditions,
- b. Shrubs shall be planted within a minimum 15 percent of easement space.
- i. Shrubs shall be spaced to reflect the varying growth habits of the selected species.
 - ii. Shrubs shall have an average size of 2-gallon for native plants and 3-gallon for non-native.
- c. Ground cover or perennials must fully cover the remaining landscape area. Plantings shall be designed to achieve a minimum planting area coverage of 90 percent of required coverage within 3 years of installation.

5. APPENDICES

A. DEFINITIONS

Articulation: The manner in which portions of a building form are expressed (materials, color, texture, pattern, modulation, etc).

Authentic Architectural Style: Architecture that encompasses many styles within an architectural theme, a holistic approach. Possessing appropriate architectural characteristics, massing, and detail consistent with a specific architectural style.

Canopy: A roofed structure constructed of fabric or other material placed to extend outward from a building providing a protective shield for doors, windows, and other openings, supported by the building and supports extended to the ground directly under the canopy or cantilevered from the building.

Compatible: Capable of existing together without conflict or detrimental effects.

Cornice: A continuous, molded projection that crowns a wall or other construction, or divides it horizontally for compositional purposes.

Deck: An open, unroofed porch or platform extending from a house or other building.

Design Guidelines: These minimum guidelines or recommendations are intended to guide the design of buildings, lighting, landscaping and neighborhoods. Where conditions are not specifically addressed in the guidelines, it is the responsibility of the proponent to show that the proposed design solution meets the intent of the most closely related guidelines.

Design Elements: The individual visual components within an architectural composition.

Easement: means the legal right to use a described piece of land for a particular purpose. It does not include fee ownership, but may restrict the owner's use of the land.

Effective Impervious Surface: Those impervious surfaces that are connected via sheet flow or discrete conveyance to a drainage system. Impervious surfaces on single family residences are considered ineffective if the runoff is dispersed through at least one hundred feet of native vegetation.

Façade: The front or principal face of a building, a side of a building that faces a street or other open space.

Human Scale: The size or proportion of a building element or space relative to the structural or functional dimensions of the human body. Used generally to refer to building elements that are smaller in scale, more proportional to the human body, rather than monumental (or larger scale).

Low Impact Development (LID): Low Impact Development (LID) is an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls.

Massing: The three dimensional bulk of a structure: height, width and depth.

5. APPENDICES

Modulation: Means a stepping back or projecting forward of portions of a building face within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.

Natural Grade: Natural grade is considered existing topography prior to proposed construction.

Pedestrian Scale: The proportional relationship between an individual and his or her environment.

Privacy Fence: A structure serving as an enclosure, a barrier, or a boundary, usually made of posts or stakes joined together by boards, wire, or rails.

Scale: The spatial relationship among structures along a street or block front, including height, bulk, and yard relationships. Proportional relationship of the size of parts to one another and to the human figure.

Standards: Minimum/maximum requirements based on quantifiable criteria.

Xeriscape: A landscaping method that employs drought-resistant plants native to the region in an effort to conserve resources.

B. CHECKLIST FOR SMALL LOT PROJECTS

PROJECT NAME: _____
 DATE OF REVIEW: _____

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
Design Element 1: Site Planning and Design			
SL1: Building Siting and Orientation			
Site design elements display a clear and unified organization of building, landscaping and circulation elements that support the functions of the site			
The placement of buildings considers the existing context of the surrounding area.			
Attached units are separated from other attached units on the same block face by one or more detached unit.			
<i>(Refer to Design Guidelines SL1.2.1 – SL1.2.9 for design guidelines that help meet the 'Site Planning and Design' criterion)</i>			
SL2: Grading and Stormwater Management			
Structures, roadways and other site improvements (drainage ways and storage areas) are designed to blend with the natural topography, with a minimum of site disturbance and grade changes.			
Low Impact Development (LID) techniques are used to the extent practicable, as determined by a development site's soil characteristics, to maximize stormwater infiltration within the site and minimize the amount of stormwater that is transferred off-site.			

5. APPENDICES

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
Comments	Y	N	Comments
Stormwater ponds are designed as a landscape amenity and planted with grass or native plants.			
Stormwater ponds are not fenced, and do not exceed a 4 horizontal to 1 vertical slope.			
Stormwater ponds are designed in accordance with the King County Integrated Pond Manual.			
A maximum of 50 percent of the front yard between the façade of the home and front property line is paved or covered with impervious surface.			
Filling and grading is in accordance with UPMC 13.25 and the King County Surface Water Design Manual (KCSWDM).			
<i>(Refer to Design Guidelines SL2.2.1 – SL2.2.5 for design guidelines that help meet the 'Grading and Stormwater Management' criterion)</i>			
SL3: Lot Standards			
The building placement is configured to support the neighborhood's existing site patterns, including building location, setbacks and yard areas.			
Minimum lot width for homes with front-loaded and side-loaded garages is 40 feet. No minimum is specified for alley-loaded and other garage designs.			
The building setbacks ensure separation of homes and private spaces while allowing moderate density. Small-lot homes complement existing setback patterns in terms of distance to the street and spacing between homes while considering smaller lot sizes and the need for private open space.			
If necessary, reciprocal side and/or rear yard use easements are delineated on the site plan			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
<p>If necessary, where a side yard easement is used, the wall facing the side yard is constructed as a "privacy wall." In this case privacy walls do not have doors entering into the yard space of the adjacent home, nor have windows that are within 5 feet of ground level.</p>			
<p><i>(Refer to Design Guidelines SL3.2.1 – SL3.2.3 for design guidelines that help meet the 'Lot Standards' criterion)</i></p>			
<p>SL4: Front Yards / Entrances</p>			
<p>Primary building entries are clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.</p>			
<p>Signage identifying a building's address is visible from the street and public pedestrian walkway.</p>			
<p><i>(Refer to Design Guidelines SL 4.2.1 – SL4.2.2 for design guidelines that help meet the 'Front Yards / Entrances' criterion)</i></p>			
<p>SL5: Parking and Garage Placement and Design</p>			
<p>The driveway and the garage are secondary to the livable portions of the house, landscaping and pedestrian entry as seen from the street.</p>			
<p>Garages are located in an area to minimize the presence of the automobile.</p>			
<p>On-site garages are set back a minimum of 10 feet from the front building facade with a minimum 20-foot driveway length from the face of the garage to the back of the sidewalk or access lane. Garages accessed by an alleyway are not required to provide a 20-foot driveway.</p>			

5. APPENDICES

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
Shared detached garages are located no further than 160 feet from any of the housing units to which they are assigned. Shared detached garages do not exceed 44 feet in width and maintain at least an 8-foot separation from any dwellings.			
Private detached garages maintain a minimum 5 foot separation from any dwellings.			
A tandem driveway space is allowed on a lot and extends a minimum of 20 feet from back of sidewalk or 20 feet from back of access lane.			
The width of the driveway (excluding curb returns) does not exceed 10 feet for single lane and 16 feet for double lane driveways.			
Two resident parking stalls are provided for each detached small lot unit and 1.5 resident parking stalls are provided for each attached small lot unit.			
A minimum of one guest stall per small lot unit is provided and is located on the lot, on a neighborhood street or in a parking court.			
Parallel parking on neighborhood streets is a minimum 22 feet long.			
Guest parking is not located more than 160 feet from the home it is intended to serve.			
For homes with front-loaded garages, no more than 40 percent of a home's façade facing the street is devoted to a garage.			
For attached units, no more than two single-car garage doors are visible on any street-facing façade and no more than one driveway is located on each street frontage of a lot.			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
		Comments	
<i>(Refer to Design Guidelines SL5.2.1 - SL5.2.7 for design guidelines that help meet the 'Parking and Garage Placement and Design ' criterion)</i>			
SL6: Individual Outdoor Spaces			
Outdoor spaces such as yards, decks, terraces, and patios are delineated from common space.			
Units have a minimum of 250 square feet of private yard with no dimension less than 8 feet in width. Developments of 3 or fewer dwelling units have a minimum of 750 square feet of private yard.			
Outdoor spaces are not located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses			
Outdoor spaces used to meet these design elements are not located within required landscape buffer areas.			
<i>(Refer to Design Guidelines SL6.2.1 – SL6.2.3 for design guidelines that help meet the 'Individual Outdoor Spaces ' criterion)</i>			
SL7: Common Open Spaces			
Projects are sited to maximize opportunities for creating usable, well-integrated open space.			
A minimum of one 1/2 acre park or central open space area (pocket park) is reserved for developments exceeding 10 acres of net developable acreage. The remaining required common open space is provided through additional park area, common greens, or pedestrian entry easements.			
If a small lot development has less than 10 acres of buildable land, a park, common green, pocket park and/or pedestrian entry easement is used to meet the common open space requirements.			

5. APPENDICES

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project		
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N	Comments
Pocket parks are visible and open to the street or designed to serve clusters of approximately 6 to 12 homes.				
For small lot developments of 4 or more units, each unit provides at least 350 square feet of common space. For developments of 3 or less dwelling units, there is no common space requirement.				
Common open space is a minimum of 20 feet wide and serves a minimum of 4 homes.				
<i>(Refer to Design Guidelines SL7.2.1 – SL7.2.6 for design guidelines that help meet the 'Common Outdoor Spaces' criterion)</i>				
SL8: Utility Areas and Accessory Structures				
Above ground utility boxes are placed in alleyways or away from public gathering spaces to the extent practicable and are screened with landscaping, which may include fencing or berms.				
No more than one detached garage or other accessory structure is permitted per lot. This structure is architecturally consistent with the principal structure.				
Detached garages do not exceed 18 feet to top of roof in height or more than 600 square feet in area.				
Carriage houses do not exceed 21 feet in height or a building footprint of 600 square feet in area.				
Greenhouses, sheds, and other accessory structures (other than garages and carriage houses) do not exceed 12 feet to top of roof in height or 150 square feet in area.				
Accessory structures are no closer than 3 feet from the interior side or rear property line or 2 feet from an alleyway.				

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
		Comments	
Overhangs and roof drainage do not encroach over property lines.			
Accessory structures are not located in front yards. <i>(Refer to Design Guidelines SL8.2.1 – SL8.2.6 for design guidelines that help meet the 'Utility and Accessory Structures' criterion)</i>			
Design Element 2: Building Design			
SL9: Mass, Scale and Form			
Primary building forms are the dominating form while secondary formal elements include porches, principal dormers, or other significant features			
The scale, mass and height of a new house or second/upper story additions is compatible with the existing neighborhood pattern specifically in relation to height and massing of adjacent homes.			
Primary building elevations oriented toward the street or common green have at least one articulation or change in plane. A minimum of at least one side articulation occurs for side elevations facing streets or public spaces.			
Primary articulations are a minimum of 2 feet in depth and extend at least 20 percent of the length of the building façade. Side articulations are a minimum of one foot in depth and extend at least 20 percent of the length of the building façade.			
Each home has a covered porch or main entry oriented towards the public realm.			
Roof profiles define the form, scale and proportion of the home and building and reduce bulk.			

