

“Holdener Farm Area” P.U.D.
Enumclaw, Washington



DESIGN STANDARDS PHASE ONE

As approved by City Council
June 24, 2002

“Holdener Farm Area” PUD
Design Standards – Phase I

City of Enumclaw
“Holdener Farm Area” PUD Design Guidelines
Phase One

TABLE OF CONTENTS

	<u>Page</u>
Phase One Guidelines.....	2
Concepts and Principles.....	2
Architectural Standards.....	4
Architectural Review Process.....	4
Single Family Detached Residential Units.....	4
Architectural Styles	
Elevations	
Exterior Siding – Colors and Materials	
Mechanical Equipment	
Garage and Parking Requirements	
Fences and Hedges	
Decorative Exterior Elements	
Landscaping and Exterior Surfaces	
Accessory Buildings	
Lot Standards.....	9
Building Height.....	9
Lot Sizes and Building Setbacks.....	9
Estate Lots	
Village Lots	
Bungalow Lots	
Cottage Lots	
Neighborhood Design Standards.....	12
Exhibits	
1. Photos of encouraged homestyles and design features	
2. Side load garage examples	
3. Corner lot driveway/garage configurations	
4. Lot types, setbacks, building dimensions and drive/garage configurations	
5. Street and alley sections	

❖ **PHASE ONE GUIDELINES**

Phase One Design Guidelines shall apply to all preliminary and final plats of the “Holdener Farm Area” PUD, and shall apply most directly to the development of single family detached homes on small lots within the proposed “Feris Estates” and “Suntop Farm Division One” developments. Phase Two guidelines shall be developed in conjunction with master planning for the balance of the “Holdener Farm Area” PUD, approximately 120 acres. Phase Two guidelines shall include additional detail and criteria to be used in the development of additional single-family residential units, attached residential units, and potential office, commercial and civic uses.

❖ **CONCEPT AND PRINCIPLES**

A. Concept – The “Holdener Farm Area” PUD, which encompasses approximately 150 acres of undeveloped property currently used for farming purposes, is the largest contiguous undeveloped area within the current City limits. It is desired that the development plan for the PUD area reflect the design aesthetic of the original core areas of Enumclaw by utilizing traditional planning concepts and architecture. Thoughtful architecture and a high quality of construction combined with good site planning will result in a quality neighborhood that will provide housing opportunities to a variety of demographic segments. Land uses shall be integrated to balance housing, environment, public services, recreation and employment. The PUD will encourage energy and resource conservation, non-automotive mobility, and neighborhood interaction.

B. Residential Architectural Styles – Homes shall 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. The impact of garages on the streetscape shall be minimized. Alley access shall be used wherever available; 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, open space, playgrounds and intimate neighborhood parks. A school site shall be made available to the Enumclaw School District if an elementary school is desired within the planning area.

E. Commercial Areas – Potential civic, office and commercial uses may be allowed in appropriate areas of the PUD including the Highway 410 frontage. Specific uses and development standards will be prepared at a later date.

“Holdener Farm Area” PUD
Design Standards – Phase I

F. 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.

❖ **ARCHITECTURAL STANDARDS**

Architectural standards are being proposed only for single-family detached units at this time. Standards for future attached residential uses as well as potential commercial development will be completed in conjunction with master planning of the balance of the PUD area (Phase II).

A. ARCHITECTURAL REVIEW PROCESS

Architectural review shall be the responsibility of the Developer in coordination with the City of Enumclaw Community Development (CD) Department. An Architectural Control Committee (ACC) shall be formed by the developer(s) and the City Staff prior to the initial building permit submittal. Among other things, this Committee shall review building design, materials and colors for all buildings constructed within the PUD. Building permits will be issued by the City only after receiving notification of approval by the ACC.

The City’s Design Review Board shall be responsible for approval of Phase I and Phase II standards, approval of general design items (such as PUD layout, street lights, signs, street trees, etc.), and approval of design for specific commercial, office, civic, and multifamily projects within the PUD.

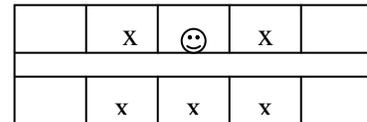
B. SINGLE FAMILY DETACHED RESIDENTIAL UNITS

1. Architectural Styles – A variety of historic architectural styles is encouraged. In general, modern interpretations of historic styles may include any of the following styles: Craftsman, Bungalow, Victorian, Shingle, Farmhouse, Arts and Crafts, Queen Anne, Colonial, or other appropriate styles approved by the ACC. Examples of encouraged styles and design features are shown in Exhibit 1.

