

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Townhouse Design Standards Code Update
DEPARTMENT: Planning & Community Development
PRESENTED BY: Catie Lee, AICP, Associate Planner

Public Hearing Study Session Recommendation Or
 Discussion Update Other

INTRODUCTION

The purpose of this study session is to:

- Review the proposed Townhouse Design Standards Development Code regulations;
- Ask direction on options for certain Development Code regulations;
- Respond to questions regarding the proposed development regulations; and
- Gather public comment.

Amendments to Shoreline Municipal Code (SMC) Title 20 (Development Code) are processed as legislative decisions. Legislative decisions are non-project decisions made by the City Council under its authority to establish policies and regulations. The Planning Commission is the reviewing authority for legislative decisions and is responsible for holding an open record Public Hearing on the proposed Development Code amendments and making a recommendation to the City Council on each amendment.

The proposed Development Code amendments relate to design standards for new single-family attached development, which is a term that includes townhouses, duplexes, and rowhouses. For brevity, the term "townhouse" will be used for this project. The proposed amendments also include changes to the Unit Lot Subdivision regulations that relate to townhouses.

PROBLEM/ISSUE STATEMENT

The City has experienced increasing demand for the townhouse housing style since the adoption of the Mixed Use Residential (MUR) 35' and 45' zoning in the 185th and 145th Station Areas in 2015 and 2016. The City's current design standards for townhouses are better suited for apartment buildings than townhouses. While the increase in new townhouses constructed helps to expand housing choice within the city, it is important that these developments be appropriately designed to ensure both functional and desirable places to live.

Approved By:

Project Manager 

Planning Director 

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The current design standards for townhouses are found in SMC 20.50.120 through .210 Multifamily and Single-Family Attached Residential Design. Most of this section will be deleted in its entirety and replaced with “Single-Family Attached Residential Design.” The regulations in SMC 20.50.220 through .250 – Subchapter 4. Commercial Zone Standards, will regulate all multifamily development in the City regardless of zoning district. Other Development Code sections, such as Definitions SMC Chapter 20.20, Unit Lot Subdivision SMC 20.30.410(B)(4), and Landscaping SMC 20.50 Subchapter 7, need to be amended in conjunction with the townhouse design standards amendments.

The overarching goal of the proposed amendments is to yield quality townhouse developments that add value to the community. Staff is looking for direction from the Commission to answer if the proposed code would yield better townhouse design. ***Does City staff’s proposed code language help to achieve quality townhouse development?***

BACKGROUND

Current Regulations

The SMC consists of design standards segmented by land use and zoning districts as follows:

- Chapter 20.50 Subchapter 2. Single-Family Detached Residential Design
- Chapter 20.50 Subchapter 3. Multifamily and Single-Family Attached Residential Design
- Chapter 20.50 Subchapter 4. Commercial Zone Design

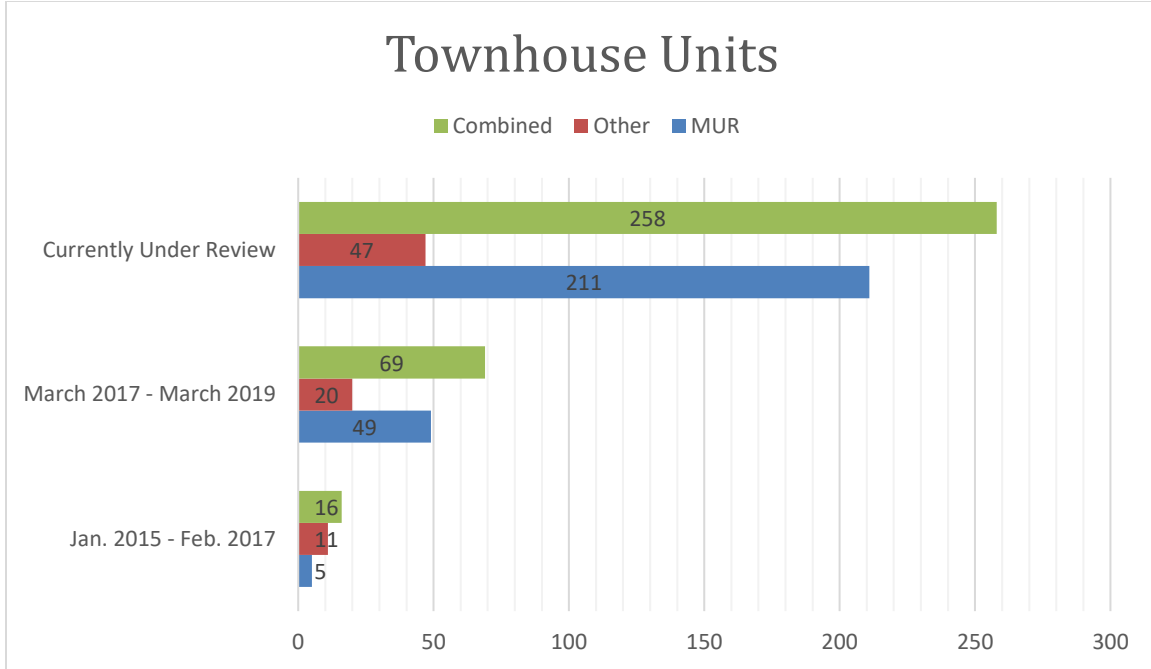
Many jurisdictions regulate design by zoning district, not use, while the SMC uses a hybrid approach. Subchapter 3 is titled to include standards for both single-family attached and multifamily; however, many of the design standards use the word “multifamily”, therefore exempting the single-family attached use. An example of this is the requirement for open space found in SMC 20.50.160, which uses the verbiage “Multifamily developments shall provide on-site common recreational open space areas as follows...” Since the language calls out the specific use of multifamily, the code standard cannot be applied to single-family attached developments. In addition, the standard is written to work with the apartment complex building type.

Recent Townhouse Development (2015-2019)

From January 2015 to March 2017 the City approved the construction of 16 new townhouse units. In the last two years (March 2017 to March 2019), the City has approved the construction of 69 new townhouse units. Another 258 townhouse units are currently under review (as of June 2019). Most of the townhouse units are being developed in the MUR-35’ and MUR-45’ zoning districts, but some are being developed in the Residential zoning districts (R-6, R-12, R-24, R-48) and the Town Center-4 (TC-4) zoning district. *Chart 1: Townhouse Permits* depicts this growth.

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Chart 1: Townhouse Permits



Research

Research of cities around the Pacific Northwest was conducted to determine which cities have design standards specific to the townhouse building type. City staff looked at the zoning code of 22 jurisdictions:

- Fifteen (15) jurisdictions have regulations specific to townhouse design;
- Twelve (12) have other zoning regulations specific to townhouses;
- Nine (9) have both regulations specific to townhouse design and other zoning regulations.

Those that have regulations specific to townhouse design vary in complexity and specificity. For example, the City of Bellevue only has a regulation relating to how far above the public sidewalk townhouse entries can be in the BelRed district, while the City of Seatac and Snohomish County both have extensive townhouse design standards. This does not mean that Bellevue is lacking in design standards, just that it does not address townhouses specifically.

The research was summarized into nine (9) categories of site design and building design, which are outlined below:

- Site Design
 1. Vehicle access and parking design standards: How does a vehicle get onto a site? How does a vehicle maneuver within a site? How is parking laid out?
 2. Pedestrian access standards: How does a pedestrian get onto a site? How does a pedestrian move within a site?

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3. Service and utility areas standards: Where are these essential functions placed? Are they screened from public view?
 4. Fences and walls standards: How tall are fences allowed to be? Are certain materials required or prohibited?
 5. Outdoor space standards: How much outdoor space, such as a balcony or common open space, is provided per unit?
 6. Landscaping: Where is landscaping required on a site? What kind of landscaping is required?
 7. Building orientation and placement: Is a building located toward the front of a lot? Is a building oriented toward the public street?
- Building Design
 8. Building modulation and massing: How is the “boxiness” of a building broken up to create human scale?
 9. Building articulation and materials: How is visual interest of a building achieved through the use of design features and material changes?

Only three (3) jurisdictions, Bellingham, Seatac and Snohomish County, have regulations addressing a majority of the nine (9) categories. Only two (2) jurisdictions have fence/wall standards specific to the townhouse use. However, all of the jurisdictions with townhouse-specific design standards have regulations on massing.

There are many ways to break-up the massing of a building, which are outlined below:

- Setbacks or off-sets: Each unit, or a linear distance of façade, is required to be vertically setback from an adjoining unit. This gives the appearance that some units are “punched in” while other units protrude out.
- Stepbacks or diminishing upper stories: Above the first floor, additional floors would be located further into the property. This is sometimes described as having a “wedding cake” appearance. This allows additional light and air between properties as a building increases in height to avoid a canyon-like appearance along a block frontage.
- Changes in roofline: A continuous roofline gives larger buildings a monolithic appearance. Changing the roofline with vertical or horizontal off-sets in the ridge line or variations in roof pitch, when coupled with other architectural elements, help larger townhouse buildings articulate individual units while being integrated into the cohesive whole of the larger building.
- Façade articulation: Design features, when used as part of a unified architectural design, add visual relief and interest. These include projections, such as porches, balconies, and bay windows; fenestration (door and window openings); changes in building color; and material changes.
- Limitation on number of units: Limiting the number of attached units allowed in a single building helps to avoid the monotony of larger townhouse developments, which may only have one building along an entire block frontage.

Attachment A is a packet further summarizing the results of the research.

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PUBLIC AND STAKEHOLDER INVOLVEMENT

Meetings with Stakeholders

Planning & Community Development (P&CD) staff met with various internal and external stakeholders to discuss this code update. Internal meetings were among P&CD staff, Public Works staff, and the City's Economic Development Program Manager. City staff held meetings with service providers, including the Shoreline Fire Department, Recology, North City Water District, Seattle Public Utilities, Seattle City Light, and Ronald Wastewater. City staff also made presentations and received feedback at three Developer Stakeholder Group meetings. The Developer Stakeholder Group holds a quarterly meeting coordinated by the City's Permit Services Manager and is a forum for local developers to discuss items of interest and/or concern with City staff.

The meeting dates and topics are outlined below.

- January 10, 2019, Developer Stakeholder Group: City staff gave an overview of the townhouse code update project and asked for input.
- April 11, 2019, Developer Stakeholder Group: City staff presented a draft of the townhouse design standards for discussion by the group.
- April 18, 2019, City Staff & LMN Architects: LMN Architects (the City's project consultant) led a discussion with City staff on goals of the update and walked staff through several visual exercises.
- May 6, 2019, Recology and Shoreline Fire Department: Recology and Fire truck access was discussed.
- May 9, 2019, City Staff: City staff discussed a draft of the design standards.
- May 14, 2019, Utility Purveyors: City staff gave an overview of the project and held a roundtable discussion on issues associated with townhouse development.
- May 15, 2019, City Staff: City staff continued discussion on a draft of the design standards.
- June 13, 2019, Developer Stakeholder Group: City staff presented a draft of the townhouse design standards for discussion by the group.
- June 27, 2019, Recology and Developer Stakeholder Group: City staff led a discussion among staff, Recology, and the Developer Stakeholder Group on how to best address trash and recycling collection at townhouse developments.

Attachment B is a detailed table outlining all these meetings.

Online Survey

Overview

A 20 question online visual preference survey for townhouse design was conducted, available from April 1 to April 30, 2019. The purpose of the survey was to better understand community preferences for different townhouse design options. The survey was publicized in the following ways:

- The April issue of *Currents* included information linking to the survey;
- The Townhouse Design Standards project [website](#) included a link to the survey;
- Survey fliers were passed out at neighborhood meetings; and
- Fliers were available at the P&CD front desk.

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Results

There were 534 total responses to the survey, with a completion rate of 85 percent. The last question, which gave an opportunity for survey respondents to write whatever they would like about townhouse design, received 216 written comments.

Questions 1-10 (Individual Image Scoring)

Questions 1-10 presented an image of a townhouse project and asked survey respondents to score each image from 0 to 100 in terms of their design preference with a score of 100 indicating exceptional design.

The highest median scores were 60 (two images) and 75 (two images). Below are the common elements of those developments:

- Traditional architectural design (3 out of 4 images)
- Front porches oriented to the street (4 out of 4 images)
- Entrances raised from the street (4 out of 4 images)
- Ample landscaping (2 out of 4 images)



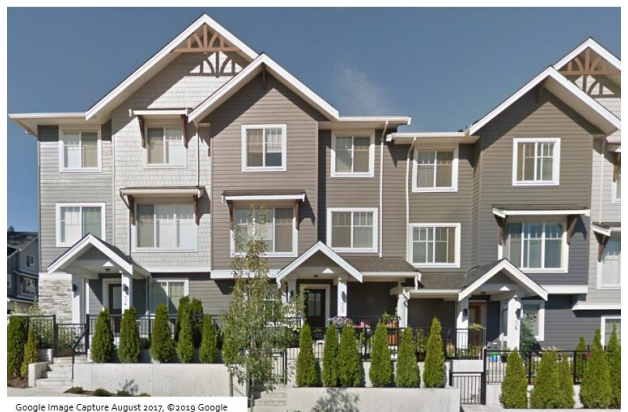
Average Score: 68
Median Score: 75



Average Score: 66
Median Score: 75



Average Score: 56
Median Score: 60



Average Score: 55
Median Score: 60

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Traditional architecture is a loose term that applies to any style of architecture characterized by the use of local materials and knowledge. For the purpose of this analysis, it is essentially anything that is not modern/contemporary architecture. Traditional architecture styles were developed over time to respond to the climate and design aesthetics of a particular region and/or time.

Contemporary, or modern, architecture is a loose term that applies to several types of architecture popular in the 20th century and beyond. Emphasis in design is placed on functionalism and up-to-date methods of construction. One type, that is easily recognizable, is characterized by a façade and flat roof, that is minimalist in concept, is devoid of regional characteristics, stresses functionalism and rejects all nonessential decorative elements. Contemporary buildings may have a balcony with an overhanging sunscreen, roof decks, and patio that may serve as an extension of the living area.

The lowest median scores were 20 (one image) and 30 (two images). The only easily identifiable common element among those developments is contemporary architectural design (3 out of 3 images).



Average Score: 35
Median Score: 30



Average Score: 34
Median Score: 30



Average Score: 29
Median Score: 20

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Interestingly, all of the lowest rated images also contained at least one element, sometimes two, in common with the highest rated images (front porches oriented to street, raised entrances, ample landscaping). What this may indicate is simply a preference for traditional architecture over contemporary designs among survey respondents. It could also indicate that there is not overwhelming preference for one particular design element, but it is how the various chosen design elements are assembled to achieve a design a survey respondent would perceive as exceptional.

Questions 11-19 (Multiple Image Ranking)

Questions 11-19 asked survey respondents to rank a series of images (3-6) all relating to the same design element of a project. Below the elements are listed with the top choice out of the option.

- Vehicle access onto a site: Vehicle access behind building with garage parking (66.7% of survey respondents ranked this image as #1, out of four options). The image used to demonstrate this option was also one of the highest scoring images in the first series of questions. It may be that survey respondents simply preferred the design of the project. However, it may indicate a preference for pedestrian-oriented developments with parking to the rear of buildings.

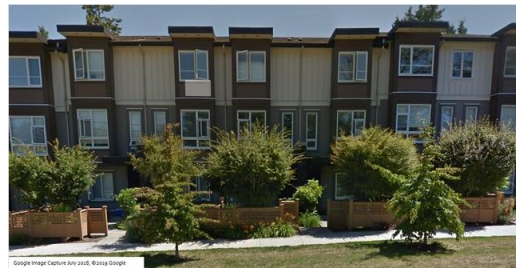


- Pedestrian access onto a site: Pedestrian access from public sidewalk (52.5% of survey respondents ranked this image as #1, out of four options). The image used to demonstrate this option was also a high scoring image in the first series of questions, but it was the only development with a modern design that scored well. This may indicate a preference for pedestrian-oriented developments where connections from the street are clear, even when the favored architectural style (traditional) is not present.



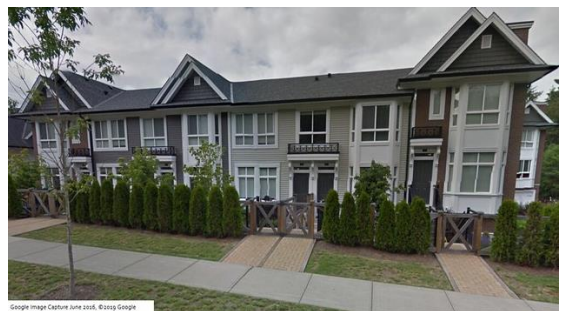
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- Building orientation: Front of building oriented to street (73.8% of survey respondents ranked this image as #1, out of four options). This image was not included in the scoring in the first series of questions, but it is an image from the same development that scored well. However, the large percentage of respondents that ranked this as their number one choice is a clear indicator for a community preference for buildings having a presence along, and relationship to, the street.
- Building modulation: Building offsets (50.7% of survey respondents ranked this image as #1, out of three options). The images presented are all techniques for breaking up the “boxiness” of a building. It is difficult to isolate one element over another to identify why a building works in achieving the goal of reduced massing—this is important to keep in mind for this result, as evidenced by barely half of respondents choosing this image.
- Façade articulation: Roofline variation 1 (47.8% of survey respondents ranked this image as #1, out of three options). The same caveat from the previous bullet-point applies here as well.
- Façade articulation: Color variation and material change (64.9% of survey respondents ranked this image as #1, out of three options). Given this result there is a clear community preference for buildings that integrate multiple materials and colors in order to achieve visual interest.



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- Location of trash storage and collection: Trash, recycling and compost containers are stored in the garage of each unit and collected from the alley (71.3% of survey respondents ranked this image as #1, out of three options). Given this result there is a clear community preference for decreasing the visibility of trash collection bins along streets. There are limitations with the choice of images presented. Alleys are not common in Shoreline due to its suburban development character with large “mega” blocks and the lack of an effective alley dedication tool. There are other trash collection options available that were not presented in the images.
- Outdoor space: Rear patio with yard (24.8% of survey respondents ranked this image as #1, out of six options). There were six (6) images to rank on this question, so the percentages split more than in other questions. Four (4) other images were within five (5) percentage points of the top image. What this may indicate is the top four images are equally acceptable by the community, but individuals have certain preferences. The lowest rated image was “upper story balcony” with only 2% of survey respondents scoring it #1.
- Landscaping: Front yard landscaping with screening (32.6% of survey respondents ranked this image as #1, out of four options). This was the only image in the series that was ranked #1 but did not also receive the highest percentage scoring it as their first choice. This indicates that more survey respondents scored it #1 or #2, pushing it to the number one slot, over another image (Foundation landscaping and vertical greening) that received 44.1% ranking it as #1. Looking at both of these images in combination, there is a community preference for placing landscaping that achieves a certain height that is able to screen and also soften the appearance of buildings.



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Question 20

Question 20 asked survey respondents if they had anything they would like to tell us relating to townhouse design standards. The survey received 216 responses, which is a great indicator of community interest in this topic. Some of the comments were concise, but others were very detailed. Below is a short summary of the nature of those comments:

- Design of townhouses (167 comments)
- Comments on other zoning related issues (e.g., required parking, density, tree preservation) (45 comments)
- Topics not easily categorized (17 comments)
- Survey design (8 comments)
- Thanked the City for having a survey (9 comments)

One survey respondent pointed out that terminology used in the survey was too technical for a general audience to understand; another pointed out that survey respondents may have simply preferred the overall look of a development and were not necessarily focused on each element the survey asked about. These are both valid points and examples of limitations of the survey. While the visual preference survey had flaws, it also provides valuable insight into some community preferences once those limitations are understood.

Many of the comments in Question 20 related to other zoning issues, such as the desire to require more onsite parking for townhouses. Townhouses in MUR-35' and MUR-45', where the majority of units are being built, require one (1) parking space per unit. In other zoning districts the requirement is two (2) parking spaces per unit. This decreased requirement in MUR-35' and MUR-45' was intentional by City Council given the vision for the Light Rail Station Subareas. Comments also indicated a desire from the community for increased setbacks and tree protection/preservation, and decreased density, building height, and building coverage. The scope and intent of the Townhouse Design Standards code update is not to address zoning issues that have been previously decided by City Council.

Attachment C is a summary of the survey results.

PROPOSAL

The Townhouse Design Standards Development Code amendments consist of amendments to three (3) chapters of the SMC, outlined below:

- Chapter 20.20 Definitions;
- Chapter 20.30 Procedures and Administration; and
- Chapter 20.50 General Development Standards.

Certain definitions are proposed for creation, or amendment, to accommodate the proposed design standards. Changes to Unit Lot Subdivision, which may be for clarification, or new policy, are proposed since the majority of townhouses are subdivided into fee simple lots. Most of the proposed amendments are creating new regulations for

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townhouse design, although some of the current code language is proposed to be retained.

Attachment D includes a “clean copy” of all the proposed Townhouse Design Standards Development Code amendments. Language that is proposed for deletion will not be struck-through, but rather will not appear in this version. Language that is added will not appear in underline form, but rather will appear as it would once adopted.

Attachment E includes a legislative format of all the proposed Townhouse Design Standards Development Code amendments.

Attachment F are draft illustrations that demonstrate the proposed code standards. The City has contracted with LMN Architects to produce these quality illustrations as a companion to the code language to clearly communicate the required standards.

All of the amendments are listed in order of Chapter. The proposed changes are generally as follows:

SMC 20.20 – Definitions

- 20.20.012 – B Definitions – Add definitions for Balcony and Juliet Balcony
- 20.20.018 – E Definitions – Add definition for Entry
- 20.20.020 – F Definitions – Add definition for Fenestration
- 20.20.032 – L Definitions – Add definition for Living Green Wall
- 20.20.034 – M Definitions – Add definition for Mixed Single-Family Attached Development
- 20.20.046 – S Definitions – Add definition for Shared-Space
- 20.20.050 – U Definitions – Amend definition of Unit Lot Development
- 20.20.050 – U Definitions – Add definition for Unit Lot Subdivision
- 20.20.060 – Z Definitions – Amend definition of Zero Lot Line Development

SMC 20.30 – Procedures and Administration

- 20.30.410(B)(4) – Clarifies that the category of subdivision is “Unit Lot Subdivision” not “Unit Lot Development” and further clarifies there are two types of Unit Lot Subdivision in the code currently, Unit Lot Development and Zero Lot Line Development, and adds a third type eligible for Unit Lot Subdivision, “Mixed Single-Family Attached Development.” This form of subdivision consists of a “parent” lot (the original lot) and “child” lots (the smaller, unit lots).

SMC 20.50 – General Development Standards

- Footnote (2) to Table 20.50.020(1) and Table 20.50.020(2) – Adds “Mixed Single-Family Attached Development” as another appropriate development form; this would allow child lots flexibility in meeting most dimensional standards.
- 20.50.040(I) – Proposal allows eaves to project into five-foot setback on single-family attached developments; Allows balconies to project into setbacks, when the setback is greater than five feet.

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- Subchapter 3 (20.50.120 through 20.50.190) – Deletes language relating to Multifamily development. This subchapter will now be entitled “Single-Family Attached Residential Design” and will set forth development standards related to this use as outlined below:
 - 20.50.120 Purpose – This section is proposed for amendment to apply to single-family attached and mixed single-family attached only, it removes “multifamily.” The proposal is for the standards to apply to these use types in all zoning districts except for R-4, R-6 and Neighborhood Business (NB), which keeps the existing structure of where the current Single-Family Attached Residential Design standards apply. Half of the existing purpose statements are retained, half are removed, and three new are added.
 - 20.50.130 Administrative design review – This proposed amendment deletes reference to specific sections, creating the allowance for ADR to any regulation within the design standards.
 - 20.50.140 Thresholds – Required site improvements – This proposed amendment removes language calling out specific zoning districts and proposes language stating that the section applies to the single-family attached use in the zoning districts subject to the subchapter.
 - 20.50.150 Overlapping standards – This proposed language is the same language in 20.50.240(B), which are the Commercial Zone Design standards. It allows for some standards to overlap, as long as functions are not diminished. For example, landscaping requirements and outdoor space requirements may be counted for the same area, as long as the required dimensions and functions of each standard are met by the area.
 - 20.50.160 Site Design – Standards
 - A. Setbacks – This language is proposed to be relocated from 20.50.130 except the diagram will be deleted. This diagram is already in the parking design standards (Exception 20.50.410(I)(1)). There is no need to also include it in this section.
 - B. Parking –
 - 1. This language exists in the current code, but the proposal removes the word “carport” and changes “street” to “right-of-way” throughout.
 - 2. This language is proposed to be deleted that allows parking between the building and the street due to site limitations like topography. This exception is needed more with the multifamily building type. Most townhouses provide parking in garages. In the rare instance this would be needed due to site constraints, the applicant could request Administrative Design Review to allow it.
 - 3. The proposed language is to prohibit carports, which is a policy change.
 - C. Site Configuration – This proposed requirement means that most of the units within a given site must be located close to the street.
 - D. Site Access and Circulation – Lots with dead-end access drives 150 feet or longer must provide a turnaround facility that

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accommodates a Fire Department Aid Car (would also accommodate other box trucks like UPS/FedEx delivery). If adjoining lots are being developed at the same time, and are under common ownership, the projects must consolidate vehicle access points. Each unit must have pedestrian access to the public sidewalk. There are two options for meeting the pedestrian access requirement: a walkway separated from vehicle access or shared-space that meets certain requirements (shared vehicle/pedestrian spaces are often referred to as “woonerfs”, which is the Dutch word for this concept).

- E. Storage space and staging area for the collection of solid waste – New standards for storage and collection are proposed. There are various options based on the number of units proposed within a development. The proposed language is based on a meeting between City staff, Recology staff and the Developer Stakeholder Group.
- F. Accessory structures – This reorganizes the existing prohibition on shipping containers into its own subsection.
- G. Utility and mechanical equipment – This is new language that is modeled from the Commercial Zone Design standards in SMC 20.50.240(J)s. Utility and mechanical equipment must be designed to minimize visibility to the public.
- H. Outdoor space – This is a new requirement since outdoor space requirements do not currently apply to townhouse developments. The proposal has two options for a development to comply with the standard—either provide private outdoor space for each unit or provide common outdoor space accessible to all units.
- I. Façade landscaping – This references façade landscaping requirements applicable to townhouse proposals in SMC 20.50.485.
- 20.50.170 Building Design – Standards
 - A. Building orientation
 - 1. Requires units with frontage on the street to have the primary pedestrian entrance oriented to the street.
 - 2. Requires buildings with frontage on multiple streets to have at least one pedestrian entrance oriented to each street.
 - B. Building modulation, massing, and articulation
 - 1. Requires each unit to have a covered entry with weather protection.
 - 2. Requires buildings to use at least three (3) types of variation on front façade from a menu of choices that includes offsets (setbacks), stepbacks, changes in roofline, balconies, garage door(s) located to the rear/side, dormers, living green wall, and increased fenestration beyond what is required in (3).

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- 3. Blank walls are not allowed. Facades must have a certain percentage of fenestration/landscaping. (Fenestration means exterior openings in a building like doors and windows.)
- 4. Garage(s) that face the street must meet certain standards aimed at diminishing their dominance on the street.
 - C. Building materials – This requires visually heavier materials to be located below lighter materials (e.g., stone located below wood). Requires trim to be a contrasting color. Prohibits certain materials like T-111 siding and uncoated zinc and copper. Prohibiting uncoated zinc and copper is a condition of Salmon-Safe Certification.
 - 20.50.180 Outdoor Lighting – Standards – Most of the existing section is retained, with some changes that provide clarification. Standards on pedestrian lighting are relocated from other existing sections proposed to be deleted.
 - 20.50.190 Fences and walls – Standards – Most of the existing section is retained with new requirement on maximum percentage of fence that can be solid in front yard. Adds chain link to list of prohibited fence materials and specifies quality fencing materials.
- Subchapter 4 (20.50.220 through 20.50.250) – This subchapter will be amended to have the Commercial Zone design standards apply to the Multifamily use.
- 20.50.485 – New section requiring front façade landscaping on single-family attached developments.
- 20.50.490 – Adds the single-family attached use to the list for landscaping along interior lot lines.