5. APPENDICES

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
<p>Maximum dwelling size is 1,500 square feet for attached unit 2,000 square feet for detached unit, including attached garages and excluding detached garages and carriage house ADU floor area.</p> <p>Maximum FAR for individual lots does not exceed .45. Average FAR for all homes within a small lot development does not exceed .40. FAR is calculated using a site's buildable area, including private street area and excluding critical areas and their required associated buffers.</p> <p>Maximum dwelling height is 30 feet (where minimum roof slope of 6:12 for all parts of the roof above 20 feet is provided). Otherwise, 20 feet.</p> <p>Maximum height is 18 feet for non-residential structures. 21 feet for accessory structure containing a carriage house ADU.</p> <p>Maximum size for accessory structures is 600 square feet on ground floor. Additional area is allowed on second floor to accommodate a carriage house ADU.</p> <p><i>(Refer to Design Guidelines SL9.2.1 – SL9.2.5 for design guidelines that help meet the 'Mass, Scale and Form' criterion)</i></p>			
SL10: Architectural Style			
<p>The architectural style of the house or building enhances the character of the neighborhood.</p>			
<p>The architectural form of the house or building is designed to articulate the style of the house or building.</p> <p><i>(Refer to Design Guidelines SL10.2.1 – SL10.2.4 for design guidelines that help meet the 'Architectural Style' criterion)</i></p>			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
SL11: Facades and Entries			
<p>Facades are designed to include entries, porches and other architectural elements that relate to the human scale and provide a transition from public to private space.</p>			
<p>Stoops or porches are required on all homes. At least 75% of the homes within a development have porches.</p>			
<p>Stoops and porches are raised above the grade except where accessibility (ADA) is a priority. An accessible route may also be taken from a driveway.</p>			
<p>All porches and stoops take access from and face a street, park, common green, pocket park, pedestrian easement, or open space.</p>			
<p>Stoops are accompanied by a projecting overhead element such as a dormer, arch or gable that provides roof coverage and weather protection. Stoops are a minimum of 5 feet wide and 4 feet deep. The minimum height above grade is 12 inches.</p>			
<p>Porches have a minimum dimension of 8 feet and a minimum area of 64 square feet. On corner lots, porches are encouraged to wrap around the side façade at least 6 feet.</p>			
<p>Residential entries are located on the front façade and directly access the sidewalk or street.</p>			
<p>Any visible side of a home located on the corner of a neighborhood street, access lane, a park, green, or pocket park meets the architectural standards of this section.</p>			
<p>Windows are provided in façades facing streets, comprising at least 20% of the façade area.</p>			

5. APPENDICES

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project		
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N	Comments
All windows within a building and across a façade are related in design, operating type, proportions and trim.				
Windows are used as architectural elements that add relief to the façade and wall surface.				
Front doors reflect the architectural style of the home.				
Windows shall employ design details, if appropriate to the architecture, such as mullions, to break the scale of the façade into smaller components.				
<i>(Refer to Design Guidelines SL11.2.1 – SL11.2.3 for design guidelines that help meet the 'Façades and Entries ' criterion)</i>				
SL12: Roofs				
Primary roof pitches are a minimum of 6:12.				
Roof pitches for gable forms on the public sides of the building are a minimum of 8:12.				
Roof overhangs are a minimum of 12 inches, excluding gutter.				
Roof material is fire retardant.				
A variety of roof colors is used within the development.				
<i>(Refer to Design Guidelines SL12.2.1 – SL12.2.2 for design guidelines that help meet the 'Roofs ' criterion)</i>				

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
SL13: Materials and Colors			
A consistent pattern and application of exterior materials is used on new homes and additions in order to enhance the appearance and character in the existing neighborhood.			
The combination of materials on a building façade is appropriate to its style and design.			
The appropriate transition in materials is used.			
<i>(Refer to Design Guidelines SL13.2.1 – SL13.2.4 for design guidelines that help meet the 'Materials' criterion)</i>			
SL14: Other Design Elements			
Chimneys above the roof are at least 20 inches x 24 inches as measured in the plan.			
Wood-framed chimney enclosures are permitted; however metal termination caps are not left exposed. These tops are shrouded in a metal chimney surround.			
Columns			
a. Character columns are round, fluted, or strongly related to the home's architectural style.			
b. Exposed 4 x 4 and 6 x 6-inch posts are prohibited.			
Corners			
a. Beveled and mitered corners are preferred where siding is used.			
b. Metal corner clips or corner boards may also be used at corners where siding is used. Corner boards are a minimum of 2-1/2 inches in width.			
Gutters are painted or an integral color to closely match the body color or trim color. Gutters may also have a traditional metal appearance provided through the use of copper, aluminum, galvanized material or other metal.			

5. APPENDICES

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
Proposed Project		Comments	
<i>(Refer to Design Guidelines SL14.2.1 – SL14.2.5 for design guidelines that help meet the 'Other Design Elements' criterion)</i>			
SL15: Interior Sprinklers			
Sprinklers are encouraged to be provided in all living spaces where not otherwise required by regulation.			
<i>(Refer to Design Guidelines SL15.1.1)</i>			
Design Element 3: Lighting Standards			
SL16: Lighting			
Exterior lighting is designed as an integral part of the building and landscape design. All exterior lighting is prevented from projecting light upward either by placement beneath building eaves or by an integral shield of the fixture's interiors as recommended by the manufacturer.			
Site plans and architectural plans include the location of fixtures, their design and the nature and level of the illumination they will provide.			
The lighting for neighborhood streets, access lanes, alleyways, common greens, and parks is low intensity and is from the same family of fixtures.			
Lighting facilities and fixtures are located outside public right-of-way unless owned, operated, and maintained by a power utility franchised by the City.			
Street lighting fixtures are a maximum height of 16 feet			

CITY OF UNIVERSITY PLACE DESIGN CRITERIA AND STANDARDS		Proposed Project	
CHECKLIST FOR SMALL LOT DEVELOPMENT RESIDENTIAL PROJECTS		Y	N
<p>Sidewalks and pathways not otherwise illuminated by street lighting shall be lit with ornamental lighting fixtures. All pedestrian lighting fixtures shall be a maximum height of 12 feet.</p> <p>If alley lights are mounted on the garage, they are no higher than 8 feet above ground and directed away from adjacent backyards and structures.</p> <p>Lighting is limited to illumination of surfaces intended for pedestrians, vehicles, or key architectural features.</p> <p>Street lights are placed on all internal roadways and perimeter roadways abutting the development per the design standards in UPMC 13.20.630.</p> <p><i>(Refer to Design Guidelines SL 16.2.1 – 16.2.10 for design guidelines that help meet the 'Lighting' criterion)</i></p>			

City of Montlake Terrace

Mountlake Terrace, WA

19.30.080 General residential design standards.

The development of all principal dwellings within the RS districts shall comply with the following design standards upon the effective date of the ordinance adopting this section. Such standards do not apply to dwellings legally established prior to June 1, 2008, except as provided by the nonconformance provisions of this title for building alterations and replacement:

- A. Roof pitch must be a minimum of four feet of rise for 12 feet of run (4:12) for at least 80 percent of the dwelling's roof area.
- B. The roof's eave projections must be a minimum of 10 inches, not including a gutter around the perimeter of the home, unless the roof pitch is at least 7:12.
- C. A perimeter wall of masonry shall enclose the foundation of the home.
- D. The front of the home shall have one or more transparent windows totaling at least eight square feet and a decorative door that face the street. On a corner or through lot, any other facade of the home that faces a street shall include at least eight square feet of glass area in a window and/or door. Any accessory structure with a facade greater than 20 feet in length that directly faces and is visible from the street shall include glazing in a total amount of at least eight square feet. (Ord. 2480 § 3, 2008).

City of Snohomish

Chapter 14.230

DESIGN STANDARDS OUTSIDE HISTORIC DISTRICT

Sections:

- 14.230.010 Purpose.**
- 14.230.020 Design Standards.**
- 14.230.030 Implementation of Design Standards – Reviewing Entity.**
- 14.230.040 Exemptions.**
- 14.230.050 Submittal Requirements.**

14.230.010 Purpose.



The purpose of the design standards for outside the Historic District is to:

- A. Build on Snohomish's rich heritage;
- B. Emphasize buildings, landscaping, and small town appeal, not parking and signs;
- C. Maintain the scale and texture of development;
- D. Support pedestrian movement and the use of transit and bicycles;
- E. Encourage creative designs for sites and buildings;
- F. Allow for infill development that is sensitive to its context;
- G. Implement the Comprehensive Plan; and
- H. Stimulate business and property investment.

14.230.020 Design Standards.



- A. The City of Snohomish Design Standards and Guidelines (Outside the Historic District) dated April 6, 2004 are hereby adopted and shall be kept available at the office of the City Planner.
- B. The above design standards shall be subject to interpretation in accordance with SMC [14.05.050](#) and also are subject to obtaining variances in accordance with Chapter [14.70](#) SMC.

14.230.030 Implementation of Design Standards – Reviewing Entity.



A. Chapters [14.25](#) through [14.50](#) SMC (Type 1 through 6 permits) establish the processes wherein the City shall require conformance with the design standards.

B. Outside the Historic District the City Planner shall be the “reviewing entity,” except that the Design Review Board shall be the “reviewing entity” in the case of buildings or facilities proposed by government entities such as City, fire district, school district, or state.

14.230.040 Exemptions.



Outside the Historic District, all City approvals of property improvements shall undergo design review as stated in Chapters [14.25](#) through [14.50](#) SMC (Type 1 through 6 permits), except the following which are exempt:

- A. Development permits not immediately associated with building construction or landscaping, such as short plats, subdivisions, and new land use designations unaccompanied by any actions related to site plans or building permit application;
- B. Construction activities which do not require a building permit (example: the re-painting of buildings);
- C. Modifications to existing structures which will not be visible from outside the structure;
- D. Demolitions; and
- E. Normal repair and maintenance.

14.230.050 Submittal Requirements.



The applicant shall complete the appropriate application forms and submit the application and fee to the City Planner. The City’s application forms shall be developed by the City Planner and approved by the City Manager and shall specify the submittal requirements, which requirements shall be consistent with the laws applicable to each specific permit and may include but not necessarily be limited to the information specified in SMC [14.55.005](#). (Ord. 2082, 2005)

Mobile Version



City of Snohomish Design Standards and Guidelines (outside the Historic District)

Adopted April 6, 2004

Introduction 3

Standards and Guidelines for All Development

Site Design 5

Building Design 15

Sign Design 20

Additional Standards for Commercial Districts

Site Design 23

Building Design 27

Additional Standards for Multi-Family Development

Site Design 35

Building Design 40

**Additional Standards for Planned Residential Developments (PRDs) /
Small Lot Development**

Site Design 45

Building Design 47

Review of Public Development Projects 52

Definitions 53

The purpose of these standards and guidelines is to produce development that meets a number of objectives. These include:

- Building on the rich heritage and character of Snohomish.
- Creating an environment that emphasizes buildings and landscaping, rather than parking and signs.
- Supporting pedestrian movement and the use of transit and bicycles.
- Maintaining the scale and texture of development.
- Encouraging creative designs for sites and buildings.
- Allowing for infill development that is sensitive to its context.
- Implementing the Comprehensive Plan.
- Protecting and enhancing the city's environment for living and working in manners that support and stimulate business and industry and also promote desirability of investment and occupancy in business and other properties.

The standards and guidelines in this document intend to promote orderly community growth which will both protect and enhance property values for the community as a whole. Inherent in these objectives is the expectation that well designed projects and economic development support the community's aesthetic values while creating an environment for living and working that stimulates business and industry to promote continued investment in our local economy.

In order to protect the existing environment of the City of Snohomish and to reduce potential impacts of new development and redevelopment, the use of low-impact development (LID) practices and techniques are both allowed and encouraged, provided appropriate conditions exist on a development site for the employment of such practices and techniques.

The provisions of this document shall apply to all development and redevelopment within the commercial, industrial, mixed use, business park, low-, medium-, and high-density residential, Planned Residential Development (PRD) and developments proposing small lots (7,200 sq ft or less), and public facility developments within the City of Snohomish and outside the Historic District, which has its own set of standards and review process. Each development / redevelopment project shall be evaluated with regard to how it achieves an overall design that meets the intent and directions of the Design Standards and Guidelines.

