

Sunrise Meadows

Suntop PUD – Parcel A

Division 5

(tax parcel #814138-0880)

PUD Standards

Residential Design Guidelines

Single Family Detached Homes

May 2024

TABLE OF CONTENTS		PAGE
I.	SINGLE FAMILY DUPLEX HOME DESIGN GUIDELINES	4
a.	Applicability	4
II.	CONCEPTS AND PRINCIPALS	4
a.	Concept	4
b.	Residential Architectural Styles	4
c.	Streetscape	4
d.	Public Areas, Schools & Parks	4
e.	Natural Features	5
III.	ARCHITECTURAL STANDARDS	5
a.	Administrative & Modifications to Architectural Standards	5
b.	Single Family Residential Units	5
i.	Architectural styles	5
ii.	Front elevations	5
iii.	Window Trim	6
c.	Exterior siding – colors and materials	6
i.	Siding Materials	6
ii.	Trim	6
iii.	Windows	6
iv.	Exterior Doors	6
v.	Color Palette	6
d.	Roofs	7
i.	Roof Pitch	7
ii.	Materials	7
iii.	Colors	7
iv.	Roof Vents	7
v.	Gutters and Downspouts	7
vi.	Skylights	7
e.	Mechanical equipment	7
f.	Garage & parking requirements	7
i.	Garage Configuration	7
ii.	Driveway Length	7
iii.	Parking	8
iv.	Corner Lots	8
v.	Living Space	8
vi.	Parking Surface	8
g.	Fences & hedges	8
i.	Front Yards	8
ii.	Rear and Side Yards	8
h.	Decorative exterior elements	8
i.	Landscaping	8

j.	Interior Sidewalks & Driveways	9
IV.	Accessory Buildings	9
a.	Storage Sheds	9
i.	Setbacks	9
b.	Accessory Dwelling Units and Detached garages	9
V.	LOT STANDARDS	9
a.	Building height	9
i.	maximum	9
b.	Lot size	9
i.	minimum	9
c.	Building setbacks	9
i.	Front Yard	9
ii.	Side Yard	9
iii.	Rear Yard	9
d.	Lot and Building Coverages	9
i.	Maximum Lot Coverage	9
ii.	Maximum Building Coverage	10
iii.	Minimum Landscaping	10
VI.	NEIGHBORHOOD DESIGN STANDARDS	10
a.	Street & sidewalk standards	10
b.	Neighborhood parks and landscaping	10
c.	Street trees	10
d.	Streetlights	10
e.	Street signs	10
VII.	HOUSE ELEVATIONS	10

I. SINGLE FAMILY HOME DESIGN GUIDELINES

- a. Applicability - These Single-Family detached Home Guidelines shall apply to all single-family residential development within Sunrise Meadows (a portion of the “Holdener Farm Property”), known as Parcel A of Suntop PUD Division 5. (King County Tax Parcel 814138-0880).

II. CONCEPT & PRINCIPALS

- a. Concept - The Sunrise Meadows PUD, encompasses approximately 4.59 acres of undeveloped property within the current City limits. The property was annexed into 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.

PUD (Planned Unit Development) zoning allows flexibility in planning and proposed uses that are not available under other zoning classifications with the city. 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 for housing. 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. Detached homes shall address the street with porches, stoops, and walkways as much as possible, creating opportunities for social interaction. Garages shall not extend in front of the porch of the house if accessed from the front.

- b. Residential Architectural Styles – it is desired that homes feature traditional architectural details reminiscent of those used in the older sections of the City while incorporating modern elements for longevity and aesthetics. Homes shall address the street with porches, stoops, and walkways as much as possible, creating opportunities for social interaction. Garages shall not extend in front of the porch of the house if accessed from the front. It is the intent of the PUD to enable to inclusion of a variety of home sizes and styles in a range of prices that provide housing for a diverse demographic 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 the protected stream and related buffer, park, sidewalks and connections to

existing bus routes for active and passive activities.

- 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 the existing ditch/Artesian spring & view corridors as visual amenities for the residents. View corridors to Mt. Rainier and Mt. Peak shall be retained where practical within the PUD.

III. ARCHITECTURAL STANDARDS – Single Family Detached Residential homes

The Architectural Standards included herein are for the single-family detached homes proposed for Sunrise Meadows (Parcel A of the Suntop PUD, Division 5), see Section VII for samples of representative House elevations.

a. ADMINISTRATIVE AND MODIFICATIONS TO ARCHITECTURAL STANDARDS

The City of Enumclaw Community Development Director shall be the Administrator of these standards. Modifications to the design and architectural standards contained herein shall be subject to review and recommendation by the Administrator and/or the City's Design Review Board and approval by City Council. The future Homeowners Association shall include an Architectural Control Committee (ACC) to further ensure that these standards are met in the future.

b. SINGLE FAMILY DETACHED & DUPLEX RESIDENTIAL UNITS

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

ii. Front Elevations

1. Design variety: To encourage a diverse and interesting streetscape, the same front elevation with identical rooflines shall not be built on adjacent lots or on lots directly across the street from one another.
2. Front Elevations:
 - a. 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 are encouraged.
 - b. 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 to the furthest extent

practical. 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 depth of four feet (4'). Porches shall not be enclosed or screened. Living space may be placed over the porch. Porches and Stoops shall have minimum dimensions of four feet (4') by six feet (6') behind the front plane of the body of the house.

- c. 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.
- iii. 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.

c. Exterior Siding – Color and Materials

- i. Siding Materials – Stone (including cultured stone), lap siding, cement board, shingles, board & batten, brick, and stone shall be allowed. 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.
- ii. 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.
- iii. Windows – Window frames shall be made of vinyl, aluminum, or wood.
- iv. 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 six (6) base colors must be used per 50-unit phase; base colors shall include light, medium and dark tones (a suggested ratio would be two (2) light colors, two (2) medium colors and two (2) dark or high intensity colors). Three distinct colors shall 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.