POLICY DIRECTION

As the proposed standards were being drafted it became clear, after discussions with the Developer Stakeholder Group, that many of the proposed design standards would make it difficult, and in some cases impossible, to redevelop the typical 60-foot-wide by 120-foot-deep mid-block lot that was platted as a single-family lot for townhouses. This would leave developers with three options: build skinnier units, build fewer units (in some cases the minimum density requirements in some zoning districts, like MUR-45', would not be met), or assemble more lots for a project. The proposed code sections that could be problematic for or even prohibitive to redevelopment of a single mid-block lot, are listed and discussed below.

- 20.50.160(C) Site Configuration: This proposed requirement means that 40 percent of the units within a given site must be located close to the street. It would prevent the linear “sideways” orientation seen in many recent townhouse developments in Shoreline.
- 20.50.180(B)(1) Covered entry: This proposed requirement means each unit will have a covered entry at least 30 square feet in area with no dimension less than five (5) feet. In a mid-block lot scenario, where the building is oriented to the side, many developments are putting the front entry along the side yard which typically has a setback of five-feet. The code does not allow many projections into a five-

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foot setback. These proposed amendments would allow eaves to encroach up to 18-inches into this five-foot setback. The Developer Stakeholder Group is concerned about this proposed covered entry requirement. To meet the minimum five-foot weather protection, the other 3.5-feet needed to meet this requirement would take away from living space in a townhouse unit. In other words, developers view this as a de facto setback requirement of 8.5 feet.

- 20.50.490 Landscaping along interior lot lines: Many current townhouse developments on a single mid-block lot have linear “sideways” oriented buildings with the access drive on one side and walkway on the opposite of the building. The requirement for landscaping means the development would need to have five feet of landscaping in the side yard where many developments are currently putting the walkway, and five feet of landscaping on the opposite side yard where many developments are currently putting the access drive.

Policy direction is needed in terms of whether to adopt these standards assuming a single mid-block lot, or not.

- Should design standards be adopted that are more appropriate to the townhouse building type than current standards, but do not achieve a higher quality design, and will continue to allow redevelopment of the typical single mid-block lot? **OR**
- Should design standards be adopted that achieve a higher quality design, but likely will result in skinnier units, fewer units, or lot assemblage in order to achieve this higher quality of design?

DECISION CRITERIA

SMC 20.30.350 states, “An amendment to the Development Code is a mechanism by which the City may bring its land use and development regulations into conformity with the Comprehensive Plan or respond to changing conditions or needs of the City”. Development Code amendments may also be necessary to reduce confusion and clarify existing language, respond to regional and local policy changes, update references to other codes, eliminate redundant and inconsistent language, and codify Administrative Orders previously approved by the Director. Regardless of their purpose, all amendments are to implement and be consistent with the Comprehensive Plan.

The decision criteria for a Development Code amendment in SMC 20.30.350 (B) states the City Council may approve or approve with modifications a proposal for a change to the text of the land use code when all of the following are satisfied:

1. The amendment is in accordance with the Comprehensive Plan; and
2. The amendment will not adversely affect the public health, safety or general welfare; and
3. The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

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NEXT STEPS

The Townhouse Design Standards Development Code amendments schedule is as follows:

August 1	Planning Commission meeting: Discuss Amendments (part 1)
September 5	Planning Commission meeting: Discuss Amendments (part 2)
October 3	Planning Commission Public Hearing
November/ December	City Council Study Session and Adoption of Development Code Amendments

Attachments

- Attachment A – Research Summary
- Attachment B – Meetings with Stakeholders
- Attachment C – Visual Preference Survey Results Summary
- Attachment D – Proposed Townhouse Design Standards Development Code Amendments (Clean Copy)
- Attachment E – Proposed Townhouse Design Standards Development Code Amendments (Strikethrough and Underline Copy)
- Attachment F – Proposed Development Code Illustrations

Townhouse Design Standards Code Update - Att. A

Townhouse Design Standards Research Summary Packet

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NOTE: This packet is designed to start with summary information, then move into more detailed information.

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Townhouse Design Standards Summary Code Update - Att. A



	Townhouse Specific Code Design Standards?	Other Regulations Specific to Townhouses?
Battleground	Yes	Yes
Bellevue	Yes ¹	No
Bellingham	Yes	Yes
Bend, OR	Yes	Yes
Boise, ID	No	No
Bothell	No	No
Burien	No	Yes
Eugene, OR	Yes	Yes
Issaquah	Yes	Yes
Kenmore	Yes	No
Kirkland	No	No
Longview	Yes	Yes
Lynnwood	No	No
Portland, OR	No	No
Redmond	Yes	Yes
Seatac	Yes	Yes
Snohomish County	Yes	Yes
Spokane	Yes ²	Yes ²
Stevenson	Yes	Yes
Tukwila	Yes ³	No
Woodinville	Yes	No
Vancouver, B.C.	No ⁴	No

¹Bellevue has some minor townhouse-specific design guidelines in the BelRed district that are included in this summary.

²Spokane has design standards specific to "Attached Housing" and "Duplexes" on lots less than 40 ft wide, otherwise, design standards for townhomes on lots exceeding this width are the general design standards.

³Tukwila has townhouse specific design standards in certain zoning districts. Those are represented in this summary. Tukwila also has a "Townhouse Design Manual" that is administered by the BAR (Board of Architectural Review) only when townhomes are proposed in the LDR (Low Density Residential) zone, those are not included in this summary.

⁴Vancouver, B.C.'s Zoning and Development By-law does not have design standards specific to townhouses, but its companion Guidelines, which are written per zoning district, do contain townhouse specific design guidelines, since they vary by zoning district they were not included in this summary.

Townhouse Design Standards Research Summary
Standards Overview

Townhouse Design Standards Code Update - Att. A

	Site Design						Building Design		Other Code Standards Specific to Townhouses			
	<i>Vehicle Access & Parking Design Standards</i>	<i>Pedestrian Access Standards</i>	<i>Service & Utility Areas Standards</i>	<i>Fences & Walls Standards</i>	<i>Outdoor Space Standards</i>	<i>Landscaping</i>	<i>Building Orientation & Placement</i>	<i>Building Modulation & Massing</i>	<i>Building Articulation & Materials</i>	<i>Min Lot Size/ Max Building Coverage/ Min Setbacks</i>	<i>Parking</i>	<i>Subdivision Lot Requirement</i>
Battleground	•						•	•			•	
Bellevue								•				
Bellingham	•	•	•	•	•	•	•	•		•	•	
Bend, OR	•							•			•	•
Burien										•		
Eugene, OR	•				•			•			•	
Issaquah					•			•			•	
Kenmore	•							•				
Longview	•						•	•			•	•
Redmond	•							•	•			•
Seatac	•	•	•	•	•	•	•	•	•	•		•
Snohomish County	•	•				•	•	•	•	•		•
Spokane						•	•	•				
Stevenson	•	•	•			•		•				
Tukwila					•			•				
Woodinville	•							•				

	Site Frontage	Pedestrian Access Width	Outdoor Space Dimensions	Required Porch Dimensions	Modulation Dimensions	Roofline Change	Fenestration Requirement	Garage Door Limitation
Bellingham			200 sf per unit, no dimension less than 5 ft	Min 50 sf, no dimension less than 5 ft	Modulated every 30 ft, step building back or forward min of 4 ft			50% of total building width
Bend, OR								50% of total building width
Eugene, OR			400 sf per unit, no dimension less than 14 ft					
Issaquah			48 sf per unit, min dimensions 8 ft x 6 ft		Modulated every 25 ft, min depth 3 ft, min width 8 ft	Required on rooflines more than 50 ft in length		
Kenmore					Modulated every 30 ft, modulation sum not less than 8 ft, min dimension 2 ft			
Longview		3 ft			Modulated every 30 ft, min depth 2 ft			50% of total building width
Seatac	Min 3 units shall be oriented to each street adjacent to development	5 ft	Ground Open Space: 300 sf per unit, min width 10 ft (private), min width 20 ft (common); Private Amenity Space: 100 sf per unit, min dimensions 6 ft x 10 ft		Setback between units: Min 1 ft in depth, 4 ft in width, sum not less than 8 ft; Stepbacks: Min 1 ft between units		20% of façade facing street	
Shoreline (proposed)	Min 40% of units located between prop. line and first 20 ft	5 ft	Private outdoor space: 150 sf per unit, min size to be counted 50 sf; or Common outdoor space: 800 sf min or 50 sf per unit (whichever greater), min dimension 10 ft	Min 30 sf, no dimension less than 5 ft	Setback between units: Min 4 ft; Stepbacks: At least 2 ft in depth, 8 ft in width; Balconies: Min depth 6 ft; Dormers: Min 4 ft wide; Living green wall: Min 100 sf	Every 40 ft	30% of façade facing street; 15% all others	50% of total building width
Snohomish County				Min 50 sf, no dimension less than 6 ft	Setback between units min 5 ft; Stepbacks: At least 2 ft in depth, 4 ft in width, every 30 ft	Every 40 ft	20% primary façade; 10% secondary facades	
Spokane				Min 50 sf, no dimension less than 5 ft	Modulated every 30 ft; Step back or forward min 4 ft			
Tukwila			400 sf per unit, min dimension 10 ft		Second story stepback 5 ft (third story same as second)			
Woodinville					Modulated every 30 ft, min modulation depth 3 ft, min mod width 8 ft	Rooflines over 60 ft, vary every 30 ft, min offset 3 ft, min variation length 8 ft		

Vehicle Access & Parking Design	
Battleground	<ul style="list-style-type: none"> • Where served by alleys, all garages and on-site parking shall be accessible from the alley
Bellingham	<ul style="list-style-type: none"> • Parking accessed from a street limited to one driveway with a maximum width of 20 ft
Bend, OR	<ul style="list-style-type: none"> • Townhome developments must receive vehicle access only from a rear alley, except when existing development patterns or topography make construction of an alley impractical • Townhomes receiving access directly from a public or private street must comply with the following standards: <ul style="list-style-type: none"> -Max combined garage door width facing the street is 50% of the total building width -Max one driveway approach -Lots with multiple frontages must access the street with the lowest classification -Max width of shared driveway 32 ft • If driveway serves more than one lot, access and maintenance easement/agreement required • Driveway approaches on local streets must comply with the following: <ul style="list-style-type: none"> -Separated by a min of 7 ft -Max width 16 ft
Eugene, OR	<ul style="list-style-type: none"> • Auto access and parking shall be provided from the alley to the rear of the lot; there shall be no auto access from the front of the lot
Kenmore	<ul style="list-style-type: none"> • Sites that abut an alley at least 20 ft wide, parking areas shall be placed to the rear of buildings with primary vehicular access via the alley
Longview	<ul style="list-style-type: none"> • Townhouses with street-facing garages may have one driveway access located between the street and the primary building entrance for every two dwelling units, provided they meet the following criteria: <ul style="list-style-type: none"> -Where two abutting townhouses have street-facing garages, they shall share one driveway access that does not exceed 16 ft in width where it crosses the sidewalk and intersects the street -All primary building entrances shall be connected to a driveway (and sidewalk) via a pedestrian walkway that is not less than 3 ft wide -The maximum number of consecutively attached townhouses with garages facing the same street is 6 (3 shared driveways)
Redmond	<ul style="list-style-type: none"> • Locate surface parking for attached dwelling units in groups of no more than 3 stalls to appear more consistent with parking for single-family detached dwellings in the area If parking areas include more than three stalls, they should be visually separated from the street or common areas through site planning, landscaping, or natural screening
Seatac	<ul style="list-style-type: none"> • Auto court width min 30 ft (max 40 ft) • Only two configurations are allowed, alley-loaded (single row of dwellings front on a street and are served by rear alley) or auto court (two rows of dwellings grouped around an auto court--one row fronts on the street, the other on the auto court) • The creation of dead end street is allowed only when no feasible connection with an adjacent street • Developments with private streets, alleys, and auto courts shall be required to allow additional access by adjacent properties as determined by the Director; a covenant shall be placed on the property/properties allowing use of the access easement • Max length of auto court is 150 ft and subject to Fire Dept. regs • Auto courts shall have at least one traffic calming element (e.g., trees, landscape islands, raised planters, decorative bollards) • Traffic calming elements shall be located on both sides of the auto court and spaced no more than 25 ft apart • Auto courts shall be constructed of decorative concrete, paving blocks, bricks, permeable pavement, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles • Location and Design of Parking <ul style="list-style-type: none"> -Resident parking spaces shall be provided in the rear of each unit accessed via an alley, auto court, or drive separate from the street -The spaces shall be in the unit's garage, carport, and/or driveway -Parking shall not be permitted in front or side yards -Visitor parking shall be provided in surface parking areas located a maximum of 150 ft from the units -Surface parking spaces shall be located to the side or rear of buildings, except as modified in SCC Table 30.23A.050(1)

Vehicle Access & Parking Design

<p>Snohomish County</p>	<ul style="list-style-type: none"> • Driveways shall be designed in accordance with the EDDS • Parking shall meet the following parking standards in addition to those under chapter 30.26 SCC: <ul style="list-style-type: none"> -All parking stalls associated with an individual dwelling unit shall be provided in accordance with any of the following: <ul style="list-style-type: none"> --The parking stall(s) shall be located upon the dwelling unit's driveway; --The parking stall(s) shall be fully enclosed within an attached garage constructed as part of the dwelling unit. --The parking stall(s) shall be fully enclosed within an attached garage located within the footprint of another dwelling unit that is no more than 50 ft away. The garage space shall be physically partitioned and not accessible to the interior of the dwelling unit. The garage and stall(s) within shall be reserved for the sole use of the individual dwelling unit indicated in subsection (a)(i). Refer to SCC Figure 30.23A.050(1) for application of this requirement. --The parking stall(s) shall be fully enclosed within a consolidated parking structure which contains no more than 8 parking stalls unless located below ground in which case there is no maximum. --The parking stall(s) shall be provided and reserved within a private road or drive aisle as parking. --The parking stall(s) may be provided through any mixture of subsections (a)(i)(A) through (a)(i)(E). -Guest parking shall be located in surface parking areas within a private road or drive aisle. -When parking is proposed within a private road or drive aisle under subsections (a)(i)(E) or (a)(ii), the parking shall be incorporated into an approved road network element design and shall not be subject to the requirements of SCC 30.23A.050(1)(b). -Where parking requirements in subsection (a) are more specific or restrictive than those contained in chapter 30.26 SCC, the requirements of subsection (a) shall apply.
<p>Stevenson</p>	<ul style="list-style-type: none"> • No driveway shall be less than 20 ft in length. This shall be done to eliminate the parking of vehicles on or over curbs, sidewalks, or vehicle travel areas [SMC 17.10.855]. For the purposes of this chapter driveway length is measured conservatively as the shortest distance between a) a garage door or other physical obstruction to the parking of a vehicle and b) a curb, sidewalk, public pedestrian way [SMC 17.10.660], property line, or right-of-way line.
<p>Woodinville</p>	<ul style="list-style-type: none"> • On sites abutting an alley constructed to a width of at least 20 ft, apartment and townhome development and all group residences except community residential facilities shall have parking areas placed to the rear of buildings with primary vehicular access via the alley, except when waived by the Development Services Director due to physical site limitations • When alley access is provided, no additional driveway access from the public street shall be allowed except as necessary to access parking under the structure • When common parking facilities for attached dwellings and group residences exceed 30 spaces, no more than 50% of the required parking shall be permitted between the street property line and any building, except when authorized by the Development Services Director due to physical site limitations • Townhouse developments are encouraged to employ tandem garages in conjunction with other architectural and landscaping features to deemphasize the garage on building facades; Alleys used primarily for vehicular access, where the primary pedestrian entry is off of another street, interior access road, or pathway, are exempt from this standard

	Pedestrian Access	Service and Utility Areas	Fences and Walls
Bellingham	<ul style="list-style-type: none"> • Each unit shall have direct access to both the public street or lane and parking 	<ul style="list-style-type: none"> • Garbage/recycling areas shall be consolidated and screened from public view 	<ul style="list-style-type: none"> • All fences in the front and side street setbacks, or between the common areas and the units, are limited to 42 inches in height and may be no more than 60% opaque • Chain link or cyclone fencing is not allowed in the front or side street setback
Seatac	<ul style="list-style-type: none"> • Developments shall have an integrated pedestrian circulation system that connects buildings, open space and parking areas with the adjacent street sidewalk system • Pedestrian circulation shall consist of sidewalks or designated pathways, raised or otherwise seperated from parking or vehicular circulation -An exception is an auto court, which is designed for shared pedestrian and auto use • Min 5 ft wide • Paths seperate from parking areas shall connect main entries of units facing the street directly to sidewalks • Paths shall be visible from buildings or parking areas, and shall be designed to avoid creating dead ends or isolated areas • Paths shall be illuminated per Chapter 17.40 	<ul style="list-style-type: none"> • All exterior equipment (e.g., HVAC, electrical, storage tanks, satellite dishes, garbage dumpsters) shall be screened from off-site and on-site common area view in an architecturally integrated manner • Utility infrastructure shall be located in areas that are not highly visible from the public 	<ul style="list-style-type: none"> • The maximum height of a fence or wall in the front yard shall be 3 ft • The maximum height of a fence or wall along rear or side yards shall be 6 ft • Fences and walls shall be constructed of wood, wrought iron, brick, stone, or other high quality material. Chain-link fencing is prohibited.
Snohomish County	<ul style="list-style-type: none"> • Single-family attached dwelling, mixed townhouse, and townhouse developments shall have an integrated pedestrian circulation system that connects buildings, common space, and parking areas pursuant to SCC 30.24.080 		
Stevenson		<ul style="list-style-type: none"> • Garbage collection areas and ground-mounted electrical and mechanical equipment shall be fenced and/or screed from the street. Any remaining visual impacts to adjacent dwelling units shall be minimized. • Each unit shall have at least 80 sf of enclosed storage area (typically, in the garage area and in addition to area dedicated to parking requirements) so that residents will have some place to store bulky personal effects (such as recreational equipment) allowing garage space to remain available for parking 	

	Outdoor Space
Bellingham	<ul style="list-style-type: none"> • Each dwelling unit shall have 200 sf of private open space with no dimension less than 5 ft -Up to 100 sq ft of deck or structure may be included • Private open space must be screened from public right-of-way, paths, and lanes • Private open space must be directly accessible from the dwelling unit • A green factor landscaping score of 0.6 is required (see BMC 20.12.030)
Eugene, OR	<ul style="list-style-type: none"> • Minimum Interior or Rear Open Space Required: 400 sf per rowhouse with a minimum smallest dimension of 14 ft
Issaquah	<ul style="list-style-type: none"> • Common Outdoor Space: Common outdoor space shall be provided in the form of one or several outdoor balconies, patios, decks or gardens -Common outdoor space shall be easily accessible to all residents of the complex and no common outdoor space shall be attached to any individual unit -Minimum Outdoor Space per Unit: At a minimum, each unit shall have a total of 48 sf of outdoor space, whether provided for individual units as private outdoor space or as common open space • Private Outdoor Space: Private outdoor space shall be provided in the form of private outdoor balconies, patios, or decks attached to individual units -Minimum length and width of each private outdoor space shall be 8 by 6 ft
Seatac	<ul style="list-style-type: none"> • A minimum of 300 sf of ground related open space is required per unit and shall be provided as private open space for each unit or combined for common open space -Each dwelling unit shall have a minimum of 100 sf of private amenity space -The location, layout, and proposed type of open space shall be subject to approval by the Director, and shall conform to the following: Private and Common Ground Related Open Space -The following shall not count toward required open space: <ul style="list-style-type: none"> --Areas with slopes greater than 5% that do not have an enhanced accessibility system of ramps, stairs, terraces, trails or other site improvements --Required landscaping (such as facade and perimeter) --Sensitive area buffers without common access links such as pedestrian trails --Driveways, parking areas, and other vehicular uses • Private Ground Related Open Space <ul style="list-style-type: none"> -Minimum Width: 10 ft -The open space shall be located in the rear of the unit -The open space shall be contiguous • Common Ground Related Open Space <ul style="list-style-type: none"> -Minimum Width: 20 ft -Open space areas shall be centrally located near a majority of units, accessible and usable to residents, and visible from surrounding dwelling units -In developments greater than 50 units, open space area shall be divided into several smaller, usable areas located so as to be convenient and accessible to each building -When the total required open space area is less than 3,000 sf, the open space shall be one (1) continuous outdoor site -If the total required area for open space is more than 3,000 sf, the space may be divided into several usable indoor or outdoor sites, provided at least one (1) outdoor area is at least 2,000 sf, and all others at least 500 sf -A Type III landscaping buffer with a minimum width of 5 ft shall separate the open space from streets, parking areas, and driveways • Private Amenity Space. A private deck, porch, balcony, patio, or roof garden may be counted toward the requirement, provided it has a minimum depth of 6 ft and width of 10 ft -A yard can be counted toward the requirement, provided it has a minimum depth of 10 ft and width of 10 ft and is not used to meet the ground related open space requirement
Tukwila	<ul style="list-style-type: none"> • A minimum of 400 sf of recreation space shall be provided -At least 250 sf of the 400 sf of recreation space shall be private, ground level open space measuring not less than 10 ft in any dimension -The front, side and rear yard setback areas required by the applicable zoning district shall not qualify as recreation space, however, these setback areas can qualify as recreation space if they are incorporated into private open space with a minimum dimension of 10 feet on all sides

	Landscaping
Bellingham	<ul style="list-style-type: none"> • Provide generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design • Areas of development sites that are not occupied by buildings or infrastructure shall be landscaped with ground cover • Front Yard Landscaping <ul style="list-style-type: none"> -Dwelling units shall incorporate at least one (1) of the following landscaping methods for front yards: <ul style="list-style-type: none"> --Five (5) feet of Type V, located either behind the sidewalk or adjacent to the building facade --One (1) tree for every two (2) dwelling units spaced no more than twenty-five (25) feet on center --A three (3) foot tall picket fence surrounding the front yard for each dwelling unit. -The front yard landscaping may be reduced or waived by the Director for developments with reduced front yard setbacks within the City Center or Station Areas
Seatac	<ul style="list-style-type: none"> • Development Site Side/Rear Yard Landscaping <ul style="list-style-type: none"> -Development sites shall incorporate at least one (1) of the following landscaping methods for side/rear yards: <ul style="list-style-type: none"> --Five (5) feet of Type III; A six (6) foot tall fence --None with zero-lot-line design approved by the Director • Driveway and Alley Landscaping: Driveways and alleys adjacent to dwelling units shall have at least five (5) feet of Type V Auto Court Landscaping • Auto courts shall include both of the following landscaping methods: <ul style="list-style-type: none"> -Three (3) feet of Type V adjacent to buildings with main entries onto the auto court -One (1) tree for every two (2) dwelling units. -The trees shall be evenly distributed throughout the auto court
Snohomish County	<ul style="list-style-type: none"> • In addition to the landscaping requirements in chapter 30.25 SCC, landscaping shall be provided in all front and side setbacks and common outdoor areas associated with a dwelling unit -This additional landscaping shall be incorporated into the landscaping plan required by SCC 30.25.015 and include the following: <ul style="list-style-type: none"> --Existing non-noxious vegetation and trees shall be incorporated into the landscape design to the greatest extent possible --Shrubs shall be provided at a density of at least five plants per 100 square feet of landscaping area --Not more than 50 percent of the shrubs may be deciduous --Groundcover that shall provide 90 percent coverage of the landscaped area within three years of planting. • Private patio, uncovered deck, or covered porch space for individual units may partially or fully satisfy the additional landscaping requirements under subsection (a), as determined by the director
Spokane	<ul style="list-style-type: none"> • All street-facing facades must have landscaping along the foundation • There must be at least one three-gallon shrub for every three lineal feet of foundation • Sixty percent of the area between the front lot line and the front building line must be landscaped • At a minimum, the required landscaped area must be planted with living ground cover • Up to one-third of the required landscaped area may be for recreational use, or for use by pedestrians; examples include walkways, play areas, or patios • Generous use of planting materials and landscape structures such as trellises, raised beds and fencing to unify the overall site design is encouraged
Stevenson	<ul style="list-style-type: none"> • At least one tree per unit shall be provided in the front yard

	Building Orientation & Placement
Battleground	<ul style="list-style-type: none"> • Attached front-loaded garages can project no more than 10 ft in front of the residence or covered front porch • Detached garages shall be located behind the front edge of the primary residential building • Where served by an alley the facade of the house facing the public street shall be designed as the front of the house including, but not limited to, a primary building entrance consisting of inward swinging door(s), porches, windows and pathways to the public sidewalks
Bellingham	<ul style="list-style-type: none"> • Each townhouse unit shall front a street or lane, and have an entrance that faces a street or lane
Longview	<ul style="list-style-type: none"> • Townhouse development shall be designed so that garage doors do not dominate the ground level street-facing facade and do not project beyond the front plane of the residence. This can be accomplished by incorporating alley access into site design and locating garage and parking areas to the rear or by limiting and including design elements.
Seatac	<ul style="list-style-type: none"> • Locate buildings to create a "street wall"; • A min of 3 connected units shall be oriented to each street adjacent to the development; duplexes only allowed in interior of a lot • All units with street frontage shall be oriented to the street • Units without street frontage shall be oriented to an auto court or courtyard
Snohomish County	<ul style="list-style-type: none"> • Requirements for dwelling units with front-loaded attached garages. <ul style="list-style-type: none"> -A dwelling unit with an attached garage that faces a road network element and has its primary pedestrian entrance oriented toward the same road network element under SCC Figure 30.23A.050(3) shall meet the landscaping standards of subsections (b) and (c). -A landscape buffer with no dimension less than 18 inches in length shall be provided adjacent to the driveway on the opposite side of the driveway from the primary pedestrian entrance area (dooryard) and the space shall extend the full length from the residence to the adjacent road network element. -At least 75 percent of ground coverage within the landscape buffer shall include an equal mix of evergreen and deciduous shrubs that meets the standards of SCC 30.25.015(5). • Requirements for dwelling units with rear-loaded attached garages. <ul style="list-style-type: none"> -A dwelling unit with an attached garage that is provided with vehicular access at the rear of the structure by a road network element but has a primary pedestrian entrance oriented upon another building face under SCC Figure 30.23A.050(3) shall meet the landscaping standards of subsections (b) and (c) if the road network element from which the attached garage is intended to obtain access will have one or more primary pedestrian entrances from other dwelling units oriented toward it and a pedestrian facility is to be constructed within the road network element. -When an attached garage is separated from a connecting road network element by more than five feet, a landscape buffer with no dimension less than 18 inches in length shall be provided adjacent to the driveway on both sides. The landscape buffer shall extend the full length from the dwelling unit to the adjacent road network element; provided, that only one landscape buffer shall be required achieving the aforementioned standards on the opposite side of the driveway of a secondary pedestrian entrance. -At least 75 percent of ground coverage within each landscape buffer shall include an equal mix of evergreen and deciduous shrubs that meets the standards of SCC 30.25.015(5). • Requirements for dwelling units with side-loaded attached garages. <ul style="list-style-type: none"> -A dwelling unit with an attached garage that is provided vehicular access at the side of the dwelling unit by a road network element but has a primary pedestrian entrance oriented upon another building face under SCC Figure 30.23A.050(3) shall meet the landscaping standards of subsections (b) and (c). -When an attached garage is separated from the connecting road network element by more than five feet, a landscape buffer with no dimension less than 18 inches in length shall be provided adjacent to the driveway on both sides. The landscape buffer shall extend the full length from the dwelling unit to the adjacent road network element; provided, that only one landscape buffer shall be required achieving the aforementioned standards on the opposite side of the driveway of a secondary pedestrian entrance. -At least 75 percent of ground coverage within each landscape buffer shall include an equal mix of evergreen and deciduous shrubs that meets the standards of SCC 30.25.015(5).
Spokane	<ul style="list-style-type: none"> • Each of the units must have its address and main entrance oriented toward a street frontage • Duplexes and attached houses on corner lots should be designed so each unit is oriented towards a different street. This gives the structure the overall appearance of a house when viewed from either street.