Each standard includes examples and illustrations of ways in which the intent of the standard can be achieved. The graphic examples are meant to be examples, and are not the only acceptable means towards accomplishing the intent of the standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples that fulfill the intent of the design standard.

The standards in this document use the word "shall" while the guidelines use the word "should."

Regardless of which term is used, each standard and guideline must be addressed by an applicant. The City will expect to see how the design of a project has responded to each standard and guideline.

The "shall" statements, with such wording, indicate requirements and offer relatively little flexibility unless choices are provided within the statements themselves. All projects must include these elements as described.

However, the guidelines that use the word "should" are meant to be applied, but with flexibility. They indicate that the City is open to design features that are equal to, or better than, those stated - so long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed design meets the standards and guidelines and determination will be made by the City Planner.

**Standards for
Planned Residential Development (PRD) /
Small Lot Development
(outside the Historic District)**

FRONT YARDS / ENTRANCES

To provide separation between buildings and the public pedestrian realm where the front yard functions as usable outdoor space and provides a clear, welcoming, and safe entry for pedestrians from the sidewalk into the building.

Required:

1. Primary building entries shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.
2. Landscaping shall screen undesirable elements such as views to adjacent commercial or industrial development, utility boxes, outdoor storage areas, and dumpsters.
3. Primary building entries shall face the street. If the doorway doesn't face the street, a clearly marked and well maintained walkway shall connect the entry to the sidewalk.

Encouraged:

4. Front yards should include an entrance sequence between the sidewalk and the building including elements such as, trellises, site furnishings, low hedges, landscaped borders, and special paving.
5. All landscape areas should include a wide range of plant materials including perennials and flowering shrubs. A minimum 40% of plant material used shall provide seasonal color or interest.
6. Accent lighting should be used to highlight special focal points, building/site entrances, public art and special landscape features.

7. Signage identifying building address should be visible from the street and public pedestrian walkway.



INDIVIDUAL OUTDOOR SPACES

To provide private, outdoor space as distinct from common spaces that encourages a sense of ownership by residents.

Required:

1. Outdoor spaces such as yards, decks, terraces, and patios shall be delineated from common space. Delineation may consist of walls, fences, berms, hedges, and landscaping.
2. Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.
3. Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses.

Encouraged:

4. Walls, hedges, and fences used to define outdoor private spaces should be a minimum of 4 feet high and with 75% visually permeable elements, such as open rails, ironwork, or trellis treatment to encourage interaction between neighbors.
5. Where landscape areas are provided, plant materials shall be a mixture of deciduous and evergreen varieties. A minimum 20% of plant varieties shall provide year-round color, texture and/or other special interest.



House Size in Relation to Lot Size

To ensure that single family development with small lot sizes are not overbuilt.

Required:

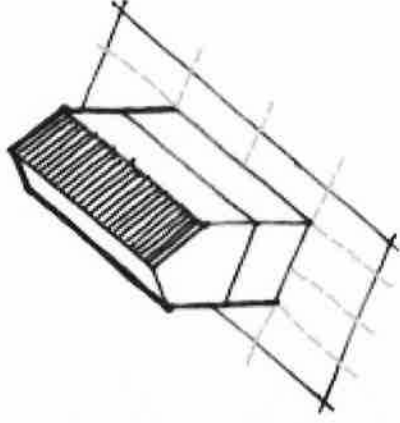
1. For PRDs with houses on individual lots, no structure shall exceed a Floor Area Ratio of .5

Floor Area Ratio is calculated by dividing the number of square feet within a building by the lot area.

The following are exempted from floor area calculations:

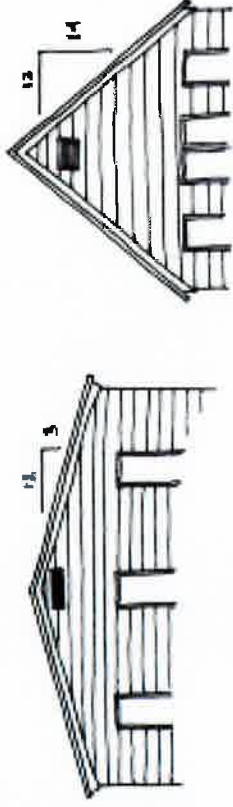
Porches and decks open to the air.

Basements, the height of which is at least 50% below grade.



ROOF PITCH (MINIMUM / MAXIMUM)

To maintain the residential scale and character of neighborhoods.



Required:

1. Structures shall incorporate pitched roof forms having slopes between 3:12 and 14:12 (not applicable to porches and dormers).

Encouraged:

2. Gables facing the street are encouraged.
3. Dormers should be used to break up long lengths of roof.



WINDOWS

To maintain a lively and active street face.

Required:

1. Windows shall be provided in façades facing streets, comprising at least 20% of the façade area.

Encouraged:

2. Windows should have visually prominent trim, at least 3" in width.
3. Other decorative window features are encouraged, such as:
 - a) arched window
 - b) mullions
 - c) awnings
 - d) flower box
4. A variety of window sizes and shapes that contribute to overall composition are also encouraged.



ARTICULATION OF WALLS

To provide visual variety along the street façade.

Required:

1. Buildings shall include articulation along the façades facing and visible from public rights-of-way. Flat blank walls are discouraged.
2. Horizontal façades longer than 30 ft shall be articulated into smaller units, reminiscent of the residential scale. At least two of the following methods shall be included:
 - a) distinctive roof forms
 - b) changes in materials
 - c) window patterns
 - d) color differentiation
 - e) recesses / offsets



LOCATION OF GARAGES

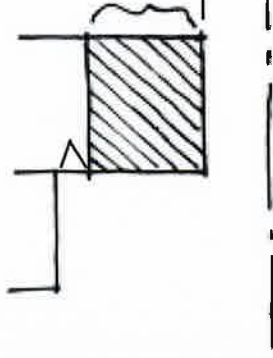
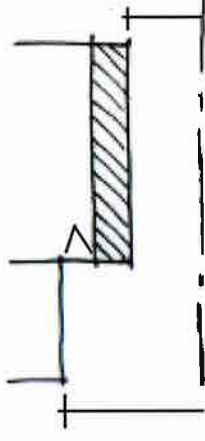
To ensure that garage doors do not dominate street-facing façades or overshadow pedestrian entryways.

Required:

1. When garage doors are facing the street, they shall be set back at least 20 feet from the property line or sidewalk.
2. Building setbacks from the front lot line shall be a minimum of 10 feet.
3. Building floor area shall extend at least 5 feet closer to the front lot line than the face of the garage doors.
4. Where alleys exist, access to garages shall be off the alley.

Encouraged:

5. When feasible, garages are to be located in rear.



The design review of Public Development Projects including City Hall, Police, Parks, Public Works facilities, Fire District projects and School District projects as well as any other public facility development that is subject to City of Snohomish permit authority will be subject to the same Design Standards and Guidelines as any other development. Although the standards used for the review will be the same, the review of the project will be before the City Design Review Board.

Art or Water Feature - An historical, symbolic, or abstract sculpture or other form that may also incorporate water, which adds dimension to a public space.

Artful - A one-of-a-kind design that reflects the skills and talent of an artist, graphic designer, or other design professional.

Belt course - A horizontal band of masonry across the exterior of a building that stands out visually.

Bollard - A short post generally used in a series to define an area or block access by vehicles.

Clerestory - A continuous band of windows located just below the ceiling of a generally tall and important space.

Cornice - The molded and projecting horizontal piece at the crown of a building.

Courtyard - An open space enclosed partly or wholly by a building.

Façade - The front of a building, or any face that is given special architectural treatment.

Forecourt - An open court in front of a building.

Green - An open grassy space between buildings.

Historic Building - Constructed prior to 1920.

Low Impact Development (LID) - LID techniques, such as

- 1) Pervious paving, including but not limited to permeable concrete or unit pavers, porous asphalt, "grasscrete," and ecoblock;

- 2) Bioretention swales, cells or rain gardens;

- 3) Amending disturbed or compacted soils with compost to an increased depth (min. 12" depth) and adding composted mulch as top dressing; and

- 4) Rainwater cisterns, with use of rainwater to irrigate landscaping.

Use of LID techniques shall be guided by engineering analyses that include an in-depth site analysis using hydrology models, including infiltrative capacity of underlying soils, distance to groundwater, slope, natural drainage patterns, and other drainage, environmental, and public health considerations.

Mixed Use - Any development that contains at least two different land use categories (e.g. residential and retail). Furthermore, to qualify as mixed use, each separate use category must constitute at least ___% of the total floor area of the development.

Mullion - A slender vertical member that forms a division between units of a window, door, or screen or is used decoratively.

Parapet - Low wall along the edge of a roof.

Plaza - An open area usually located near urban buildings and often featuring walkways, trees and shrubs, places to sit, and sometimes shops.

Plinth - Base wall piece, such as a square block or base course.

Portico - Colonnaded porch entrance or covered walkway supported by evenly-spaced columns.

Public Space - Any of a variety of spaces that are accessible and usable by the general public, such as a plaza, green, courtyard, forecourt, sitting area, widened sidewalk, stormwater rain garden, and art or water feature.

Site Furnishings, Permanent - Seating, benches, trash receptacles, bollards, planters, drinking fountains, low-scale lighting and other such non-movable, year-round elements oriented to pedestrians. Tables and chairs that are moved in and out of establishments at night are not considered permanent site furnishings.

Sitting Area - An open area filled with low walls, benches, and/or tables and chairs.

Small Lot Development - Development that is not necessarily part of a Planned Residential Development, but where the lot sizes are less than 7,200 square feet in area.

Stormwater Rain Garden - Landscape areas that are designed as stormwater management facilities. These landscaped areas are made up of a specialized mix of plants that can tolerate seasonal wet and dry conditions, and soils that can rapidly absorb and store runoff. These facilities utilize complex relationships between plants and soils to filter pollutants, reduce runoff volume and rate of discharge, and promote groundwater recharge through infiltration. These areas are constructed with a specialized soil and plant mix that is attractive and has low maintenance requirements. Because of their flexibility in size, shape, and appearance, they can be installed on almost any type of land use, in a variety of conditions.

“Vision” glass - Architectural term for clear glass.

Widened Sidewalk - Space created adjacent to the public sidewalk in which pedestrians may easily linger.

City of Stanwood

Chapter 17.112 ARCHITECTURAL DESIGN STANDARDS*

Sections:

- [17.112.010](#) Intent and purpose.
- [17.112.020](#) Building design standards applicable in the SR 12.4, SR 9.6, SR 7.0, SR 5.0, TN and MR zoning districts.
- [17.112.030](#) Building design standards applicable in the MB-I and MB-II zoning districts.
- [17.112.040](#) Building design standards applicable in the NB, GC, and GI zoning districts.
- [17.112.045](#) Building design standards applicable in the LI zoning district.
- [17.112.050](#) Building design standards for mixed use buildings.
- [17.112.060](#) Relationship of buildings to the site (applies to all zoning districts, except as noted).
- [17.112.070](#) Landscaping and site treatment (applies to all zoning districts).
- [17.112.080](#) Relationship of buildings to adjoining areas (applies to all zoning districts).
- [17.112.090](#) Lighting (applies to all zoning districts).
- [Appendix](#) Examples.

*Code reviser's note: Ord. 950 originally added sections 17.110.380 through 17.110.460, but they have been renumbered and placed in this chapter.

