

Exhibit A

(Language to be added is underlined, and language to be deleted is ~~struck through~~).

19.12.020 Exemptions.

These design regulations apply to all property improvements except the following, which will not materially affect implementation of the comprehensive plan's design goals, or are addressed in the context of other permit approvals, and are therefore exempt:

A. Development permits not immediately associated with any physical improvements, such as short plats or rezones unaccompanied by any building permit application;

B. Single-family residences and accessory uses constructed in accordance with an approved Planned Unit Development (PUD); ~~both new construction and modifications or additions~~;

C. Construction activities which do not require a building permit (example: the repainting of buildings), sign permit (example: change in copy of existing signs), or any other permit from the building official;

D. Modifications to existing structures which will not be visible from outside the structure;

E. Additions or remodels to existing single-family residential units;

F. Modifications or additions to existing multifamily, commercial, industrial, office, and public properties when the modification or addition:

1. Constitutes less than 10 percent of the existing horizontal square footage of the use or structure, and
2. Constitutes less than 10 percent of the existing building's exterior facade, and
3. Is estimated to cost under \$5,000;

G. New signs under 10 square feet in size, for which the administrator deems design review unnecessary;

H. Signs to which Chapter [19.10](#) EMC does not apply, per EMC [19.10.040](#);

I. Multifamily residences and accessory uses. Both new construction and modifications/additions of multifamily developments are subject to Chapter [19.40](#) EMC;

J. Mixed use developments. Both new construction and modifications/additions of mixed use developments are subject to Chapter [19.38](#) EMC. (Ord. 2416 § 1 (Exh. A), 2009; Ord. 1960 § 3, 1998).

K. "Designated manufactured homes" (as defined in EMC 15.04) and any other structures in approved mobile home parks.

New Section EMC 19.12.075 Single Family Residential Design Standards

A. Implementation.

1. The provisions of this section shall be implemented administratively as a Type I permit process (EMC Chapter 15.18) in conjunction with building permit review by the Community Development Department. Relevant provisions of EMC Title 15 shall apply. A building permit shall not be issued until the Community Development Director has found that the project complies with this chapter. The Community Development Director may, at his/her sole discretion, refer any proposal to the Design Review Board (DRB). Fees may be assessed for this referral.

2. Use of *shall* vs. *should*. The design guidelines are intended to be administered with flexibility to achieve the goals and objectives of this section. The use of the term "shall" is intended to be mandatory, and the use of the term "should" is intended to be advisory, provided that, the administrator and/or design review board may waive or modify mandatory requirements of this section where they are not appropriate, and may deny project approval where the applicant does not comply with an advisory provision where that provision is found to be important to meet the goals and objectives of this section.

3. Denials by DRB. The Development Administrator or the Design Review Board (DRB) may deny the issuance of a building permit for projects that do not comply with these guidelines. Any decision by the administrator or DRB to deny a project based on these guidelines may be appealed to the City's hearing examiner. Appeals to the hearing examiner shall be processed pursuant to EMC 15.06.070.

B. Design Objectives.

1. The design of single-family residential development projects in the city should:
 - a. Avoid construction that has negative impacts on the image and/or function of the neighborhood or community;
 - b. Respect the scale, proportion and character of the surrounding area;
 - c. Maintain a sense of proportion along street frontages and other portions of the project exposed to public view;
 - d. Preserve and incorporate natural amenities unique to the site such as specific views and vistas, topography, and mature foliage and trees (excluding hazardous trees).

C. Applicability

1. The provisions of this section shall apply to new single-family home construction. These guidelines shall be implemented through the design review process outlined in EMC Chapter 19.12. All new construction is also subject to the development standards contained in the zoning

ordinance regarding setbacks, lot coverage, building height, etc.

D. Site and Structure Design.

1. Building Siting and Compatibility. New homes should be built in scale with the existing neighborhood. Square footage of living space should be no more than 50% greater or less than the average of three homes to the left and right of the new home.
2. Garages. Garages fronting the street, detached or attached, and less than 100 feet from the street shall constitute no more than fifty percent (50%) of the overall façade of the structure(s) fronting the street. The face of the garage shall be a minimum of three feet behind the plane of the front of the residential portion of the house.
3. Front Setbacks. The residential structure should be set back from the front property line either: (a) the distance required by the zoning code, or (b) within 20% of the average of three existing setbacks to the left and right of the new home, whichever of (a) & (b) is greater.

E. Walls and Fences.

1. Fences and walls should be built with materials such as wood, wrought iron, textured concrete block, or formed concrete with reveals. All metal fences shall be designed with corrosion resistant materials.
2. Construction or installation of fences composed of chain link or corrugated metal are prohibited.
3. Fences shall provide opening(s) to connect walkways to the sidewalk or street.

F. Architectural and Site Design Guidelines.

1. Porch or Stoop. Homes shall be designed with either a covered porch or stoop no less than 50 sq.ft. of floor area and incorporating doorway access to the home.
2. Walkways. Homes shall be designed with convenient entrance/egress for pedestrians. This shall be accomplished by design of a hard surface walkway, from porch or stoop, to the sidewalk or street. For narrow frontage lots (in this case, less than 60 feet of frontage) a driveway may constitute a portion of the hard surface walkway.
3. Roof Pitch. Roof pitch should be a minimum of 3:12 and maximum of 12:12.
4. Windows. Street or sidewalk facing windows shall be balanced left-to-right across the façade and with the entryway or other façade fixtures. Windows shall constitute a minimum of 20 percent of front facade wall planes, excluding garages and doorways.
5. Architectural Trim. All windows, doors and garage doors visible from a street or sidewalk shall be distinctly emphasized, by exterior trim or designs such as recess or bay style. Trim shall be a minimum of average width of three inches. Painting is not an acceptable substitute for window trim.

G. Optional Design Review Process.

1. Deviations from the Single Family Residential Design Standards shall be processed through the Design Review Board. In order to approve, the Design Review Board must find that the proposed deviations from the standards meet the Design Objectives outlined in EMC section 19.12.075(B).

15.18.050 Decision.

A. The administrator (or building official if the action is a building or sign permit) shall determine whether the application is consistent with these development regulations, act on the application accordingly, and notify the applicant within 120 days of determination of completeness. The rules embodied in RCW [36.70B.090](#) shall constitute exceptions to this 120-day deadline.

B. The administrator or building official shall not approve any nonexempt Type I permit (see EMC [19.12.020](#)) unless the development administrator or design review board has issued a finding of conformance (with or without conditions) with the design regulations of Chapter 19.12. Nor shall the administrator or building official approve said permit without attaching to it any condition stipulated by the design review ~~board~~ decision.

C. No notice of decision need be published. Denials from the Design Review Board shall be forwarded in writing to the applicant and shall be subject to a 14-day appeal period. The decision to withhold design review approval may be appealed to the City's hearing examiner pursuant to EMC 15.06.070.

D. If a development proposal requires both a Type I permit and a Type II, III, or IV permit, the 120 days within which an action must be taken upon the Type I permit shall not begin until the Type II, III, or IV permit has been issued. (Ord. 2367 § 4, 2007; Ord. 2316 § 2 (Exh. A), 2006).