Building Modulation & Massing	
Battleground	<ul style="list-style-type: none"> • Each townhouse shall contain a covered entry or porch • Max 6 townhouses allowed in a single building
Bellevue	<ul style="list-style-type: none"> • Recommended: Moderate change of grade from sidewalk level to entry; more for townhouse-style housing than residential lobbies • Not Recommended: Doors raised more than three feet above sidewalk level for townhouse-style housing
Bellingham	<ul style="list-style-type: none"> • Entrances for each unit shall be separate • Each unit must have a covered, main entry-related porch or stoop area of at least 50 sf with no dimension less than 5 ft • Buildings must be modulated along the public street at least every 30 ft • Building modulations must step the building wall back or forward at least 4 ft • Max attached dwelling units is 8
Bend, OR	<ul style="list-style-type: none"> • Within the RS and RM-10 Districts, the number and width of consecutively attached townhomes (i.e., with attached walls at property line) must not exceed 4 units • Within the RM and RH Districts the number and width of consecutively attached townhome units are not restricted
Eugene, OR	<ul style="list-style-type: none"> • 8 rowhouses in a building, no more than 180 ft in width
Issaquah	<ul style="list-style-type: none"> • Only 2 townhouses attached are permitted in the lower density zoning districts • 4 townhouses attached are permitted in medium density zoning districts • 5+ townhouses attached are permitted in high density zoning districts • Modulation is required every 25 ft of wall length -The modulation can take the form of decks, balconies, indentations, extrusions and other various forms -Min mod depth is 3 ft, min mod width is 8 ft • A firewall and/or parapet shall not extend above the roofline • Roofline variation shall occur on all multifamily structures with rooflines which exceed 50 ft in length -Roofline variation shall be achieved using one or more of the following methods: <ul style="list-style-type: none"> --Vertical off-set ridge line; --Horizontal off-set ridge line; --Variations of roof pitch; or --Any other technique approved by the Planning Director/Manager which achieves the intent of this section. • For townhouse developments in established single family neighborhoods, the development shall resemble the character, style and modulation of a single-family unit, resemble or be consistent with the time period in which the majority of the homes in the surrounding neighborhood were built, and have a height and scale that is consistent with the existing single family homes in the neighborhood
Kenmore	<ul style="list-style-type: none"> • For building facades that exceed 60 ft and face streets or low density zoning districts, the following are required: <ul style="list-style-type: none"> -Max wall length without modulation is 30 ft -Sum of modulation depth and width shall not be less than 8 ft -Each depth and width measurement shall not be less than 2 ft • Building of townhouse units shall not exceed a 200-foot maximum length without a separation of at least 10 ft from other townhouse buildings
Longview	<ul style="list-style-type: none"> • No more than 8 townhouses shall be consecutively attached; provided, that no more than 6 units shall be consecutively attached in the R-2 and TNR zones • Townhouse buildings shall be separated by not less than 15 ft, inclusive of setback areas • The maximum number of consecutively attached townhouses with garages facing the same street is 6 (3 shared driveways) • Building facade modulation or appropriate architectural treatment shall occur at least every 30 ft along the length of facades facing adjacent properties or a public street • Minimum modulation depth shall be 2 ft • The use of covered front porches, end wall windows, building offsets/modulation, dormers and other design techniques shall be included in the design, although there is not a specific architectural requirement (see Figure 19.20.040-1 for examples of preferred design elements). • Garage doors shall not project beyond the front plane of the residence
Redmond	<ul style="list-style-type: none"> • No side-by-side mirror image duplex designs shall be permitted • Maintain the traditional character and quality of detached single-family dwelling units by using design elements, such as single points of entry noticeable from the street, pitched roofs, visible trim or framing around windows, porches, and chimneys. Be consistent in height, bulk, scale and style with nearby single-family residential uses. • In certain neighborhoods, they are only allowed if they are interspersed with other housing types, or they have to be separated from each other by dedicated open spaces or streets at least 35 ft wide

Building Modulation & Massing

Seatac	<ul style="list-style-type: none"> • Max building group length is 8 units • Min distance between buildings groups is 10 ft • Main entry required that includes architectural features and provides weather protection • Main entry to units adjacent to the street shall face the street and provide direct access to the street sidewalk system • Buildings shall utilize half flight-up front entries off the street; An entry raised 2-1/2 ft above the grade meets this requirement; Where grade is a min 2-1/2 ft above adjacent parking, sidewalk or other common areas, the requirement is met • Townhouses and duplexes shall employ one of the following methods of vertical modulation: Setback variation between dwelling units. No more than 2 adjacent dwelling units shall have the same setback. The setback between units shall be at least one foot; Vertical modulation within each dwelling unit. The modulation shall be a min of one foot in depth and 4 ft in width and the sum of these dimensions shall be no less than 8 ft. • Each dwelling shall have at least one balcony, porch, patio, stoop, or deck facing a street, auto court, courtyard, or other common open space • The balcony, porch, patio, stoop, or deck shall be oriented to common areas using the following hierarchy: street, auto court, courtyard or other common open space • The following roof forms shall be used in townhouse and duplex developments: hip, gable, shed, mansard • Townhouse and duplex roofs shall incorporate at least one of the architectural elements in Group 1 and at least 2 of the architectural elements in Group 2. Group 1: Vertical or horizontal changes in rooflines; and/or Varied roof forms. Group 2: Dormers; Deep roof overhangs. To qualify, the overhang shall be at least 24 inches; Rafter tails, brackets, corbels, or other decorative supports; and/or Prominent cornice, soffit, or fascia details • Building rooftops shall be designed to effectively screen mechanical equipment from street-level view through at least one of the following methods: A concealing roofline; A terraced facade; A screening wall or grillwork directly surrounding the equipment; Sufficient setback from the facade edge to be concealed from ground-level view; Vegetated roof designed in accordance with the Surface Water Design Manual and applicable building codes
Snohomish County	<ul style="list-style-type: none"> • In Townhouse zone min. distance between buildings is 10 ft • In the R-7,200 zone, the maximum number of dwelling units in a townhouse structure is 6 • In the T, LDMR, MR, NB, PCB, CB, and GC zones, the maximum number of dwelling units in a townhouse structure is eight • Each primary pedestrian entrance shall be visually prominent and employ the use of covered porches, stoops, uncovered decks, staircases, or other architecturally detailed and functional entryways that provide overhead weather protection, as approved by the director, and may apply use of the following exceptions in the design which modify the standards of SCC 30.23.115: Uncovered decks up to 18 in. above the existing or finished grade, or the grade of the adjacent road, whichever is lower, may project into required setbacks to the adjacent road element; Covered porches, stoops, or staircases may project into required setbacks to the adjacent road if no higher than 4 ft above the existing or finished grade, or the grade of the adjacent road, whichever is lower, except that the projection into the required setback within 4 ft of the adjacent road may not exceed a height of 30 in. above the existing or finished grade, or the grade of the adjacent road, whichever is lower, for entry staircases or stoops; For covered porches, stoops, or staircases, the max height requirements described in the subsection shall not apply to guardrails and handrails that are attached to such structures; and Covered porches may be covered provided, that no portion of the cover-structure are closer than 4 ft to an adjacent road network element • Each primary pedestrian entrance for a dwelling unit shall consist of a primary pedestrian entrance area (dooryard) that incorporates at least 2 of the following features: Usable private open space for the enjoyment of the dwelling unit's residents; Landscaping that covers more than 50% of the designated primary pedestrian entrance area (dooryard); A hedgerow, not to exceed 3 ft in height, that provides visual separation to create a sense of separate ownership from any adjacent dwelling units, common open space, and road network element; Fences, not to exceed 4 ft in height, that are designed to allow semi-transparency; provided, that architectural features such as arbors and trellises may be constructed on top of fences and obtain an additional 2 ft in height; Decorative bulkheads and retaining walls with a height of no more than 4 ft above grade; provided, that: If a fence is located on top such features, the maximum height shall be no more than 5 ft above grade and shall be calculated as an aggregate of both structural elements; and Associated pillars may frame fences used under subsection (a)(v)(A) and shall not exceed a height of 5.5 ft above grade; or Other design features approved by the director. • Each primary pedestrian entrance shall have a primary pedestrian entrance area (dooryard) that: Has a min area of 50 sf (which may include the primary pedestrian entrance itself); and Has no dimension that is less than 6 ft in length
Spokane	<ul style="list-style-type: none"> • Each unit must have a covered, main entry-related porch or stoop area of at least 50 sf with no dimension less than 5 ft • Buildings must be modulated along the public street at least every 30 ft • Building modulations must step the building wall back or forward at least 4 ft • Reduce the potential impact of new duplex and attached housing development on established and historic neighborhoods by incorporating elements and forms from nearby buildings. This may include reference to architectural details, building massing, proportionality, and use of high-quality materials such as wood, brick, and stone
Stevenson	<ul style="list-style-type: none"> • Each townhome shall have a minimum width of 20 ft • Building facades should be broken up by design elements providing identity for individual units • Such elements include but are not limited to offsets, stepbacks, stepped unit heights, gables, building projections and articulation

Building Modulation & Massing	
Tukwila	<ul style="list-style-type: none">• Min building separation:<ul style="list-style-type: none">-1 & 2 story 10 ft-3-story 20 feet-height maximum 30 ft
Woodinville	<ul style="list-style-type: none">• In the R-4 through R-8 zones, a building that contains a grouping of attached townhome units shall not exceed a 120-foot maximum length without a separation of at least 20 ft from other groupings or rows of townhomes• Building facade modulation shall be provided on facades exceeding 60 ft in length; The following standards shall apply:<ul style="list-style-type: none">-The max wall length without modulation shall be 30 ft-The min modulation depth shall be 3 ft-The min modulation width shall be 8 ft• Apartments and townhome developments and all group residences shall provide roofline variation on rooflines exceeding 60 ft according to the following standards:<ul style="list-style-type: none">-The max roof length without variation shall be 30 ft-The min horizontal or vertical offset shall be 3 ft-The min variation length shall be 8 ft• Roofline variation shall be achieved using one or more of the following methods: Vertical off-set in ridge line; Horizontal off-set in ridge line; Variations of roof pitch; Gables; False facades; or Any other technique approved by the Development Services Director that achieves the intent of this section

	Building Articulation & Materials
Battleground	<ul style="list-style-type: none"> • More than 5 units shall not have repetitious facades • Facades shall contain at least 3 of listed design features (e.g., dormers, bay windows, pillars/posts, window trim, etc.) • Attached side-loaded garages shall have windows, doors or other architectural treatments covering min. 30% of wall facing street
Bellingham	<ul style="list-style-type: none"> • Use lines and rhythms to create a human scale streetscape. These may include vertical and horizontal patterns as expressed by bays, belt lines, doors and windows. • The maximum combined garage door width facing the street is 50% of the total building width • Reduce the potential impact of new townhouse development on established and historic neighborhoods by incorporating elements and forms from nearby buildings of character. This may include reference to architectural details, building massing, proportionality, and use of high-integrity materials such as wood, brick, and stone. References to period architecture can be made in a contemporary manner.
Longview	<ul style="list-style-type: none"> • Garage doors shall not comprise more than 50 percent of the front yard facing facade of a townhouse and shall not extend beyond the front building elevation (plane of the structure)
Seatac	<ul style="list-style-type: none"> • The following requirements shall apply to the selection of color and materials in townhouse and duplex developments: Colors and materials shall be varied and contrasting to differentiate dwelling units and provide variety and individuality; Architectural elements, such as trim, shall have contrasting colors. Quality, durable materials shall be used in building design. Building materials with a history of problems with installation and rapid decay may be disallowed. • Architectural elements and variations shall not be restricted to a single facade; All sides of a building shall display a similar level of quality and architectural interest • Facades for each dwelling unit shall incorporate at least 2 of the following architectural elements: Horizontal modulation (upper level step-backs); The modulation shall have a min depth of 2 ft; Bay, bow, or garden windows; Building ornamentation such as a frieze; Another architectural element that the director determines accomplishes the intent • Windows shall provide relief, detail and variation on the facade through the use of significant trim and architectural styling that lends human scale to the facade; Windows shall be required on facades facing streets or common areas (alleys, auto courts, open space, etc.) to allow for natural surveillance • At least 20% of the area of each floor on facades that face a street or common area shall be windows or pedestrian doors; Windows used to meet this standard must allow views from the building to the street and vice versa; Windows composed of glass blocks, garage doors and doors accessing uninhabited spaces, such as utility and service areas, do not count toward meeting this requirement; The facade area for each floor is measured vertically floor-to-floor and horizontally edge-to-edge of the unit; Windows shall be vertically oriented with a height of 1-1/2 to 2 times the width; At least 2 of the following requirements for windows shall be met: Window shall be accented with a drip cap, sill, and trim; The drip cap shall be a min of 3 in. in height and one in. in depth; sills shall be a min of 3 in. in depth; Trim shall be a min of 2 in. in width and one in. in depth; Windows shall be accented through use of multiple panes; Windows shall be accented through the use of contrasting trim color and other detailing • "Blank walls" (building facade sections without windows or doors) greater than 20 ft in length shall not be allowed along facades facing streets or common areas
Snohomish County	<ul style="list-style-type: none"> • At least 1/3 of the primary entrances shall be visually distinct (such as front door location, materials, and pattern) in design from the other primary entrances, and no more than 50% of the dwelling units in a townhouse structure may use the same design features • Each structure shall incorporate variation to any facade of a building that faces a road or other public space by using at least 3 of the following elements: Changes in the roofline at intervals not greater than 40 ft in continuous length, such as variations in roof pitch, overhangs, projections, and extended eaves; Distinctive window patterns that are not repeated within groupings of up to 4 dwelling units; Variations in the setback of the front facade of the building by at least 5 ft between adjoining dwelling units; Stepbacks on the facade of at least 2 ft in depth and 4 ft in width at intervals of not more than 30 ft; Diminishing upper floors (gross floor area of upper story is smaller than the gross floor area of the lower story); Balconies, bays, or changes in the wall plane of the front facade of the building; Garage door entrance(s) for automobiles located at the side or rear of the building; or Other architectural elements that accomplish the objective of visually dividing the structure into smaller identifiable sections. • Dwelling units shall provide a min facade transparency of 20% for each primary facade and 10% for each secondary facade facing a road or other public space, subject to the following: Windows and doors may be employed to meet the minimum facade transparency requirements; Windows used to meet this standard must provide for transparent views from within the building to the road or other spaces, and vice versa, except that semi-frosted or semi-glazed windows that allow for internal light to pass through may be used for ground-floor doors only; Each window shall be accented with trim, sill, or other architectural exterior molding or use a technique to recess or project the window from the facade plane to create visual interest; and Blank walls greater than 20 ft in length shall not be allowed; provided, that trellis work and other architectural features designed to break up height, bulk, and scale of a facade may be used as a measure to satisfy the maximum blank wall length standard with approval of the director.
Spokane	<ul style="list-style-type: none"> • Fire escapes, or exterior stairs that provide access to an upper level are not allowed on the front facade of the building • Create a human scale streetscape by including vertical and horizontal patterns as expressed by bays, belt lines, doors and windows • Horizontal facades longer than 30 ft shall be articulated into smaller units, reminiscent of the residential scale of the neighborhood. At least 4 of the following methods should be used: Varied building heights; Different materials used on first floor; Different window types; Different colors; Offsets; Projecting roofs (min of 12 inches); Recesses; Bay windows; Varied roof forms or orientation
Stevenson	<ul style="list-style-type: none"> • Architectural features such as bay windows, chimneys, projecting eaves, and porches are encouraged to provide human scale and to break up building mass and bulk

	Min Lot Size/Max Building Coverage/Min Setbacks	Parking	Subdivision Lot Requirement	Misc.
Battleground			<ul style="list-style-type: none"> Each townhouse shall be located on its own lot of record created through a land division process 	
Bellingham		<ul style="list-style-type: none"> Dwelling units less than 1,000 sf shall provide at least 1 on-site parking stall Units of 1,000 sf or larger shall provide 2 on-site parking stalls The planning director may reduce parking requirements based on applicant's demonstration of site-specific factors that justify a lower standard Parking stalls shall be at least 9 ft by 18 ft, unless adjacent to landscaping 	<ul style="list-style-type: none"> Townhouses may be located on a separate (fee simple) lot or several units may be located on a common parcel 	
Bend, OR			<ul style="list-style-type: none"> Single-family dwelling is on its own lot or parcel that does not share a wall with any other building 	<ul style="list-style-type: none"> Areas Owned in Common: <ul style="list-style-type: none"> -Common areas must be maintained by a homeowners association or other legal entity -A homeowners association may also be responsible for exterior building maintenance -A copy of any applicable covenants, restrictions and conditions must be recorded and provided to the City prior to issuance of a building permit
Burien		<ul style="list-style-type: none"> Director can require additional parking spaces for guests if on-street parking is not available or adjacent to a single-family zone 		
Eugene, OR			<ul style="list-style-type: none"> In R-1, rowhouse lots can be created only in a subdivision created after August 1, 2001 that contains 10 or more lots and where the overall residential density in the subdivision complies with Table 9.2750 Residential Zone Development Standards, except that the creation of new rowhouse lots is prohibited within the city-recognized boundaries of Amazon Neighbors, Fairmount Neighbors and South University Neighborhood Association 	
Issaquah			<ul style="list-style-type: none"> Each dwelling is located on a separate lot 	
Longview			<ul style="list-style-type: none"> Each townhouse shall be located on its own legal lot of record 	<ul style="list-style-type: none"> Additional conditions for townhouse developments including provisions for landscaping, architectural design, recreation and open space, stormwater management, street and infrastructure improvements and other topic, may be required by the city as part of the platting, PUD and development process in accordance with applicable rules

	Min Lot Size/Max Building Coverage/Min Setbacks	Parking	Subdivision Lot Requirement	Misc.
Redmond	<ul style="list-style-type: none"> In certain zoning districts, can only put townhouses on lots that exceed the average lot size of the underlying zone by 150% to 250% (varies by unit count) 			<ul style="list-style-type: none"> Townhouses are only allowed in certain subareas if a majority (e.g., 70%) of the housing type in the area remains detached single family Certain zoning districts only allow new townhouses if they are certain distance from each other (e.g., 250 ft, 500 ft)
Seatac	<ul style="list-style-type: none"> Min lot size: 14,400 sf min lot size Max building coverage: 55% Setbacks: The setbacks from the front lot line may be reduced by up to 10 ft in order to create variety, as long as the average of all such setbacks is at least 15 ft and each townhouse has a combined total of 25 ft of front and rear setbacks 	<ul style="list-style-type: none"> Outside of City Center and Station Areas <ul style="list-style-type: none"> -Minimum resident parking: 2 spaces per unit -Minimum visitor parking: 1/4 space per unit Within Station Area or City Center <ul style="list-style-type: none"> -Resident Parking. Minimum: 1 space per unit; Maximum: 2 spaces per unit -Minimum Visitor Parking: 1/4 space per unit 		<ul style="list-style-type: none"> Allows for a departure process from the design standards Requires a perpetual maintenance of all common open space and facilities, including easements, yards, sewer lines, stormwater facilities, driveways, buildings, parking lots, and similar features, through the establishment of a homeowners' association or other similar entity
Snohomish County	<ul style="list-style-type: none"> Min lot size: Average of 2,000 sf per dwelling 			<ul style="list-style-type: none"> A five-foot wide building maintenance easement is required for walls, eaves, chimneys, and other architectural features that rest directly on the lot line The maintenance easement shall be included in the covenants, conditions and restrictions of the adjoining lots, and may be recorded with the covenants, conditions, and restrictions or in a separate document approved by the director

Townhouse Design Standards – Meeting List

Meeting Date and Group	Attendees	Meeting Summary
<p>January 10, 2019 Developer Stakeholder Group</p>	<ul style="list-style-type: none"> • Developer Stakeholder Group: Eric Ekstrom, Larry Calvin, Drew Robertson, Jennifer Anderson, Erich Armbruster, Jordan Salisbury, Craig Krueger • City of Shoreline: Jarrod Lewis, Permit Services Manager; Ray Allshouse, Building Official; Randy Witt, Public Works Director; Noel Hupprich, Development Review and Construction Manager; Catie Lee, Associate Planner 	<p>City staff gave an overview of the project and asked for input as the City begins to develop updated code standards for townhouses. The group expressed the following:</p> <ul style="list-style-type: none"> • Density: They see the City’s policy of no maximum density in MUR to be in contradiction with many other code requirements—the other code requirements reduce density to a point where a project is not feasible for them. Particularly access standards such as access width and turning radii. • Desire to increase threshold for short plat. • Desire for allowing detached single family to be Unit Lot Subdivided. Current code only allows attached single family. • Desire for allowing eaves to project into a five-foot setback. • Issues with tree retention in MUR-35’ and MUR-45’. • The group identified code requirements in other jurisdictions that are issues for them: <ul style="list-style-type: none"> ○ The requirement that parking must be tucked away behind the building ○ Covered bike parking ○ Waste storage size ○ Amenity space requirement (what is considered amenity space, limitation on cantilevering) ○ Façade length modulation
<p>April 11, 2019 Developer Stakeholder Group</p>	<ul style="list-style-type: none"> • Developer Stakeholder Group: Eric Ekstrom, Larry Calvin, Jennifer Anderson, Erich Armbruster, Evan Mann, Rae Hauff, Scott Sherrow • City of Shoreline: Jarrod Lewis, Permit Services Manager; Nathan Daum, Economic Development Program Manager; Randy Witt, Public Works Director; Tricia Juhnke, City Engineer; Nora Daley-Peng, Senior Transportation Planner; Catherine Lander, Administrative Assistant II; Miranda Redinger, Senior Planner; Catie Lee, Associate Planner 	<p>City staff presented a draft of the townhouse design standards for discussion by the group. The group expressed the following:</p> <ul style="list-style-type: none"> • Requirements for fenestration/façade articulation should include material change. • The pedestrian circulation options are too limited—add a few more options. • The words “weather protection” in reference to covering outdoor garbage enclosure areas is not clear. • The draft requirement that garbage trucks come onsite to collect instead of curbside collection is a public safety issue for garbage trucks to back-in/back-out from street. • Proposed language on “outdoor amenity” is too vague/unclear. • The draft proposal to require a covered entry, when entries cannot project into 5’ setback is an issue for “slot lot” (sideways oriented) developments. • Draft proposal for variation in front façade setbacks of at least 5’ is not the best number. Four feet makes more sense since building materials come in 2’ and 4’ sections. Others suggested as low as 6 inches still provides some visual relief from the massing of the building.
<p>April 18, 2019 City Staff & LMN Architects</p>	<ul style="list-style-type: none"> • LMN Architects: Adam Amrhein and Gabi Kappes • City of Shoreline: Paul Cohen, Planning Manager; Tricia Juhnke, City Engineer; Noel Hupprich, Development Review and Construction Manager; Nathan Daum, Economic Development Program Manager; Sierra Gawlowski, Development Review Engineer II; Michael Daggs, Building Plans Examiner II; Ann Cho-Hunt, Building Plans Examiner II; Catie Lee, Associate Planner 	<p>LMN Architects (the City’s consultant) led a discussion with City staff on the following items:</p> <ul style="list-style-type: none"> • Purpose of the update • Staff thoughts are on what to avoid • How well current code meets goals <p>LMN Architects led City staff on a block layout scenario exercise where four (4) different scenarios were discussed, including issues and advantages of each. LMN Architects led City staff on a precedent photo exercise where seven (7) different townhouse developments were discussed and analyzed.</p>
<p>May 6, 2019 Recology and Shoreline Fire Department</p>	<ul style="list-style-type: none"> • Recology: Steve Aiton, Operations Supervisor • Shoreline Fire Department: Derek LaFontaine, Deputy Fire Marshal; Lieutenant Troy Crossley • City of Shoreline: Noel Hupprich, Development Review and Construction Manager; Sierra Gawlowski, Development Review Engineer II; Catie Lee, Associate Planner 	<p>Recology and Fire truck access was discussed. Two solutions were viewed as meeting the needs of the City and Recology: Provide an onsite turnaround for Recology trucks so they don’t have to turn around; or provide a common trash room near the front part of the site that can be easily accessed by Recology staff. Fire requires a 20’ wide access drive, and a turn-around after 150’ long access drive if buildings are not sprinklered, or a turn-around after 200’ long access drive if buildings are sprinklered.</p>

Meeting Date and Group	Attendees	Meeting Summary
May 9, 2019 City Staff	Nathan Daum, Economic Development Program Manager; Sierra Gawlowski, Development Review Engineer II; Ann Cho-Hunt, Building Plans Examiner II; Caleb Miller, Associate Planner; Catie Lee, Associate Planner	City staff discussed a draft of the design standards. City staff discussed each proposed change and Catie Lee took notes in the draft. Staff that participated in the discussion have professional expertise and are licensed/credentialed in the following fields: Architecture (AIA), Professional Engineer (PE), and Planning (AICP).
May 14, 2019 Utility Purveyors	<ul style="list-style-type: none"> • North City Water District: Denny Clouse, Operations Manager; Diane Pottinger, District Manager • Ronald Wastewater District: Scott Christensen, District Engineer • Seattle City Light: Yonas Tesfamichael, Engineer; Katrina Alexander, Engineer • Seattle Public Utilities: Christopher Courtney, Service Delivery Manager; Michelle Lange, Policy Advisor • City of Shoreline: Noel Hupprich, Development Review and Construction Services Manager; Sierra Gawlowski, Development Review Engineer II; • Clayton Putnam, Wastewater Utility Specialist; Brent Proffitt, Wastewater Utility Specialist; Catie Lee, Associate Planner 	<ul style="list-style-type: none"> • Primary issues identified: <ul style="list-style-type: none"> ○ Utilities and other infrastructure are all competing for the same small spaces, both onsite and in the ROW amenity zone ○ Allowing developments to start construction, then subdivide is creating uneven application of how the various utility standards are applied • Setbacks discussion: <ul style="list-style-type: none"> ○ SPU needs a 5' easement, so don't decrease side setback below 5' ○ Ronald Wastewater requires a 6' easement (3' on each side of the line) so if put in a side yard setback, 5' is not enough • Three phase power requirement of SCL is not just an issue along N 185th Street, but may also be a requirement elsewhere depending on amp loading. • SCL requires 3 feet of separation from all other utilities. • Townhouse units each need their own sewer connection, because if only one connection for the entire building it is an issue if the sewer gets backed-up. This is different than apartment buildings, which have property managers to take care of these sorts of issues. • Public Works is typically requiring only one (1) foot between back of sidewalk and property line, sometimes less, so within the amenity zone area projects are trying to fit: <ul style="list-style-type: none"> ○ Street trees ○ Water, sewer and electrical infrastructure ○ Pedestrian lighting ○ Mailboxes ○ Gas and cable infrastructure ○ Potentially stormwater infrastructure
May 15, 2019 City Staff	Nathan Daum, Economic Development Program Manager; Sierra Gawlowski, Development Review Engineer II; Michael Daggs, Building Plans Examiner II; Ann Cho-Hunt, Building Plans Examiner II; Caleb Miller, Associate Planner; Catie Lee, Associate Planner	City staff continued the discussion on a draft of the design standards that started on May 9, 2019. City staff discussed each proposed change and Catie Lee took notes in the draft. Staff that participated in the discussion have professional expertise and are licensed/credentialed in the following fields: Architecture (AIA), Professional Engineer (PE), and Planning (AICP).
June 13, 2019 Developer Stakeholder Group	<ul style="list-style-type: none"> • Developer Stakeholder Group: Eric Ekstrom, Larry Calvin, Jennifer Anderson, Erich Armbruster, Craig Krueger, Jack Malek, Marcus Rudd, Dave MacDuff, Rae Hauff, Mike Appleby • City of Shoreline: Jarrod Lewis, Permit Services Manager; Ray Allshouse, Building Official; Randy Witt, Public Works Director; Tricia Juhnke, City Engineer; Nathan Daum, Economic Development Program Manager; Nora Daley-Peng, Senior Transportation Planner; Catherine Lander, Administrative Assistant II; Miranda Redinger, Senior Planner; Catie Lee, Associate Planner 	<p>City staff presented a draft of the townhouse design standards for discussion by the group. The group expressed the following:</p> <ul style="list-style-type: none"> • Even with light rail coming, the community is still auto-centric, so at least two parking spaces per unit is needed, although some developers expressed they don't want the required parking for townhouses in MUR-35' and MUR-45' to increase to two, they would like more on-street parking provided by the City. • The added frontage zone requirements are not feasible given a mid-block lot example of a 60' wide lot—that would shrink the two front units down to 15' wide and those in the group stated to be marketable, the units need to be about 19' to 20' wide. • The solutions for garbage collection presented in the draft are not feasible. • The modulation requirement presented in the draft takes away from living space, unless a building is allowed an equal projection into a setback.