17.112.010 Intent and purpose.

The purpose of these standards is to provide appropriate criteria for the evaluation of external design features of new development and renovations to existing buildings. The criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles that can result in creative solutions which will develop a positive visual appearance for the city; preserve and enhance property values; and promote the public health, safety, and welfare. (Ord. 950, 1996).

17.112.020 Building design standards applicable in the SR 12.4, SR 9.6, SR 7.0, SR 5.0, TN and MR zoning districts.

- (1) Architectural style is not to be restricted; however, styles representative of the building styles that have been used throughout the history of Stanwood are strongly encouraged. The evaluation of the exterior appearance and design of any new development or renovation to an existing building shall be based on its relationship to the surrounding environment.
- (2) Building Corners. All new multifamily and attached residential buildings or permitted nonresidential buildings located on properties at the intersection of two public streets shall employ one or more of the design elements or treatments to the building corner facing the intersection.
- (a) Corner Setback. At least 100 square feet of sidewalk area or pedestrian-oriented open space (in addition to the otherwise required building setback) shall be provided to achieve a 12.5-foot-wide sidewalk (see illustrations contained within these standards). Upper stories may or may not be set back from the corner.
 - (b) Corner Entrance to Courtyard, Building Lobby, Atrium, or Pedestrian Walkway. New buildings may satisfy the building corner requirements by providing a direct walkway or entry from the building corner to:
 - (i) A store or an interior building atrium or lobby;
 - (ii) An exterior courtyard or pedestrian-oriented open space; or
 - (iii) A pedestrian walkway at least 10 feet wide that connects to other buildings, streets, parking areas, or public features. (See illustrations contained within these standards.)

- (3) Building materials used on facades shall be durable and in design harmony with any adjoining or adjacent structures.

(a) Metal siding, metal screening, plastic, plywood, sheet wood products, or fiberglass shall not be used to cover over existing facades. Wood shall not be used to cover over existing brick or cast stone masonry.

(b) If metal siding is used to cover more than 25 percent of a new building's facade, such siding must have a matted finish in a neutral or earth-tone shade or color such as buff, gray, beige, tan, cream, white, or "dulled" color such as barn red, blue-gray, or burgundy. If metal siding is to be used to cover more than 25 percent of the building facade, the building design must include:

(i) Visible window and door trim painted or finished in a complementary color; and

(ii) Corner edge trim that covers exposed edges of the sheet metal panels.

(c) If concrete blocks are used for walls that are visible from a public street, the construction must be treated in one or more of the following manners:

(i) Use textured blocks with surfaces such as "split face" or "grooved"; or

(ii) Use other masonry types such as brick, glass block, or tile in conjunction with concrete blocks.

(d) The following building materials on all single and multifamily residential and permitted nonresidential buildings are prohibited where they would be visible from a public street:

(i) Corrugated fiberglass;

(ii) Corrugated metal;

(iii) Mica plaster;

(iv) Asbestos shingles;

(v) Nonanodized aluminum frames;

(vi) Galvanized and/or unpainted metal roofing;

(vii) Sheet panel siding.

(4) All projections and mechanical details such as louvers, exposed flashing, flues, vents, gutters, and downspouts, but excluding wood stove vents or pipes, are to be recognized as architectural features and are to be treated to match the color of the adjacent material or a complementary color approved by the planning director.

(a) Gutters and downspouts must be concealed unless they are designed as continuous architectural features. Exposed gutters used as architectural features shall be colored to match the roof trim or facade (unless copper is used). Exposed downspouts must either match the color or be complementary to the color of the facade to which they are attached (unless copper is used).

(b) All flashing and sheet metal shall be colored to match the surface to which they are attached.

(c) All vents, stacks, pipes (except for wood stove pipes and vents) and satellite dishes shall be colored to match the roof or exterior wall from which they project and are to be grouped so as to minimize the effect of roof penetrations.

(d) Skylights are to be designed as integral parts of the roof to which they have been installed. Skylight glazing must be clear, solar bronze, or gray. White or reflective glazing is prohibited. Skylight framing material must be bronze anodized or colored to match the roof to which the skylight has been installed.

(e) Solar heating panels shall be an integral part of the design of the roof.

(5) On all multifamily development and attached dwellings, mechanical equipment or other utility hardware to be placed on the roof, ground, or building facades shall be located so as not to be visible from any public ways or adjacent residential areas. Where such limitation is not possible to accomplish because of topography or other unique natural features, the facilities shall be screened from public view with material that is harmonious with the building.

(6) Solid waste disposal and storage areas (in multifamily residential developments and attached dwellings), construction equipment, and building material supply and storage yards, and exterior work areas shall be screened from view from public streets with materials that are harmonious with adjacent buildings. This requirement shall also apply to all existing multifamily developments within three years of the adoption of these provisions.

(7) Fences and freestanding walls seven feet or less in height may be allowed in any required side yard or rear yard, or four feet or less in a required front yard. No fencing will be allowed to obstruct the sight distance for traffic on any roadway and shall be consistent with City of Stanwood Street and Utility Standards section for sight obstruction.

(8) Single-Family Homes in New Subdivisions.

(a) All single-family homes in new subdivisions or short subdivisions greater than two lots shall provide a variety of homes. No four adjacent homes along a single street front shall be designed or treated alike. Adjacent homes shall be treated differently in at least three of the following:

- (i) Floor plan (mirror floor plans are not acceptable);
- (ii) Roof lines as viewed from the street (not including pitch);
- (iii) Entry design;
- (iv) Predominant color;
- (v) Materials (able to be differentiated at street front); and
- (vi) Window shapes and sizes (street-facing only).

(b) Subdivisions and short subdivisions greater than two lots shall have a minimum number of floor plans according to the following chart (reverse floor plans are not acceptable):

Number of Lots	Minimum Number of Floor Plans
3 – 4	3
5 – 8	4
9 – 12	5
13 – 16	6
17 – 20	7
21+	8

(Ord. 1418 § 16, 2016; Ord. 1251 § 8, 2009; Ord. 1110 § 3, 2002; Ord. 950, 1996).

City of Kennewick



Residential Design Standards

Single-family

City of Kennewick, WA

March 02, 2004

Objectives

1. *Simplicity*

The document should be brief and to the point.

2. *Clarity*

It should be easily understood by a wide range of users.

3. *Creativity*

It should encourage creativity in development and design.

4. *Flexibility*

The provisions should offer choices.

5. *Quality*

It should produce higher quality development.

6. *Vitality*

It should promote a vibrant community.

7. *Vision*

The document should express a strong, long-term vision for development.

Over-Arching Design Principles

1. Build on the Inherent Attributes of Kennewick

Development should respect and add to those attributes that comprise a positive city character and identity.

2. Compatibility with Sensitivity

New residential development should reflect the proportions, roof forms, details and materials, as well as vegetation associated with nearby single-family residential areas.

3. Sustainability

Development should reflect attributes of sustainability, such as xeriscaping, storm-drainage system as part of the design element, less impervious surface for ground cover, etc.

4. Many Choices of Movement

Development should contribute to the network of sidewalks, walkways, and trails along with vehicular circulation.

5. Pedestrian Realm

The sidewalk environment should be a safe, convenient, and attractive setting for people on foot. Garages should not be the prominent element in overall design.

6. Many Choices of Living

Development should provide variety by encouraging houses of different size, shape, type, and style in different settings.

7. Variety in Site and Building Design

Monotonous uniformity is not desired; rather, development should display variation in mass, form and color.

8. Streetscape Elements

Paving materials, landscape, lighting and site furnishings should contribute to the character and scale of the pedestrian environment without adding excessive cost, maintenance or security concerns.

Scope and Applicability

These standards are applicable to all new single-family residential developments within the City limits. The mandatory standards will be made available in the Kennewick Municipal Code. These standards shall take precedence in case there is a conflict in the KMC. The Director of the Community Planning Department shall have the final authority to resolve any conflicts in the standards in order to protect the City's objectives and goals.

All mandatory standards are to be strictly followed throughout the subdivision design and platting. Although a developer is not bound to follow the recommended standards, recommended standards allow more flexibility than the existing code and promote better aesthetics and design solution.

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Fences

Intent:

To provide setbacks that minimize the domination of fences in the streetscape, improve pedestrian safety on sidewalks, and improve the aesthetic appearance of public streets and fences.

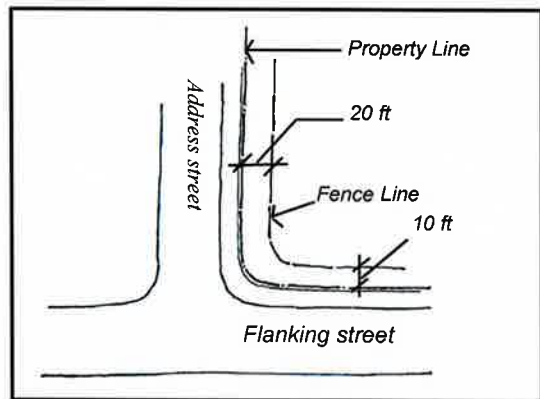
Standards to implement the intent:

Mandatory

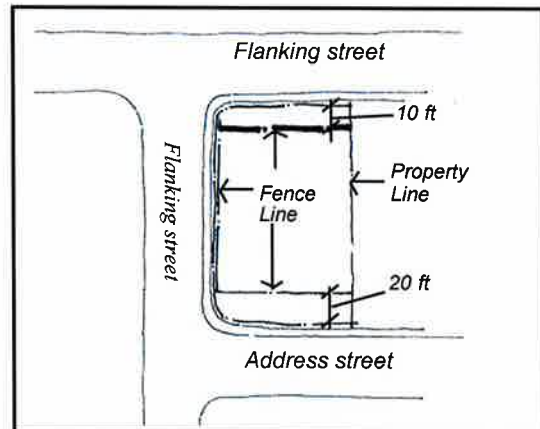
1. Limit the maximum height to six feet.
2. Fences along alleys, and walkways open to the public shall be no more than 4 feet solid or 6 feet open in height or a combination of both with a maximum of four feet solid portion starting from the ground level.
3. For corner lots - fencing over 36 inches in height must be setback 10 feet from the flanking street property line.
4. For lots with triple street frontages - fences over 36 inches are permitted at the property line of one non-addressed street side.
5. Masonry columns minimum 2 feet wide must be included along arterial streets at every 50 feet maximum.
6. Razor wire, barbed wire and electric wire are not permitted in any residential zone.
7. Chain link fencing with slats is not permitted when visible from a public or private street.
8. The support posts and stringers must be on the interior & not face the street.
9. Non-conforming fences installed without a building permit are not vested.
10. Amortization - minor repair of less than 25% of the linear feet of a legal non-conforming fence does not trigger compliance with the new code; however, the cumulative repair of 100% within a two-year period or less shall trigger the necessity for compliance.

(Continued to the next page)

DO



Corner lots - fence over 36 inches



Triple frontage lot - fence over 36 inches



Open fence with masonry posts

Fences (Contd)

Recommended

11. Use of durable materials (e.g. masonry) is strongly encouraged.
12. Fences in public rights of way or easements may be approved only after a license agreement or encroachment permit has been approved.

DO



Example of fence setback on a regular lot



Example of fence setback on a corner lot

DO NOT



No maintenance



Fence on the edge of the sidewalk

Open Spaces

Intent:

To provide for open spaces that enhance visual and environmental quality of neighborhoods, protect natural features, are safe to see and use and serve as gathering points that enhance the livability of neighborhoods.