2. Elevations

a. Design:

In order to encourage a diverse and interesting streetscape, the same 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 ACC.



b. Front Elevations:

Front door – 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 2/3rds 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 except for Estate lots, which shall have a minimum depth of eight feet. Porches shall not be enclosed or screened. Second story living space may be

placed over the porch when approved by the ACC. 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. Garages shall not be wider than 55% of the width of the front elevation. If an alley is not available the garage shall be accessed from the front (or in some cases from the side). Estate front and side load garages shall be placed at least six (6’) back from the front plane of the abutting porch – if the garage does not abut the porch it must be placed at least four (4’) behind the body of the house. Village front and side load garages shall be placed at least four feet (4’) behind the front plane of the abutting porch or body of the house. Bungalow front load garages shall be placed at least two feet (2’) behind the body of the house. (See “Architectural Standards B.6. Garages” for more information.) **Policy Call – (12/ 2007) Alley Loaded Garages are not subject to 55% width of front elevation requirement.**

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

c. Corner Lot Elevations:

The primary front elevation is addressed above. The secondary front elevation shall have articulation in order to avoid a flat wall plane facing the street. Mechanisms to provide articulation may include a bay window, chimney, porch, etc. **POLICY CALL 4/2008 – ARTICULATION ON SECONDARY FRONT ELEVATIONS FOR CORNER LOTS CAN EXTEND INTO THE 13’ SETBACK UP TO THE PLANE OF THE OVERHANG. THIS EXCEPTION APPLIES TO THIS ELEVATION ONLY.**

d. Side and Rear Elevations

Window trim – shall be included on sides facing street(s) or sides that are otherwise visually prominent

3. Exterior Siding – Colors and Materials

Siding Materials – wood lap, shingles, board & batten, brick and stone shall be allowed. In addition, high quality vinyl, cement lap 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 - vinyl, aluminum, or wood.

Exterior Doors - 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 ACC.

4. Roofs

Roof Pitch - Minimum 4:12, Maximum 12:12

Materials - Architectural composition, wood shingle, metal, or tile. ACC 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. ACC 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’, and 4’x4’ are allowed.

Overhangs – Minimums: Gable Ends – 12”, Horizontal – 16”.

Solar collectors – shall not be allowed on front elevations unless special approval is given by the ACC.

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

<u>Garage locations</u> -	Estate Lots –	Front or side load, attached or detached.
	Village Lots –	Front, side or alley load, attached or detached.
	Bungalow Lots –	Front or alley load; side load may be allowed for corner lots.
	Cottage Lots –	Alley load only

Alley access - If an alley is available, garage access shall be from the alley (rear loaded).

Side entry - Only certain styles of side entry garages may be used on Estate, Village and Bungalow lots (with ACC approval). Exhibit 2 shows acceptable side entry garage configurations, as well as a configuration that is unacceptable.

“Holdener Farm Area” PUD
Design Standards – Phase I

Garage configuration - If Estate or Village lot garage fronts are wider than required for a typical two car garage and are visible from a public right-of-way (or other public area), the front plane of the garage must be articulated by minimum of four feet (4'). Bungalow and Cottage lot garage fronts shall not be wider than required for a typical two car garage.

Corner lots - Driveways serving corner lots shall intersect the street at least half the length of the street front away from the corner. See Exhibit 3.

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

More information - See “Architectural Standards B.2.b.Garages” for more information on garages.

Minimum Off Street Parking Requirements:

Estate Lots –	2 garage spaces plus 2 uncovered spaces
Village Lots –	2 garage spaces plus 1 uncovered space
Bungalow Lots –	2 garage spaces plus 1 uncovered space
Cottage Lots –	2 uncovered spaces (if garage parking is added, a minimum of 1 uncovered space must be retained)

(Please note: All parking areas shall be hard surfaced. See item #7 below.)

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. A maximum height of 72” 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.

Fences must be approved by the ACC.

8. Decorative Exterior Elements:

Decorative elements may include flagpoles, arbors, trellises, play structures, etc. Individual elements shall be approved by the ACC. 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

“Holdener Farm Area” PUD
Design Standards – Phase I

Landscaping - Front yard landscaping shall be provided by the builder prior to occupancy. Typical designs shall be approved by the ACC 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.

Interior Sidewalks and Driveways – Interior sidewalks shall be a minimum of 42” in width and constructed of concrete, concrete pavers, stone or brick pavers. Sidewalks shall connect the front door to the City sidewalk. 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 (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 unless otherwise approved by ACC. Sheds with a footprint less than 120 square feet do not require a building permit. Design and site plans shall be approved by the ACC.

Minimum side and rear yard setbacks are:

- 3’ to the eaves 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 eaves for all others.

Play Structures – shall not exceed 10 feet in height and shall only be installed in back yards. Design and site plans shall be approved by the ACC.

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 unless otherwise approved by ACC. 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.