Meeting Date and Group	Attendees	Meeting Summary
<p>June 27, 2019 Recology and Developer Stakeholder Group</p>	<ul style="list-style-type: none"> • Recology: Steve Aiton, Operations Supervisor; Quinn Apuzzo, Waste Zero Manager • Shoreline Fire Department: Derek LaFontaine, Deputy Fire Marshal; Todd Johnston, Inspector • City of Shoreline: Randy Witt, Public Works Director; Sierra Gawlowski, Development Review Engineer II; Nora Gierloff, Planning Manager; Jarrod Lewis, Permit Services Manager; Caleb Miller, Associate Planner; Catie Lee, Associate Planner; Autumn Salamack, Environmental Services Coordinator • Developer Stakeholder Group: Mike Appleby, Jennifer Anderson, Larry Calvin, Erik Ekstrom, Jack Malek, Alex Clohesey, Marcus Rudd 	<ul style="list-style-type: none"> • There was discussion on access generally and size of Recology and Shoreline Fire vehicles. <ul style="list-style-type: none"> ○ Fire would like turnarounds, especially when there are many units without frontage. Smaller turn-around possible? Concerned about medic calls and backing out on arterials (185th St). • A “menu” of options was developed that were agree upon by those present: • Nine or fewer units <ul style="list-style-type: none"> ○ Solid waste bins can be placed in the amenity zone if no conflict with other above grade infrastructure/services (e.g., fire hydrant, electrical pole, mailbox, street tree) (amend Chapter 13 to require smaller bins for townhouses?); or ○ Can be placed within front setback if not conflicting with another code requirement (e.g., façade landscaping); or ○ Provide shared collection area Recology can easily access (will need to set up HOA and contact Recology for sign-off); or ○ Contact Recology for sign-off on backing-in to collect • Ten or more units <ul style="list-style-type: none"> ○ Shared collection area (will need to set up HOA); or ○ Provide onsite turn-around/through access

Townhouse Design Standards

Visual Preference Survey Results



SURVEY OVERVIEW - BACKGROUND

The survey asked a series of questions, using a visual format, about townhouse design preferences

A total of 20 questions were asked

The April issue of *Currents* included information linking to the survey

The Townhouse Design Standards project website included a link to the survey

Survey fliers were passed out at neighborhood meetings and available at the Planning and Community Development Department front desk the month of April

The survey was open April 1 – 30, 2019

SURVEY OVERVIEW - QUESTIONS

Questions 1-10 presented an image of a townhouse project and asked survey respondents to score each image from 0 to 100 in terms of their design preference. A score of 100 indicated the survey respondent felt the project had an exceptional design.

Questions 11-19 asked survey respondents to rank a series of images (3-6) all relating to the same design element of a project described below:

- Vehicle access onto a site
- Pedestrian access onto a site
- Building orientation
- Building modulation
- Façade articulation
- Location of trash storage and collection
- Outdoor space
- Landscaping

Question 20 asked survey respondents to tell us anything they would like relating to townhouse design standards.

SURVEY RESULTS - OVERVIEW

Total responses: 534

Completion rate: 85%

Average time spent: 12 minutes

Total written comments (Question 20): 216

SURVEY RESULTS – QUESTIONS 1-2

Please score the following townhouse developments in terms of your design preference. A score of 100 indicates an exceptional design.

Average Score: 68
Median Score: 75



Survey Respondents that Answered: 512
Survey Respondents that Skipped: 22

Average Score: 35
Median Score: 30



Survey Respondents that Answered: 505
Survey Respondents that Skipped: 29

SURVEY RESULTS – QUESTIONS 3-4

Please score the following townhouse developments in terms of your design preference. A score of 100 indicates an exceptional design.

Average Score: 29
Median Score: 20



Survey Respondents that Answered: 497
Survey Respondents that Skipped: 37

Average Score: 56
Median Score: 60



Survey Respondents that Answered: 513
Survey Respondents that Skipped: 21

SURVEY RESULTS – QUESTIONS 5-6

Please score the following townhouse developments in terms of your design preference. A score of 100 indicates an exceptional design.

Average Score: 55
Median Score: 60



Survey Respondents that Answered: 511
Survey Respondents that Skipped: 23

Average Score: 37
Median Score: 31



Survey Respondents that Answered: 508
Survey Respondents that Skipped: 26

SURVEY RESULTS – QUESTIONS 7-8

Please score the following townhouse developments in terms of your design preference. A score of 100 indicates an exceptional design.

Average Score: 37
Median Score: 34



Survey Respondents that Answered: 508
Survey Respondents that Skipped: 26

Average Score: 51
Median Score: 55



Survey Respondents that Answered: 510
Survey Respondents that Skipped: 24

SURVEY RESULTS – QUESTIONS 9-10

Please score the following townhouse developments in terms of your design preference. A score of 100 indicates an exceptional design.

Average Score: 34
Median Score: 30



Google Image Capture August 2017, ©2019 Google

Survey Respondents that Answered: 506
Survey Respondents that Skipped: 28

Average Score: 66
Median Score: 75



Survey Respondents that Answered: 515
Survey Respondents that Skipped: 19

SURVEY RESULTS – QUESTION 11

Vehicle Access: Please rank the following images in terms of your design preference. One (1) is your most preferred design option, while four (4) is your least preferred design option.

Ranked #1: Vehicle access behind building, garage parking



Ranked #2: Vehicle access to side of building



Ranked #3: Vehicle access in front of building



Ranked #4: Vehicle access behind building, surface parking



Survey Respondents that Answered: 503
Survey Respondents that Skipped: 31

SURVEY RESULTS – QUESTION 12

Pedestrian Access: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while four (4) is your least preferred design option.

Ranked #1: Pedestrian access from public sidewalk



Ranked #2: Pedestrian access from path that connects to public sidewalk



Ranked #3: Pedestrian access next to driveway



Ranked #4: Pedestrian access from driveway



Survey Respondents that Answered: 497
Survey Respondents that Skipped: 37

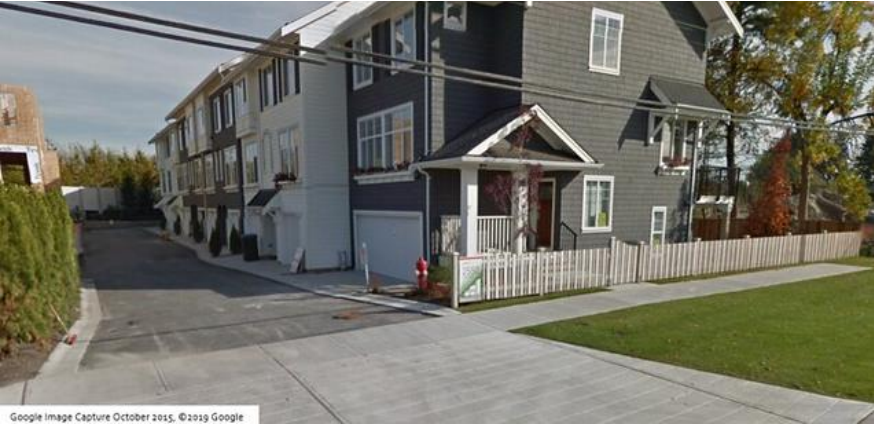
SURVEY RESULTS – QUESTION 13

Building Orientation: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while four (4) is your least preferred design option.

Ranked #1: Front of building oriented to street



Ranked #2: One unit of the building oriented to the street, the rest oriented to driveway



Ranked #3: One unit of the building oriented to street, the rest oriented to alley



Ranked #4: Side of building oriented to the street



Survey Respondents that Answered: 483
Survey Respondents that Skipped: 51

SURVEY RESULTS – QUESTION 14

Building Modulation: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while three (3) is your least preferred design option.

Ranked #1: Building offsets



Ranked #2: Building stepbacks



Ranked #3: Building projections



Survey Respondents that Answered: 480
Survey Respondents that Skipped: 54

SURVEY RESULTS – QUESTION 15

Façade Articulation: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while three (3) is your least preferred design option.

Ranked #1 Roofline variation 1



Ranked #2: Roofline variation 2



Ranked #3: Window trim



Ranked #4: Glazing (windows)



Survey Respondents that Answered: 474
Survey Respondents that Skipped: 60

SURVEY RESULTS – QUESTION 16

Façade Articulation: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while three (3) is your least preferred design option.

Ranked #1: Color variation and material change



Ranked #2: Color variation, but no material change



Ranked #3: No material change or color variation



Survey Respondents that Answered: 465
Survey Respondents that Skipped: 69

SURVEY RESULTS – QUESTION 17

Trash, Recycling and Compost Storage and Collection: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while three (3) is your least preferred design option.

Ranked #1: Trash, recycling and compost is stored in the garage of each unit and collected from the alley



Ranked #2: Trash, recycling and compost is stored in an outdoor enclosure and collected from the driveway



Ranked #3: Trash, recycling and compost is stored in the garage of each unit and collected from the street



Survey Respondents that Answered: 470
Survey Respondents that Skipped: 64

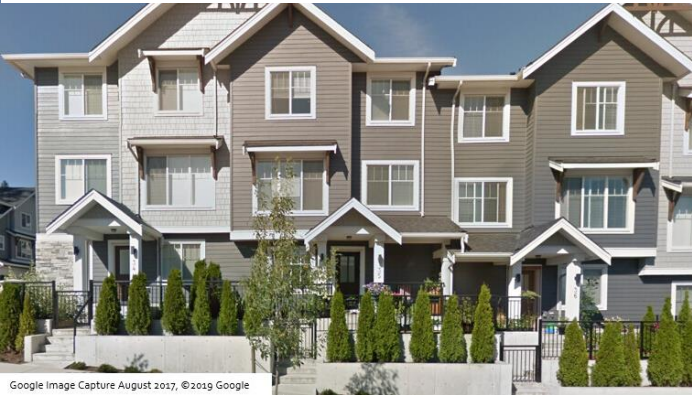
SURVEY RESULTS – QUESTION 18

Outdoor Amenity Space: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while six (6) is your least preferred design option.

Ranked #1: Rear patio with yard



Ranked #2 (tie): Front porch stoop with landscape screening



Ranked #2 (tie): Common garden area



Ranked #5: Upper story balcony



Ranked #3: Common open space



Ranked #4: Rooftop balcony

Survey Respondents that Answered: 463
Survey Respondents that Skipped: 71

SURVEY RESULTS – QUESTION 19

Landscaping: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while four (4) is your least preferred design option.

Ranked #1: Front yard landscaping with screening



Ranked #2: Foundation landscaping and vertical greening



Ranked #3: Front yard landscaping



Survey Respondents that Answered: 461
Survey Respondents that Skipped: 73



Ranked #4: Minimal landscaping

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

Many respondents covered multiple topics in their feedback, including:

Design of townhouses (167 comments)

Comments on other zoning related issues (e.g., required parking, density, tree preservation) (45 comments)

Topics not easily categorized (17 comments)

Survey design (8 comments)

Thanked the City for having a survey (9 comments)

Survey Respondents that Answered: 216

Survey Respondents that Skipped: 318

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

Design of townhouses common themes included:

Consideration for accessibility and aging in place

Consideration for families with children

Fit with neighborhood character

Importance of landscaping and open space

Dislike of “sideways” building orientation

Variation in design between and within developments (“avoid cookie-cutter”)

Dislike of certain materials or styles (some like modern style, others dislike it)

Lack of modulation (“box-like structures”)

Screening/placement of garbage bins for collection

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

Design of townhouses sample comments:

“Townhouses need to be accessible. Steps must not be only for the young and fit. Every effort should be made to avoid stairs too steep for small children or older adults.”

“An architectural fit to each neighborhood shouldn't be ignored. The modern-minimalist looks out of place in Ridgecrest area among 1950's bungalows.”

“The garbage cans should not be visible and we shouldn't be looking at large empty sides of building. Vegetation, trees and screening should be a priority.”

“Please don't let more townhouses that have front doors out of sight. All units should have front door entrances visible from the street.”

“Anything that can be done to mitigate the overall bulk of the building, using setbacks, varying rooflines, etc. to break up the facade would be most welcome.”

“Please don't create design standards that result in all townhouses looking alike. We prefer variety.”

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

Comments on other zoning related issues common themes included:

- Desire for increased onsite parking for residents and visitors

- Desire for increased setbacks

- Desire for decreased density

- Desire for decreased building height

- Desire for decreased building coverage

- Desire for tree preservation

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

Other zoning related issues sample comments:

“There needs to be off-street parking for two vehicles.”

“Where are their guests going to park if they have anyone over?”

“Please decrease the amount of units that are allowed to be crammed onto a lot.”

“The city should increase the required space between a structure and neighboring property line.”

“No building from lot line to lot line.”

“Preserve tall mature trees or require the planting of, with a focus on natives.”

“Don't like the townhomes that are built right up to the sidewalk and tower over the pedestrians and street.”

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

Topics not easily categorized varied:

- Some referenced, or provided links, to materials

- Some emphasized the need to build more housing, any housing

- Others said no more townhouses

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

Topics not easily categorized sample comments :

“Top priority = build MORE. Shoreline will never be affordable until we build more, dense housing options. More apartment buildings, more condos, more townhomes, more multi-family residences. Build them all!”

“Have a look at the very successful projects created by architect/developer Jonathan Segal in San Diego <http://www.jonathansegalarchitect.com/projects>”

“Don't build them!”

“NO MORE TOWNHOUSES”

“I don't want ANY townhouses, condos, or apts. built! City of Shoreline is ruining our beloved neighborhood, Let Seattle trash their city, but please do not do this to our city.”

“Why is everything townhouses in the first place?”

“Local builders/developers that build townhome should be meaningfully engaged in feasibility of implementing any new standards.”

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

Survey design comments:

“Asking citizens who are not necessarily informed about townhouse best practices is not necessarily a robust tool for informing decision making.”

“I have a lot of thoughts on topics that were not covered in the survey.”

“Of all of the photo examples you used - I liked none of them! They do not fit into the existing look of my neighborhood. Better projects might have sold the concept of townhomes to me. What you showed me were reasons not to except townhomes. Staff needs to get a better feel for the city they work in!”

“I am concerned that all of the questions about design features that had images will be very challenging to interpret - many people will be responding to the look of the home in the photo rather than the generalizable design features you are asking about. Please don't assume those responses are more valid than they are.”

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

Survey design comments:

“This was a stupid survey. Many factors determine building design. Lot width, topography, depth, etc. all are factors that dictate a design. Projected sales cost is also a factor. Not one design fits all situations. If the city dictates certain design standards, all the new buildings look the same. Architects are not able to be creative and the result is a boring street scape, or units no longer affordable to moderate income families.”

“your survey was broken. the my ranking numbers disappeared on many of my selections.”

“Something simple but very important. Please remember that you are surveying people who most likely are not architects, engineers, or planners. Use words that the average person understands. What is articulation, modulation, etc?”

“My answers here are based on photos provided, but site specific conditions might affect my answer in actual conditions.”

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

Thanked the City for having a survey sample comments:

“Thanks for the cool survey! That was fun!”

“Great Survey – Thanks!”

“I appreciate the opportunity to provide input into the design standards.”

“Glad the City is reviewing design standards for townhomes and that we were given the opportunity for community input.”

Townhouse Design Standards

Visual Preference Survey Results

Full survey results are available on the project website:
shorelinewa.gov/townhousedesign



20.20.012 B definitions.

Balcony A projecting platform on a building that is either supported from below or cantilevered from the structure; enclosed with a railing or balustrade.

Balcony, Juliet A false balcony, or railing at the outer plane of a window-opening reaching to the floor, and having, when the window is open, the appearance of a balcony.

20.20.018 E definitions.

Entry Means a door where a person enters a building.

20.20.020 F definitions.

Fenestration The design and placement of windows, doors and other exterior openings in a building. Garage doors are not considered fenestration.

20.20.032 L definitions.

Living Green Wall A vertical garden that is attached to the exterior of a building and has a growing medium, such as soil, water or a substrate. Most green walls include an integrated water delivery system.

20.20.034 M definitions.

Mixed Single-Family Attached Development A residential development where at least 70 percent of the dwelling units are single-family attached units with the remaining single-family detached units.

20.20.046 S definitions.

Shared-space A street that facilitates pedestrian, bicycle, and vehicular traffic within a shared space. They typically lack separate pavement and include a variety of surface treatments, bollards, lighting, and landscaping to define a shared space. They are also known as a woonerf, home zone, or living street.

20.20.050 U definitions.

Unit Lot Development A residential development that contains single-family attached building(s) or single-family attached structure(s) wherein each building or structure is defined as one building or one structure pursuant to the International Building Code, the International Fire Code, and National Electrical Code.

Unit Lot Subdivision A unit lot subdivision (also known as a “fee simple lot”) is the subdivision of land for single-family detached and/or attached dwelling units, in the form of unit lot development, mixed single-family attached development, or zero lot line development in all zones in which these uses are permitted.

20.20.060 Z definitions.

Zero Lot Line Development A development that contains building(s) configured in such a manner that one or more of the building’s sides rest directly on a lot line.

20.30.410 Preliminary subdivision review procedures and criteria.

The short subdivision may be referred to as a short plat – Type B action.

The formal subdivision may be referred to as long plat – Type C action.

B. Review Criteria. The following criteria shall be used to review proposed subdivisions:

4. Unit Lot Subdivision.

a. The provisions of this subsection apply exclusively to unit lot development, mixed single-family attached development, or zero lot line development.

b. Unit lot, mixed single-family attached, and zero lot line developments may be subdivided into individual unit lots. The development as a whole shall meet the applicable development standards.

c. As a result of the subdivision, development on individual unit lots may modify standards in SMC 20.50.020, Exception 2.

d. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of the property owner(s) and/or the homeowners' association shall be executed for the use and maintenance of common garage, parking and vehicle access areas; solid waste storage and/or collection area(s); on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs of individual units; and other similar features, and shall be recorded with the King County Recorder's Office. These shall be recorded prior to final plat application or shown on the face of the final plat.

e. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement set forth on the face of the plat.

f. The final plat shall note all conditions of approval. The final plat shall also note that unit lots are not separate buildable lots independent of the overall development and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.

g. For unit lot development, the applicant shall record a covenant on the plat that states, "These units will be considered individual units and part of one structure that cannot be segregated from one another. A unit lot development is defined as one building or one structure in the International Building Code and International Fire Code and National Electrical Code."

20.50.020 Dimensional requirements.

A. Table 20.50.020(1) – Densities and Dimensions in Residential Zones.

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	Based on bldg. bulk limits

Townhouse Design Standards Code Update - Att. D
Attachment D

Draft v5 07.22.2019

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Min. Lot Area (2) (13)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	N/A
Min. Front Yard Setback (2) (3) (14)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min.	5 ft min.	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (9)	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (16)	35 ft (40 ft with pitched roof) (8) (16)	35 ft (16)
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	N/A
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	90%

Table 20.50.020(2) – Densities and Dimensions in Mixed Use Residential Zones.

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

STANDARDS	MUR-35'	MUR-45'	MUR-70' (10)
Base Density: Dwelling Units/Acre	N/A	N/A	N/A
Min. Density	12 du/ac (17)	18 du/ac	48 du/ac
Min. Lot Width (2)	N/A	N/A	N/A

STANDARDS	MUR-35'	MUR-45'	MUR-70' (10)
Min. Lot Area (2)	N/A	N/A	N/A
Min. Front Yard Setback (2) (3)	0 ft if located on an arterial street 10 ft on nonarterial street 22 ft if located on 145th Street (15)	15 ft if located on 185th Street (15) 0 ft if located on an arterial street 10 ft on nonarterial street 22 ft if located on 145th Street (15)	15 ft if located on 185th Street (15) 22 ft if located on 145th Street (15) 0 ft if located on an arterial street 10 ft on nonarterial street (18)
Min. Rear Yard Setback (2) (4) (5)	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft	5 ft	5 ft
Base Height (9) (16)	35 ft	45 ft	70 ft (11) (12) (13)
Max. Building Coverage (2) (6)	N/A	N/A	N/A
Max. Hardscape (2) (6)	85%	90%	90%

Exceptions to Table 20.50.020(1) and Table 20.50.020(2):

(1) Repealed by Ord. 462.

(2) These standards may be modified to allow unit lot developments, mixed single-family attached developments and zero lot line developments. Setback variations apply to internal lot lines only. Overall site must comply with setbacks, building coverage and hardscape limitations; limitations for individual lots may be modified.

20.50.040 Setbacks – Designation and measurement.

I. Projections into Setback.

2. Fireplace structures, bay or garden windows, balconies (including Juliet balconies), enclosed stair landings, closets, or similar structures may project into required setbacks, except into any five-foot yard required setback, provided such projections are:

- a. Limited to two per facade;
- b. Not wider than 10 feet;
- c. Not more than 24 inches into a side yard setback; or
- d. Not more than 30 inches into a front and rear yard setback.

3. Eaves shall not project:

- a. Into a required five-foot setback;
- b. More than 36 inches into front and rear yard required setbacks.

Exception SMC 20.50.040(1)(3): When adjoining a legal, nonconforming eave, a new eave may project up to 20 percent into the required setback or may match the extent of the legal, nonconforming eave, whichever is less. Single-family attached and mixed single-family attached developments subject to Subchapter 3 may have eaves encroach up to 18-inches into a required five-foot setback.

Subchapter 3.
Single-Family Attached Residential Design

20.50.120 Purpose.

The purpose of this subchapter is to establish standards for single-family attached and mixed single-family attached development, excluding lots proposing one (1) duplex building when one unit is located over the other unit, in all zones except R-4, R-6 and neighborhood business (NB). All mixed single-family developments shall meet the design standards contained in this subchapter. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this subchapter shall prevail. The purpose of this subchapter are as follows:

- A. To encourage development of attractive residential areas that are compatible when considered within the context of the surrounding area.
- B. To enhance the aesthetic appeal of new single-family attached buildings by encouraging high quality, creative and innovative site and building design.
- C. To meet the recreation needs of project residents by providing open spaces within the project site.
- D. To provide safe routes for pedestrians to onsite vehicle parking, building entries, and between buildings.

E. To emphasize quality building articulation, detailing, and durable materials, which add visual interest for pedestrians.

F. Encourage coordinated and functional elements of development, including buildings, landscaping, parking, site access and circulation, and outdoor space.

20.50.130 Administrative design review.

Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards contained in this subchapter.

20.50.140 Thresholds – Required site improvements.

The purpose of this section is to determine how and when the provisions for full site improvement standards apply to a development application for single-family attached development and mixed single-family attached development. Full site improvement standards for signs, parking, lighting and landscaping shall be required:

A. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or

B. When aggregate building construction valuations for issued permits, within any cumulative five-year period, exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.

20.50.150 Overlapping Standards.

Site design standards for on-site landscaping, walkways, public access easements, and outdoor space may be overlapped if their separate, minimum dimensions and functions are not diminished.

20.50.160 Site Design – Standards.

A. Setbacks

For developments consisting of three or more units located on a single parcel, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.

B. Parking

1. For units with individual garages, at least 20 linear feet of driveway shall be provided between any garage entrance and the property line abutting the public right-of-way, measured along the centerline of the driveway.
2. Surface parking shall be located behind or to the side of buildings.
3. Carports are prohibited.

C. Site Configuration.

At least 40 percent of units within a site shall be located between the property line and a 25-foot distance from the property line to create a “street wall” which enhances the streetscape and overall pedestrian experience.

D. Site Access and Circulation

1. Vehicle access requirements are contained in the Engineering Development Manual.
2. On lots with dead-end access drives with a length of 150 feet or greater, measured from the face of curb to the end of the access drive pavement, a turnaround facility shall be provided that meets the standard detail required by the Public Works Director.
3. If adjoining lots are being developed concurrently, and are under the same ownership, vehicle access points shall be consolidated. This requirement shall not apply to lots that do not have frontage on the same public right-of-way.
3. Each unit shall have onsite pedestrian access to a public sidewalk, and common outdoor space and common parking areas, if provided.
4. Onsite pedestrian access shall comply with one (1) of the following:
 - a. Onsite pedestrian access shall be raised, or otherwise separated from vehicular circulation, and a minimum of four (4) feet wide. Otherwise separated from vehicular circulation means (1) there is at least five (5) linear feet of landscaping between the closest edge of the vehicular circulation area and closest edge of the pedestrian access or (2) separation by a building; or
 - b. Pedestrian access shall be provided through shared-space with onsite vehicle circulation that complies with the following to clearly communicate to all users it is shared-space:
 - i. Traffic calming elements shall be located on both sides of the shared-space circulation and spaced no more than 25 feet apart. The

shared-space circulation shall have at least one (1) of the following elements: trees that meet the minimum replacement tree size per SMC 20.50.360; raised planters a minimum height of three (3) feet and depth and width of two (2) feet; decorative bollards a minimum height of three (3) feet; or any other element the Director determines accomplishes the purpose;

ii. The entire shared-space circulation area shall be constructed with decorative concrete, paving blocks, bricks, or other ornamental paving treatments to clearly indicate the entire surface is intended for pedestrians as well as vehicles;

iii. The shared-space shall relate to the building(s) by having elements that allow for informal surveillance, including porches, stoops and balconies oriented towards the shared circulation space; and

iv. The shared-space circulation shall not result in a dead-end when abutting two or more public rights-of-way. It shall provide through access from one public right-of-way to a second public right-of-way.

E. Storage space and staging area for the collection of solid waste

1. Developments with nine (9) or fewer units shall comply with one (1) of the following options for providing solid waste storage space and staging area:

a. If the storage space is provided in individual unit garages, the space shall be its own dedicated area and shall not overlap with space needed for required vehicle parking, and staging areas shall comply with one (1) of the following:

i. Solid waste bins shall be placed in the amenity zone if there is adequate area and placement does not conflict with above grade infrastructure or services, including, but not limited to fire hydrants, electrical poles, mailboxes, and street trees; or

ii. Solid waste bins shall be placed within the front setback, provided the area needed to accommodate the bins does not preclude compliance with other codes and standards; or

iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.

b. If the storage space and staging area is provided in a common indoor trash room or room(s) or a common outdoor enclosure or enclosure(s), it shall comply with all the following:

i. Access to and maintenance of the trash room(s) or enclosure(s), and financial responsibility, shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance;

ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and

iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened from pedestrian view from the public right(s)-of-way by a solid enclosure such as a fence or wall, or dense landscaping.

2. Developments with ten (10) or more units shall comply with one (1) of the following options for providing solid waste storage space and a staging area:

a. If the storage space is provided in the individual unit garages it shall be its own dedicated area and shall not overlap with space needed for required vehicle parking. Staging areas shall abut vehicle access drives, but shall not obstruct vehicle circulation, and shall comply with one (1) of the following:

i. The vehicle access shall not dead-end, but provide a through connection to a public right-of-way; or

ii. The site shall contain a turnaround that meets the standard detail required by the Public Works Director.

b. If the storage space and staging area is provided in a common indoor trash room or room(s), or in a common outdoor enclosure or enclosure(s), it shall comply with the following:

i. Access to and maintenance of the trash room(s) or enclosure(s), and billing shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance; and

ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and

iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened.

F. Accessory Structures.

1. Shipping containers are prohibited.

G. Utility and Mechanical Equipment

1. Mechanical and utility equipment shall be located and designed to minimize its visibility by the public. Preferred locations are off alleys; access drives; within, atop, or under buildings; underground; or other locations away from the public right-of-way. Equipment shall not intrude into required pedestrian areas.
2. Ground-mounted mechanical equipment shall be fully enclosed within an opaque fence or wall, or it shall be screened with dense landscaping from pedestrian view from the public right-of-way. Chain-link fencing with slats is prohibited.
3. All exterior building-mounted mechanical equipment, with the exception of solar collectors or wind power generating equipment, shall be screened from pedestrian view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors.

H. Outdoor space

Outdoor space shall comply with one (1) of the following requirements:

1. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:
 - a. No single outdoor space to be counted as part of this requirement shall be less than 50 square feet;
 - b. Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director; and
 - c. The private outdoor space shall be directly accessible from the associated unit.
2. Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater, that complies with all of the following standards:
 - a. No dimension shall be less than ten (10) lineal feet.

- b. Common outdoor space includes rooftop decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.
- c. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:
 - i. A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;
 - ii. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and
 - iii. Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., “This area is common outdoor space to be used by community residents and guests.”)
- d. The common outdoor space shall be accessible to all residents of the development.

I. Façade Landscaping.

As required by SMC 20.50.485, façade landscaping shall be provided on any building façade facing a public right-of-way.

