

KEY P – Permitted Use C – Conditional Use S – Special Use	RESIDENTIAL ZONES					COMMERCIAL/INDUSTRIAL ZONES								
	Low Density SF	Mod Density SF	Mixed Residential	Multifamily Res	Residential Mobile Home Park	General Office	General Office-Hospital	Neighborhood Business	Highway Community Business	Central Business 1	Central Business 2	Light Industrial	Public Use	Hospital
SPECIFIC LAND USE	R-1	R-2	R-3	R-4	RMHP	GO	GO-H	NB	HCB	CB-1	CB-2	LI	P	H
<i>Dwelling unit, live-work</i>				P ⁴				P ⁵ /C	P ⁵ /C	P ⁵ /C	P ⁵ /C			
<i>Multifamily development (3+ units per structure), subject to Chapter 19.40 EMC</i>				P		P ²			P ⁵ /C	P ^{5,6} /C	P ^{5,6} /C			
<i>Group quarters, dormitories, fraternal houses, boardinghouse, not including secure community transition facilities or halfway house</i>				C			P		P ⁵ /C					
<i>Home occupations, subject to Chapter 19.36 EMC</i>	P	P	P	P		P	P							
<i>Mobile home park, subject to Chapter 18.16 EMC</i>					P									
<i>Recreational vehicle parks, subject to Chapter 19.30 EMC</i>					C				C				P	
<i>Retirement homes</i>				P										
GENERAL CROSS REFERENCES:					Land use table instructions, see EMC 18.05.010 ; Development standards, see EMC Titles 18 and 19 ; Application and review procedures, see Chapters 15.16 through 15.36 EMC; General provisions, see Chapter 15.06 EMC; Italicized uses are defined in Chapter 15.04 EMC.									

B. Residential Land Use Footnotes.

1. ~~Upon approval of an innovative cottage demonstration project per~~ Subject to Chapter 19.46 EMC.
2. A nightwatchman's quarters are allowed as an accessory use to a use permitted in the zone.

3. New construction of a one story duplex with a maximum building size of 2,500 gross square feet including garage, or conversion of an existing single family dwelling to a duplex are permitted, otherwise conditional use.

4. Allowed as part of a live-work project. The work space must clearly constitute an accessory use of the building and property, and the use shall not result in a conversion of the property or building from primarily multifamily to primarily nonresidential use.

5. Dwellings or living quarters must be located above primary use. Parking is provided in private parking areas or garages on the basis of one parking space for each dwelling unit within 400 feet.

6. Multifamily residential and live-work uses shall be permitted only in the mixed use overlay when included within a mixed use development.

18.06.030 Densities and dimensions – Residential zones.

A. Density and Dimension Table.

STANDARDS	R-1	R-2	R-3	R-4	RMHP	PUD
Minimum Lot Area	15,000 sf	8,400 sf ¹	6,200 sf	6,200 sf ²	5 acres	Requirements found in Chapter 18.34 EMC, Planned Unit Development (PUD)
Maximum Density	N/A	N/A	1 DU per 6,200 sf ³	1 DU per 2,900 sf ⁴	1 DU per 6,200 sf	
Maximum Lot Area	N/A	18,000 sf ⁵	12,500 sf ⁵	N/A	N/A	
Minimum Street Frontage	50 ft	50 ft	50 ft	50 ft ²		
Minimum Front Yard Setback	20 ft ¹⁵	20 ft ¹⁵	20 ft ¹⁵	20 ft ¹³		
Minimum Side Yard Setback ^{6,7}	9 ft	9 ft	9 ft	9 ft ^{2,8,9}		
Rear Yard	25 ft	25 ft	25 ft	25 ft	Requirements found in Chapter 18.16 EMC, Residential Manufactured Home Park District (RHMP)	
Maximum Building Coverage ¹⁰	30%	40%	40%	40% ^{11,12}		
Maximum Building Height	30 ft	30 ft	30 ft	30 ft ¹³		
Maximum Height of Accessory Building <120 sf ¹⁵	≤ 120 sf 10 ft > 120 sf 18 ft	≤ 120 sf 10 ft > 120 sf 18 ft	≤ 120 sf 10 ft > 120 sf 18 ft	≤ 120 sf 10 ft > 120 sf 18 ft		
Detached Accessory	3 ft	3 ft	3 ft	3 ft		

STANDARDS	R-1	R-2	R-3	R-4	RMHP	PUD
Building ≤ 120 sf Minimum Side and Rear Setbacks						
Detached Accessory Building >120 sf Minimum Side and Rear Setbacks	7.5 ft	7.5 ft	7.5 ft	7.5 ft		
Maximum Detached Accessory Building Coverage ^{14,15}	50%	50%	50%	50%		

B. Residential Density and Dimension Development Conditions.

1. When a short plat provides for one or more lots with a minimum square footage of 8,400 square feet, one lot of not less than 7,500 square feet may be included in the short plat if approved by the administrator; provided, that all lots surrounding the parcel to be short platted are substantially greater than the minimum 8,400 square feet and it is compatible with the area surrounding the proposed short plat. The substandard area lot, when recorded, shall be restricted from applying for a variance which is related to lot area, yard setbacks and lot coverage. This restriction shall be placed on the face of the short plat when so recorded. This provision shall not apply to a short plat in which maximum lot size is exceeded per subsection (B)(5) of this section.

2. Lot size, minimum street frontage and minimum side yard setback may be modified for single-family, duplex, townhouse, cottage and zero lot line developments, subject to EMC [18.06.130](#).

3. Duplexes and cottage developments may be permitted at a density of 3,100 square feet per dwelling unit ~~by conditional use permit~~.

4. Densities of up to 1,452 square feet per dwelling unit (30 units per acre) may be permitted for retirement homes and assisted care living facilities by conditional use permit.

5. Maximum lot size does not apply in the following circumstances:
 - a. Creation of a lot that is developed with an existing house located such that compliance with the maximum lot size would require removal of the house or unusual lot configuration in order to subdivide the property.
 - b. Creation of a lot through a lot line adjustment where one or more of the existing lots are larger than the maximum lot size; provided, that a lot that conforms to the maximum lot size may not be made nonconforming.
 - c. Creation of an open space, critical area or future development tract.
6. Side yard setback for public and semipublic buildings shall be a minimum of 25 feet in width.
7. Where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.
8. There shall not be less than 15 feet between each multifamily building on a single lot.
9. Optional Aggregate Setback Allowance. The city may reduce the individual required setbacks for lots with unusual geometry, flag lots with undesignated setbacks, or lots with special site conditions such as an existing cluster of significant trees or other unique natural, cultural, or historic features that should be preserved without disturbance. However, the total of the setbacks shall be no less than the sum of the minimum front, rear and side yard setbacks for that zone. In order to exercise this option the city must determine that a public benefit is gained by relaxing any setback standard.
10. On any lot over one acre in area, an additional five percent may be used for buildings related to agricultural or forestry practices.
11. Maximum parking area coverage: 30 percent.
12. Combined maximum lot and parking area coverage: 60 percent.
13. Except for pitched-roof buildings, which shall have a maximum peak not to exceed 35 feet, subject to the following conditions:
 - a. The average roof height shall not exceed 30 feet (defined as the midpoint between the roof peak and roof eave for a single pitch); and
 - b. The minimum side yard setbacks shall be increased two feet for every additional foot in building height above 30 feet.

14. Combined area of the rear and side yards.

15. Garages fronting the street shall be set back a minimum of 23 feet from the garage face.

Add a new Section “Infill Overlay” to Enumclaw Municipal Code Title 19 to read as follows:

19.46.010 Purpose:

- A. The general purpose of these regulations is to establish infill overlay districts and to prescribe procedures whereby the development of lands within overlay district can occur in a manner that will encourage infill development while protecting surrounding neighborhoods. The specific purposes of this chapter are to:
1. Enable creation of infill lots for smaller housing units that, due to limited floor area, lot size, and/or development restrictions, are likely to be more affordable than typical single family dwelling units; and
 2. Increase the diversity of single-family housing types available to a variety of household incomes, types and sizes.