Standards to implement the intent:

Mandatory

1. Fences surrounding open spaces shall be open type to allow visual connection and should be 4 feet or less in height. Examples include split rail and wrought iron fences.
2. Privately owned open spaces must include provisions for perpetual maintenance by the individual homeowner or by the homeowners association.
3. Open spaces must be protected from future development with easements and deed restrictions to ensure their long-term existence.

Recommended

4. Open spaces and common areas are strongly encouraged in a residential neighborhood.
5. Open spaces should be incorporated with the overall storm water plan.
6. Open spaces should be visible and accessible from roads, walkways and homes.
7. Open spaces should abut roads wherever possible.
8. Open spaces are encouraged to have pedestrian access.
9. Open spaces should include sitting and viewing areas.

DO



Neighborhood park - Hawthorne Park

DO



Open type fence surrounding the critical area at Pheasant Run neighborhood



Open space abutting road - visible and accessible



Open space offering sitting and recreational amenities

Residential Subdivision Signage

Intent:

To provide the opportunity for the identification of individual neighborhoods while placing reasonable restrictions on the size, number, location, height and physical quality of subdivision signage.

Standards to implement the intent:

Mandatory

1. Signs must be a maximum of 6 feet in height.
2. Signs must be located at the entrance to the subdivision and not be located off site. Location of signage must be incorporated with landscaping tracts.
3. There must be provisions for long-term maintenance of signs by a homeowners association.
4. Signs must be made from durable materials such as masonry, cultured stone, rock or metal. Wood signs are not permitted.
5. A maximum of 32 square feet in area per sign is allowed unless a master signage plan has been approved by the City for the entire subdivision.
6. Lighting of the sign must comply with the City's Outdoor Lighting Ordinance (KMC 18.76).
7. Sign must be designed to minimize the potential for vandalism and to prevent them from falling into disrepair.
8. The number of signs is limited to one per entrance from an arterial street, with a maximum of one sign if the subdivision has no arterial street frontage.

DO



Signage incorporated with landscaping tract and open space



Masonry sign in Hansen Park development

DO NOT



Poorly maintained sign

Sculptural sign



Residential Street Lights

Intent:

To establish streetlights in residential areas that are appropriately scaled to neighborhood and residential streetscape. To promote pedestrian and vehicular safety, and to improve the aesthetic appearance of public and private streetlights without creating undue maintenance burden.

Standards to implement the intent:

Mandatory

1. All lighting features must be shielded to prevent stray upward light in order to comply with the City's Outdoor Lighting Ordinance (KMC Chapter 18.76).

Recommended

2. Pedestrian-scale street lighting consistent with the residential character of the neighborhood should be implemented.

Background Information

- Public street lights are either owned by the City of Kennewick or the Benton PUD. All light fixtures are maintained by the Benton PUD via contractual maintenance agreement. In nearly every case the City owned street lights have aluminum poles.
- The City's current specifications for residential street light poles are 30.5 feet in height and spaced 300 feet apart on alternating sides of the street. Shorter street light poles will result in closer street light spacing. The 30.5 ft. pole height and 100 watt luminare were chosen to cast a minimum amount of light onto the street and to minimize the amount "backwash" light into the abutting homes. Nearly all new intersections have at least one street light.
- The Benton PUD would prefer that the City approve only one type of street light so as to simplify the process of ordering and stocking of replacement parts.
- The Benton PUD is open to the concept of the City allowing an alternate type of street light.

(Continued to the next page)



Current City Standards



Street light at PineWood neighborhood



Street light at Washington Street (towards Clover Island)

Residential Street Lights (Contd.)

Background Information

- Many street lights are made by manufacturers that have designed families of different type of lights that can be maintained with interchangeable parts.
- Several developers have proposed shorter, decorative poles because the street light required by the City's standards are less aesthetically appealing.



Street light at Canyon Lakes



Meadow Hills subdivision street lights



Downtown Kennewick street lights

Arterial Street Landscaping

Intent:

To reduce the impact of heavy traffic by using landscaping buffer and provide safe walking environment for the pedestrian. To ensure low maintenance and high performance landscaping and street trees that are appropriate for this climate in conjunction with existing utility poles; and to ensure the appropriate maintenance of landscaping areas.

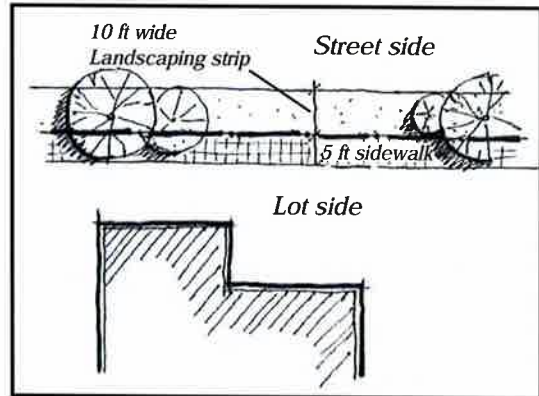
Standards to implement the intent:

Mandatory

1. A minimum 10 feet of landscaping/ planting strip must be provided along the arterial streets between street edges and sidewalks.
2. Plant materials shall be a mixture of drought tolerant deciduous and evergreen trees. Drought tolerant plant materials may contribute up to 50% of the required landscaping ground cover and street trees. Selection of trees and plant materials shall be approved by the City.
3. Street trees must meet standards contained in KMC 18.64 and must be allowed to mature and maintained at a minimum height of 20 feet. Any alternative must be approved by the Director.
4. Street trees shall be planted at least every 40 linear feet or can be planted in groups in the planting strip. A detail landscape plan designed and signed by a licensed Landscape Architect must be submitted for approval by the Planning staff.
5. Sidewalks shall be minimum five feet wide.
6. All landscaping elements, plant materials and street trees shall be planted or installed by the developer and maintained by a Homeowner's Association. In absence of a Homeowner's Association, landscaping shall be planted and maintained by the individual property owner per KMC 5.56.360.
7. A separate irrigation system designed for the health of the street trees on arterial streets (e.g. drip system) maintained by the Homeowner's Association or individual owner shall be required.

(Continued to the next page)

DO



Street trees in the planting strip between sidewalk and street - 4th Ave. on Hansen Park



Landscaping median and street trees on Kellogg Street - Creekstone Development

Arterial Street Landscaping (Contd)

Recommended

8. Landscaping strip can be a mixture of hardscape and living plant material with hardscape consisting maximum 50% of the total planting strip area.
9. Planting strips are encouraged to be incorporated with the overall storm water plan.
10. Incorporation of artwork with the hardscape is encouraged.

DO NOT



No street trees in the planting strip



Poorly maintained, no sidewalk or planting strip

Residential Street Landscaping

Intent:

To provide adequate width for planting strips and sidewalks in a way that creates buffer between residential streets and houses; to provide street side landscaping of home sites; to ensure low maintenance and high performance landscaping and street trees that are appropriate for the local climate, and to ensure the appropriate maintenance of landscaped areas and improve the physical environment of the neighborhood.

Standards to implement the intent:

Mandatory

Option A:

1. A minimum 5 feet of landscaping/ planting strip must be provided along subdivision streets between street edge and sidewalks. Minimum of 5 feet will be allowed to accommodate meandering pathways.

Option B:

2. A "curb tight" sidewalk may be provided on residential streets (not including collectors or arterials as designated by the City Traffic Engineer.) Street trees are still required to be planted within 5 feet of the back of sidewalk and shall be a minimum of 2 ½ inch caliper at the time of planting in the case of deciduous trees and a minimum of 8 feet in height in the case of evergreen trees.

Mandatory for Options A & B:

3. Plant materials shall be a mixture of drought tolerant deciduous and evergreen trees. Drought tolerant plant materials may contribute up to 50% of the required landscaping and street trees. Selection of trees and plant materials shall be approved by the City.
4. Trees must meet minimum standards contained in KMC 18.21 and must be allowed to mature and be maintained at a minimum height of 20 feet. Any alternative must be approved by the Director.
5. City's recommended street trees shall be planted every 40 linear feet or can be planted in groups. All landscaping must be designed and signed by a licensed landscape architect.
6. Minimum width of the sidewalk shall be 5 feet.

DO



Planting strip between street and sidewalk



Street trees on wide planting strip



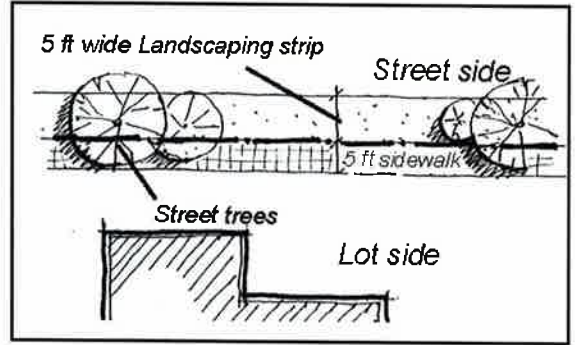
Big trees in Canyon Lakes Village

7. All landscaping elements, plant materials and street trees shall be planted by the developer and maintained by the homeowner's association. In absence of a homeowner's association, landscaping shall be planted and maintained by the individual property owner per KMC 5.56.360.
8. Front yards of residential lots must be landscaped within 180 days of the issuance of the Certificate of Occupancy.
9. A separate irrigation system designed for the health of the street trees on residential streets (e.g. drip system) maintained by the Homeowner's Association or individual owner shall be required.

Recommended

10. Landscaping strip can be a mixture of hardscape and living plant material with hardscape consisting maximum 50% of the total planting strip area.
11. Landscaping elements and plant material should include: a) pedestrian lighting, b) bollards, c) sitting areas and d) special interest planting.
12. A combination of brick paving and/or colored stamped concrete or similar paving material is encouraged for sidewalks. A variation in design with meandering sidewalks compatible with the subdivision design is also encouraged.
13. Planting strips are encouraged to be incorporated with the overall storm water plan.

DO



Street trees and street lighting on the planning strip

DO NOT



No landscaping strip or street trees – fence on the edge of the sidewalk



Small street trees – sidewalk on the edge of the street

Recreational Vehicle Storage

Intent:

To provide well-designed locations for RV storage and minimize adverse effects of RV storage on adjacent individual lots.

Common RV storage areas for the use of owners and residents within a subdivision

Mandatory

1. RV storage area must be developed as a separate tract and incorporated into the subdivision's maintenance bylaws, which includes provisions for perpetual maintenance if the mechanism for maintenance by the homeowners association fails.
2. Must be screened from view with a vegetative buffer as required in KMC Chapter 18.64 and maintained with a six-foot minimum height.
3. Must be lighted by standards that are not more than 15 feet above ground level and there shall be no direct light visible from outside the storage area. Verification by a qualified professional is required prior to final approval.
4. Must be paved with a storm drainage system design to the City's requirements.

RV's storage on lots when accessory to a home

Mandatory

1. Must be screened by a 6-foot solid fence, wall or vegetative hedge.
2. Must not be in the front yard setback (forward of front wall of the building structure).
3. Must not be parked on a public street for more than 72 consecutive hours.

Recommended

4. Homeowners Association should be responsible to ensure that RVs stored in individual lots are in compliance with the City standards.

DO



Common RV storage area screened behind the wall



RV on a lot - screened and fenced

DO NOT



RV, boat on a lot - no screening, stored in the frontyard setback area

Architectural Features

Intent:

To increase architectural variation along streetscapes and allow full use of open areas for outdoor living activities, increase architectural interest, and allow for greater flexibility in the design of homes.