Future sections include – Residential Attached; Commercial; Private Open Space and Parks

❖ **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 SIZES & BUILDING SETBACKS – 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. Minimum lot sizes and widths for single family homes shall be as follows:

	<u>Size Range</u>	<u>Min Lot Width</u>	<u>Typical Size</u>
Estate Lots	>9000	80	80x120
Village Lots	6000 – 9000	64	64x120
Bungalow Lots	4000 – 6000	48	48x100
Cottage Lots	2400 – 4000	32	32x100

Note: Corner lots shall be 8’ wider than standard minimum lot width

Minimum setbacks for the four lot types are shown below. Exhibit 4 contains diagrams showing the setbacks for each lot type, and also portrays most configurations possible within each lot type. Definitions of front, side and rear load lots are as follows:

Front load lot: the garage faces the front of the lot.

Side load lot: the garage faces the side of the lot. Examples of acceptable side loaded drive/garage configurations are shown in Exhibit 2.

Rear load lot: the garage faces the rear of the lot and is accessed from the alley.

1. Estate Lots – Minimum lot widths = 80’ for midblock lots, 88’ for corner lots

Lot types (4): midblock front and side load, corner front and side load

<u>Minimum setbacks:</u>	<u>House w/ porch</u>	<u>House w/ stoop</u>
Front setback to body of house	22’	20’
Front setback to porch or stoop	14’	14’
Garage (from front of house)	must be a minimum of 4’ behind adjacent porch or body of house	
Rear house setback	20’	
Rear setback for detached front and side load garages (and living space over)	5’	
Side setback from interior lot line	10’	
Corner lots – setback from secondary front lot line	18’	

“Holdener Farm Area” PUD
Design Standards – Phase I

2. Village Lots – Minimum lot widths = 64’ for midblock lots, 72’ for corner lots
Lot Types (6): midblock front, side and rear load; corner front, side and rear load

<u>Minimum Setbacks:</u>	<u>House w/ porch</u>	<u>House w/ stoop</u>
Front setback to body of house	20’	18’
Front setback to porch or stoop	14’	14’
Garage (from front of house)	must be a minimum of 4’ behind adjacent porch or body of house	
Rear house setback	20’	
Rear setback for detached front and side load garages (and living space over)	5’	
Rear load garage (and living space over a rear load garage)	7’ from edge of alley right-of-way	
Side setback from interior lot line	5’ (eaves must be at least 3’ from property line)	
Corner lots – setback from secondary front lot line	13’	

3. Bungalow Lots – Minimum lot widths = 48’ for midblock lots, 56’ for corner lots
Lot Types (6): midblock front, side and rear load; corner front, side and rear load

<u>Minimum Setbacks:</u>	<u>House w/ porch</u>	<u>House w/ stoop</u>
Front setback to body of house	16’	14’
Front setback to porch or stoop	10’	10’
Garage (from front of house)	must be a minimum of 2’ behind body of house	
Rear house setback	15’	
Rear setback for detached front and side load garages (and living space over)	5’	
Rear load garage (and living space over a rear load garage)	7’ from edge of alley right-of-way	
Side setback from interior lot line	5’ (eaves must be at least 3’ from property line)	
Corner lots – setback from secondary front lot line	13’	

“Holdener Farm Area” PUD
Design Standards – Phase I

4. Cottage Lots – Minimum lot widths = 32’ for midblock lots, 40’ for corner lots

Lot Types (2): midblock rear load and corner rear load

<u>Minimum Setbacks:</u>	<u>House w/ porch</u>	<u>House w/ stoop</u>
Front setback to body of house	16’	14’
Front setback to porch or stoop	10’	10’
Rear house setback	15’	
Rear load garage (and living space over a rear load garage)	7’ from edge of alley right-of-way	
Side setback from interior lot line	5’ (eaves must be at least 3’ from property line)	
Corner lots – side setback from secondary corner lot line	13’	

Future Section – Residential Attached (Row Houses & Stacked Flats)

Future Section – Commercial

❖ **NEIGHBORHOOD DESIGN STANDARDS**

A. Street, Alley and Sidewalk Standards

Detached sidewalks – minimum width 5 feet, both sides of street.

Vertical concrete curb.

Street and alley widths per Exhibit 5. Curb bulbs at corners shall be required when appropriate.

B. Neighborhood Landscaping

Parks and open spaces:

City parks - TBD

Private pocket parks - TBD

Boulevard design and maintenance - TBD

C. Street Tree coordination

A street tree plan shall be reviewed by the City of Enumclaw Urban Forestry Board, and approved by the City’s Community Development Department prior to the installation of trees. 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 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 be Puget Sound Energy #XXX.

E. Street Signs

Street Signs shall be aesthetically pleasing and of a common style, and shall be approved by the ACC. Street signs shall be installed by the developer. Subdivision or other non-street signs shall meet the standard city requirements and shall be subject to City Design Review Board approval.