19.46.020 Intent:

A. Intent of this chapter is to allow for a variety of lot and home sizes that are typically more affordable than homes and lots developed under the standard zoning code requirements within EMC Title 18.

19.46.030 Applicability:

The cottage infill overlay is supplemental to the underlying zone district and constitutes optional development regulations as an alternative to the underlying development regulations. The cottage infill overlay applies to the R2, R3 and R4 zones. Where there is a conflict between the requirements in this overlay and other sections of the development regulations, this chapter applies. Density maximums outlined in EMC chapter 18.06 do not apply when developments are using these standards for lots within a subdivision or housing development.

19.46.040 Definitions:

Cottage lot: A lot created pursuant to the requirements of this chapter with permanent development restrictions that ensure that development on the lot complies with this chapter.

Cottage: A tier 1 cottage is a one-story single-family dwelling unit that is not larger than 1,350 square feet of gross floor area excluding covered car parking and unheated covered porches. A tier 2 cottage is a one-story single-family unit that is not larger than 2,000 square feet of gross floor area excluding covered car parking and unheated covered porches.

Gross floor area: The total square footage of all floors in a structure as measured from either the interior surface of each exterior wall of the structure or, if the structure does not have walls, from each outer edge of the roof.

Story: As defined by the most recently adopted version of the International Residential Code.

Maximum building coverage: The maximum percentage of the surface of the subject property that may be covered with buildings. Sum of gross floor area of all buildings on a lot divided by lot size.

19.46.050 Development Standards:

- A. Cottage lots and development on cottage lots shall comply with all applicable sections of Enumclaw Municipal Code, except as modified herein:

1. **Permitted Uses (18.05).** A cottage lot may have one cottage and one attached or detached covered car parking structure. Accessory dwelling units are permitted pursuant to EMC Chapter 19.34.
2. **Dimensional standards (18.06):**
 - a. Minimum lot size for a cottage lot is 3,000 square feet. Lots between 3,000 square feet and 6,199 square feet within the R2, R3 and R4 zone are permitted for tier 1 cottages. Lots between 6,200 square feet and 8,399 square feet are permitted with tier 1 and tier 2 cottages.
 - b. Minimum setbacks for all structures: Front –15 feet, parking structure 23 feet, side setbacks 5 feet, rear 15 feet.
 - c. Minimum lot width: 40 feet.
 - d. Maximum height for all structures: one story or 18 feet; whichever is taller.
 - e.

<u>Zone</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>
<u>Lot Size ranges</u>	<u>3000 to 8,399</u>	<u>3000 to 6199</u>	<u>3000 to 6199</u>

Add a new chapter “Single-family residential and duplex design standards” to Enumclaw Municipal Code Title 19 to read as follows:

Single-family residential and duplex design standards

19.13.010 Purpose

19.13.020 Applicability and exemptions

19.13.030 Design review process

19.13.040 Design standards for buildings less than or equal to 2500 square feet gross floor area

19.13.050 Design Standards for buildings greater than 2500 square feet gross floor area

19.13.010 Purpose

A. The purpose of these design guidelines is to ensure that single family residential development and duplexes are compatible with the character of the surrounding neighborhood by:

1. Respecting the scale, and proportion and of buildings fronting on the same street and block
2. Maintaining a sense of proportion along street frontages and other portions of the project exposed to public view;
3. Preserving and incorporate natural amenities unique to the site such as specific views and vistas, topography, and mature foliage and trees (excluding hazardous trees).
4. Encourages the use and conversion of existing single-family residences to duplexes as a means to ensure neighborhood continuity.

19.13.020 Applicability and exemptions

A. These guidelines apply to modification or construction of single family residential development in the R-2, R-3, R-4 zones within the city except the following:

1. Modifications or alterations entirely within the existing building envelope.
2. Modifications, alterations or additions to existing buildings when the area of the modification or addition is less than or equal to 500 gross square feet.
3. Construction of a new building that is less than 1000 square feet gross floor area

19.13.030 Design review process

A. Design review process:

1. The provisions of this section shall be implemented administratively as a Type I permit process (Chapter 15.18 EMC) 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. 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 purpose of EMC 19.13.010.

4. 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.

19.13.040 Design Standards for Buildings less than or equal to 2500 square feet gross floor area

A. EMC Zoning Standards. Buildings are subject to the provisions of the underlying zone in which they are located, per EMC Title 18.

B. Covered Entry. A separate covered entry shall be provided for each dwelling unit with a minimum dimension of four feet by six feet. Exceptions may be granted for the use of regional housing styles that do not traditionally contain such entries.

C. Windows on the Street. Transparent windows and/or doors shall be provided on at least 14 percent of the street-facing facade(s) (this includes any upper levels, if applicable).

D. Garage Design Standards

1. Garages fronting the street shall be set back a minimum of 23 feet from the garage face.

2. The garage face shall occupy no more than 60 percent of the ground-level facade facing the street.

E. Walls and Fences.

1. All metal fences shall be designed with corrosion-resistant materials. All wood fences shall be stained or painted for durability and longevity.

2. Construction or installation of fences composed of chain link or corrugated metal is prohibited.

3. Fences shall provide opening(s) to connect walkways to the sidewalk or street.

F. Off-street parking shall be provided at a rate determined by EMC [19.14.070](#), Parking spaces required, counting each dwelling unit of a duplex as an independent single-family dwelling for this purpose only.

19.13.050 Design standards for large buildings greater than 2500 square feet gross floor area

A. Site and Structure Design.

1. Garages. Garages fronting the street, detached or attached, and less than 100 feet from the street shall constitute no more than 60 percent of the overall facade of the structure(s) fronting the street. Three-car garages are exempt from this provision.

a. The face of the garage shall be a minimum of three feet behind the plane of the residential portion of the house; or

b. A garage that extends in front of the residential portion of the house shall be set back from the property line a minimum of 23 lineal feet.

B. Walls and Fences.

1. All metal fences shall be designed with corrosion-resistant materials. All wood fences shall be stained or painted for durability and longevity.

2. Construction or installation of fences composed of chain link or corrugated metal is prohibited.

3. Fences shall provide opening(s) to connect walkways to the sidewalk or street.

C. Architectural and Site Design Guidelines.

1. Porch or Stoop. Homes shall be designed with either a covered or uncovered porch no less than 50 square feet 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 to the sidewalk or street for rear-load lots. Sidewalk access shall be required from the front door to the driveway.

3. Windows. Windows shall constitute a minimum of 14 percent of front facade wall planes, excluding garages and doorways. This shall be measured from the sill plate to the top plate by the facade length. Total area is to include windows, doors and other architectural features that fall within the described area. Gabled areas, garages and doorways are not included in the base wall calculation when determining the minimum 14 percent calculation for windows; however, windows located in those areas will count towards this requirement.

a. At least 14 percent of the area of each street-facing facade must be windows.

(1) Windows provided with garage doors and front doors can count towards this requirement.

(2) Window area is considered the entire area within the outer window frame, including any interior window grid.

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 three inches in width of nominal dimension. Painting is not an acceptable substitute for window trim.