Standards to implement the intent:

Recommended

Porches, over-hangs, covered decks, canopies, bay windows – have specific requirements that need to be considered:

1. Architectural features such as porches, stop over-hangs, carports, cornices, canopies and bay windows may project into a required street yard a maximum of five feet if the main living unit has at least a 15-foot front yard setback.
2. Covered decks with at least three open sides may project into required rear yards a maximum of five feet.
3. Uncovered decks less than 30 inches above the ground may extend into required rear yards a maximum of ten feet.

DO



DO



(Continued to the next page)

Architectural Features (Contd.)

DO



DO NOT



DO



DO NOT



Setbacks

Intent:

To minimize garage domination and encourage liveliness of a streetscape. To provide property owners with more side yard flexibility without unduly crowding dwellings in a way that would limit access to light and air. To provide for the creation of driveways that can accommodate larger vehicles without interrupting pedestrian movement on the sidewalk.

Standards to implement the intent:

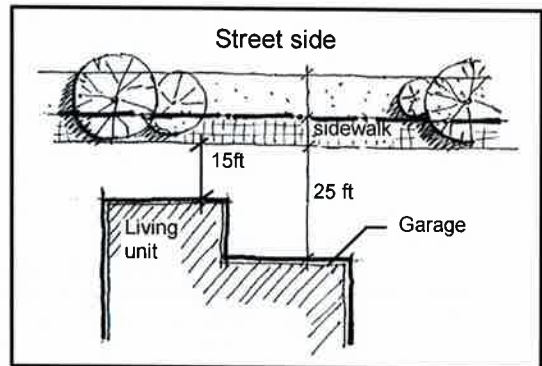
Mandatory

1. Side yards - lots with shared driveways with the adjacent lot - five feet on one side, ten feet on the shared driveway side. For shared driveways twenty feet or wider, the setback shall be fifteen feet. For lots with individual driveways, five feet on each side.

Recommended

2. The living unit of a home may be setback from the back of the walk a minimum of 15 feet if the attached garage is setback at least 25 feet from the back of the walk.

DO



Sideyard setback for shared driveways



Living unit in the front, garage is set back



Less setback for non-garage front

DO NOT



Garage dominates the front side leaving inadequate driveway length

Shared Street Frontages

Intent:

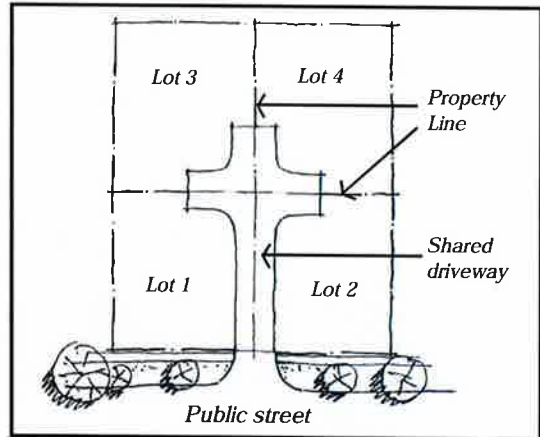
To provide the opportunity for shared frontage lots that meet certain minimum standards, to increase diversity of housing styles within subdivisions, to promote the in-filling of vacant lands. And increase on-street parking by minimizing the number of driveways.

Standards to implement the intent:

Mandatory

1. There shall not be more than two adjoining lots created without public street frontage. A maximum of four units shall be permitted to share a single driveway.
2. Sign with addresses shall be posted on the street side for all lots that do not abut any public or private street. Addresses must be posted on both public and private streets for each lot.
3. Depth and width of the shared driveway: Less than 150 ft depth shall have a minimum of 12 ft wide driveway. More than 150 ft depth shall require turnaround radius for Fire Apparatus and 20 ft wide driveway to comply with the Kennewick Fire Code.
4. There must be a vehicle turn-around area that allows one backing movement to enable the vehicle to re-enter the public street front.
5. Non-street frontage lots must meet applicable front, rear and side yard setbacks and each lot must have at least four off-street parking.
6. The shared driveway must be maintained by the Homeowners Association or by the adjoining property owners. A maintenance agreement must be recorded prior to the issuance of the certificate of occupancy.

DO



Two lots in the front and two behind



Shared driveway



Shared street frontage for sloped lots

Alleys

Intent:

To provide the opportunity for the creation of lots and homes with vehicular accesses from alleys in a way that enhances the visual quality of the neighborhood, are safe to see and use and provide emergency and utility vehicles access.

Standards to implement the intent:

Mandatory

1. Alleys must be shown as a tract, and paved and maintained by the homeowner's association for long-term maintenance. ✓
2. Fences abutting the alley must be limited to 4 feet in height in order to create safe spaces that are visible from abutting homes while maintaining a reasonable degree of privacy for residents. ✓
3. Alleys shall not be more than 24 feet wide. ✓
4. Addresses must be posted on both the alley side and the front side of the lot. Alleys must not allow on-street parking and 'no parking' signs must be posted at each end of the alley.
5. Alleys need to be included in the storm water plan.

Recommended

6. Allow garages (attached and detached) and detached accessory units near the rear property line facing the alley.
7. Include provisions for lighting in addition to that on garages.
8. Fences to be setback as far from the alley as accessory buildings are.
9. Garage access/drive aprons should be short enough to discourage parking outside of garages that would compromise use of the alley by emergency and utility vehicles.
10. Require planting consistent with the neighborhood character.

DO



Landscaping in alleys



Low height fence to increase visibility and safety

Pedestrian Walkways

Intent:

To increase connectivity through a network of vehicular and pedestrian circulation, make pedestrian walkways safe, visible and convenient, and promote a pedestrian friendly environment.

Standards to implement the intent:

Mandatory

1. Clearly defined and identifiable pedestrian connections shall be provided within blocks when the length of a block is more than 600 feet.
2. Total width of the pedestrian walkways including the hard surfaced walkway and landscape shall be at least 10 feet.
3. Pedestrian walkways must be a combination of hard surface walkways, living ground cover (such as grass, shrubs) and trees. Other landscaping elements shall include the followings:
 - a) Pedestrian lighting, e.g. bollard and one of the followings:
 - b) Special features like trellises
 - c) Special pavement
 - d) Special interest landscaping
4. Minimum width of a hard surfaced walkway shall be at least five feet.
5. Fences abutting alleys shall be no more than 4 feet solid or 6 feet open in height or a combination of both with a maximum of four feet solid portion from the ground.
6. Walkways must be protected from future development with easements and deed restrictions and must have the provision for perpetual maintenance by the homeowner's association.

(Continued to the next page)

DO



Meandering walkways on a 20 ft wide tract



Walkways (8 ft wide) with open space on one side



Walkway connecting the street crosswalk

Pedestrian Walkways (Contd.)

Recommended

7. A combination of brick paving and/ or colored stamped concrete or similar paving material is encouraged. Incorporation of non-linear, meandering sidewalks compatible with the neighborhood design is also encouraged.
8. Pedestrian walkways are strongly encouraged to be connected with parks, open spaces and/ or common areas within the development or in the vicinity.

DO NOT



Narrow walkway with 6 ft tall solid fences on both sides - creating tunnel effect

Suntop PUD

Suntop PUD

Residential Design Guidelines Single Family

Detached Homes

DATE RECEIVED

AUG 28 2014

CITY OF ENUMCLAW

August 2014

APPROVED BY
Design Review Board

Suntop PUD Design Guidelines
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.

XOX
XXX

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 is 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.

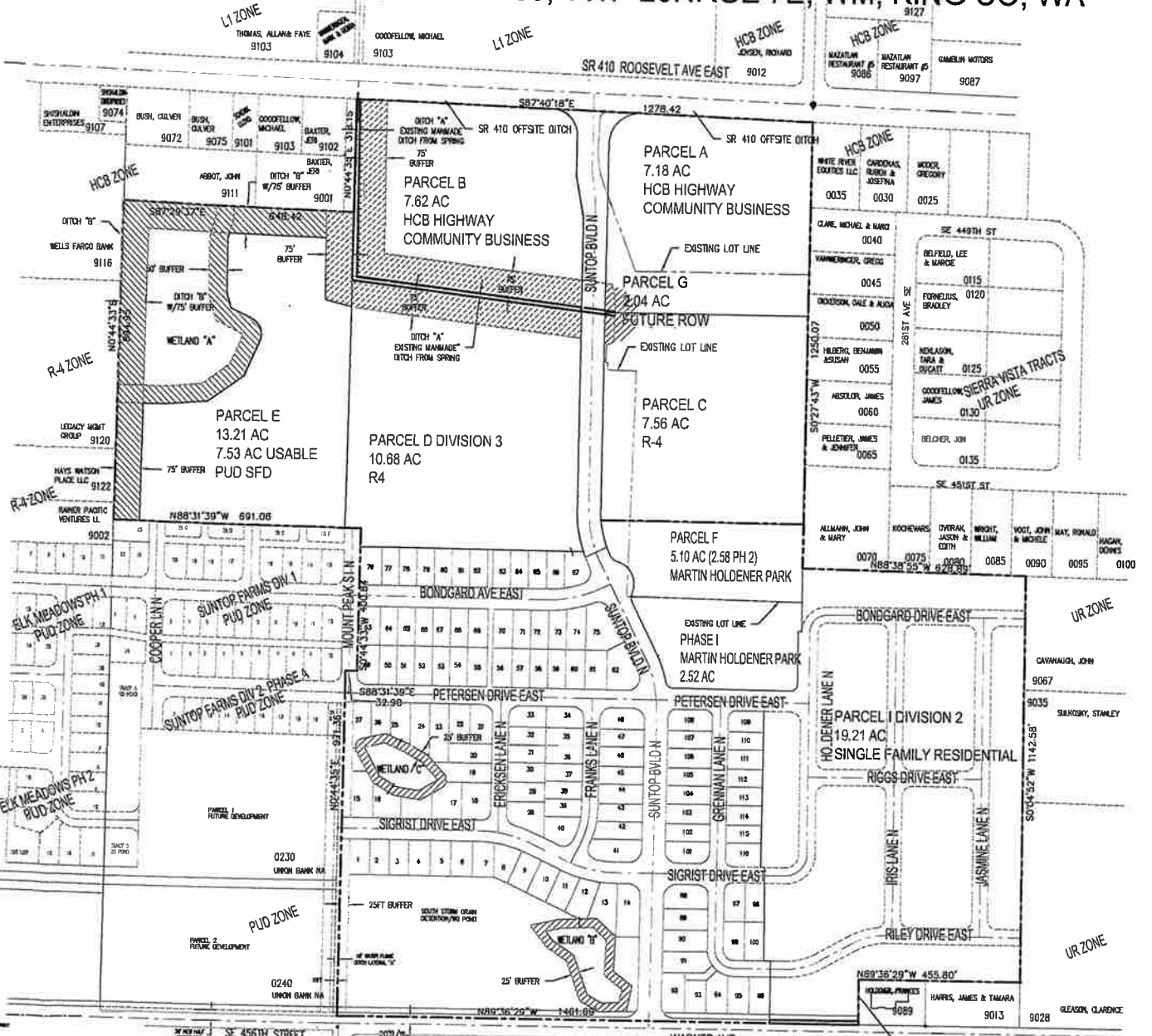
Corner lot setback – Secondary Street Side Yard-13' minimum. Bay Windows, wrap around porches, chimneys or other minor architectural features may project up to 5' into the street side setback. Up to one half of the rear width of the home may project up to 10 feet into the rear yard setback.

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.