20.50.170 Building design – Standards.

A. Building Orientation

- 1. Each unit with right-of-way frontage shall have its primary entry oriented toward the right-of-way.
- 2. Buildings with frontage on multiple public rights-of-way shall have at least one (1) entry oriented towards each public right-of-way.

B. Building Modulation, Massing and Articulation

- 1. Each unit shall have a covered entry or porch with weather protection at least 30 square feet with no dimension less than five lineal (5) feet.

2. Each unit shall incorporate variation to the building by using at least three (3) of the following elements on the front façade:
 - a. Variations in the setback of the façade of the building by at least four (4) feet between adjoining units;
 - b. Diminishing upper floors (gross floor area of third story is smaller than the gross floor area of the lower stories). To meet this requirement, the building wall shall be stepped back a minimum of two (2) feet with a minimum width of eight (8) feet. Balconies that are covered but not fully enclosed and meet the minimum dimensions specified shall be considered a diminished upper floor;
 - c. Changes in roofline at intervals not greater than 40 feet in continuous length, such as variations in roof pitch, overhangs, projections, or extended eaves;
 - d. Balconies (excluding Juliet balconies) on the façade of the building that have a minimum depth of six (6) feet between the building wall and the balcony railing; at least 50 percent of the units shall have a balcony;
 - e. Garage door entrance(s) for vehicles located at the side or rear of buildings;
 - f. Dormers (at least three (3) feet wide); at least 50 percent of the units shall have dormers;
 - g. Living green wall minimum of 100 square feet;
 - h. A façade with at least 40 percent fenestration and/or landscaping, 50 percent of which shall be fenestration;
 - i. Other variation techniques that meet the purpose of the section as approved by the Director.
3. Building Facades. Building facades shall comply with all of the following:
 - a. Public right-of-way facing facades shall consist of at least 30 percent fenestration and/or landscaping.
 - b. All other facades shall consist of at least 15 percent fenestration and/or landscaping.
 - c. The façade area is measured vertically, top to bottom, and horizontally edge-to-edge as illustrated in Figure **x**.

- d. For purposes of calculation, the square footage of landscaping shall be measured at the size it will be at installation, not maturity.
- e. Blank walls (building façade sections without fenestration or covered by landscaping) greater than 20 feet in length are prohibited.

Figure **x**: Illustration of No Blank Façade. The façade facing the right-of-way measures 1,800 square feet. The façade depicted has **xx** square feet of fenestration and landscaping, meeting the requirement.

- 4. Public right-of-way-facing garages shall comply with the following standards:
 - a. The maximum combined garage door width facing the public right-of-way shall be 50 percent or less of the total building width. If the solid waste storage space is provided within each individual unit garage, then the width in the garage needed to accommodate this storage shall be excluded from the maximum 50 percent calculation;
 - b. The garage(s) shall be recessed a minimum of one foot behind the front façade; and
 - c. The access from the public right-of-way shall comply with the requirements of the Engineering Development Manual.

C. Building Materials

Materials and colors shall comply with the following:

- 1. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below siding materials, unless they are used as architectural features.
- 2. Architectural elements, such as trim, shall be of a color that provides contrast to the surrounding, dominant material color(s).
- 3. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, and plywood or T-111 siding are prohibited. Uncoated zinc and copper are prohibited.

20.50.180 Outdoor Lighting – Standards.

A. Light Trespass Standard. All light sources, such as a lamp or bulb, shall be shielded within a fixture, and fixtures shall be located, aimed or shielded to prevent direct light trespassing across property lines.

- B. Onsite pedestrian pathways shall be illuminated with at least two foot-candles of light.
- C. Building entries shall be illuminated with at least four foot-candles of light.
- D. **Prohibited Lighting.** The following types of lighting are prohibited:
 - 1. Outdoor floodlighting by floodlight projection above the horizontal plane;
 - 2. Search lights, laser source lights, or any similar high intensity light; and
 - 3. Any flashing, blinking, rotating or strobe light illumination device located on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot.

Exemptions:

- 1. Lighting in swimming pools and other water features governed by Section 321 (Lighting) of the International Swimming Pool and Spa Code, or Chapter 246-260 WAC, as applicable.
- 2. Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.
- 3. Holiday and event lighting (except for outdoor searchlights and strobes).
- 4. Lighting triggered by an automatic emergency or security alarm system.

20.50.190 Fences and walls – Standards.

- A. Front yard. Fences and walls located within the required minimum front yard setback shall be a maximum of three feet, six inches high and shall be no more than 60 percent opaque.
- B. Side and Rear yards. The maximum height of fences located along a side and/or rear yard property line shall be six feet.
- C. Fences and walls shall be constructed of wood, wrought iron, brick, stone, or other high quality material. All chain link, electric, razor wire, and barbed wire fences, and other similar types of security fences are prohibited.
- D. The height of a fence located on a retaining wall shall be measured from the finished grade at the top of the wall to the top of the fence. The overall height of the fence located on the wall shall be a maximum of six feet.

Subchapter 4.

Commercial and Multifamily Zone Design

20.50.220 Purpose.

The purpose of this subchapter is to establish design standards for all commercial zones – neighborhood business (NB), community business (CB), mixed business (MB) and town center (TC-1, 2 and 3), the MUR-35' and the MUR-45' zones for all uses except single-family attached and mixed single-family developments, the MUR-70' zone, and the R-8, R-12, R-18, R-24, R-48, PA 3 and TC-4 zones for all uses except single-family detached, attached and mixed single-family developments. Refer to SMC 20.50.120 when developing single-family attached and detached dwellings in the MUR-35' and MUR-45' zones. Some standards within this subchapter apply only to specific types of development and zones as noted. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this subchapter shall prevail.

20.50.225 Administrative design review.

Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards in this subchapter or sign standards in Chapter 20.50 SMC, Subchapter 8.

20.50.230 Threshold – Required site improvements.

The purpose of this section is to determine how and when the provisions for site improvements cited in the General Development Standards apply to development proposals. Full site improvement standards apply to a development application in commercial zones NB, CB, MB, TC-1, 2 and 3, and the MUR-70' zone. This subsection also applies in the following zoning districts except for the single-family attached use: MUR-35', MUR-45', PA 3, and R-8 through R-48. Full site improvements standards for signs, parking, lighting, and landscaping shall be required:

- A. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or
- B. When aggregate building construction valuations for issued permits, within any cumulative five-year period, exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.
- C. When a single-family land use is being converted to a commercial land use then full site improvements shall be required.

20.50.235 Site planning – Setbacks – Standards.

For developments consisting of three or more units located on a single parcel in the TC-4, the R-8 through R-48 zones, and the MUR-35', MUR-45' and MUR-70' zones, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.

Subchapter 7.**Landscaping****20.50.485 Front façade landscaping, single-family attached and mixed single-family attached developments – Standards.**

A. The portion of the building adjacent to public rights-of-way shall have landscaping along the building façade. Foundation landscaping shall abut the building (while allowing the necessary space for growth) and shall be used or installed in such a manner so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and pedestrian pathways, and provide visual breaks along building facades.

B. Landscaping shall be provided at a width of at least 50 percent of the required front yard setback. If a property has a required setback of zero (0) feet, it is exempt from this requirement. The width of required landscaping for properties with frontage on 145th Street or 185th Street shall be calculated by subtracting the amount of right-of-way dedication easement.

C. Foundation plantings may be comprised of trees, shrubs, accent plants, ornamental grasses, and ground cover in any combination; provided that no more than 50 percent of the total required landscaping area consists of ground cover.

D. At least one (1) three-gallon shrub for every three (3) lineal feet of foundation shall be provided.

E. Shrubs shall be a mix of deciduous and evergreens.

F. When calculating the minimum number of required plants, the linear distance of openings for doors entering the building shall be excluded.

20.50.490 Landscaping along interior lot line – Standards.

A. Type I landscaping in a width determined by the setback requirement shall be included in all nonresidential development along any portion adjacent to single-family and multifamily residential zones or development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.

B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential

and commercial zoning within the required yard setback. Single-family attached and mixed single-family developments shall use Type I landscaping when adjacent to R-4 or R-6 zoning, and Type II landscaping when adjacent to all other zoning districts. Single-family attached and mixed single-family developments that have a shared access drive with an abutting property are exempt from this requirement on the side with the shared access drive.

C. A 20-foot width of Type I landscaping shall be provided for institutional and public facility development adjacent to single-family residential zones. Portions of the development that are unlit playgrounds, playfields, and parks are excluded.

D. Parking lots shall be screened from single-family residential uses by a fence, wall, plants or combination to block vehicle headlights.

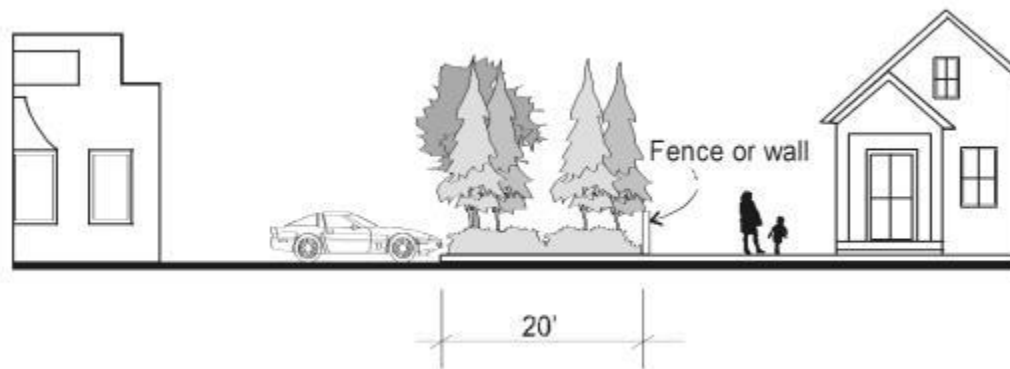


Figure 20.50.490(D): Example of parking screened from single-family house.

20.20.012 B definitions.

Balcony A projecting platform on a building that is either supported from below or cantilevered from the structure; enclosed with a railing or balustrade.

Balcony, Juliet A false balcony, or railing at the outer plane of a window-opening reaching to the floor, and having, when the window is open, the appearance of a balcony.

20.20.018 E definitions.

Entry Means a door where a person enters a building.

20.20.020 F definitions.

Fenestration The design and placement of windows, doors and other exterior openings in a building. Garage doors are not considered fenestration.

20.20.032 L definitions.

Living Green Wall A vertical garden that is attached to the exterior of a building and has a growing medium, such as soil, water or a substrate. Most green walls include an integrated water delivery system.

20.20.034 M definitions.

Mixed Single-Family Attached Development A residential development where at least 70 percent of the dwelling units are single-family attached units with the remaining single-family detached units.

20.20.046 S definitions.

Shared-space A street that facilitates pedestrian, bicycle, and vehicular traffic within a shared space. They typically lack separate pavement and include a variety of surface treatments, bollards, lighting, and landscaping to define a shared space. They are also known as a woonerf, home zone, or living street.

20.20.050 U definitions.

Unit Lot Development A residential development that contains single-family attached building(s) or single-family attached structure(s) wherein each building or structure is defined as one building or one structure pursuant to the International Building Code, the International Fire Code, and National Electrical Code.

Unit Lot Development (ULD) Subdivision A unit lot ~~development~~ subdivision (also known as a “fee simple lot”) is the subdivision of land for single-family detached and/or attached dwelling units, such as townhouses, rowhouses, or other single-family attached dwellings, in the form of unit lot development, mixed single-family attached development, or zero lot line development or any combination of the above types of single-family attached dwelling units in all zones in which these uses are permitted.

20.20.060 Z definitions.

Zero Lot Line Development A development that contains building(s) configured ~~The location of a building on a lot~~ in such a manner that one or more of the building’s sides rest directly on a lot line.

20.30.410 Preliminary subdivision review procedures and criteria.

The short subdivision may be referred to as a short plat – Type B action.

The formal subdivision may be referred to as long plat – Type C action.

B. Review Criteria. The following criteria shall be used to review proposed subdivisions:

4. Unit Lot Subdivision Development.

- a. The provisions of this subsection apply exclusively to unit lot ~~developments for single-family attached dwelling units, mixed single-family attached development, or zero lot line developments in all zones in which these uses are permitted.~~ developments for single-family attached dwelling units, mixed single-family attached development, or zero lot line developments in all zones in which these uses are permitted.

- b. Unit lot, mixed single-family attached, and zero lot line developments may be subdivided into individual unit lots. The development as a whole shall meet the applicable development standards ~~applicable at the time the permit application is vested.~~
- c. As a result of the subdivision, development on individual unit lots may modify standards in SMC 20.50.020, Exception 2.
- d. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and responsibilities of the property owner(s) and/or the homeowners' association shall be executed for the use and maintenance of common garage, parking and vehicle access areas; solid waste storage and/or collection area(s); on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs of individual units; and other similar features, and shall be recorded with the King County Recorder's Office. These shall be recorded prior to final plat application or shown on the face of the final plat.
- e. Within the parent lot ~~or overall site~~, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement set forth on the face of the plat; ~~to be recorded with King County Records and Licensing Services Division.~~
- f. The final plat shall note all conditions of approval. The final plat shall also note that unit lots are is not a separate buildable lots independent of the overall development; and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot ~~and shall be noted on the plat, to be recorded with King County Records and Licensing Services Division.~~
- g. For unit lot development, ~~t~~The applicant shall record a covenant on the plat that states, "These units will be considered individual units and part of one structure that cannot be segregated from one another. A unit lot development is defined as one building or one structure in the International Building Code and International Fire Code and National Electrical Code."

20.50.020 Dimensional requirements.

A. Table 20.50.020(1) – Densities and Dimensions in Residential Zones.

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

Townhouse Design Standards Code Update - Att. E
Attachment E

Draft v5 07.22.2019

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	Based on bldg. bulk limits
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Min. Lot Area (2) (13)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	N/A
Min. Front Yard Setback (2) (3) (14)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min.	5 ft min.	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (9)	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (16)	35 ft (40 ft with pitched roof) (8) (16)	35 ft (16)
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	N/A
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	90%

Table 20.50.020(2) – Densities and Dimensions in Mixed Use Residential Zones.

Note: Exceptions to the numerical standards in this table are noted in parentheses and described below.

Townhouse Design Standards Code Update - Att. E
Attachment E

Draft v5 07.22.2019

STANDARDS	MUR-35'	MUR-45'	MUR-70' (10)
Base Density: Dwelling Units/Acre	N/A	N/A	N/A
Min. Density	12 du/ac (17)	18 du/ac	48 du/ac
Min. Lot Width (2)	N/A	N/A	N/A
Min. Lot Area (2)	N/A	N/A	N/A
Min. Front Yard Setback (2) (3)	0 ft if located on an arterial street 10 ft on nonarterial street 22 ft if located on 145th Street (15)	15 ft if located on 185th Street (15) 0 ft if located on an arterial street 10 ft on nonarterial street 22 ft if located on 145th Street (15)	15 ft if located on 185th Street (15) 22 ft if located on 145th Street (15) 0 ft if located on an arterial street 10 ft on nonarterial street (18)
Min. Rear Yard Setback (2) (4) (5)	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft	5 ft	5 ft
Base Height (9) (16)	35 ft	45 ft	70 ft (11) (12) (13)
Max. Building Coverage (2) (6)	N/A	N/A	N/A
Max. Hardscape (2) (6)	85%	90%	90%

Exceptions to Table 20.50.020(1) and Table 20.50.020(2):

(1) Repealed by Ord. 462.

(2) These standards may be modified to allow unit lot developments, mixed single-family attached developments and zero lot line and unit lot developments. Setback variations apply to internal lot lines only. Overall site must comply with setbacks, building coverage and hardscape limitations; limitations for individual lots may be modified.

20.50.040 Setbacks – Designation and measurement.

I. Projections into Setback.

2. Fireplace structures, bay or garden windows, balconies (including Juliet balconies), enclosed stair landings, closets, or similar structures may project into required setbacks, except into any five-foot yard required setback, provided such projections are:

- a. Limited to two per facade;
- b. Not wider than 10 feet;
- c. Not more than 24 inches into a side yard setback; or
- d. Not more than 30 inches into a front and rear yard setback.

3. Eaves shall not project:

- a. Into a required five-foot setback;
- b. More than 36 inches into front and rear yard required setbacks.

Exception SMC 20.50.040(1)(3): When adjoining a legal, nonconforming eave, a new eave may project up to 20 percent into the required setback or may match the extent of the legal, nonconforming eave, whichever is less. Single-family attached and mixed single-family attached developments subject to Subchapter 3 may have eaves encroach up to 18-inches into a required five-foot setback.

Subchapter 3.
~~Multifamily and Single-Family Attached Residential Design~~

20.50.120 Purpose.

The purpose of this subchapter is to establish standards for ~~multifamily and single-family attached and mixed single-family attached residential development, excluding lots proposing one (1) duplex building when one unit is located over the other unit, in all zones except R-4, R-6 and neighborhood business (NB). TC-4, PA 3, and R-8 through R-48 zones; the MUR-35' zone when located on a nonarterial street; and the MUR-45' zone when developing single-family attached dwellings.~~ All mixed single-family developments shall meet the design standards contained in this subchapter. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this subchapter shall prevail. The purpose of this subchapter are as follows:

A. To encourage development of attractive residential areas that are compatible when considered within the context of the surrounding area.

B. To enhance the aesthetic appeal of new ~~multifamily residential~~ single-family attached buildings by encouraging high quality, creative and innovative site and building design.

C. To meet the recreation needs of project residents by providing open spaces within the project site.

~~D. To establish a well defined streetscape by setting back structures for a depth that allows landscaped front yards, thus creating more privacy (separation from the street) for residents.~~

~~E. To minimize the visual and surface water runoff impacts by encouraging parking to be located under the building.~~

~~F. To promote pedestrian accessibility within and to the buildings.~~

D. To provide safe routes for pedestrians to onsite vehicle parking, building entries, and between buildings.

E. To emphasize quality building articulation, detailing, and durable materials, which add visual interest for pedestrians.

F. Encourage coordinated and functional elements of development, including buildings, landscaping, parking, site access and circulation, and outdoor space.

20.50.12230 Administrative design review.

Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards contained in ~~SMC 20.50.140, 20.50.170 and 20.50.180~~ this subchapter.

20.50.12540 Thresholds – Required site improvements.

The purpose of this section is to determine how and when the provisions for full site improvement standards apply to a development application in ~~TC-4, PA-3, and R-8 through R-48 zones, the MUR-35' zone when located on a nonarterial street, and the MUR-45' zone when developing single-family attached dwellings for single-family attached development and mixed single-family attached development.~~ Full site improvement standards of for signs, parking, lighting and landscaping shall be required:

A. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or

B. When aggregate building construction valuations for issued permits, within any cumulative five-year period ~~after March 30, 2013,~~ exceed 50 percent of the County

assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.

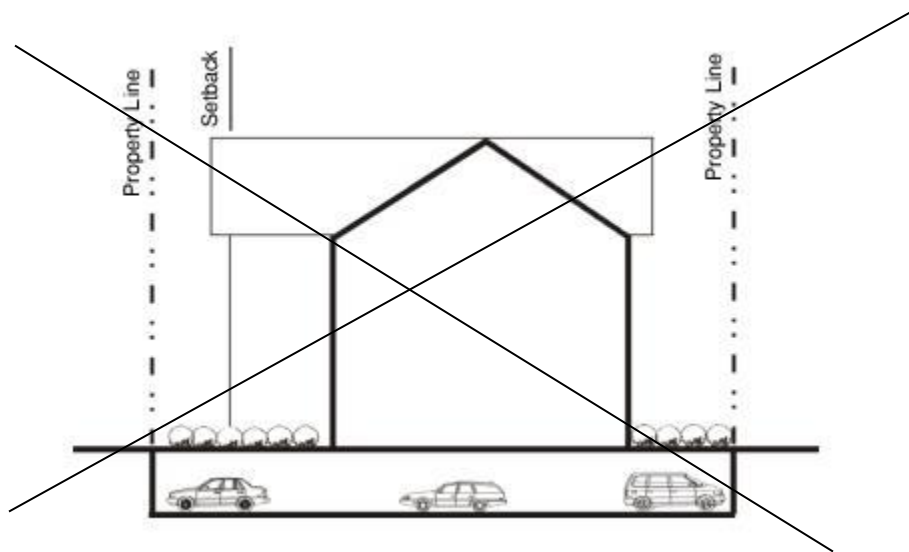
20.50.150 Overlapping Standards.

Site design standards for on-site landscaping, walkways, public access easements, and outdoor space may be overlapped if their separate, minimum dimensions and functions are not diminished.

20.50.130 Site planning – Setbacks – Standards.

~~For developments consisting of three or more dwelling units located on a single parcel, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.~~

~~Exception to 20.50.130(1): Underground parking may extend into required minimum yard setbacks, provided it is landscaped at the ground level.~~



~~Figure Exception to 20.50.130(1): Diagram of multifamily structure with underground parking within a required setback.~~

20.50.1460 Parking – Access and location Site Design – Standards.

- A. ~~Provide access to parking areas from alleys where possible.~~ **Setbacks**
For developments consisting of three or more units located on a single parcel, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.

B. Parking

~~B1.~~ For units with individual garages or carport units, at least 20 linear feet of driveway shall be provided between any garage, ~~carport~~ entrance and the property line abutting the street public right-of-way, measured along the centerline of the driveway.

~~C2.~~ Above ground Surface parking shall be located behind or to the side of buildings. ~~Parking between the street property line and the building shall be allowed only when authorized by the Director due to physical limitations of the site.~~

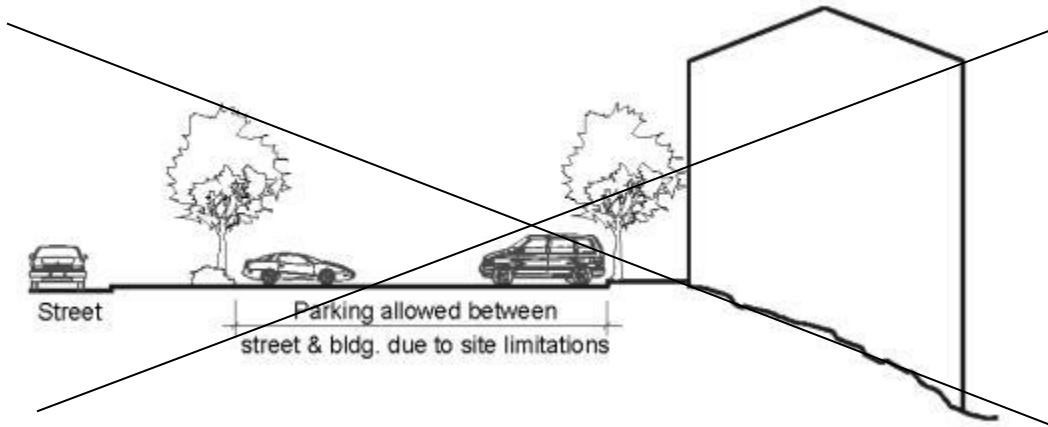


Figure 20.50.140(C): Example of parking location between the building and the street, which is necessary due to the steep slope.

3. Carports are prohibited.

C. Site Configuration.

At least 40 percent of units within a site shall be located between the property line and a 25-foot distance from the property line to create a “street wall” which enhances the streetscape and overall pedestrian experience.

D. Site Access and Circulation

1. Vehicle access requirements are contained in the Engineering Development Manual.

2. On lots with dead-end access drives with a length of 150 feet or greater, measured from the face of curb to the end of the access drive pavement, a turnaround facility shall be provided that meets the standard detail required by the Public Works Director.

3. If adjoining lots are being developed concurrently, and are under the same ownership, vehicle access points shall be consolidated. This requirement shall not apply to lots that do not have frontage on the same public right-of-way.

3. Each unit shall have onsite pedestrian access to a public sidewalk, and common outdoor space and common parking areas, if provided.

4. Onsite pedestrian access shall comply with one (1) of the following:

a. Onsite pedestrian access shall be raised, or otherwise separated from vehicular circulation, and a minimum of four (4) feet wide. Otherwise separated from vehicular circulation means (1) there is at least five (5) linear feet of landscaping between the closest edge of the vehicular circulation area and closest edge of the pedestrian access or (2) separation by a building; or

b. Pedestrian access shall be provided through shared-space with onsite vehicle circulation that complies with the following to clearly communicate to all users it is shared-space:

i. Traffic calming elements shall be located on both sides of the shared-space circulation and spaced no more than 25 feet apart. The shared-space circulation shall have at least one (1) of the following elements: trees that meet the minimum replacement tree size per SMC 20.50.360; raised planters a minimum height of three (3) feet and depth and width of two (2) feet; decorative bollards a minimum height of three (3) feet; or any other element the Director determines accomplishes the purpose;

ii. The entire shared-space circulation area shall be constructed with decorative concrete, paving blocks, bricks, or other ornamental paving treatments to clearly indicate the entire surface is intended for pedestrians as well as vehicles;

iii. The shared-space shall relate to the building(s) by having elements that allow for informal surveillance, including porches, stoops and balconies oriented towards the shared circulation space; and

iv. The shared-space circulation shall not result in a dead-end when abutting two or more public rights-of-way. It shall provide through access from one public right-of-way to a second public right-of-way.

~~D.—Avoid parking layouts that dominate a development. Coordinate siting of parking areas, pedestrian connections and open space to promote easily accessible, centrally located open space. Parking lots and access drives shall be lined on both sides with~~

five-foot-wide walks and/or landscaping in addition to frontage and landscaping standards.

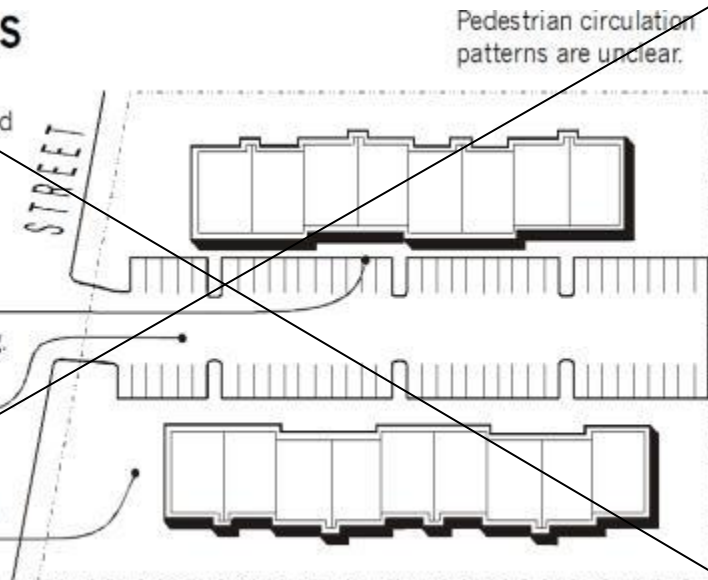
DON'T DO THIS

Building is disconnected from parking, public sidewalk and adjacent sites.

No buffer zone for pedestrians between front doors and parking.

Parking is the dominant feature.

No pedestrian entrance to the building.



DO THIS

Building is integrated and connected with parking, public sidewalk and adjacent sites.

An attractive pedestrian courtyard is the dominant feature.

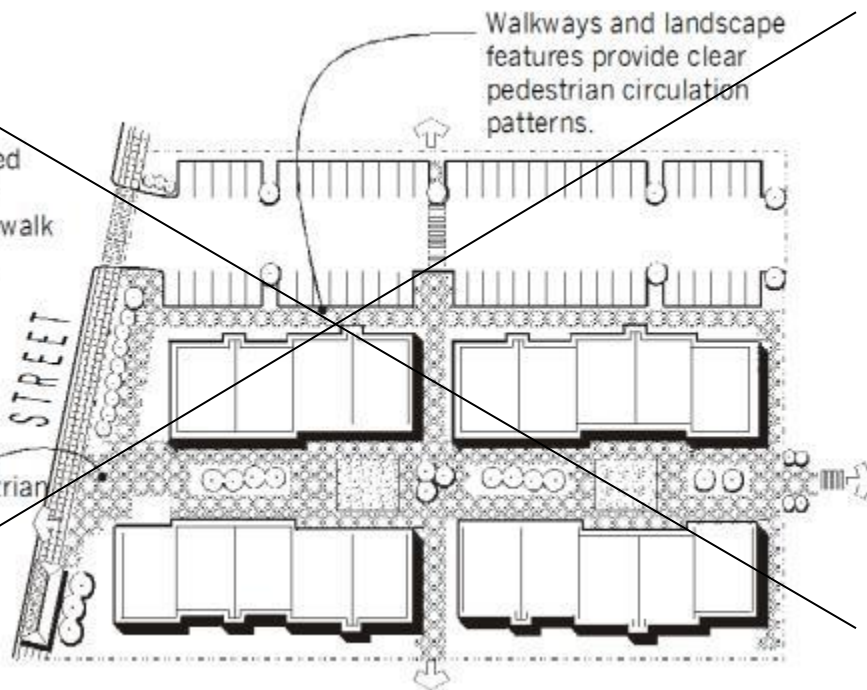


Figure 20.50.140(D): Avoid parking that dominates the site. Encourage parking located behind or on the side of buildings and common open space between buildings.