6. Roof Eaves. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and exterior walls shall be required for all homes.

7. All buildings shall include at least three of the following features on any street-facing facade:

a. Cantilevered second story.

b. Offset on the building face at least 16 inches from one exterior wall surface to the other.

c. Dormer that is at least four feet wide and integrated into the roof form.

d. Roof eaves with a minimum projection of 16 inches from the intersection of the roof and exterior walls.

e. Horizontal lap siding with a minimum three-inch-wide exposure. Siding materials may be wood, fiber-cement or composite.

f. Tile, metal or 30-year composition roof shingles. Three-tab shingles are not permitted.

g. Brick, stone, shingles, or other similar accent materials covering at least 30 percent of the street-facing facade or the first floor or gable.

h. Gable roof, hip roof, Dutch gable, salt box or gambrel roof design.

i. Window recesses, in all windows, of at least three inches as measured horizontally from the face of the building facade.

j. Bay window as least 16 inches deep and five feet wide.

k. Any other architectural feature approved by the director.

EMC Chapter 19.40 “Multifamily development and design standards” is hereby amended to read as follows (underlined text is added/strikeout text is deleted):

**Chapter 19.40
MULTIFAMILY DEVELOPMENT AND DESIGN STANDARDS**

Sections:

Article I. General Provisions

- 19.40.010 Purpose and intent.**
- 19.40.020 Applicability of multifamily design standards.**
- 19.40.030 Exceptions.**
- 19.40.040 Site design and parking.**
- 19.40.050 Pedestrian access and amenities.**
- 19.40.060 Building design.**
- 19.40.070 Building details and materials.**
- 19.40.080 Landscaping and screening.**

~~Article II. Duplexes~~

- ~~19.40.090 Applicability.~~**
- ~~19.40.100 Intent.~~**
- ~~19.40.110 Guidelines – Duplexes.~~**

Article III. Cottage Housing

- 19.40.090~~120~~ Applicability.**
- 19.40.100~~30~~ Intent.**
- 19.40.110~~40~~ Guidelines – Cottage housing.**

Article ~~III~~IV. Townhouse Guidelines

- 19.40.120~~50~~ Applicability.**
- 19.40.130~~60~~ Intent.**
- 19.40.140~~70~~ Guidelines – Townhouse.**

Article I. General Provisions

19.40.010 Purpose and intent.

The general purpose and intent of the multifamily development and design standards are as follows:

- A. To help implement the vision of the city of Enumclaw’s comprehensive plan;
- B. To improve the overall quality of multifamily development in Enumclaw;

C. To ensure the compatibility of multifamily development with surrounding land uses;

D. To provide clear directions to public and private decision makers regarding the city's property development expectations; and

E. To require building design that is compatible with adopted requirements, while allowing design professionals guidance that is flexible and encourages creative solutions.

19.40.020 Applicability of multifamily design standards.

A. These multifamily design guidelines and standards shall apply to all new multifamily development as defined in EMC 15.04.020, including duplexes, within the city of Enumclaw, that occur in any of the following zoning districts: R-2, R-3, R-4, CB-1, and CB-2.

B. These design guidelines shall apply to all major redevelopment of existing multifamily structures or conversion of other existing buildings. Major rehabilitation shall not include routine maintenance and repair of a structure or other site features such as a parking lot or landscaping.

C. Additional requirements for ~~duplexes~~, cottage housing and townhouses can be found in EMC 19.40.090 through 19.40.170. If conflict arises between these general provisions and the sections governing specific multifamily type regulations, these general provisions shall apply.

D. An applicant may propose alternatives to the design standards set forth in this chapter. It shall be incumbent upon the applicant to demonstrate that the proposed alternative meets the purpose and intent of these regulations. The administrator shall forward to the design review board for its consideration alternative design proposals along with a recommendation. Such requests shall be processed according to the design review board's review process and be subject to its review fees.

19.40.030 Exceptions.

A. The remodeling of, or additions to, existing structures, if the remodeling or addition is less than 2,500 square feet.

B. Multifamily development as a component of any mixed use development and subject to Chapter 19.38 EMC.

C. Multifamily development in a PUD zoning district.

19.40.040 Site design and parking.

A. Intent.

1. To create safe and vital streets by encouraging development to enhance the street environment.
2. To create new development that contributes to natural surveillance and provides for the personal safety of residents.
3. To ensure that new development reinforces the existing or desired spatial characteristics of the neighborhood.
4. To increase the on-site management of stormwater by incorporating low impact development BMPs and principles into site designs and parking areas where feasible (see EMC 14.10.025).

B. Orient all residential buildings towards streets, interior private roadways, or common open space and not parking lots or adjacent properties.

Specifically:

1. Pedestrian building entrances shall face the street and be clearly visible from the street.
2. Building entries that face onto a common open space which is oriented towards the street are acceptable.
3. Buildings shall also provide windows that face the street to provide “eyes on the street” for safety. See EMC 19.40.070(C) for specific requirements.

~~C. Front Yard Transitional Space. Multifamily buildings should incorporate a front yard transitional space between the adjacent street(s) and the building(s). This may include a landscaped front yard and/or landscaped entry court. This creates a semi-public space that divides the public space (the street) from private space (the building). This space is an important security element, particularly when views are maintained between the street and building(s).~~

~~D~~C. Surface Parking.

- ~~1. Parking lots shall be located to the side or rear of buildings.~~ Parking lots may not be located adjacent to street corners. Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30 percent of each perimeter public street frontage.
2. Parking lots shall be landscaped and buffered per the requirements of EMC 19.08.080.

3. Parking lot landscape shall be used to reinforce pedestrian and vehicular circulation at: (a) parking lot entrances; (b) ends of driving aisles; and (c) to define pedestrian walkways through parking lots.

4. Off-street parking shall be provided at a rate of 1.35 stalls per dwelling unit, unless otherwise stated in this chapter. For any multifamily development, visitor parking shall be provided at a rate of one additional stall per five dwelling units. For example, a 12-unit cottage development would be required to provide 19 off-street parking spaces (12 units x 1.35 spaces per unit + two visitor parking stalls). Fractional results shall be rounded up to the nearest whole number.

E. Parking garage entries (both individual private and shared parking garages) ~~must~~shall not dominate the streetscape. They should be designed and sited to complement the pedestrian entry. This applies to both public garages and any individual private garages, whether they front on a street or private interior access road.

F. Common Parking Garage Design Guidelines. Buildings containing above-grade structured parking shall screen such parking areas with landscaped berms or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area. Upper level parking garages must use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

G. Privacy and Relationship to Adjacent Sites. Adequate solar access and privacy for multifamily dwelling units shall be provided along the side yard. Specific standards and guidelines:

1. Buildings or portions thereof containing dwelling units whose solar access is only from the side of the building (facing towards the side property line) shall be set back from the property line at least 15 feet.
2. Transparent windows shall occupy no more than 10 percent of any facade within 15 feet of the interior side property line.
3. Balconies or rooftop decks within 15 horizontal feet of an internal side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties.

H. Vehicular Access and Connectivity.

1. On corner lots, the driveway(s) shall be located off of the side street (unless the side street is an arterial) and away from the street intersection to the extent possible.
2. Sites abutting an alley shall be required to gain vehicular access from the alley.

3. Where no alley access is available, the development shall be configured to minimize the number and width of driveways. Shared driveways are encouraged and may be required depending on the nature of the adjacent street.

4. The shared driveway or access shall be located to one side of the lot and away from the center of the site to the maximum extent feasible.

5. The location and design of pedestrian access from the sidewalk shall be emphasized so as to be more prominent than the vehicular access. Special landscaping, lighting, and architectural treatment may be used to accomplish this.

6. Development of large sites (more than two acres) may be required to provide connections to adjacent sites depending on the surrounding street network and nature of adjacent uses and zoning.

I. Service, Loading, and Garbage Areas. Developments shall provide a designated spot for service elements. Such elements shall meet the following requirements:

1. Service elements shall be sited off of the alley, where available. Where there is no alley, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on- and off-site) residents or other uses, and pedestrian areas.

2. Service elements shall be sited and designed to provide sufficient visibility to prevent hiding places for unwanted persons.