SUNTOP PLANNED UNIT DEVELOPMENT DIVISION 1

PORTIONS OF THE NE/4 OF SEC 25, TWP 20N, RGE 6E AND THE NW/4 OF SEC 30, TWP 20N RGE 7E, WM, KING CO, WA



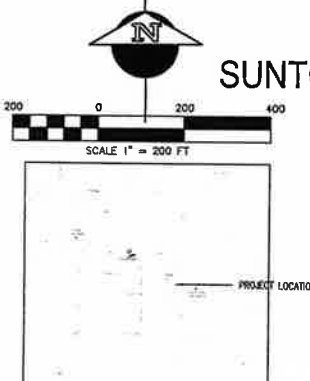
LEGAL DESCRIPTIONS

REVISION 1
 1. CORRECTED THE LEGAL DESCRIPTION OF PARCEL A TO REFLECT THE CORRECTED AREA OF 7.18 ACRES.
 2. CORRECTED THE LEGAL DESCRIPTION OF PARCEL B TO REFLECT THE CORRECTED AREA OF 7.82 ACRES.
 3. CORRECTED THE LEGAL DESCRIPTION OF PARCEL C TO REFLECT THE CORRECTED AREA OF 7.56 ACRES.
 4. CORRECTED THE LEGAL DESCRIPTION OF PARCEL D TO REFLECT THE CORRECTED AREA OF 10.68 ACRES.
 5. CORRECTED THE LEGAL DESCRIPTION OF PARCEL E TO REFLECT THE CORRECTED AREA OF 13.21 ACRES AND 7.53 ACRES USABLE.
 6. CORRECTED THE LEGAL DESCRIPTION OF PARCEL F TO REFLECT THE CORRECTED AREA OF 5.10 ACRES AND 2.58 PHASE 2.
 7. CORRECTED THE LEGAL DESCRIPTION OF PARCEL G TO REFLECT THE CORRECTED AREA OF 2.04 ACRES.
 8. CORRECTED THE LEGAL DESCRIPTION OF PARCEL I TO REFLECT THE CORRECTED AREA OF 19.21 ACRES.
 9. CORRECTED THE LEGAL DESCRIPTION OF THE 116 LOTS IN DIVISION 1 TO REFLECT THE CORRECTED AREA OF 116 LOTS.
 10. CORRECTED THE LEGAL DESCRIPTION OF THE 116 LOTS IN DIVISION 2 TO REFLECT THE CORRECTED AREA OF 116 LOTS.
 11. CORRECTED THE LEGAL DESCRIPTION OF THE 232 TOTAL LOTS TO REFLECT THE CORRECTED AREA OF 232 TOTAL LOTS.
 12. CORRECTED THE LEGAL DESCRIPTION OF THE 5 LARGE MULTI-FAMILY MIXED USE LOTS TO REFLECT THE CORRECTED AREA OF 5 LARGE MULTI-FAMILY MIXED USE LOTS.
 13. CORRECTED THE LEGAL DESCRIPTION OF THE 30207-9011, -9012, & -9111 COUNTY PARCEL NUMBERS TO REFLECT THE CORRECTED AREA OF 30207-9011, -9012, & -9111.
 14. CORRECTED THE LEGAL DESCRIPTION OF THE 5,000 SQ FT SMALLEST LOT TO REFLECT THE CORRECTED AREA OF 5,000 SQ FT.
 15. CORRECTED THE LEGAL DESCRIPTION OF THE 500,000 SQ FT LARGEST LOT TO REFLECT THE CORRECTED AREA OF 500,000 SQ FT.
 16. CORRECTED THE LEGAL DESCRIPTION OF THE 500,000 SQ FT LARGEST LOT TO REFLECT THE CORRECTED AREA OF 500,000 SQ FT.
 17. CORRECTED THE LEGAL DESCRIPTION OF THE 500,000 SQ FT LARGEST LOT TO REFLECT THE CORRECTED AREA OF 500,000 SQ FT.
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 19. CORRECTED THE LEGAL DESCRIPTION OF THE 500,000 SQ FT LARGEST LOT TO REFLECT THE CORRECTED AREA OF 500,000 SQ FT.
 20. CORRECTED THE LEGAL DESCRIPTION OF THE 500,000 SQ FT LARGEST LOT TO REFLECT THE CORRECTED AREA OF 500,000 SQ FT.

REVISION 2

REVISION 2
 1. CORRECTED THE LEGAL DESCRIPTION OF PARCEL A TO REFLECT THE CORRECTED AREA OF 7.18 ACRES.
 2. CORRECTED THE LEGAL DESCRIPTION OF PARCEL B TO REFLECT THE CORRECTED AREA OF 7.82 ACRES.
 3. CORRECTED THE LEGAL DESCRIPTION OF PARCEL C TO REFLECT THE CORRECTED AREA OF 7.56 ACRES.
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 20. CORRECTED THE LEGAL DESCRIPTION OF THE 500,000 SQ FT LARGEST LOT TO REFLECT THE CORRECTED AREA OF 500,000 SQ FT.

LOCATION MAP



SUNTOP PUD PRELIMINARY PLAT MAP

PROJECT DATA	
1. EXISTING PARCEL AREAS: LOT A: 5.61 AC, LOT B: 17.24 AC, LOT C: 82.19 AC	TOTAL 105.04 ACRES
2. EXISTING ZONING: HOLDNER FARMS PLANNED UNIT DEVELOPMENT	
3. PROPOSED LAND USE: PUD, MIXED USE	
4. NUMBER OF LOTS: DIVISION 1: 116 LOTS; DIVISION 2: 116 LOTS - 232 TOTAL LOTS	
5. DIVISION 3: 5 LARGE MULTI-FAMILY MIXED USE LOTS	
6. COUNTY PARCEL NUMBERS: 302007-9011, -9012, & -9111	
7. APPROXIMATE AREA SMALLEST LOT: 5,000 SQ FT	
8. SCS SOILS TYPE: BUCKLEY LOAM, SHALCAR MUCK, SULTAN SILT LOAM	
9. SOURCE OF WATER SUPPLY: CITY OF ENUMCLAW	
10. SOURCE OF SEWAGE DISPOSAL: CITY OF ENUMCLAW	
11. EXISTING GROUND COVER: GRASSY PASTURE W/ SOME GROVES OF TREES	
PROPERTY OWNER/APPLICANT: MRS FRANCES HOLDNER 1009 WARNER AVE. ENUMCLAW, WA 98023	AGENT/REPRESENTATIVE: KEN KRUEGER PH 425-753-2985 3207 W LK SAMMAMISH PARKWAY NE REDMOND, WA 98052

PRELIMINARY PLAT AND PUD PLAN
 SUNTOP PUD, DIVISION 1, PRELIMINARY PLAT, ENUMCLAW, WA
 CONTACT PERSON: KEN KRUEGER & ROBERT STRIKER
 3207 WEST LAKE SAMMAMISH PARKWAY NE, REDMOND, WA 98052
 PH 425-753-2985

RYKELS ENGINEERING GROUP, INC.
 Consulting Engineers - Civil, Municipal, Subdivisions, Land Development
 3206 NW Farway Hills Dr, Bend, OR 97701 253-951-4217 rykelsoffice@rykels.com



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.



Status Report

June 2017

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
ACTIVE							
COD2017-0034	TALL GRASS/VEGETATION	BEEK GARRETT VAN	244TH AND 448TH	06/09/2017			
COD2017-0036	PROPERTY MAINTENANCE	KAREN E STONE	1214 HARDING ST, ENUMCLAW	06/19/2017			
COD2017-0038	RV PARKING	SUSANNE T AAGERUP	1457 FLORENCE ST, ENUMCLAW	06/22/2017			06/22/2017
COD2017-0040	NUISANCE	MELODY L HILDEBRAND	1443 FLORENCE ST, ENUMCLAW	06/22/2017			06/22/2017
COD2017-0041	NUISANCE	MATTHEW+RISA LYON	1156 FLORENCE ST, ENUMCLAW	06/22/2017			06/22/2017
COD2017-0050	SIGNS	FUGATE FORD - PROPERTIES LLC	526 ROOSEVELT AVE, ENUMCLAW	06/28/2017			
Total:							6
APPLIED							
BLD2017-0151	RESI-BUIL-ADDI	CHAD+JULIE JORDISON	42730 257TH PL SE, ENUMCLAW	06/05/2017		12/02/2017	
BLD2017-0172	RESI-BUIL-ADDI	TRINITY CONSTRUCTION SERVS L	2343 INITIAL AVE, ENUMCLAW	06/16/2017		12/13/2017	
BLD2017-0181	COMM-BUIL-ADDI	INDEPENDENT ELECTRICAL CONT	2715 GRIFFIN AVE, ENUMCLAW	06/23/2017		12/20/2017	
BLD2017-0185	RESI-MOBI-NEW	MOUNTAIN VILLA ESTATES - THER	1210 MAPLE DR, ENUMCLAW	06/30/2017		12/27/2017	
BLD2017-0186	COMM-BUIL-ADDI	B & T DESIGN AND ENGINEER INC	1920 GARRETT ST, ENUMCLAW	06/30/2017		12/27/2017	
LDA2017-0006	COMMERCIAL GRADING	CARL SANDERS	801 SEMANSKI ST, ENUMCLAW	06/07/2017			
LUA2017-0015	DRB MODIFICATIONS	INDEPENDENT ELECTRICAL CONT	2715 GRIFFIN AVE, ENUMCLAW	06/05/2017			06/15/2017
LUA2017-0016	MOBILE HOME / RV PARK	old site plan permit 13075 - DOUGLA	1920079079; 19*20079051; 30200790	06/08/2017			
LUA2017-0017	FINAL PLAT	CARL J SANDERS	MEADOWS PARK PHASE II	06/09/2017			
LUA2017-0018	TREE PERMIT	KIBLER AVE CHURCH OF CHRIST -	2627 KIBLER AVE, ENUMCLAW	06/20/2017	06/22/2017		
PRE2017-0010	COMMERCIAL PRE APPLICATION	JK MONARCH - JOHN EVERETT	SEMANSKI	06/19/2017			
PWD2017-0023	RIGHT-OF-WAY CONSTRUCTION	PCOMCAST - MICHAEL LEMBO	ENUMCLAW TRANSFER STATION	06/02/2017		11/29/2017	
PWD2017-0024	RIGHT-OF-WAY CONSTRUCTION	PJUNG CHUL+MI JA CHOE CHOE	1551 PORTER ST, ENUMCLAW	06/08/2017		12/05/2017	
PWD2017-0025	RIGHT-OF-WAY CONSTRUCTION	PPSE - CARLI BUNKELMAN	MEADOW PARK AVE AND VOSS ST	06/22/2017		12/19/2017	
PWD2017-0026	RIGHT-OF-WAY CONSTRUCTION	PCITY OF ENUMCLAW	3320 KIBLER AVE, ENUMCLAW	06/29/2017		12/26/2017	
PWD2017-0027	RIGHT-OF-WAY CONSTRUCTION	PHENRY LAINS	2063 ROOSEVELT AVE, ENUMCLAW	06/29/2017		12/26/2017	