E. Break large parking areas into smaller ones to reduce their visual impact and provide easier access for pedestrians. Limit individual parking areas to no more than 30 parking spaces.

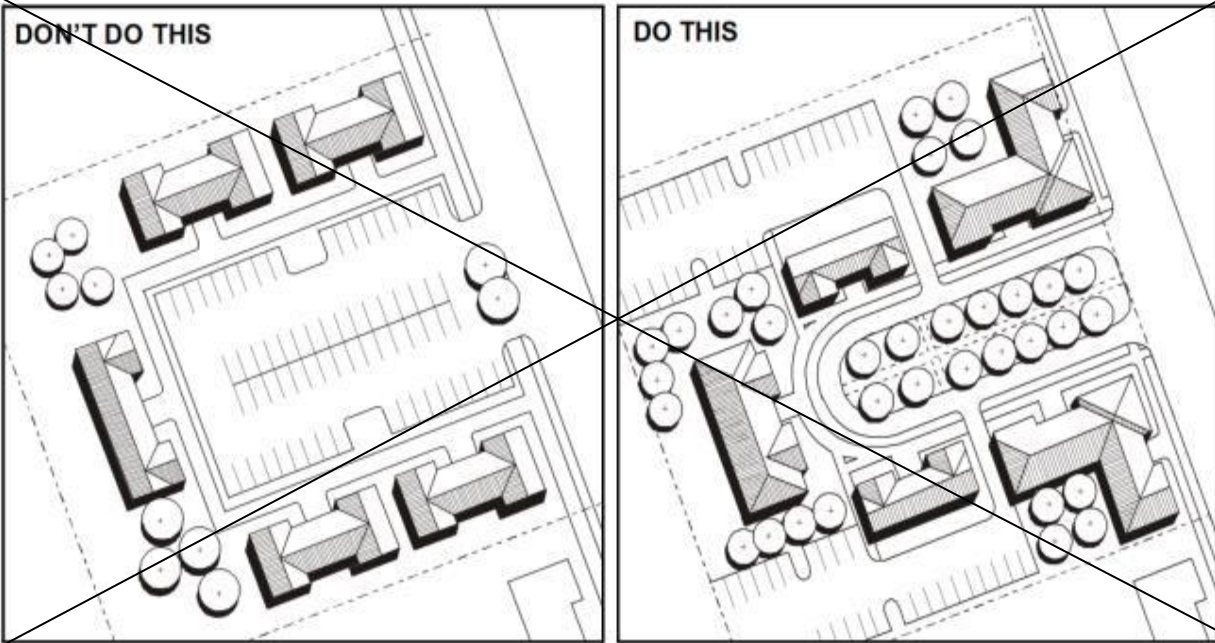


Figure 20.50.140(E): Examples of breaking up parking and siting it behind buildings. Such development creates an attractive open space and avoids the impact of a large central parking lot.

Exception to 20.50.140(E): Surface parking areas larger than 30 parking stalls may be allowed if they are separated from the street by a minimum 30-foot-wide landscaped buffer, and the applicant can demonstrate that a consolidated parking area produces a superior site plan.

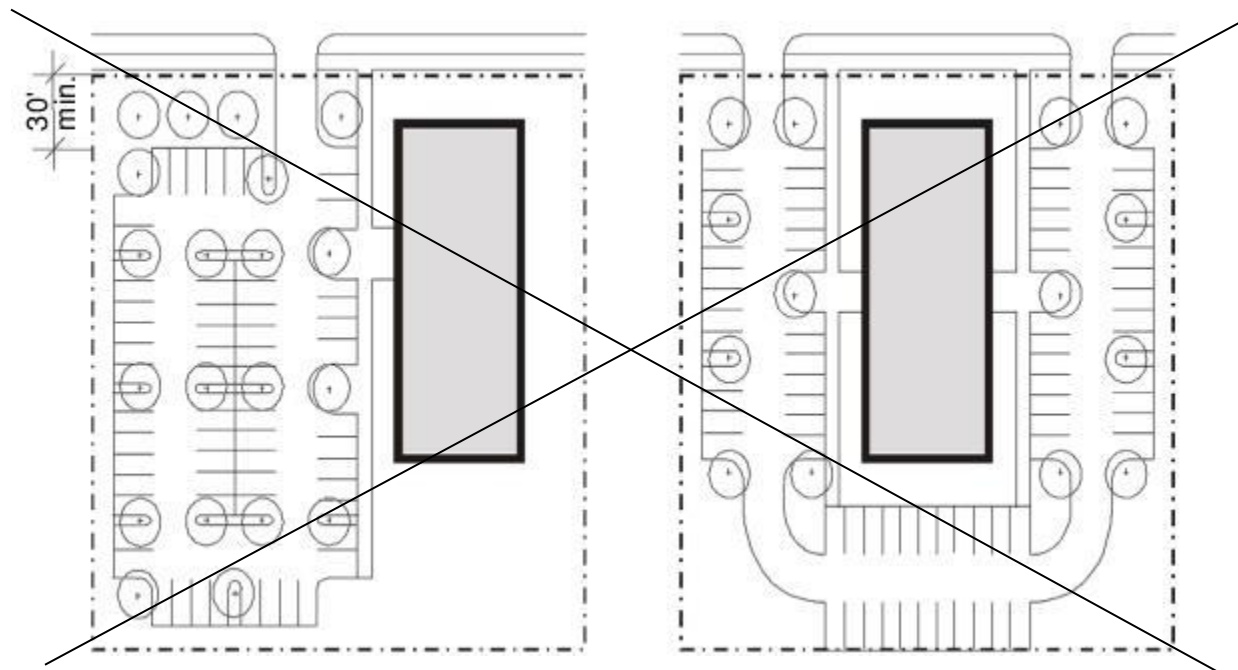


Figure Exception to 20.50.140(E): A consolidated parking scheme (left) with more than 30 spaces may be permitted if it is buffered from the street and produces improvements from a separated parking scheme (right), such as a better open space layout, fewer curb cuts, etc.

F.— Minimize the impact of individual garage entrances where they face the street by limiting the curb cut width and visually separating the garage entrance from the street with landscaped areas. Emphasize pedestrian entrances in order to minimize the garage entrances.

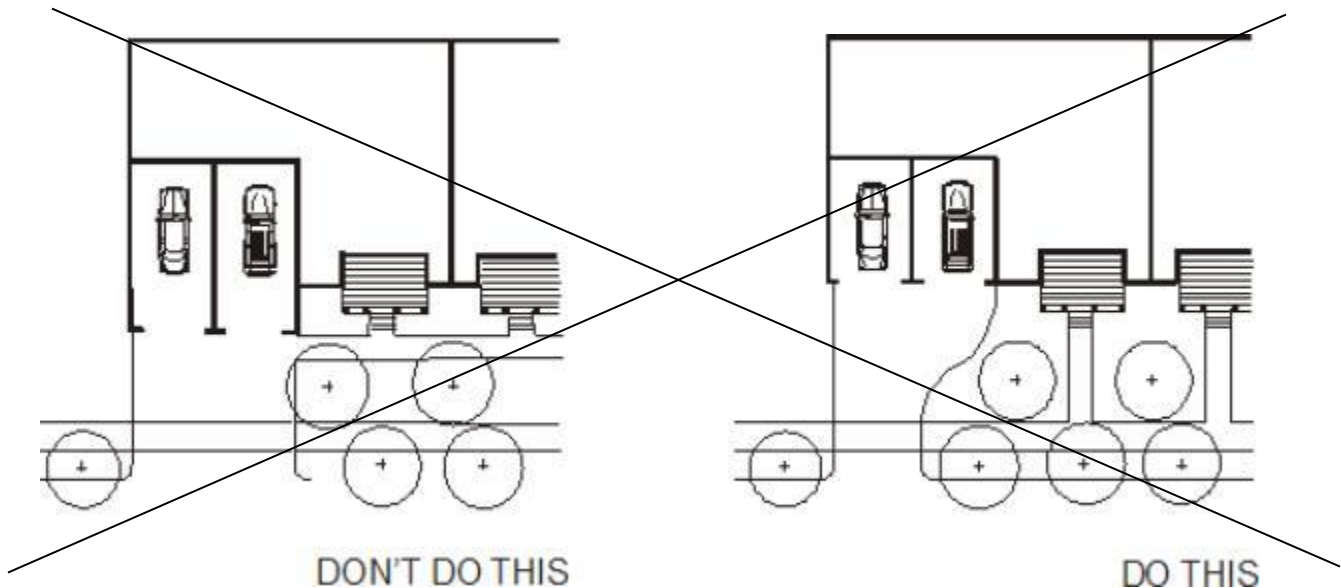


Figure 20.50.140(F), (G): Example of limiting the impact of garage entrances by building them flush with the facade, reducing their width, providing landscaping, and pedestrian access.

G.— Garages or carports either detached from or attached to the main structure shall not protrude beyond the front building facade.

20.50.150 E. Storage space and staging area for the collection of solid waste garbage, recyclables, and compostables – Standards.

Developments shall provide storage space for the collection of garbage, recyclables, and compostables consistent with the City's current authorized collection company as follows:

1. Developments with nine (9) or fewer units shall comply with one (1) of the following options for providing solid waste storage space and staging area:

a. If the storage space is provided in individual unit garages, the space shall be its own dedicated area and shall not overlap with space needed for required vehicle parking, and staging areas shall comply with one (1) of the following:

i. Solid waste bins shall be placed in the amenity zone if there is adequate area and placement does not conflict with above grade infrastructure or services, including, but not limited to fire hydrants, electrical poles, mailboxes, and street trees; or

ii. Solid waste bins shall be placed within the front setback, provided the area needed to accommodate the bins does not preclude compliance with other codes and standards; or

iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.

b. If the storage space and staging area is provided in a common indoor trash room or room(s) or a common outdoor enclosure or enclosure(s), it shall comply with all the following:

i. Access to and maintenance of the trash room(s) or enclosure(s), and financial responsibility, shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance;

ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and

iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened from pedestrian view from the public right(s)-of-way by a solid enclosure such as a fence or wall, or dense landscaping.

2. Developments with ten (10) or more units shall comply with one (1) of the following options for providing solid waste storage space and a staging area:

a. If the storage space is provided in the individual unit garages it shall be its own dedicated area and shall not overlap with space needed for required vehicle parking. Staging areas shall abut vehicle access drives, but shall not obstruct vehicle circulation, and shall comply with one (1) of the following:

- i. The vehicle access shall not dead-end, but provide a through connection to a public right-of-way; or
 - ii. The site shall contain a turnaround that meets the standard detail required by the Public Works Director.
- b. If the storage space and staging area is provided in a common indoor trash room or room(s), or in a common outdoor enclosure or enclosure(s), it shall comply with the following:
 - i. Access to and maintenance of the trash room(s) or enclosure(s), and billing shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance; and
 - ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and
 - iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened.

~~A.— Garbage, recyclables, and compostables receptacles shall be completely stored inside or screened outside unit garages without obstructing parking or vehicle movements. Alternatively, receptacles can be placed in common containers that are completely screened and covered from weather and that meet the collection service requirements for access. Receptacle enclosures shall not be located between buildings that front on streets and rights-of-way.~~

BF. Accessory Structures.

- 1. Shipping containers are not allowed prohibited.

G. Utility and Mechanical Equipment

- 1. Mechanical and utility equipment shall be located and designed to minimize its visibility by the public. Preferred locations are off alleys; access drives; within, atop, or under buildings; underground; or other locations away from the public right-of-way. Equipment shall not intrude into required pedestrian areas.
- 2. Ground-mounted mechanical equipment shall be fully enclosed within an opaque fence or wall, or it shall be screened with dense landscaping from pedestrian view from the public right-of-way. Chain-link fencing with slats is prohibited.
- 3. All exterior building-mounted mechanical equipment, with the exception of solar collectors or wind power generating equipment, shall be screened from

pedestrian view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors.

20.50.160 H. Open-Outdoor space – Standards.

Outdoor space shall comply with one (1) of the following requirements:

1. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:
 - a. No single outdoor space to be counted as part of this requirement shall be less than 50 square feet;
 - b. Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director; and
 - c. The private outdoor space shall be directly accessible from the associated unit.
2. Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater, that complies with all of the following standards:
 - a. No dimension shall be less than ten (10) lineal feet.
 - b. Common outdoor space includes rooftop decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - c. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:
 - i. A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;
 - ii. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and
 - iii. Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")

- d. The common outdoor space shall be accessible to all residents of the development.

I. Façade Landscaping.

As required by SMC 20.50.485, façade landscaping shall be provided on any building façade facing a public right-of-way.

~~A. Multifamily developments shall provide on-site common recreational open space areas as follows:~~

~~—Minimum 170 square feet per three or more bedrooms unit;~~

~~—Minimum 130 square feet per two bedrooms unit; and~~

~~—Minimum 100 square feet per studio or one bedroom unit.~~

~~—On-site recreational open space areas shall be centrally located, and visibly accessible from dwelling units and sited away from arterial streets and parking areas, with a grade and surface suitable for their intended use, and have a smallest dimension (width) of minimum 20 feet (except for trail segments).~~

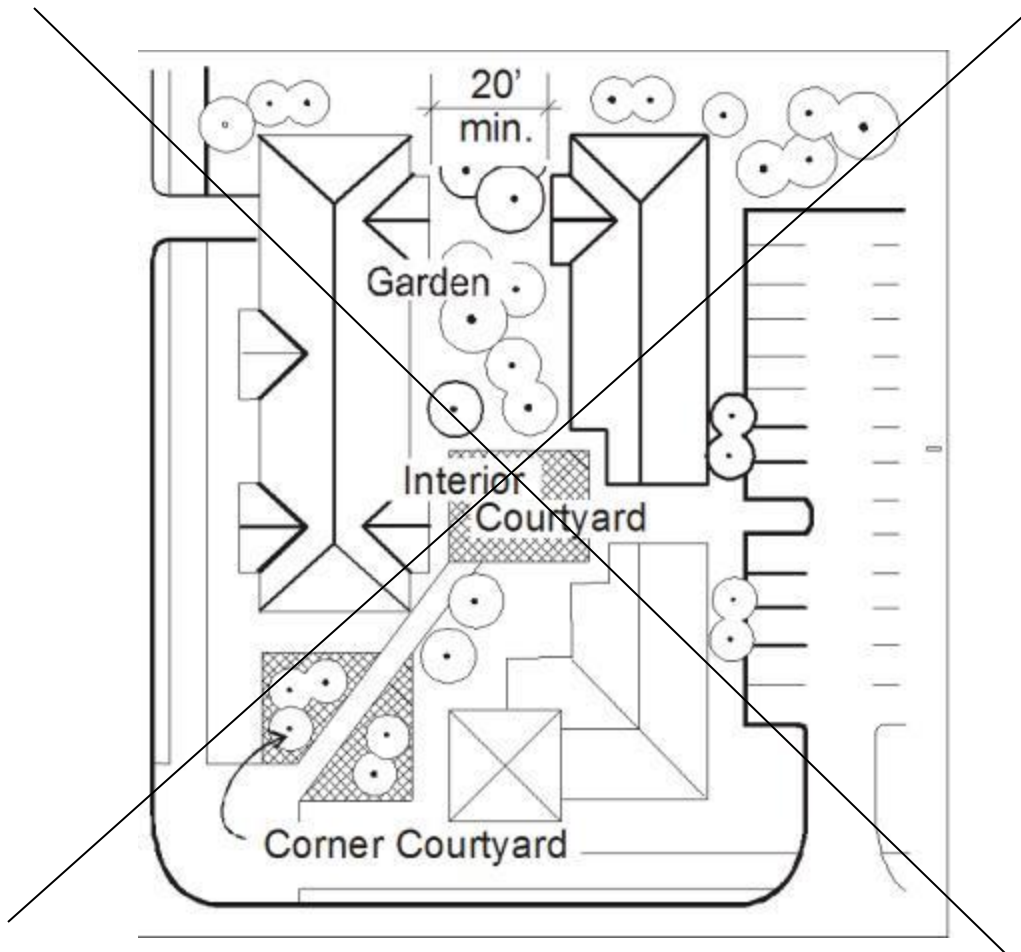


Figure 20.50.160(A): Usable outdoor open space can be created by careful siting buildings and appropriate landscape design.

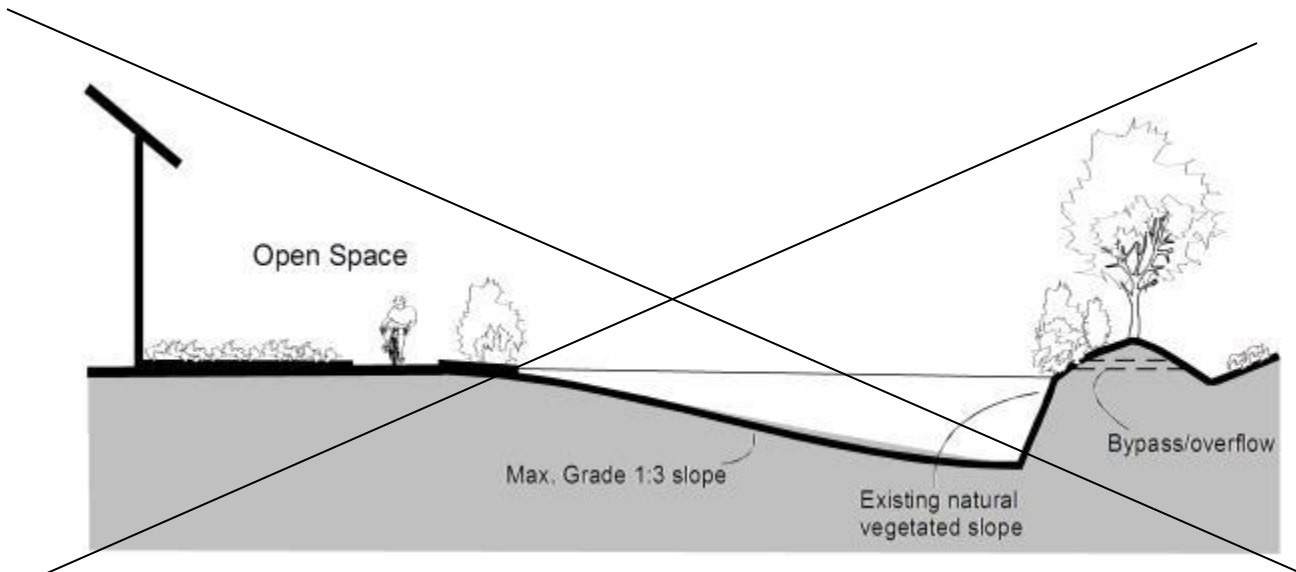
Exception 20.50.160(A)(1): Indoor recreation areas may be credited towards the total recreation space requirement, when the City determines that such areas are located, designed and improved in a manner which provides suitable recreational opportunities. Senior and special needs housing may include social areas, game and craft rooms, and other multipurpose entertainment and educational areas as part of their required recreational space.

Exception 20.50.160(A)(2): Private yards, patios, balconies or roof decks may be credited towards the total recreation space requirement, when the City determines that such areas are located, designed and improved in a manner which provides suitable recreational opportunities. Private yards or patios shall have a minimum area of 100 square feet and a minimum dimension of 10 feet. Balconies and roof decks shall have a minimum area of 50 square feet and a minimum dimension of six feet.

Exception 20.50.160(A)(3): Stormwater runoff tracts may be credited for up to 50 percent of the on-site recreation space requirement, subject to the following criteria:

1. The stormwater runoff tract is dedicated or reserved as a part of a recreation space tract;

2. ~~The detention pond shall be constructed to meet the following conditions:~~
 - a. ~~The side slope of the stormwater facilities shall not exceed grade 1:3 (one vertical to three horizontal) unless slopes are existing, natural and covered with vegetation,~~
 - b. ~~Any bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard,~~
 - c. ~~The stormwater facilities shall be landscaped in a manner to enhance passive recreation opportunities such as trails and aesthetic viewing, and~~
 - d. ~~The stormwater facilities shall be designed so they do not require fencing pursuant to the Stormwater Manual.~~



~~Figure Exception to 20.50.160(A)(2) and (3): Example of stormwater facility design which does not require fencing.~~

~~B. All multifamily developments, excluding age restricted senior citizen housing, shall provide tot/children play areas within the recreation space on-site, except when facilities are available within one-quarter mile that are developed as public parks or playgrounds and are accessible without crossing of arterial streets.~~

~~—If any play apparatus is provided in the play area, the apparatus shall meet consumer product safety standards for equipment, soft surfacing and spacing, and shall be located in an area that is:~~

- ~~1. At least 400 square feet in size with no dimension less than 20 feet; and~~
- ~~2. Adjacent to main pedestrian paths or near building entrances.~~

~~C. Recreation areas shall be connected by trail or walkway to any existing or planned public park, open space or trails on adjoining properties.~~

20.50.170 Pedestrian circulation and safety – Standards.

~~A. Provide direct pedestrian access from building entries to public sidewalks, other buildings, on-site open space, and parking spaces. Connect buildings in multifamily complexes such as courtyard bungalows with sidewalks or paved paths. Illuminate these areas with at least two foot-candles of light.~~

~~B. Avoid site configurations with entrapment areas such as dead-end exterior spaces or pathways where a pedestrian could be trapped by an aggressor.~~

~~C. Ensure that the site and buildings provides site lines that allow observation of outdoor spaces by building occupants. Site buildings so that windows, balconies and entries overlook pedestrian routes and parking areas and allow for informal surveillance of these areas, where possible.~~

~~D. Ensure that building entries are visible from the street or, if this is not possible, from other buildings and primary pedestrian routes. Illuminate building entries with at least four foot-candles of light.~~

~~E. Avoid tall opaque fences, hedges or other visual obstructions that allow an aggressor to hide. Choose plant materials in open areas that allow pruning so that site lines are maintained between three feet, six inches and six feet in height. Dense screening may be allowed where there is no danger of creating a place to hide.~~

20.50.1870 Building design – Building orientation and scale – Standards.

A. **Building Orientation** ~~To the maximum extent feasible, primary facades and building entries shall face the street.~~

1. Each unit with right-of-way frontage shall have its primary entry oriented toward the right-of-way.

2. Buildings with frontage on multiple public rights-of-way shall have at least one (1) entry oriented towards each public right-of-way.

B. **Building Modulation, Massing and Articulation** ~~The main building entrance, which is not facing a street, shall have a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.~~

1. Each unit shall have a covered entry or porch with weather protection at least 30 square feet with no dimension less than five lineal (5) feet.

2. Each unit shall incorporate variation to the building by using at least three (3) of the following elements on the front façade:

a. Variations in the setback of the façade of the building by at least four (4) feet between adjoining units;

b. Diminishing upper floors (gross floor area of third story is smaller than the gross floor area of the lower stories). To meet this requirement, the building wall shall be stepped back a minimum of two (2) feet with a minimum width of eight (8) feet. Balconies that are covered but not fully enclosed and meet the minimum dimensions specified shall be considered a diminished upper floor;

c. Changes in roofline at intervals not greater than 40 feet in continuous length, such as variations in roof pitch, overhangs, projections, or extended eaves;

d. Balconies (excluding Juliet balconies) on the façade of the building that have a minimum depth of six (6) feet between the building wall and the balcony railing; at least 50 percent of the units shall have a balcony;

e. Garage door entrance(s) for vehicles located at the side or rear of buildings;

f. Dormers (at least three (3) feet wide); at least 50 percent of the units shall have dormers;

g. Living green wall minimum of 100 square feet;

h. A façade with at least 40 percent fenestration and/or landscaping, 50 percent of which shall be fenestration;

i. Other variation techniques that meet the purpose of the section as approved by the Director.

3. Building Facades. Building facades shall comply with all of the following:

a. Public right-of-way facing facades shall consist of at least 30 percent fenestration and/or landscaping.

b. All other facades shall consist of at least 15 percent fenestration and/or landscaping.

c. The façade area is measured vertically, top to bottom, and horizontally edge-to-edge as illustrated in Figure **x**.

d. For purposes of calculation, the square footage of landscaping shall be measured at the size it will be at installation, not maturity.

e. Blank walls (building façade sections without fenestration or covered by landscaping) greater than 20 feet in length are prohibited.

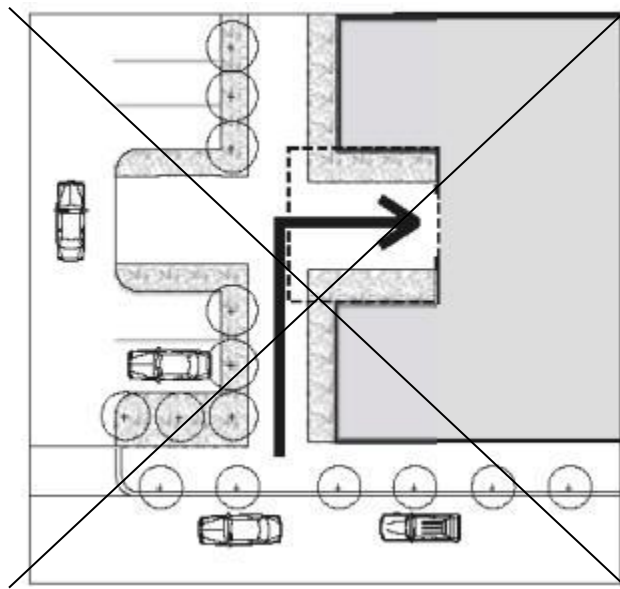
Figure x: Illustration of No Blank Façade. The façade facing the right-of-way measures 1,800 square feet. The façade depicted has xx square feet of fenestration and landscaping, meeting the requirement.

4. Public right-of-way-facing garages shall comply with the following standards:

a. The maximum combined garage door width facing the public right-of-way shall be 50 percent or less of the total building width. If the solid waste storage space is provided within each individual unit garage, then the width in the garage needed to accommodate this storage shall be excluded from the maximum 50 percent calculation;

b. The garage(s) shall be recessed a minimum of one foot behind the front façade; and

c. The access from the public right-of-way shall comply with the requirements of the Engineering Development Manual.



~~Figure 20.50.180(B): Example of connection of building entrance which is not located on a street but has a clear pedestrian walkway to it.~~

C. Building Materials

Materials and colors shall comply with the following:

1. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below siding materials, unless they are used as architectural features.

2. Architectural elements, such as trim, shall be of a color that provides contrast to the surrounding, dominant material color(s).

3. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, and plywood or T-111 siding are prohibited. Uncoated zinc and copper are prohibited.

~~C.— Break large buildings into smaller components to reflect the character and scale of surrounding neighborhood through repetition of roof lines, patterns of door and window placement, and use of the characteristic entry features.~~



Figure 20.50.180(C): Stepping repeating elements such as entry porches help large buildings fit better with adjacent single-family neighborhoods.