3. The designated spot for service elements shall be paved.

4. Appropriate enclosure of the service elements shall be required. Preferences and considerations:

a. Enclosures are particularly important for corner lots, where that portion of the alley is more visible from the adjacent street.

b. Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.

c. The design of any detached service enclosure should be compatible with the design of the primary structure or structures on the site. This could include similar building materials and/or detailing.

5. Exterior mechanical devices shall be shielded to reduce visibility and noise impacts.

J. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

19.40.050 Pedestrian access and amenities.

A. Intent.

1. To orient developments to the pedestrian by making pedestrian access convenient, safe, and inviting.
2. To encourage walking.
3. To enhance the character of multifamily developments.
4. To minimize impacts to residents' privacy.
5. To provide accessible, safe, convenient, and usable on-site open space for the enjoyment of residents of the development.
6. To create open spaces that enhance the residential setting.

B. Internal Pedestrian Paths and Circulation. An on-site pedestrian circulation system meeting the following standards shall be provided:

1. Pathways between dwelling units and the street are required. Such pathways between the street and buildings fronting on the street shall be in a straight line. Exceptions may be allowed where steep slopes prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.
2. The pedestrian circulation system shall connect all main entrances on the site. For townhouses or other residential units fronting on the street, the sidewalk may be used to meet this standard. Pedestrian connectivity between dwelling entrances and parking areas, recreational areas, common outdoor areas and any pedestrian amenities shall be required.
3. Elevated external stairways or walkways which provide pedestrian access to dwelling units located above the ground floor are prohibited. The administrator may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.

4. Appropriate screening or buffering to create a physical separation between pedestrians and vehicle access areas and the windows of residential units shall be provided. Acceptable treatments include:

- a. Landscaped beds that separate the pathway from the building facade featuring windows; and/or
- b. Site windows to maximize privacy while allowing for surveillance from dwelling unit. For example, where ground floor units are raised three or more feet above the level of a walkway, pedestrians have limited views into dwelling units.

5. Materials Standards for Pathways.

- a. The pedestrian circulation system must be hard-surfaced and at least five feet wide. Segments of the circulation system that provide access to no more than four residential units may be four feet wide.
- b. Except as allowed in subsection (B)(5)(c) of this section, the pedestrian circulation system shall be clearly defined and designed so as to be separated from driveways and parking/loading areas through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping alone does not meet this requirement. If a raised path is used it must be at least four inches high and the ends of the raised portions must be equipped with curb ramps. Bollard spacing must be no further apart than five feet on center.
- c. The pedestrian circulation system may be within an auto travel lane if the auto travel lane provides access to 16 or fewer parking spaces and the entire auto travel lane is surfaced with paving blocks, bricks, or other special paving. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court.

C. Required Open Space for Multifamily Developments. Developments other than townhouses, duplexes, and cottages shall provide open space (designed per subsection D of this section) equivalent to 20 percent of the building's livable floor area (excludes hallways and common areas). See EMC 19.40.090 through 19.40.170 for open space standards for duplex, cottage and townhouse developments.

D. Open Space Types and Standards.

1. Common Open Space. Where accessible to all residents, common open space may count for up to 100 percent of the required open space for vertically stacked apartments. This includes landscaped courtyards or decks, front porches, gardens with pathways, children's play areas, or other multipurpose recreational and/or

green spaces. Special requirements and recommendations for common open spaces include the following:

- a. Required setback areas shall not count towards the open space requirement, except for spaces that meet the dimensional and design requirements and guidelines herein.
- b. Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than 15 feet in width (except for front porches).
- c. Spaces (particularly children's play areas) shall be visible from dwelling units and positioned near pedestrian activity.
- d. Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
- e. Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space.
- f. Separate common space from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the administrator that enhance safety and privacy (both for common open space and dwelling units).
- g. Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
- h. Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception.
- i. Front porches qualify as common open space; provided, that no dimension is less than eight feet. "Cave" porches are not included in calculations for common open space. "Cave" porches are porches that are entirely inset into the building. Porches set into the corner of a building are an exception.

2. Balconies. Covered private balconies, porches, decks, or patios may be used to meet up to 50 percent of the required open space for vertically stacked apartments. To qualify as open space, such spaces shall be at least 35 square feet, with no dimension less than four feet, to provide a space usable for human activity.

3. Indoor Recreational Areas. Indoor recreational areas may count for up to 25 percent of the required open space only in buildings on lots less than 100 feet in width. The following conditions must be met:

- a. Indoor spaces must be located in visible areas, such as near an entrance lobby and near high traffic corridors.
- b. Space must be designed to provide visibility from interior pedestrian corridors. Windows should generally occupy at least one-half of the perimeter of the space (towards internal corridors or outside) to make the space inviting and encourage use.
- c. Space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements such as swimming pools, sport courts, etc., that will encourage use by residents.

E. Lighting.

1. Intent. Lighting should eliminate adverse impacts of light spillover; provide attractive lighting fixtures and layout patterns that contribute to a unified exterior lighting design; and provide exterior lighting that promotes safe vehicular and pedestrian access to and within a development, while minimizing impacts on adjacent properties.

2. Design Guidelines and Standards.

- a. Plan Required. Applicants shall submit a lighting plan for all multifamily developments subject to the requirements of this chapter. ~~Lighting plans require design review board approval.~~
- b. Pedestrian Walkway Lighting. Pedestrian-level, bollard lighting, ground-mounted lighting, or other low, glare controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways.
- c. Lighting Height. Light poles and lighting structures shall be no more than 20 feet high. Bollard-type lighting shall be no more than four feet high.
- d. Building-Mounted Lighting. Building-mounted lighting shall be limited to accent lighting used to illuminate architectural features and entrances, with a maximum height of 20 feet. Building-mounted lighting shall not be permitted to illuminate parking lots/areas. Interior and exterior lighting shall be uniform to allow for surveillance and avoid isolated areas.
- e. Illumination Levels. Pedestrian areas, driveways, and parking areas shall be illuminated to a minimum average of one footcandle.

f. Design of Fixtures/Prevention of Spillover Glare. Light fixtures shall use full cut-off lenses or hoods to prevent glare and light spill off the project site onto adjacent properties, buildings, and roadways.

g. Color of Light Source. Lighting fixtures should be color-correct types such as halogen or metal halide to ensure true color at night and ensure visual comfort for pedestrians.

19.40.060 Building design.

A. Intent.

1. To reduce the apparent bulk and scale of large buildings.
2. To enhance the pedestrian environment.
3. To promote architectural variety that adds visual interest to the neighborhood.

B. Building Articulation – Multifamily Residential Buildings. All residential buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than 30 feet along all facades facing a street, common open space, and common parking areas:

1. Repeating distinctive window patterns at intervals less than the minimum required interval.
2. Vertical building modulation. Minimum depth and width of modulation is 36 inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined below. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the facade and integrated with the building's architecture. For example, "cave" balconies or balconies that appear to be "tacked on" to the facade will not qualify for this option.
3. Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be five feet.
4. Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.

C. Maximum Facades Width. Buildings visible from the street must use design techniques to break up long continuous building walls, reduce the architectural scale of the building and add visual interest. Buildings exceeding 120 feet in width along the street front shall be divided by a 30-foot-wide modulation of the exterior wall, so that the

maximum length of a particular facade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors. Decks and roof overhangs may encroach up to three feet (per side) into the modulation. Examples could include a combination of vertical and/or horizontal building modulation with a change in building materials or finishes, a clear change in building articulation and/or fenestration technique.

D. Diversity of Building Types. Multibuilding developments shall be required to provide different architectural designs to provide interest and variety. This is particularly important where multiple buildings front on the same street. Simple changes in building colors or reversal of basic facade designs are not sufficient to comply with this standard. Consider changes in vertical and/or horizontal articulation, fenestration, building materials, architectural style, and/or roof design provided they meet the requirements of subsection B of this section and other applicable standards.