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
APPLIED - continued							
SGN2017-0010	COMMERCIAL SIGN	DAVID PAUL+TERAH R LA LONEY	2238 CINKOVICH ST, ENUMCLAW	06/06/2017		12/03/2017	
SGN2017-0011	COMMERCIAL SIGN	PREFERRED CAPITAL MANAGEME	1499 FARMAN ST N, ENUMCLAW	06/06/2017		12/03/2017	
						Total:	18
CLOSED							
COD2017-0031	TALL GRASS/VEGETATION	FRANK + KUEI FANG TSAI	JOHNSON CT	06/05/2017		07/10/2017	07/13/2017
COD2017-0032	PROPERTY MAINTENANCE	AARON TRAVIS BEAIRD	1634 PORTER ST, ENUMCLAW	06/06/2017			07/11/2017
COD2017-0033	TALL GRASS/VEGETATION	GARY DALE MPPPT (MONE JONES	44807 244TH AVE SE, ENUMCLAW	06/09/2017			06/27/2017
COD2017-0035	TALL GRASS/VEGETATION	MOOSE LODGE ENUMCLAW	24506 SE 448TH ST, ENUMCLAW	06/09/2017			07/06/2017
COD2017-0037	OTHER	KEN+SUSAN HEHR	1751 GARFIELD ST, ENUMCLAW	06/20/2017		10/31/2017	06/20/2017
COD2017-0039	RV PARKING	DEAN R HODGINS	1415 FLORENCE ST, ENUMCLAW	06/22/2017			06/22/2017
COD2017-0042	NUISANCE	GREGORY A+TAMMI L JOHNSON	1140 FLORENCE ST, ENUMCLAW	06/22/2017			07/03/2017
COD2017-0045	TALL GRASS/VEGETATION	DONNA J CROSS	MCHUGH AVE	06/26/2017			06/27/2017
COD2017-0046	SIGNS	K STORES INC CIRCLE	2415 GRIFFIN AVE, ENUMCLAW	06/27/2017			07/18/2017
COD2017-0047	SIGNS	VAPE SHOP - CHIN TRUST HONG	819 GRIFFIN AVE, ENUMCLAW	06/28/2017			07/17/2017
COD2017-0048	SIGNS	THE CLAW CROSSFIT - WAYNE E S1642 3RD ST, ENUMCLAW		06/28/2017			07/17/2017
COD2017-0049	SIGNS	VERIZON - LLC JOSHIN	1539 BLAKE ST, ENUMCLAW	06/28/2017			07/13/2017
COD2017-0051	SIGNS	WORK SPORTS - SLAWSON LLC A	840 ROOSEVELT AVE, ENUMCLAW	06/28/2017			07/11/2017
COD2017-0052	TALL GRASS/VEGETATION	STEPHEN V CHISAM	642 HARMONY LN, ENUMCLAW	06/29/2017			07/11/2017
COD2017-0053	NUISANCE	JOHN S & SHEREE J SCHMIDT	26824 SE 432ND ST, ENUMCLAW	06/29/2017		11/11/2014	07/11/2017
COD2017-0054	NUISANCE	LINDA K DEJONG	1556 HARDING ST, ENUMCLAW	06/30/2017			07/17/2017
COD2017-0055	PROPERTY MAINTENANCE	CHIN TRUST HONG	805 GRIFFIN AVE, ENUMCLAW	06/30/2017			07/17/2017
PRE2017-0009	COMMERCIAL PRE APPLICATION	LEONY'S CELLARS - SANDI OR SAL1107 GRIFFIN AVE, ENUMCLAW		06/15/2017			06/29/2017
						Total:	18
FINAL							
BLD2017-0145	COMM-RE-R-REPA	CHINOOK ROOFING - KAELEE PICK1752 WELLS ST, ENUMCLAW		06/01/2017	06/01/2017	12/17/2017	06/20/2017
BLD2017-0147	COMM-PLUM-REPA	LLOYD'S HEATING	1708 PORTER ST, ENUMCLAW	06/01/2017	06/20/2017	01/08/2018	07/12/2017
BLD2017-0152	RESI-MECH-REPA	BRENNAN HEATING	445 MICHAEL AVE, ENUMCLAW	06/06/2017	06/07/2017	12/12/2017	06/15/2017
BLD2017-0155	RESI-MECH-REPA	AUBURN SHEET METAL DBA TREA	740 HARMONY LN, ENUMCLAW	06/06/2017	06/06/2017	12/20/2017	06/23/2017

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
FINAL - continued							
BLD2017-0161	RESI-PLUM-NEW	CARL SANDERS	45026 244TH AVE SE, ENUMCLAW	06/09/2017	06/09/2017	12/30/2017	07/03/2017
BLD2017-0179	RESI-MECH-REPA	AUBURN SHEETMETAL INC - DAVE	2921 EDITH AVE, ENUMCLAW	06/22/2017	06/22/2017	01/07/2018	07/11/2017
Total:							6
ISSUED							
BLD2017-0146	RESI-BUIL-ADDI	KYLE AND TAYLOR CONWELL	472 PETERSEN DR E, ENUMCLAW	06/01/2017	07/10/2017	01/09/2018	
BLD2017-0149	RESI-MECH-REPA	AUBURN SHEETMETAL INC - DAVE	907 BATHKE AVE, ENUMCLAW	06/05/2017	06/05/2017	12/02/2017	
BLD2017-0150	RESI-MECH-REPA	ABLE AIR	3417 WYNALDA DR, ENUMCLAW	06/05/2017	06/06/2017	12/03/2017	
BLD2017-0153	COMM-MECH-REPA	NORTHWEST PERMIT INC	110 ROOSEVELT AVE E, ENUMCLA	06/06/2017	06/06/2017	12/03/2017	
BLD2017-0154	RESI-MECH-REPA	AUBURN SHEET METAL DBA TREA	202 ALMADON ST, ENUMCLAW	06/06/2017	06/06/2017	12/03/2017	
BLD2017-0156	COMM-MECH-REPA	PUYALUP HEATING & A/C - HENSO	428 ROOSEVELT AVE, ENUMCLAW	06/06/2017	06/06/2017	12/03/2017	
BLD2017-0157	RESI-MECH-REPA	AUBURN SHEET METAL DBA TREA	3048 CARBON RIDGE ST, ENUMCLA	06/06/2017	06/06/2017	12/03/2017	
BLD2017-0158	RESI-MECH-REPA	AUBURN SHEETMETAL INC - DAVE	3482 PHILLIPS AVE, ENUMCLAW	06/07/2017	06/07/2017	12/04/2017	
BLD2017-0159	RESI-RE-R-REPA	THOMAS P SR+PATRIC THOMPSON	1242 MCHUGH AVE, ENUMCLAW	06/08/2017	06/09/2017	12/06/2017	
BLD2017-0160	COMM-BUIL-ALTE	CITY OF ENUMCLAW - BRANDEN H	1309 MYRTLE AVE, ENUMCLAW	06/08/2017	06/09/2017	12/10/2017	
BLD2017-0162	RESI-MECH-REPA	AUBURN SHEETMETAL INC - DAVE	903 BATHKE AVE, ENUMCLAW	06/09/2017	06/12/2017	12/09/2017	
BLD2017-0164	RESI-RE-R-REPA	BRUCE'S ROOFING LLC - BRUCE S	1826 PARK ST, ENUMCLAW	06/12/2017	06/12/2017	12/09/2017	
BLD2017-0165	RESI-MECH-REPA	ABLE AIR LLC - RUSSELL TRUSSEL	1018 GARFIELD ST, ENUMCLAW	06/13/2017	06/13/2017	12/12/2017	
BLD2017-0166	RESI-RE-R-REPA	GEORGE ROACH	525 MYRTINE ST, ENUMCLAW	06/13/2017	06/14/2017	12/11/2017	
BLD2017-0167	RESI-MECH-REPA	ADVANCED FILTER & MECH INC - R1709	MARION ST, ENUMCLAW	06/13/2017	06/15/2017	12/12/2017	
BLD2017-0168	RESI-DEMO-ALTE	CARL SANDERS	657 SEMANSKI ST, ENUMCLAW	06/13/2017	06/16/2017	12/13/2017	
BLD2017-0169	RESI-MECH-REPA	ADVANCED FILTER & MECH INC - R1941	DIVISION ST, ENUMCLAW	06/14/2017	06/15/2017	12/12/2017	
BLD2017-0170	RESI-BUIL-NEW	SUN TOP HOMES LLC	3386 MEADOW PARK AVE, ENUMCL	06/14/2017	07/11/2017	01/14/2018	
BLD2017-0173	RESI-RE-R-REPA	BRUCE'S ROOFING	2048 PARK ST, ENUMCLAW	06/19/2017	06/19/2017	12/16/2017	
BLD2017-0174	RESI-PLUM-REPA	FAST WATER HEATER - JEFFERY J	2037 ROOSEVELT AVE E, ENUMCLA	06/19/2017	06/19/2017	12/16/2017	
BLD2017-0175	RESI-MECH-REPA	BRENNAN HEATING & A/C LLC - DA445	VICTOR ST, ENUMCLAW	06/20/2017	06/21/2017	12/18/2017	
BLD2017-0176	RESI-DEMO-ALTE	JOHN+MARLENE KOOPMAN	211 BLAKE ST, ENUMCLAW	06/21/2017	07/11/2017	01/07/2018	
BLD2017-0177	RESI-RE-R-REPA	BRYAN DUNNING CONSTRUCTION	3015 CHELSEA LN, ENUMCLAW	06/21/2017	06/21/2017	12/18/2017	
BLD2017-0178	RESI-MECH-REPA	AUBURN SHEETMETAL INC - DAVE	2227 GRIFFIN AVE, ENUMCLAW	06/22/2017	06/22/2017	12/19/2017	

ID #	SUB TYPE	CONTACT	ADDRESS	APPLIED	ISSUED	EXPIRES	FINALED
ISSUED - continued							
BLD2017-0180	RESI-MECH-REPA	AUBURN SHEETMETAL INC - DAVE	1806 PORTER ST, ENUMCLAW	06/22/2017	06/23/2017	12/20/2017	
BLD2017-0182	RESI-BUIL-ALTE	T M POHLMAN CONST INC	1936 LAFROMBOISE ST, ENUMCLA	06/26/2017	07/18/2017	01/14/2018	
BLD2017-0183	COMM-BUIL-REPA	EVERGREEN REFRIGERATION LLC	1804 GARRETT ST, ENUMCLAW	06/26/2017	07/14/2017	01/14/2018	
BLD2017-0184	RESI-MECH-REPA	AUBURN SHEETMETAL INC - DAVE	2019 EDITH AVE, ENUMCLAW	06/30/2017	06/30/2017	12/27/2017	
SGN2017-0013	COMMERCIAL SIGN	INDEPENDENT ELECTRICAL CONT	2715 GRIFFIN AVE, ENUMCLAW	06/23/2017	06/26/2017	12/23/2017	
Total:							29
READY TO ISSUE							
BLD2017-0148	RESI-BUIL-ADDI	CHRIS R+KIMBERLY K SYLVAIN	519 FARRELLY ST, ENUMCLAW	06/02/2017		11/29/2017	
BLD2017-0163	RESI-BUIL-ALTE	DAVID BOZLEE	217 CHINOOK AVE, ENUMCLAW	06/09/2017		12/06/2017	
BLD2017-0171	RESI-BUIL-ADDI	JEFF REICH	1148 HARDING ST, ENUMCLAW	06/14/2017		12/11/2017	
PWD2017-0028	SIDE SEWER	KEENAN C DAMERY	1910 HARDING ST, ENUMCLAW	06/30/2017		12/27/2017	
SGN2017-0012	COMMERCIAL SIGN	GAMBLIN HOLDINGS LLC	1047 ROOSEVELT AVE E, ENUMCLA	06/08/2017		12/05/2017	
Total:							5
VOID							
COD2017-0043	PROPERTY MAINTENANCE	MARY LEWIS	1980 MCKINLEY ST, ENUMCLAW	06/23/2017			
COD2017-0044	TALL GRASS/VEGETATION	NATHAN DARREL STALEV	2462 MCHUGH AVE, ENUMCLAW	06/26/2017			
Total:							2
Grand Total:						84	