~~D.— Break up a contiguous building facade facing the street or single-family zone (longer than 50 feet) by providing building elements, such as embellished entrances, courtyards, bays, balconies and other architectural elements dividing the facade visually. The maximum wall length without modulation shall be 30 feet.~~

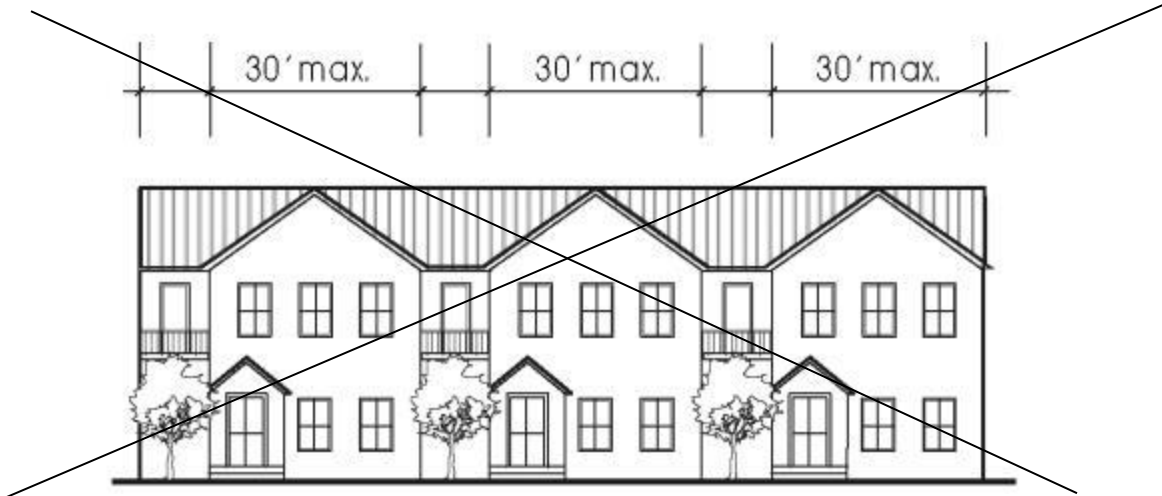


Figure 20.50.180(D): Example of articulation of facades that can help break down the scale of large buildings.

E.— Break up the scale of large buildings by providing roofline variation on rooflines exceeding 60 feet. Roofline variation shall be achieved using one or more of the following methods:

- 1.— Vertical offset in ridge line;
- 2.— Horizontal offset in ridge line;
- 3.— Variations in roof pitch;
- 4.— Gables;
- 5.— Dormers.

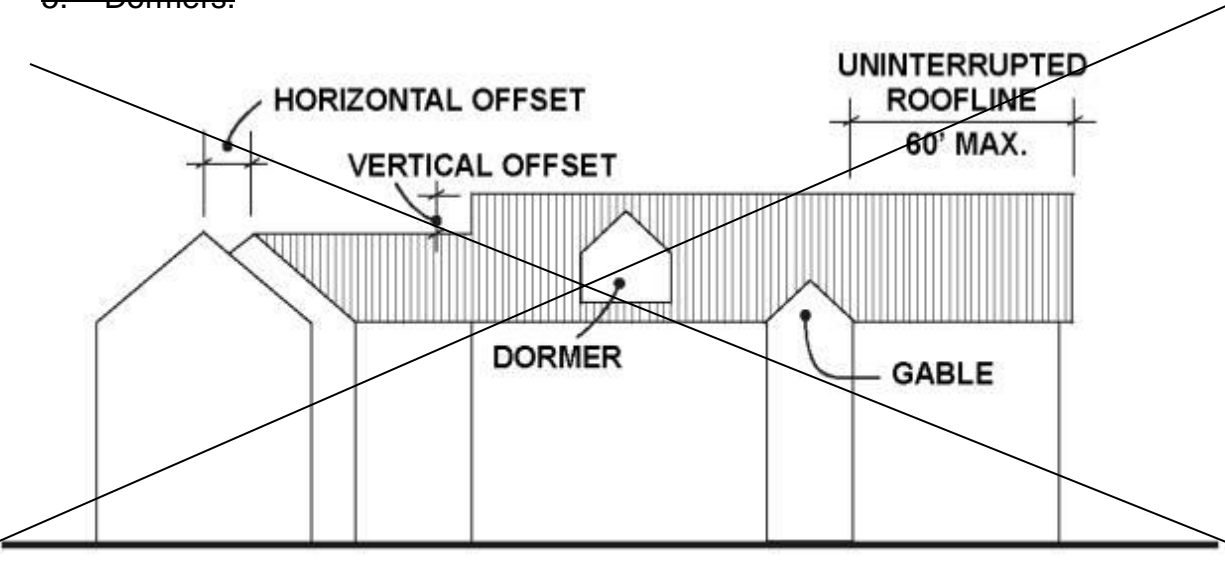


Figure 20.50.180(E): Examples of roofline variation techniques.

20.50.190 Exterior materials – Standards.

A. Building exteriors shall be constructed from quality and durable materials. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, corrugated siding, exposed concrete block, and plywood or T-111 siding are not permitted.

B. The “blank” wall shall be articulated in one or more of the following ways:

1. Installing a vertical trellis in front of the wall with climbing vines or planting materials.
2. Providing a landscaped planting bed at and five feet wide in front of the wall with plant materials that can obscure at least 50 percent of the wall’s surface within three years.
3. Providing texture or artwork (mosaic, mural, sculpture, relief, etc.) over the blank wall surface.
4. Other equivalent method that provides for enhancement of the wall.

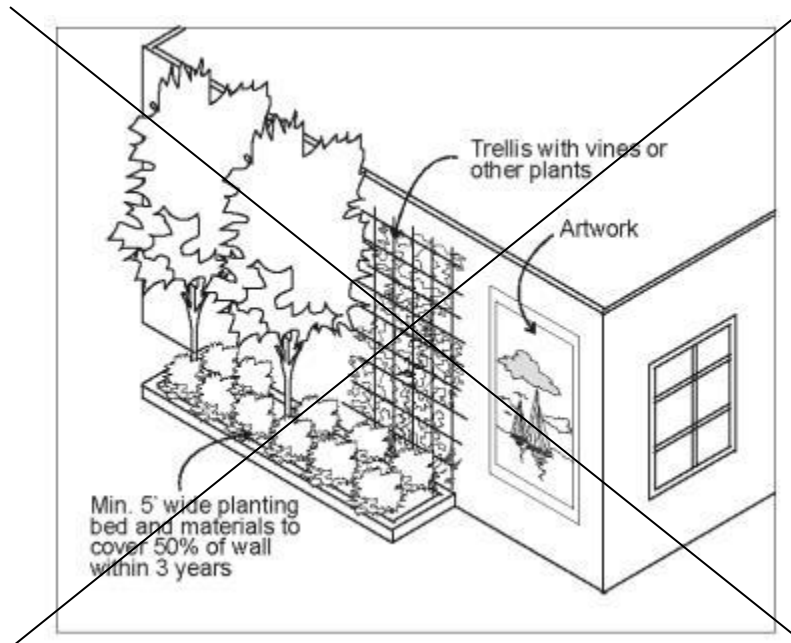


Figure 20.50.190(B): Examples of “blank” wall treatment.

20.50.200 Facade elements – Standards.

A. All new multifamily residential building facades shall feature at least three of the following design features:

1. Multiple rooflines or gables (beyond what is required in SMC 20.50.180(C)).

2. ~~Windows and door treatment which embellishes the facade.~~
3. ~~Porches.~~
4. ~~Unique facade treatment, such as decorative materials, trellis, arcade and other design elements.~~
5. ~~Dormers or fascia boards (at least 10 inches wide).~~
6. ~~Bay windows.~~

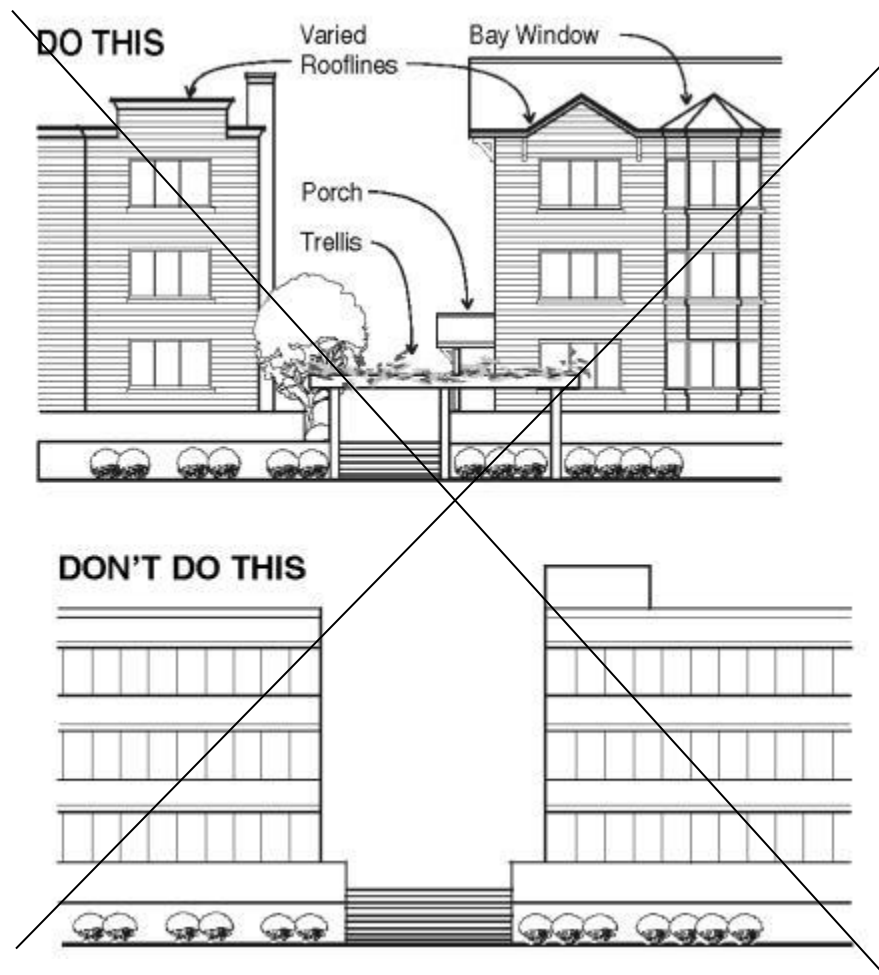


Figure 20.50.200(A): These two projects point out the importance of architectural elements. They are essentially the same building envelope except that the upper example employs varied roof lines, window details, facade articulation, a trellis, chimneys, entry details and other features that reduce the “visual bulk” impact of the facade.

20.50.205180 Outdoor Lighting – Standards.

A. **Light Trespass Standard.** All light sources, such as a lamp or bulb, shall be shielded within a fixture, and fixtures shall be located, aimed or shielded to prevent direct so as to minimize stray light trespassing across property lines. The light source (lamp or bulb) in a fixture installed on a property and visible from any residential property must be shielded such that the light source is not directly visible from that property.

B. Onsite pedestrian pathways shall be illuminated with at least two foot-candles of light.

C. Building entries shall be illuminated with at least four foot-candles of light.

BD. Prohibited Lighting. The following types of lighting are prohibited:

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

Exemptions:

~~1. Lighting required for emergency response by police, fire, or medical personnel (vehicle lights and accident/crime scene lighting).~~

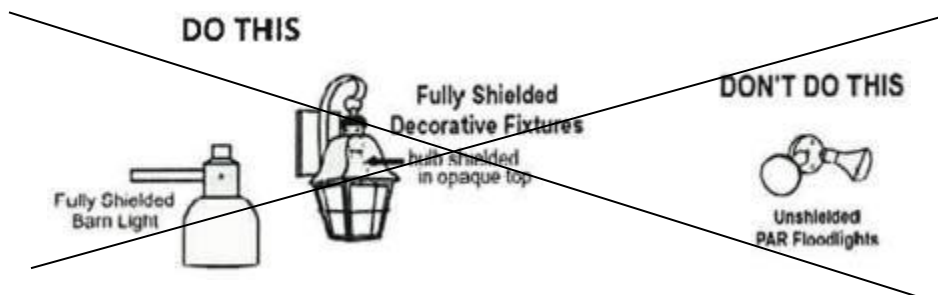
21. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code Section 321 (Lighting) of the International Swimming Pool and Spa Code, or Chapter 246-260 WAC, as applicable.

32. Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.

43. Holiday and event lighting (except for outdoor searchlights and strobes).

~~5. Sports and field lighting.~~

64. Lighting triggered by an automatic emergency or security alarm system.



Examples of Fixtures

20.50.240190 Fences and walls – Standards.

- A. Front yard. Fences and walls located within the required minimum front yard setback shall be a maximum of three feet, six inches high and shall be no more than 60 percent opaque. ~~between the minimum front yard setback line and the front property line for the street frontage that contains the main entrance to the building. Chain link fences are not permitted in the minimum front yard setback for the street frontage that contains the main entrance to the building.~~
- B. Side and Rear yards. The maximum height of fences located along a side and/or rear yard property line shall be six feet.
- C. Fences and walls shall be constructed of wood, wrought iron, brick, stone, or other high quality material. All chain link, electric, razor wire, and barbed wire fences, and other similar types of security fences are prohibited.
- D. The height of a fence located on a retaining wall shall be measured from the finished grade at the top of the wall to the top of the fence. The overall height of the fence located on the wall shall be a maximum of six feet.

Subchapter 4.

Commercial and Multifamily Zone Design

20.50.220 Purpose.

The purpose of this subchapter is to establish design standards for all commercial zones – neighborhood business (NB), community business (CB), mixed business (MB) and town center (TC-1, 2 and 3), the MUR-35' and the MUR-45' zones for all uses except single-family attached and mixed single-family developments, and the MUR-70' zones and the MUR-35' zone when located on an arterial street, and the R-8, R-12, R-18, R-24, R-48, PA 3 and TC-4 zones for all uses except single-family detached, attached and mixed single-family developments. Refer to SMC 20.50.120 when developing single-family attached and detached dwellings in the MUR-35' and MUR-45' zones. Some standards within this subchapter apply only to specific types of development and zones as noted. Standards that are not addressed in this subchapter will be supplemented by the standards in the remainder of Chapter 20.50 SMC. In the event of a conflict, the standards of this subchapter ~~will~~ shall prevail.

20.50.225 Administrative design review.

Administrative design review approval under SMC 20.30.297 is required for all development applications that propose departures from the design standards in this subchapter or sign standards in Chapter 20.50 SMC, Subchapter 8.

20.50.230 Threshold – Required site improvements.

The purpose of this section is to determine how and when the provisions for site improvements cited in the General Development Standards apply to development proposals. Full site improvement standards apply to a development application in commercial zones NB, CB, MB, TC-1, 2 and 3, and the MUR-70' zone the MUR-45', and MUR-70' zones and the MUR-35' zone when located on an arterial street. This subsection also applies in the following zoning districts except for the single-family attached use: MUR-35', MUR-45', PA 3, and R-8 through R-48. Refer to SMG 20.50.120 when developing single-family attached and detached dwellings in the MUR-35' and MUR-45' zones. Full site improvements standards of for signs, parking, lighting, and landscaping shall be required:

- A. When building construction valuation for a permit exceeds 50 percent of the current County assessed or an appraised valuation of all existing land and structure(s) on the parcel. This shall include all structures on other parcels if the building under permit review extends into other parcels; or
- B. When aggregate building construction valuations for issued permits, within any cumulative five-year period after March 30, 2013, exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.
- C. When a single-family land use is being converted to a commercial land use then full site improvements ~~will~~ shall be required.

20.50.235 Site planning – Setbacks – Standards.

For developments consisting of three or more units located on a single parcel in the TC-4, the R-8 through R-48 zones, and the MUR-35', MUR-45' and MUR-70' zones, the setback shall be 15 feet along any property line abutting R-4 or R-6 zones.

Subchapter 7.

Landscaping

20.50.485 Front façade landscaping, single-family attached and mixed single-family attached developments – Standards.

A. The portion of the building adjacent to public rights-of-way shall have landscaping along the building façade. Foundation landscaping shall abut the building (while allowing the necessary space for growth) and shall be used or installed in such a manner so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and pedestrian pathways, and provide visual breaks along building facades.

B. Landscaping shall be provided at a width of at least 50 percent of the required front yard setback. If a property has a required setback of zero (0) feet, it is exempt from this

requirement. The width of required landscaping for properties with frontage on 145th Street or 185th Street shall be calculated by subtracting the amount of right-of-way dedication easement.

C. Foundation plantings may be comprised of trees, shrubs, accent plants, ornamental grasses, and ground cover in any combination; provided that no more than 50 percent of the total required landscaping area consists of ground cover.

D. At least one (1) three-gallon shrub for every three (3) lineal feet of foundation shall be provided.

E. Shrubs shall be a mix of deciduous and evergreens.

F. When calculating the minimum number of required plants, the linear distance of openings for doors entering the building shall be excluded.

20.50.490 Landscaping along interior lot line – Standards.

A. Type I landscaping in a width determined by the setback requirement shall be included in all nonresidential development along any portion adjacent to single-family and multifamily residential zones or development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.

B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback. Single-family attached and mixed single-family developments shall use Type I landscaping when adjacent to R-4 or R-6 zoning, and Type II landscaping when adjacent to all other zoning districts. Single-family attached and mixed single-family developments that have a shared access drive with an abutting property are exempt from this requirement on the side with the shared access drive.

C. A 20-foot width of Type I landscaping shall be provided for institutional and public facility development adjacent to single-family residential zones. Portions of the development that are unlit playgrounds, playfields, and parks are excluded.

D. Parking lots shall be screened from single-family residential uses by a fence, wall, plants or combination to block vehicle headlights.

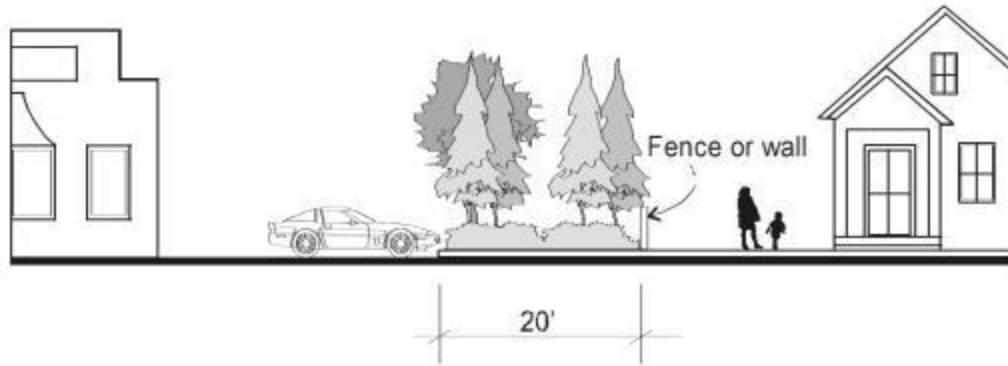
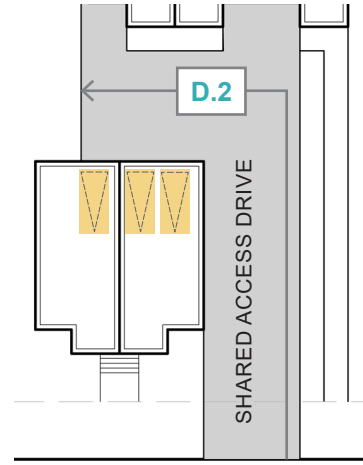


Figure 20.50.490(D): Example of parking screened from single-family house.

PARKING AND SITE ACCESS REQUIREMENTS

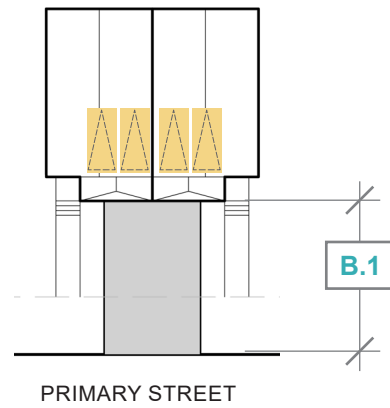
DRAFT CODE DIAGRAM

REAR-LOADED



Rear-loaded attached garage, with shared access drive

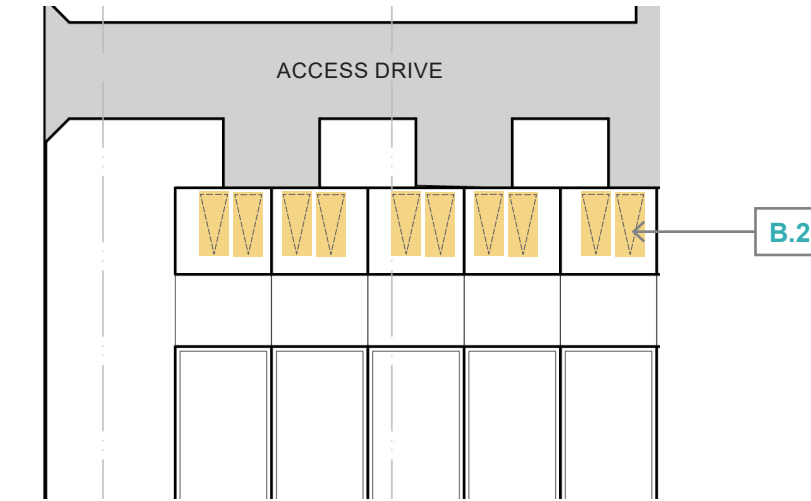
FRONT-LOADED



One-car garage, one-car shared driveway

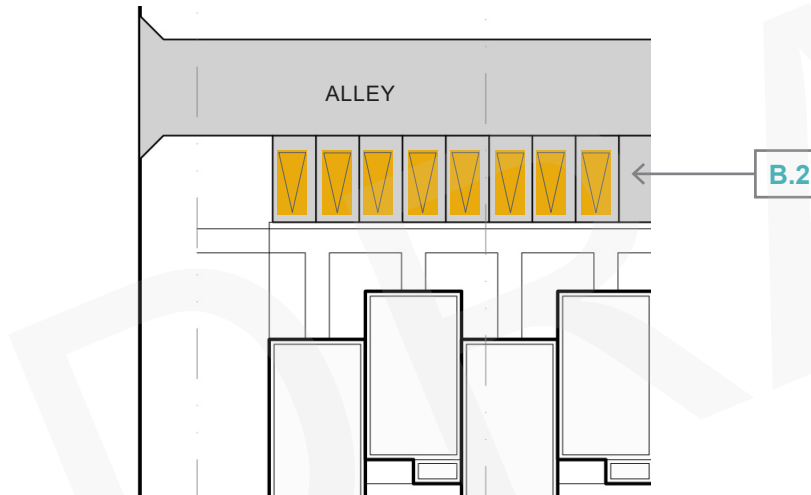
DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160. B.1	Minimum Length of Driveway	20 Linear Feet
20.50.160. B.2	Surface Parking Location	Behind or side of building
20.50.160. D.2	Dead-end Driveway Length	150' from face of curb
20.50.160. D.3	Adjoining Lots Developed Concurrently	Vehicle access points shall be consolidated. This requirement shall not apply to lots that do not have frontage on the same public right-of-way.



Rear-loaded detached garage, with access drive

SURFACE PARKING



Shared surface parking with alley

- Interior/Garage Parking Spot
- Exterior/Surface Parking Spot
- Driveway



DRAFT CODE CITATION

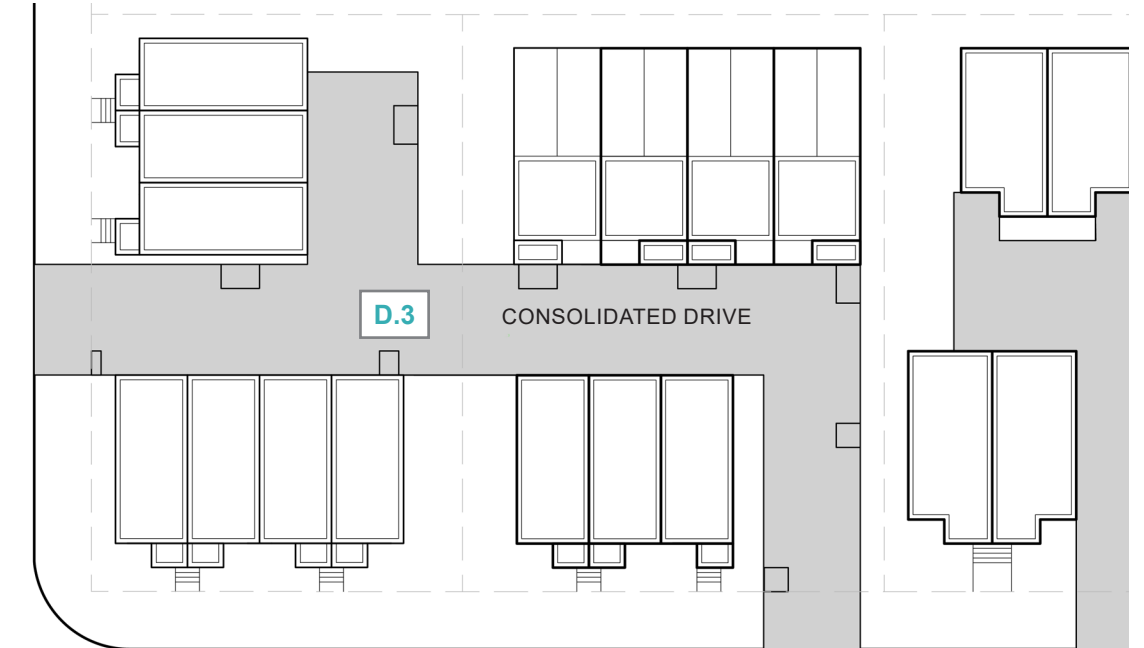
20.50.160 SITE DESIGN STANDARDS

B. Parking:

1. For units with individual garages, at least 20 linear feet of driveway shall be provided between any garage, entrance and the property line abutting the public right-of-way, measured along the centerline of the driveway.
2. Surface parking shall be located behind or to the side of buildings.
3. Carports are prohibited.

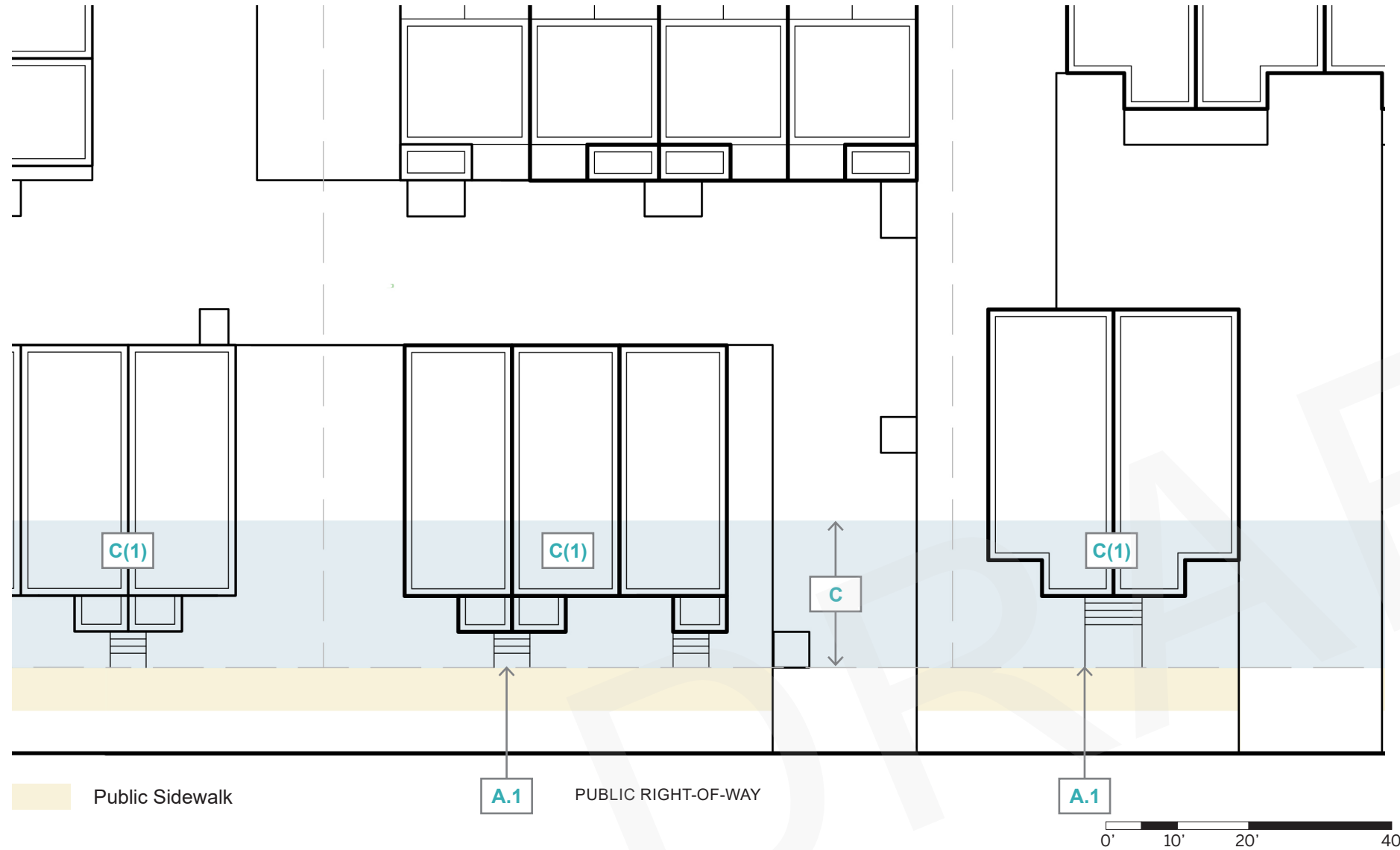
D. Site Access and Circulation

1. Vehicle access requirements are contained in the Engineering Development Manual.
2. On lots with dead-end access drives with a length of 150 feet or greater, measured from the face of curb to the end of the access drive pavement, a turnaround facility shall be provided that meets the standard detail required by the Public Works Director.
3. If adjoining lots are being developed concurrently, and are under the same ownership, vehicle access points shall be consolidated. This requirement shall not apply to lots that do not have frontage on the same public right-of-way.