E. Roofline Standards.

1. Multifamily residential buildings must provide a pitched roof with minimum 5:12 roof pitch. Alternative roof designs will be considered provided design elements are included to help the building and its roofline fit into the site's context.

2. All buildings shall incorporate roofline modulation. The maximum length of any continuous roofline shall be 30 feet for residential buildings. Specifically:

a. For flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall).

b. Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than 40 feet in width (measured horizontally).

F. Raised Ground Floor. Developments are encouraged to raise the ground floor of residential buildings at least 36 inches above the sidewalk or common parking area to enhance residents' privacy. This is particularly important when dwelling units are within 15 feet of a sidewalk or common parking area or for buildings in established neighborhoods that have an established pattern with raised dwelling units.

19.40.070 Building details and materials.

A. Intent.

1. To encourage the incorporation of design details into building facades that are attractive at a pedestrian scale.

2. To promote the use of durable materials which are appropriate for residential use and which reduce long-term maintenance costs and depreciation.

B. Details Toolbox. All multifamily buildings shall be enhanced with appropriate details. Each of the types of details listed below is worth one point unless otherwise noted. Multifamily buildings must achieve the equivalent of two points worth of architectural details from ~~each~~ Section 1 and one point from Section 2, on each of their four facades, from the following elements:

Section 1.

1. Decorative porch design with distinct design and use of materials.
2. Decorative treatment of windows and doors, such as decorative molding/framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs and/or unique window designs.
3. Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
4. Decorative light fixtures with a diffuse visible light source, such as a globe or “acorn” that is nonglaring or a decorative shade or mounting for each building entry on the facade.
5. Brick or stonework covering more than 10 percent of the facade (two points).
6. Decorative building materials that add visual interest, including:
 - a. Individualized patterns or continuous wood details.
 - b. Decorative moldings, brackets, wave trim or lattice work.
 - c. Decorative brick or stonework (may be in addition to the brick or stonework credits noted above if they are arranged in a decorative manner that add visual interest to the facade).

Section 2.

1. Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest.
2. Decorative balcony design, railings, grill work, or terraced landscape beds integrated along the facade of the building.
3. Windows in all garage doors.

C. Window Design.

1. Transparent windows or doors facing the street are required. To meet this requirement, at least 15 percent of each street-facing facade must be transparent.

2. Building facades 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 visual interest to the building.

D. Preferred Building Materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the city's desired and traditional character are as follows:

1. Brick or other masonry.

2. Narrow horizontal wood siding (generally with a reveal of five inches or less); wider siding will be considered where there is a historic precedent in the neighborhood.

E. Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted based on the integration of the material into the overall design of the structure:

1. Vinyl or plywood siding (including T-111 or similar plywood), except when used as a component in board and batten siding.

2. Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building facade.

3. Corrugated fiberglass.

4. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).

5. Crushed colored rock/crushed tumbled glass.

6. Non-corrugated and highly reflective sheet metal.

F. Special Material Standards.

1. Concrete Block. When used for the facade of any building, concrete blocks shall be split, rock- or ground-faced. To add visual interest, the use of specialized textures and/or colors used effectively with other building materials and details are encouraged. Plain concrete block or plain concrete may be used as foundation

material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.

2. Metal Siding. If metal siding is used, it shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).

3. Exterior insulation and finish system (EIFS) and similar troweled finishes (stucco) shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

4. Composite boards manufactured from wood or other products, such as hardboard or plankboard, may be used when the board product is less than six inches wide.

19.40.080 Landscaping and screening.

A. Intent.

1. To reinforce and enhance the character of Enumclaw's multifamily residential areas.
2. To screen unwanted views.
3. To improve the livability of multifamily residential areas.
4. To incorporate low impact development BMPs and principles for stormwater management where feasible (see EMC 14.10.025).

B. Landscaping.

1. Developments are subject to the street tree standards of Chapter 12.21 EMC, Street Trees.
2. Landscaping in and buffering of parking lots shall conform to the requirements of Chapter 19.08 EMC, Landscape Regulations, unless otherwise noted.
3. Side and Rear Yard Buffer Requirements. Refer to EMC 19.08.050, Minimum buffer requirements, for the buffer requirements of proposed use and adjacent uses.
4. Foundation Planting. All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to

portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

- a. The landscaped area must be at least three feet wide.
- b. There must be at least one three-gallon shrub for every three lineal feet of foundation.
- c. Groundcover plants must fully cover the remainder of the landscaped area.

5. Landscaping techniques including living plant material and supporting elements should include the following:

- a. Landscape open areas created by building modulation.
- b. Use plants that require low amounts of water, including native drought-resistant species.
- c. Locate trees on street frontages at appropriate spacing so that at maturity residential entrances are clearly visible from the street and sidewalk.
- d. Plant a mix of evergreen and deciduous plants to maintain year-round color and interest.
- e. Shrubs, grasses and other non-tree vegetation as appropriate.
- f. Existing trees and native vegetation should be preserved whenever possible.

6. An irrigation method shall be included in the landscaping plan. Irrigation shall be required immediately after planting and May through October thereafter or as recommended by a landscape professional. Developers should consider installing underground irrigation systems whenever possible to avoid drought loss.

7. Optional landscaping techniques may also include, where appropriate:

- a. Providing frameworks such as trellises or arbors for plants;
- b. Incorporating planter guards, retaining walls, or low planter walls as part of the architecture;
- c. Incorporating upper story planter boxes, roof gardens, or plants;
- d. Incorporating outdoor furniture into the landscaping plan.

Article II. Duplexes

19.40.090 Applicability.

These guidelines apply to all duplexes in the R-2, R-3, R-4 zones within the city. Where there is a conflict between these guidelines and guidelines in other chapters, these duplex guidelines shall apply. See Chapter [15.04](#) EMC, Definitions, for definition of “duplex.” (Ord. 2416 § 2 (Exh. A), 2009).

19.40.100 Intent.

To ensure that duplexes are pedestrian-friendly and contribute to the character of the surrounding neighborhood. (Ord. 2416 § 2 (Exh. A), 2009).

19.40.110 Guidelines – Duplexes.

A. EMC Zoning Standards for Duplexes. Duplexes are subject to the provisions of the underlying zone in which they are located, per EMC Title [18](#).

B. Covered Entry. Duplexes shall provide separate covered entries for each dwelling unit with a minimum dimension of four feet by six feet. Exceptions may be granted for the use of regional housing styles that do not traditionally contain such entries.

C. Windows on the Street. All duplexes must provide transparent windows and/or doors on at least 15 percent of the street-facing facade(s) (this includes any upper levels, if applicable).

D. Garage Design Standards for Duplexes.

1. Garages fronting the street shall be set back a minimum of 22 feet from the garage face.

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

3. Where the garage faces the side yard, but is visible from the street, the garage shall incorporate a window on the street front 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.

4. Alley loaded detached garages must comply with the setback requirements of the underlying zone.

E. Corner Duplexes. Duplexes located on corner lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-

~~family dwelling. Where no alley is available for vehicular access, separate driveways for each unit may be placed on opposite streets.~~

~~F. Through Lots. Duplexes located on through lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling.~~

~~G. Off-street parking shall be provided at a rate determined by EMC 19.14.070, Parking spaces required, counting each dwelling unit of the duplex as an independent single-family dwelling for this purpose only.~~

~~H. Duplex developments have no common or private open space requirements.~~

~~I. The city encourages the use and conversion of existing single-family residents to duplexes as a means to ensure neighborhood continuity.~~

~~J. Duplexes in the R-2 zoning district shall be separated by a distance of not less than 300 feet measured from lot line to lot line. (Ord. 2416 § 2 (Exh. A), 2009).~~

Article II. Cottage Housing

19.40.090120 Applicability.

These guidelines apply to all cottage developments in the R-4 zones within the city. Where there is a conflict between these guidelines and guidelines in other chapters, these cottage housing guidelines shall apply. See Chapter 15.04 EMC, Definitions, for definition of “cottage housing.”