External colors and materials must be approved by the Administrator or the ACC and this review for approval shall be limited to the standards as listed above.

d. Roofs

1. Roof pitches on a two-story homes shall range from minimum pitch of 4:12 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 in encouraged.
2. Materials – Architectural composition.
3. Colors – A variety of colors in any phase is encouraged. A minimum of 2 colors shall be used per 50-unit phase. Approval is required.
4. Roof Vents – Orient towards the rear or side elevations. Flashing shall match roof or body color.
5. Gutters and Downspouts – required on all units; must drain to storm systems. Finish shall match trim or be factory applied white or black finish. Fascia gutters shall be allowed.
6. Skylights – Skylights shall be flat glass. 2'x2', 2' x 4' or 4' x 4' are acceptable unless otherwise approved by the Administrator or ACC.

e. Mechanical Equipment – mechanical equipment such as air conditions compressor units, HVAC units, and meters shall be screened from direct view from the street where feasible.

f. Garage and Parking Requirements

- i. 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 more than two stalls are acceptable. On lots wider than sixty feet (60') three car garages are allowed.
- ii. Driveway length – driveways shall be a minimum of twenty three feet (23') in length from the property line to face of garage door.

- iii. Parking - a minimum of two garage stalls and two off street parking spaces shall be provided.
- iv. Corner lots – driveways serving corner lots shall intersect the street at a location away from the cross street to the furthest practical extent.
- v. Living space – Living space may be constructed over garages, but garages shall not be converted to living space.
- vi. All parking areas shall be hard surfaced.

g. Fences and Hedges

- i. Front Yards – 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 placed on the property lines. A gate or entry may be provided to access the interior sidewalk and front door. Front yard fences shall complement the architectural style of the house.
- ii. Rear and Side Yard – rear and side yard fences and hedges are allowed. Fences shall have a maximum height 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). Fences shall be placed along the property lines. Please note that per the EMC, no fence greater than 48" is allowed within 20' of the public street right-of-way. Allowable materials include wood, synthetics, wrought iron, or masonry. No metal fabric (chain link) shall be allowed.

Fence design and layout must be approved by the Administrator or ACC and this review for approval shall be limited to the standards listed above.

- h. Decorative Exterior Elements: Decorative elements include flagpoles, arbors, trellis, and play structures. Heights up to ten feet (10') are allowed for all decorative elements except for flagpoles, which shall have a maximum height of twenty feet (20'). Flag poles shall be set back from all property lines a minimum of five feet (5').
- i. 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 landscaping shall be ornamental trees, shrubs, and perennial plantings.

- j. Interior Sidewalks & Driveways – Interior walks, not within public ROW, shall be a minimum of 36" in width and constructed on 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.

IV. Accessory Buildings

- a. 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 ten feet (10') at the highest point. They may not be placed within a front yard and must match or complement the 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 Homeowners Association ACC.
 - i. Minimum side and rear yard sets backs are three feet (3') to the foundation for sheds with a footprint of less than 120 square feet, a roof peak maximum of 10' and an eave height maximum of eight feet (8'), and seven and a half feet (7.5') to the foundation for all others.
- b. Accessory Dwelling Units and detached garages – are not allowed.

V. LOT STANDARDS

- a. BUILDING HEIGHT
 - i. A maximum of thirty feet (30') roof height and a max of two stories are allowed per EMC.
- b. LOT SIZE
 - i. Minimum lot width is forty feet (40') and minimum lot size of 3,400 square feet.
- c. BUILDING SETBACKS
 - i. Minimum front yard setback: twenty three feet (23') garage, ten feet (10') home
 - ii. Minimum side yard setback: five feet (5'). When a side yard is bordered by a public street, a 10' setback is required.
 - iii. Minimum rear yard setback: ten feet (10')
- d. LOT & BUILDING COVERAGES
 - i. Maximum lot coverage is 80%

ii. Maximum Building coverage is 50%

iii. Minimum landscaping is 20%

VI. NEIGHBORHOOD DESIGN STANDARDS

- a. Street and Sidewalk Standards – Detached sidewalks shall be included on both sides of the street, minimum width of five feet (5'), 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 Code.
- b. Outdoor Amenity tracts – An Amenity and Landscaping plan shall be reviewed and approved by the City of Enumclaw Community Development Department through the final engineering and landscaping plan process.
- c. Street Trees – A street tree plan shall be reviewed and approved by the City of Enumclaw Community Development Department through the final engineering and landscaping plan process. 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 thirty feet (30') and a maximum spacing of fifty feet (50') center to center. Due to other constraints such as driveways, street lights, street signs, fire hydrants, and utility and service boxes, reasonable adjustments to the street tree spacing shall be allowed. A variety of species shall be used throughout the project with one species used consistently on each street.
- d. Streetlights – Street lights shall be pedestrian orientated and aesthetically pleasing. A standard light fixture shall be approved for the entire project. Lights shall be installed by the developer or PSE/Intolight in all phases.
- e. Street Signs – Street signs shall be aesthetically pleasing and of a common style and shall be approved by the City. Street signs shall be installed by the Developer.

VII. SAMPLE OF REPRESENTATIVE HOUSE ELEVATIONS

- a. Due to the constant changes to the housing industry, building codes, and successful marketing of successful product, minor adjustments to the external elements and colors shall be allowed during the building permit approval process, as long as it is determined by the building reviewer to meet the intent of these standards.