19.40.100130 Intent.

A. To provide a housing type that responds to changing household sizes and ages (for example: retirees, small families, and single-person households).

B. To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards.

C. To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments, remain smaller and incur less visual impact than standard sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.

D. To provide centrally located and functional common open space that fosters a sense of community and a sense of openness in cottage housing developments.

E. To provide private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.

F. To ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.

19.40.110140 Guidelines – Cottage housing.

A. Dimensional Standards for Cottage Housing. See Table 1.

Table 1. Dimensional Standards for Cottage Housing

Standard	Requirement
Average gross floor area	1,000 square feet per dwelling (approximate)
Maximum gross floor area	1,200 square feet per dwelling
Minimum gross floor area	700 square feet per dwelling
Maximum gross floor area/ground or main floor	800 square feet per dwelling
Minimum common space	400 square feet per dwelling (See subsection B of this section)
Minimum private open space	200 square feet per dwelling (See subsection B of this section)
Maximum building height	48 feet <u>1 story</u>
Setbacks (to exterior property lines)	Comply with underlying zoning district
Minimum distance separating structures (including accessory structures)	10 feet from building face

Table 1. Dimensional Standards for Cottage Housing

Standard	Requirement
Minimum roof slope of all structures	5:12
Minimum off-street parking provided	1.35 spaces per dwelling
Clustering groups	Developments shall contain a minimum of four and a maximum of 12 dwellings located in a cluster group to encourage a sense of community among the residents. A single development site may contain more than one group. Each cluster group may not be closer than 60 feet apart, measured from the building faces at the outer boundaries of each cluster group.

B. Open Space Design Standards (see Chapter 15.04 EMC for definitions of “common open space” and “private open space”).

1. Common Open Space Requirements. Common open space:

- a. Shall abut at least 50 percent of the cottages in a cottage housing development.
- b. Shall have cottages abutting on at least two sides of the common open space.
- c. Cottages shall be oriented around and have an entry facing the common open space.
- d. Shall be within 60 feet walking distance of the cottages.

e. Shall be at least 20 feet in width.

f. Shall be designed and maintained as an amenity for residents of the development.

g. To the maximum extent practicable, common open space land shall be compact and contiguous unless the land is used as a continuation of an existing greenway, trail or other linear park, or unless specific topographic features require a different configuration.

2. Private open space requirements shall be adjacent to each dwelling unit and for the exclusive use of the dwelling resident(s). This may include landscaped front and/or rear yards, porches, patios and balconies. Driveways and minimum required landscape buffers may not be included in the calculations. The private space shall be:

a. Usable (not on a steep slope).

b. Oriented toward the common open space as much as possible.

c. Minimum depth of 10 feet as measured from the cottage face.

3. Alternative open space configurations may be permitted provided they provide a hierarchy of usable semi-private and public open spaces that meet the intent of the guidelines.

C. Cottage facades facing the common open space or common pathway shall feature a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side, unless the cottage fronts on the street then the front porch should face the street. Porch railings are required.

D. Cottage off-street parking areas shall be:

1. Located on the same property as the cottage development.

2. Screened from public streets and adjacent residential uses by architectural screening or landscaping per the requirements of Chapter 19.08 EMC.

3. Located in clusters of not more than six adjoining spaces (except where parking areas are adjacent to an alley).

4. Prohibited in front yard setback areas.

5. A pitched roof design is required for all detached parking structures.

6. Garages may be attached to individual cottages provided all other design standards have been met and the footprint of the ground floor, including the garage, does not exceed 1,000 square feet. Such garages shall be located away from common open spaces to the extent possible.

Article ~~III~~IV. Townhouse Guidelines

19.40.120150 Applicability.

These guidelines apply to all townhouse/townhome developments in the R-4 zones within the city. See Chapter 15.04 EMC, Definitions, for definition of “townhome/townhouse dwelling.” Townhouses are often also called “row houses.” Where there is a conflict between these guidelines and guidelines in other chapters, these townhouse guidelines shall apply.

19.40.130160 Intent.

- A. To ensure that townhouse developments enhance the character of the street.
- B. To provide adequate private and common open space for townhouse developments.
- C. To reduce the impact of garages and driveways on the pedestrian environment.
- D. To reduce the apparent bulk and scale of townhouse buildings.
- E. To promote architectural variety that adds visual interest to the neighborhood.

19.40.140170 Guidelines – Townhouse.

- A. Dimensional Standards for Townhouses. See Table 2.

Table 2: Dimensional Standards for Townhouses

Standard	Requirement
Maximum lot coverage	Comply with underlying zoning district
Maximum number of units in one contiguous building	Six unless otherwise noted
Minimum private open space per unit (See	200 square feet attached and accessible from

Table 2: Dimensional Standards for Townhouses

Standard	Requirement
EMC 19.40.140(B) for detailed private open space requirements and guidelines)	each unit. Up to 50 percent of the required private open space can be provided as additional common open space (beyond minimum requirements specified below).
Minimum common open space (See EMC 19.40.140(B) for detailed common open space requirements and guidelines)	100 square feet/dwelling unit for developments with more than six dwelling units
Maximum height	Comply with underlying zoning district
Setbacks (to exterior property lines)	Comply with underlying zoning district
Minimum off-street parking provided	Off-street parking shall be provided at a rate determined by EMC 19.14.070, counting each dwelling unit within the townhouse development as an independent single-family dwelling for this purpose only

B. Design Standards Unique to Townhouses.

1. Townhouses fronting on a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited.

2. Emphasize Pedestrian Entries. New developments must give greater emphasis to individual pedestrian entrances rather than private garages to the extent possible by using both of the following measures:

a. Enhance entries with a trellis, small porch, or other architectural features that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.

b. Provide a landscaped area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than four feet. Provide a combination of shrubs or groundcover and a street tree (see Chapter 12.21 EMC).

c. Garage Configuration. For any townhouse configuration where the primary pedestrian access is off of the same facade as vehicular access, developments shall incorporate single-width parking configurations for at least 50 percent of the units. This will minimize the impact of garage doors on the pedestrian environment.

3. Landscaped Alleys. For development configurations where the townhouse units have their primary pedestrian entry off of a street or a common open space and garages are served off of an alley, the alleys shall include one of the following landscaping elements:

a. Provide a planted area between each individual garage at least 20 square feet in area, with no dimension less than four feet. Provide a combination of shrubs or groundcover and a street tree (see Chapter 12.21 EMC).

b. Cluster planting area and trees adjacent to or along the alley area provided there is an average of one tree and at least 20 square feet of landscaped area per individual garage.

4. Driveways on Private Internal Streets. Where townhouse units are served by private internal streets, developments are encouraged to limit the depth of driveways between the streets and the garage wall to deemphasize vehicular access. Driveway depths of five to eight feet are appropriate to allow maneuverability and provide space to include the required landscaping and entry elements for each unit. The shallow width also prohibits residents from parking cars in their driveways. By default, this encourages residents to keep their vehicles in their garage. Additional surface parking spots should be scattered around the development to provide space for guests.

5. Building Articulation and Design. Townhouse buildings shall be articulated to emphasize individual units, per EMC 19.40.060 and 19.40.070.

6. Repetition with Variety. Townhouse developments shall employ one or more of the following “repetition with variety” guidelines:

- a. Reversing the elevation of two out of four dwellings for townhouses.
- b. Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns.
- c. Adding a different dwelling design or different scale of the same design, using a one-story version of the basic dwelling design where two stories are typical (or a two-story design where three stories are typical).
- d. Other design treatments that add variety and provide special visual interest. While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the guidelines.

EMC Chapter 19.12 “Design Regulations” is hereby amended to read as follows (underlined text is added/strikeout text is deleted):

Chapter 19.12 DESIGN REGULATIONS

Sections:

- 19.12.010 Purpose.**
- 19.12.020 Exemptions.**
- 19.12.030 Relationship of building to site.**
- 19.12.040 Relationship of building and site to adjoining area.**
- 19.12.050 Landscape and site treatment.**
- 19.12.060 Building design standards.**
- 19.12.065 Pedestrian orientation.**
- 19.12.070 *Repealed.***
- ~~**19.12.075 Single-family residential design standards.**~~
- 19.12.080 Miscellaneous structures and street furniture.**

19.12.010 Purpose.

See EMC 2.29.010. (Ord. 1960 § 3, 1998).

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);

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;~~ Single-family and duplex residential development. Both new construction and modifications/additions of single-family developments are subject to Chapter 19.13.

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. Signs to which Chapter 19.10 EMC does not apply, per EMC 19.10.040;

H. Multifamily residences and accessory uses. Both new construction and modifications/additions of multifamily developments are subject to Chapter 19.40 EMC;

I. Mixed use developments. Both new construction and modifications/additions of mixed use developments are subject to Chapter 19.38 EMC;

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

19.12.030 Relationship of building to site.

A. The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting and pedestrian movement.

B. Parking and service areas shall be located, designed and screened to be obscured from public view consistent with the nature of the improvement and topographical considerations.

C. The height and scale of each building shall be compatible with its site and adjoining buildings.

19.12.040 Relationship of building and site to adjoining area.

A. Buildings and structures shall be made compatible with adjacent buildings of conflicting architectural styles by such means as screens, site breaks and materials.

B. Harmony in texture, lines and masses shall be encouraged.

C. Attractive landscape transition to adjoining properties shall be provided.

D. Public and quasi-public buildings and structures shall be consistent with the established neighborhood character.

19.12.050 Landscape and site treatment.

A. Where existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed.

B. Grades of walks, parking spaces, terraces and other paved areas shall provide an inviting and stable appearance.

C. Landscape treatment shall be provided to 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 shall 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 shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall 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., shall be used.

H. Exterior lighting, when used, shall be part of the architectural concept. Lighting shall enhance the building design and the adjoining landscaping. Lighting standards, fixtures and all exposed accessories shall be of a design and size compatible with the building and adjacent areas. Lighting shall be shielded and restrained in design. Excessive brightness and brilliant colors shall be avoided.

I. Design attention shall be given to mechanical equipment or other utility hardware on roof, ground or buildings so as to screen to view.

19.12.060 Building design standards.

These design standards apply to all property improvements except for those listed in EMC 19.12.020 and the light industrial (LI) zoning district. These standards are supplemented and further defined or explained by that document titled "City of Enumclaw Design Manual." A copy of the manual shall be available from the community development department.

A. Architectural style is not restricted; evaluation of a project shall be based on quality of its design, relationship to surroundings, and relationship to the community.

B. The emphasis is on prominent facades, whether the front, side or rear of the building. Prominent facades should comply with all design criteria stated herein.

C. Prominent facades should have no unbroken wall plane wider than 2.5 times the height of the wall plane. Special consideration will be given to projects in the CB1 and CB2 zones.

D. Wall and roof surfaces shall be broken down into smaller planes using effective vertical features (which may include columns), or by using substantial shifts in building footprints which result in substantial shifts in roof lines as follows:

1. Horizontal Shift. No portion of a prominent facade should exceed 80 feet in length without a shift in the building footprint measuring one-tenth of the facade length. This shift may be broken down into smaller shifts of at least six feet each. Horizontal shifts, when required, shall be reflected by a shift or alteration in the roof design. To assure that footprint shifts are evenly distributed across the building facade, shifted wall planes should have a width proportion of between 1/1 and 3/1 to the width of the adjacent wall planes on the same facade.

2. Vertical Shift. No single run of ridge, cornice, fascia or parapet should exceed 80 feet without a five-foot transition in height.

Special consideration will be given to projects in the CB1 and CB2 zones.

E. All structures must have a visual “cap” in order to prevent a truncated look at the top of the building. This may include either a pitched roof or a flat roof. Roof designs must conform to one of the following options:

1. Lower pitched roofs with extends eaves (minimum pitch of 4/12).
2. Steep pitch hip or gable roof form (maximum pitch of 12/12 except for bell towers, steeples and other ancillary structures).
3. False pitch roof with appearance of true hip or gable.
4. Flat roof with projecting cornice.

F. Unusual or atypical roof forms such as A-frame, modified A-frame, curvilinear, domed, mansard style and saw-tooth gables are discouraged and require special approval of the design review board.

G. Window placement shall be balanced.

H. Windows and doors shall constitute a minimum of 25 to 30 percent of prominent facade wall planes. In cases where this is absolutely not practical, an exception shall be made if one or more of the following options are utilized and approved by the design review board:

1. Vertical and/or horizontal shifts in the facade combined with roof forms which accentuate facade variations.
2. Variations in texture.
3. Variations in exterior lighting.

I. The use of reflective or colored glass shall generally not be allowed but may be considered by the design review board in limited applications.

J. Traditional building materials such as brick, stone or wood are to be encouraged for siding and trim. The following materials are discouraged, and require special approval by the design review board:

1. Corrugated metal panels.
2. Sheet siding (e.g., T1-11, ACM).
3. Concrete panels.

K. Architectural gimmicks and fads should be avoided. These include, but are not limited to:

1. Tenant-specific motifs.
2. Neon outlining.
3. Back-lit awnings.
4. Nonfunctional awnings.

L. Inconsistent multiple awning designs are not permitted on a single building.

M. Awnings, canopies and marquees may not obscure architectural details of the facade and may not be the prominent design element of the building. They must appear as a secondary and complementary element of the building design. Awnings must be appropriate for the architectural style of the building, and consideration given to the awning styling of neighboring buildings.

N. Roof materials on visible roofs should provide texture and shadow lines; bright-colored or reflective roofing is to be avoided. The following materials are discouraged and must be approved by the design review board:

1. Gravel.
2. Untreated aluminum or metal (copper may be used).
3. Reflective materials (including aluminized hot-mopped roofs, white or light gray metals which have a metallic appearance in bright sun).
4. Brightly colored, highly visible roofing materials.

O. The building color scheme must adhere to the following, unless granted special approval by the design review board:

1. No more than three distinct colors may be used.
2. The base (or field) color should be subdued.
3. Bold or bright trim colors should be avoided.
4. Finer details may be accented with brighter colors.

P. Contrasting color shall not be used to provide unusual graphic design to the building exterior.

19.12.065 Pedestrian orientation.

A. Building sites shall be designed to be safe for pedestrians. This is typically achieved by:

1. Separating pedestrians from automobile traffic, either horizontally or via curbs and similar grade separations;
2. Outdoor lighting where appropriate; and
3. Avoiding obstacles that might cause pedestrians to trip or fall.

B. Building sites shall be designed to be convenient for pedestrians. This is typically achieved by incorporating direct, smooth-flowing walkways between internal activity areas.

19.12.070 Signs.

Repealed by Ord. 2206. (Ord. 2068 § 3, 2000; Ord. 1960 § 3, 1998).

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 (Chapter 15.18 EMC) 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 Chapter 19.12 EMC. 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 percent 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 60 percent of the overall facade of the structure(s) fronting the street. Three-car tandem garages are exempt from this provision.~~
 - a. ~~The face of the garage shall be a minimum of three feet behind the plane of the residential portion of the house; or~~
 - b. ~~A garage that extends in front of the residential portion of the house shall be set back from the property line a minimum of 23 lineal feet.~~
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~~

~~percent of the average of three existing setbacks to the left and right of the new home, whichever of subsections (D)(3)(a) and (b) of this section is greater.~~

~~E. Walls and Fences.~~

- ~~1. Fences and walls should be built with materials such as wood, wrought iron, textured concrete block, vinyl or formed concrete with reveals. All metal fences shall be designed with corrosion-resistant materials. All wood fences shall be stained or painted for durability and longevity.~~
- ~~2. Construction or installation of fences composed of chain link or corrugated metal is 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 or uncovered porch no less than 50 square feet 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 to the sidewalk or street for rear-load lots. Sidewalk access shall be required from the front door to the driveway.~~
- ~~3. Roof Pitch. Roof pitch should be a minimum of 4:12 and maximum of 12:12 for the primary roof structure.~~
- ~~4. Windows. Street- or sidewalk-facing windows should be balanced left-to-right across the facade and with the entryway or other facade fixtures. Windows shall constitute a minimum of 14 percent of front facade wall planes, excluding garages and doorways. This shall be measured from the sill plate to the top plate by the facade length. Total area is to include windows, doors and other architectural features that fall within the described area. Gabled areas, garages and doorways are not included in the base wall calculation when determining the minimum 14 percent calculation for windows; however, windows located in these areas will count towards this requirement.~~
 - ~~a. At least 14 percent of the area of each street-facing facade must be windows.~~
 - ~~(1) Windows provided with garage doors and front doors can count towards this requirement.~~

~~(2) Window area is considered the entire area within the outer window frame, including any interior window grid.~~

~~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 three inches in width of nominal dimension. Painting is not an acceptable substitute for window trim.~~

~~6. Roof Eaves. Roof eaves with a minimum projection of 12 inches from the intersection of the roof and exterior walls shall be required for all homes.~~

~~7. All buildings shall include at least three of the following features on any street-facing facade:~~

~~a. Cantilevered second story.~~

~~b. Offset on the building face at least 16 inches from one exterior wall surface to the other.~~

~~c. Dormer that is at least four feet wide and integrated into the roof form.~~

~~d. Roof eaves with a minimum projection of 16 inches from the intersection of the roof and exterior walls.~~

~~e. Horizontal lap siding with a minimum three-inch-wide exposure. Siding materials may be wood, fiber cement or composite.~~

~~f. Tile, metal or 30-year composition roof shingles. Three-tab shingles are not permitted.~~

~~g. Brick, stone, shingles, or other similar accent materials covering at least 30 percent of the street-facing facade or the first floor or gable.~~

~~h. Gable roof, hip roof, Dutch gable, salt box or gambrel roof design.~~

~~i. Window recesses, in all windows, of at least three inches as measured horizontally from the face of the building facade.~~

~~j. Bay window as least 16 inches deep and five feet wide.~~

~~k. Any other architectural feature approved by the director.~~

~~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 19.12.075(B). (Ord. 2660 § 2, 2019; Ord. 2626 § 2, 2017).~~

19.12.080 Miscellaneous structures and street furniture.

A. Miscellaneous structures and street furniture located on private property, public ways and other public property shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be appropriate, colors shall be in harmony with buildings and surroundings and proportions shall be to scale.

B. Lighting in connection with miscellaneous structures and street furniture shall meet the criteria applicable to site, landscape, buildings and signs. (Ord. 1960 § 3, 1998).

FINDINGS AND CONCLUSIONS:

Middle Housing Zoning Code Amendments

Title 15 outlines the findings required to approve comprehensive plan amendments/code amendments. EMC section 15.32.038 outlines three general requirements and six consistency statements to be used when evaluating the merits of the proposals.

The code states (in part) under EMC 15.32.038 that the planning commission may recommend, and the city council may approve, the proposed amendment[s] to the comprehensive plan only if the following general criteria are met:

1. The amendment will not result in development that will adversely affect the public health, safety and general welfare.

Staff response: Staff and the Planning Commission find amendments to the city's development regulations for middle housing will not adversely affect the public health, safety and general welfare. These amendments will afford the ability to construct a wider variety of housing products within the city than what has been constructed in the last 10 years. The amendments simplify the design standards for homes to speed up permit review and promise more timely reviews.

2. The amendment is based upon new information that was not available at the time of adoption of the comprehensive plan, or that circumstances have changed since the adoption of the plan that warrant an amendment to the plan.

Staff response: Staff and the Planning Commission find that there has been a change in circumstances since the adoption of the last comprehensive plan, the newly revised comprehensive plan, amendments to the King County Countywide Planning Policies and a housing crisis within the state. All of these factors warrant the amendment(s) to the development regulations to comply with the newly adopted 2024 Comprehensive Plan.

3. The amendment is consistent with other goals and policies of the comprehensive plan, and that the amendment will maintain concurrency between the land use, transportation, and capital facilities elements of the plan.

Staff response: Staff and the Planning Commission find that the zoning and development regulation amendments are consistent with the following goals and policies within the 2024 Comprehensive Plan:

Goal LU-5: Provide sufficient land in appropriate residential land use designations to encourage a variety of housing choices and densities for all stages of life, income levels, and household compositions.

Goal LU-6: Promote diverse, equitable and inclusive neighborhoods.

Policy LU 6.3 Facilitate development of affordable housing, such as middle housing, by simplifying or eliminating design standards and providing incentives such as increase densities or fee reductions.

The code states (in part) under EMC 15.32.038 that the planning commission shall use the following detailed criteria in evaluating the merit of a proposal:

1. The amendment should address an existing, significant need for a public necessity or convenience.

Staff response: *The proposed zoning and development regulation amendments will address the need for housing types for 35 years and younger, and 65 years and older housing types, which are currently lacking within the city and noted in the city's Racially Disparate Impact Report.*

2. The amendment[s] should be in the public's best interest.

Staff response: *Staff and the Planning Commission find that the amendments to the zoning and development regulations will be in the public's best interest as this will allow more variety in home styles than what has been built in the past, allow more housing to be constructed to help the city meet its population allocations under the GMA.*

3. The amendment should be compatible with all adjacent comprehensive plan and zoning map designations.

Staff response: *Staff and the Planning Commission find that the zoning and development regulations are not site specific or include any zoning or land use map amendments.*

4. The amendment should be compatible with all elements of the comprehensive plan and zoning code.

Staff response: *Staff and the Planning Commission find that the proposed zoning and development regulation amendments are compatible with all elements of the comprehensive plan and zoning code.*

5. The amendment[s] should be compatible with and should not adversely impact related ordinances, regulations and development standards.

Staff response: *Staff and the Planning Commission find that the proposed zoning and development regulation amendments are compatible and should not adversely impact related ordinance, regulations and development standards. The new amendments will allow for a wider variety of housing types within the city which will mirror housing types that has been historically located within the city.*

6. The amendment should not adversely impact the health, safety and general welfare of the public; the city design; development interests; neighborhoods; environmentally sensitive areas; and historic areas.

Staff response: *Staff and the Planning Commission find that the zoning and development regulation amendments should not adversely impact the health, safety and general welfare of the public, the city design, development interests; neighborhood; environmentally sensitive areas; and historic areas. All housing built will still need to comply with all building code requirements for health and safety. The proposed amendments will not adversely affect the city design as these amendments include amendments to the city's design standards or development interests as these amendments should make constructing smaller homes on smaller lots easier and will increase permit review times. Environmentally sensitive areas are still protected by the city's critical areas ordinance. Historic areas will not likely be adversely affected from the zoning and development regulation amendments as the Comprehensive Plan has policies for safeguarding historic areas.*

7. If a comprehensive map/zoning map amendment is proposed, the criteria of EMC 15.32.010 must also be used in evaluating the proposal.

Staff response: *Staff and the Planning Commission find that the proposal is not a comprehensive plan future land use or zoning map amendment and this criterion is not applicable.*