BUILDING PLACEMENT AND ORIENTATION STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE CITATION

20.50.160 SITE DESIGN STANDARDS

C. Site Configuration

At least 40 percent of units within a site shall be located between the property line and a 25-foot distance from the property line to create a “street wall” which enhances the streetscape and overall pedestrian experience.

20.50.170 BUILDING DESIGN STANDARDS

A. Building Orientation

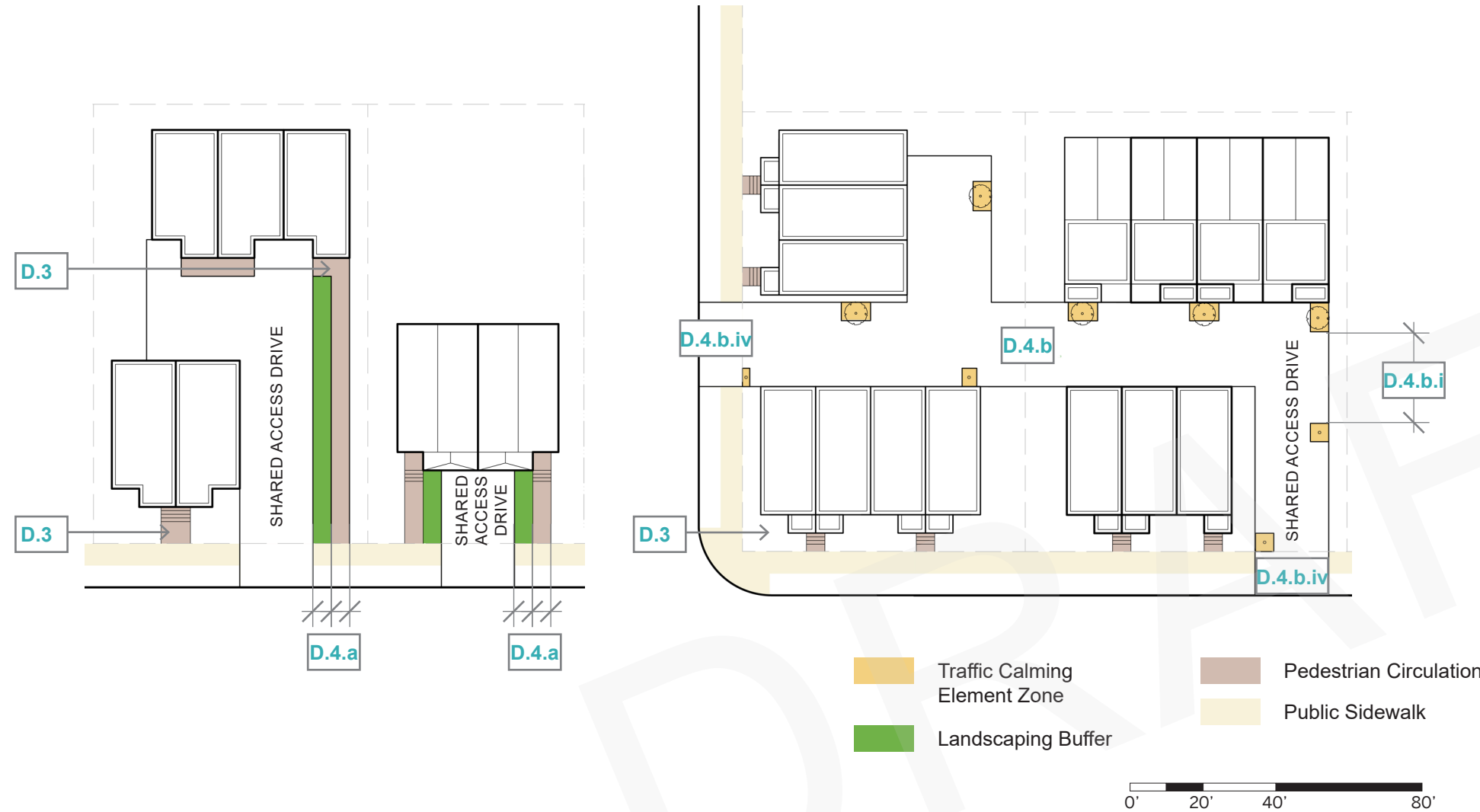
1. Each unit with right-of-way frontage shall have its primary entry oriented toward the right-of-way.
2. Buildings with frontage on multiple public rights-of-way shall have at least one (1) entry oriented towards each public right-of-way.

DRAFT CODE TABLE

CODE CITATION	STANDARD	QUALIFIER
20.50.160.C	“Street Wall” Location	Between the property line and a 25-foot distance from the property line
20.50.160.C(1)	Units Close to Street	40% Units within 25 ft
20.50.170.A.1	Building Orientation	Primary entryway oriented to right-of-way

PEDESTRIAN ACCESS REQUIREMENT

DRAFT CODE DIAGRAM



DRAFT CODE CITATION

20.50.160 SITE DESIGN STANDARDS

D. Site Access and Circulation

3. Each unit shall have onsite pedestrian access to a public sidewalk, and common outdoor space and common parking areas, if provided.
4. Onsite pedestrian access shall comply with one (1) of the following:
 - a. Onsite pedestrian access shall be raised, or otherwise separated from vehicular circulation, and a minimum of four (4) feet wide. Otherwise separated from vehicular circulation means (1) there is at least five (5) linear feet of landscaping between the closest edge of the vehicular circulation area and closest edge of the pedestrian access or (2) separation by a building; or
 - b. Pedestrian access shall be provided through shared-space with onsite vehicle circulation that complies with the following to clearly communicate to all users it is shared-space:
 - i. Traffic calming elements shall be located on both sides of the shared-space circulation and spaced no more than 25 feet apart. The shared-space circulation shall have at least one (1) of the following elements: trees that meet the minimum replacement tree size per SMC 20.50.360; raised planters a minimum height of three (3) feet and depth and width of two (2) feet; decorative bollards a minimum height of three (3) feet; or any other element the Director determines accomplishes the purpose;
 - ii. The entire shared-space circulation area shall be constructed with decorative concrete, paving blocks, bricks, or other ornamental paving treatments to clearly indicate the entire surface is intended for pedestrians as well as vehicles;
 - iii. The shared-space shall relate to the building(s) by having elements that allow for informal surveillance, including porches, stoops and balconies oriented towards the shared circulation space;
 - iv. The shared-space circulation shall not result in a dead-end when abutting two or more public rights-of-way. It shall provide through access from one public right-of-way to a second public right-of-way.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.D.3	Pedestrian Access per Unit	To adjacent public sidewalk system, common outdoor space, and parking areas
20.50.160.D.4.a	Pedestrian Pathway Width	4' minimum
20.50.160.D.4.a	Landscaping Buffer	5' minimum
20.50.160.D.4.b	Shared-space Circulation	
20.50.160.D.4.b.i	Traffic Calming Element Distance	Every 25' feet at minimum
20.50.160.D.4.b.iii	Relation to Building	Porches, stoops and balconies oriented towards the shared circulation space
20.50.160.D.4.b.iv	Shared-space Access	Shall provide through access from one public right-of-way to a second public right-of-way



UTILITY AND MECHANICAL STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE CITATION

20.50.160.E. Storage space and staging area for the collection of solid waste

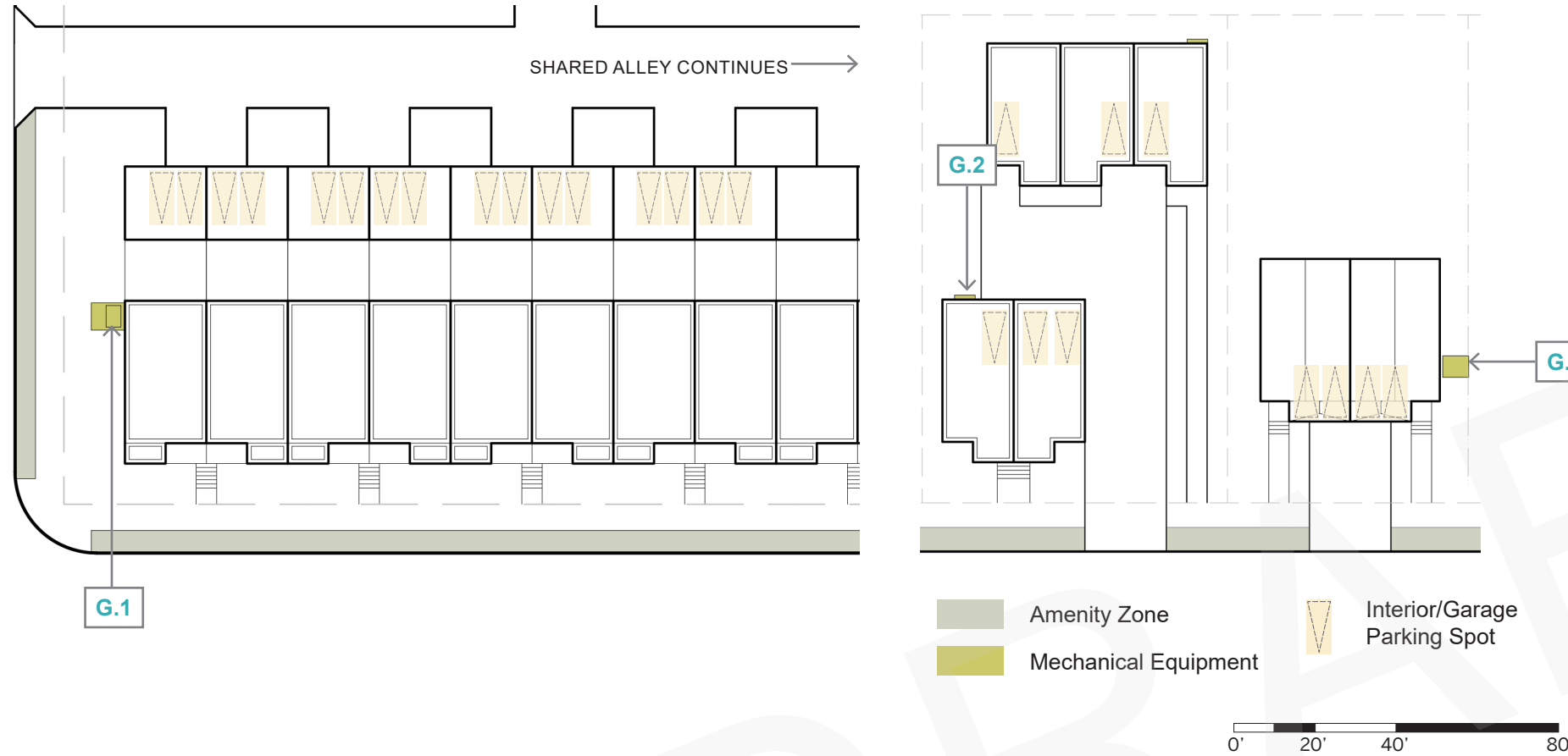
1. Developments with nine (9) or fewer units shall comply with one (1) of the following options for providing solid waste storage space and staging area:
 - a. If the storage space is provided in individual unit garages, the space shall be its own dedicated area and shall not overlap with space needed for required vehicle parking, and staging areas shall comply with one (1) of the following:
 - i. Solid waste bins shall be placed in the amenity zone if there is adequate area and placement does not conflict with above grade infrastructure or services, including, but not limited to fire hydrants, electrical poles, mailboxes, and street trees; or
 - ii. Solid waste bins shall be placed within the front setback, provided the area needed to accommodate the bins does not preclude compliance with other codes and standards; or
 - iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.
 - b. If the storage space and staging area is provided in a common indoor trash room or room(s) or a common outdoor enclosure or enclosure(s), it shall comply with all the following:
 - i. Access to and maintenance of the trash room(s) or enclosure(s), and financial responsibility, shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance;
 - ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and
 - iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened from pedestrian view from the public right(s)-of-way by a solid enclosure such as a fence or wall, or dense landscaping.
2. Developments with ten (10) or more units shall comply with one (1) of the following options for providing solid waste storage space and a staging area:
 - a. If the storage space is provided in the individual unit garages it shall be its own dedicated area and shall not overlap with space needed for required vehicle parking. Staging areas shall abut vehicle access drives, but shall not obstruct vehicle circulation, and shall comply with one (1) of the following:
 - i. The vehicle access shall not dead-end, but provide a through connection to a public right-of-way; or
 - ii. The site shall contain a turnaround that meets the standard detail required by the Public Works Director.
 - b. If the storage space and staging area is provided in a common indoor trash room or room(s), or in a common outdoor enclosure or enclosure(s), it shall comply with the following:
 - i. Access to and maintenance of the trash room(s) or enclosure(s), and billing shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance; and
 - ii. The City's solid waste purveyor provides written confirmation it will service the location of the trash room(s); and
 - iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.E.1	Development type	Nine (9) or fewer units
20.50.160.E.1.a.i	Amenity Zone Placement	If there is adequate area and placement does not conflict with above grade infrastructure or services
20.50.160.E.1.a.ii	Front Setback Placement	The area needed to accommodate the bins does not preclude compliance with other codes and standards
20.50.160.E.1.a.iii	Side Setback/Access Drive Placement	Placed on side of the access drive, provided placement does not interfere with vehicular access and circulation
20.50.160.E.1.b.i	Indoor Trashroom	Indoor trash room or room(s) or an outdoor enclosure or enclosure(s)
20.50.160.E.2	Development type	Ten (10) or more units
20.50.160.E.2.a	Individual Unit Staging	Dedicated area and shall not overlap with space needed for required vehicle parking
20.50.160.E.2.a.i	Through Connection	Not dead-end, connection to public right-of-way
20.50.160.E.2.b.i	Outdoor Enclosure	Indoor trash room or room(s) or an outdoor enclosure or enclosure(s)

STORAGE, STAGING, AND UTILITY STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE CITATION

20.50.160. G. Utility and Mechanical Equipment

1. Mechanical and utility equipment shall be located and designed to minimize its visibility by the public. Preferred locations are off alleys; access drives; within, atop, or under buildings; underground; or other locations away from the public right-of-way. Equipment shall not intrude into required pedestrian areas.
2. Ground-mounted mechanical equipment shall be fully enclosed within an opaque fence or wall, or it shall be screened with dense landscaping from pedestrian view from the public right-of-way. Chain-link fencing with slats is prohibited.
3. All exterior building-mounted mechanical equipment, with the exception of solar collectors or wind power generating equipment, shall be screened from pedestrian view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.G.1	Ground-mounted mechanical equipment	Fully enclosed by opaque fence or wall, or screened with landscaping from right-of-way
20.50.160.G.2	Exterior building-mounted mechanical equipment	Screened from pedestrian view by integration with the building's architecture



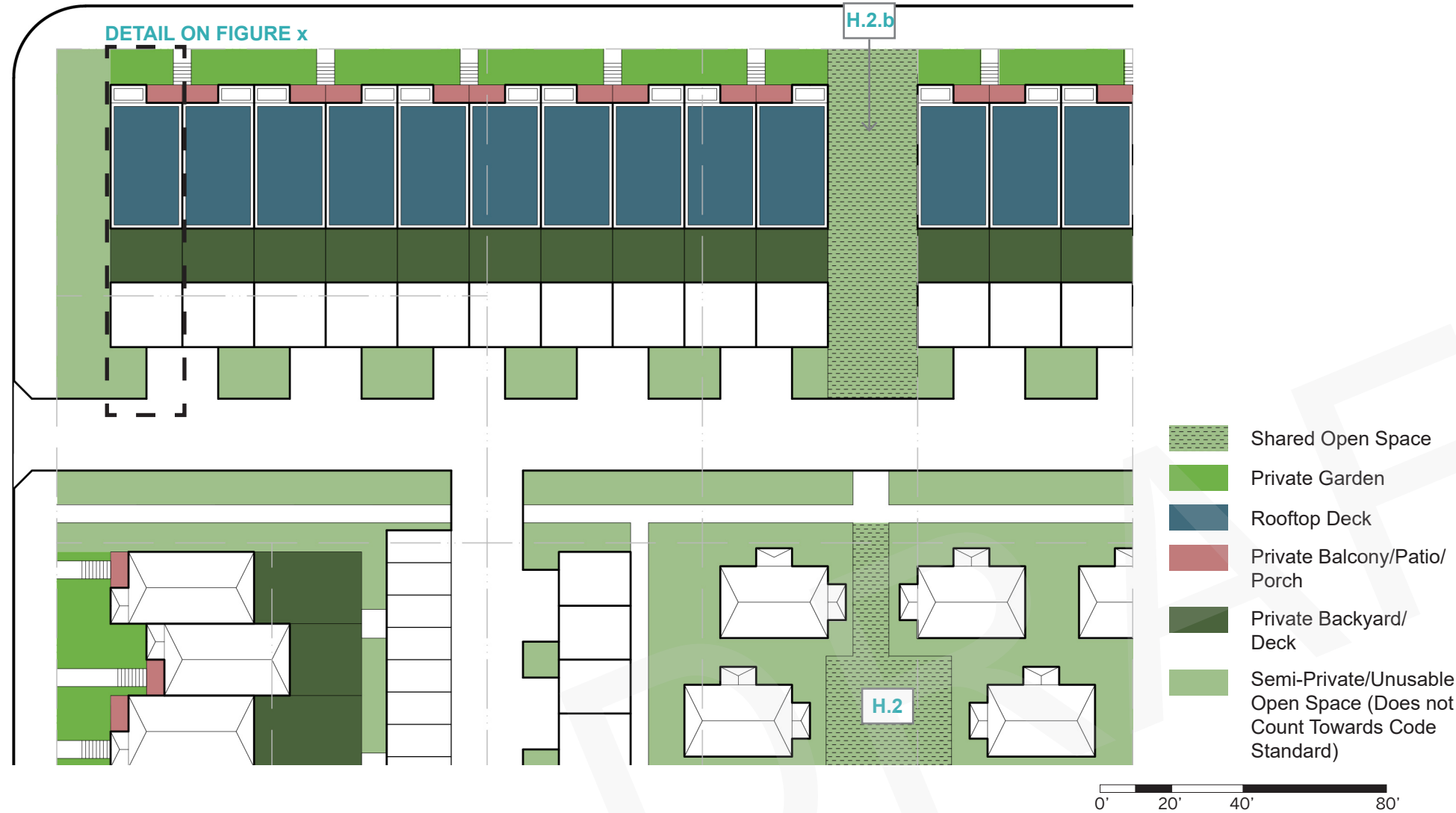
Equipment located off access drive



Screened Equipment

OPEN SPACE TYPES

DRAFT CODE DIAGRAM



DRAFT CODE CITATION

20.50.160.H Outdoor Space.

- Attached single-family development shall comply with one (1) of the following requirements:
1. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:
 - a. No single outdoor space to be counted as part of this requirement shall be less than 50 square feet.
 - b. Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director; and
 - c. The private outdoor space shall be directly accessible from the associated unit.
 2. Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater that complies with all of the following standards:
 - a. No dimension shall be less than ten (10) lineal feet.
 - b. Common outdoor space includes rooftop decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - c. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:
 - i. A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;
 - ii. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and
 - iii. Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")
 - d. The common outdoor space shall be accessible to all residents of the development.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.H.2	Shared Outdoor Open Space	50 sf/du or 800 sf min
20.50.160.H.2.b	Shared OS Accessible to all Residents	--

OPEN SPACE REQUIREMENTS

DRAFT CODE DIAGRAM



FIGURE x detail

DRAFT CODE CITATION

20.50.160.H Outdoor Space.

- Attached single-family development shall comply with one (1) of the following requirements:
1. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:
 - a. No single outdoor space to be counted as part of this requirement shall be less than 50 square feet.
 - b. Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - c. The private outdoor space shall be directly accessible from the associated unit; or
 2. Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater, of common outdoor space that complies with all of the following standards:
 - a. No dimension shall be less than ten (10) lineal feet.
 - b. Common outdoor space includes balconies, patios, decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - c. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:
 - i. A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;
 - ii. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and
 - iii. Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")
 - d. The common outdoor space shall be accessible to all residents of the development.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.H.1	Required Private Open Space	150 sf/du
20.50.160.H.1.a	Min Dimension of Private OS	50 sf (highlighted space is 50sf)
20.50.160.H.1.c	OS Accessible from Dwelling Unit	--
20.50.160.H.2	Shared Outdoor Open Space	50 sf/du or 800 sf min

OPEN SPACE REQUIREMENTS

DRAFT CODE DIAGRAM



H.2 Common Garden



H.2 Common Rooftop Open Space



H.2 Common Pedestrian Walkway



H.1 Private Patio



H.1 Private garden



H.1 Private Balcony

DRAFT CODE CITATION

20.50.160.H Outdoor Space.

Attached single-family development shall comply with one (1) of the following requirements:

1. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:
 - a. No single outdoor space to be counted as part of this requirement shall be less than 50 square feet.
 - b. Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - c. The private outdoor space shall be directly accessible from the associated unit; or
2. Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater, of common outdoor space that complies with all of the following standards:
 - a. No dimension shall be less than ten (10) lineal feet.
 - b. Common outdoor space includes decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.
 - c. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:
 - i. A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;
 - ii. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and
 - iii. Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")
 - d. The common outdoor space shall be accessible to all residents of the development.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160.H.1	Required Private Open Space	150 sf/du
20.50.160.H.2	Shared Outdoor Open Space	50 sf/du or 800 sf min



BUILDING DESIGN STANDARDS

DRAFT CODE DIAGRAM



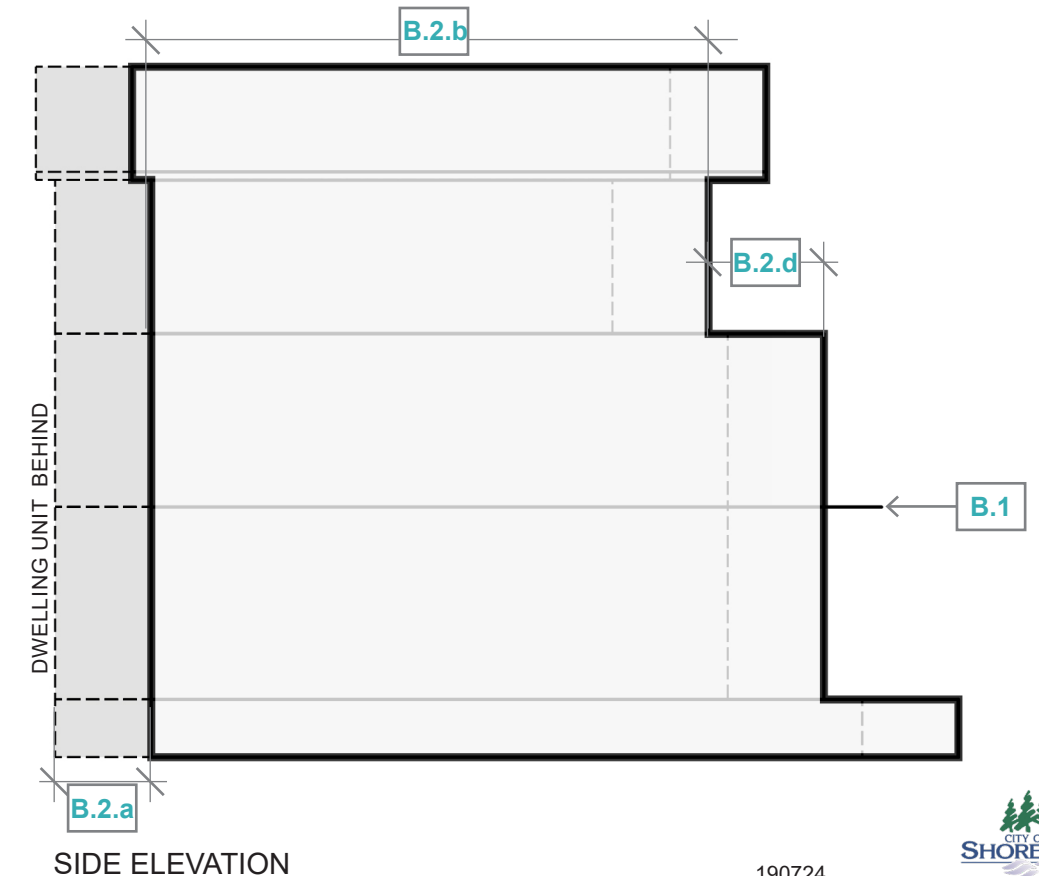
DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.170.B.1	Covered Entry or Porch	30 sf min area, 5 ft min dim
20.50.170.B.2.a	Facade plane variation between units	4 ft min
20.50.170.B.2.b	Diminishing Upper Floor Gross Floor Area	Min of 2 ft, min width of 8 ft
20.50.170.B.2.c	Changes in Roofline Intervals	40 ft max
20.50.170.B.2.d	Balconies	Minimum depth of 6 ft, 50% of units
20.50.170.B.2.f	Dormers	3 ft wide, 50% of units
20.50.170.B.2.g	Living Green Wall	100 sf min
20.50.170.B.2.h	Fenestration	40% min, 50% of which glazing

DRAFT CODE CITATION

20.50.170 BUILDING DESIGN STANDARDS

- B. Building Modulation, Massing and Articulation
- Each unit shall have a covered entry or porch with weather protection at least 30 square feet with no dimension less than five lineal (5) feet.
 - Each unit shall incorporate variation to the building by using at least three (3) of the following elements on the front façade:
 - Variations in the setback of the façade of the building by at least four (4) feet between adjoining units;
 - Diminishing upper floors (gross floor area of third story is smaller than the gross floor area of the lower stories). To meet this requirement, the building wall shall be stepped back a minimum of two (2) feet with a minimum width of eight (8) feet. Balconies that are covered but not fully enclosed and meet the minimum dimensions specified shall be considered a diminished upper floor;
 - Changes in roofline at intervals not greater than 40 feet in continuous length, such as variations in roof pitch, overhangs, projections, or extended eaves;
 - Balconies (excluding Juliet balconies) on the façade of the building that have a minimum depth of six (6) feet between the building wall and the balcony railing; at least 50 percent of the units shall have a balcony;
 - Garage door entrance(s) for vehicles located at the side or rear of buildings;
 - Dormers (at least four (3) feet wide); at least 50 percent of the units shall have dormers;
 - Living green wall minimum of 100 square feet;
 - A façade with at least 40 percent fenestration, architectural details, and/or landscaping, 50 percent of which shall be fenestration;
 - Other variation techniques that meet the purpose of the section as approved by the Director.



FACADE AREA

DRAFT CODE DIAGRAM



FIGURE x DETAIL

- Fenestration
- Landscaping

BUILDING FACADE FEATURES



DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.170.B.3.a	Right-of-way Facade-facing Fenestration	30 percent minimum fenestration and/or landscaping.
20.50.170.B.3.c	Facade Area	Measured vertically, top to bottom, and horizontally edge-to-edge
20.50.170.B.3.c (X)	Top to Bottom Facade Measurement	Example: 35 ft
20.50.170.B.3.c (Y)	Horizontal Edge-to-edge Facade Measurement	Example: 18 ft

DRAFT CODE CITATION

20.50.170 BUILDING DESIGN STANDARDS

B. Building Modulation, Massing and Articulation

3. Building Facades. Building facades shall comply with all of the following:
 - a. Public right-of-way facing facades shall consist of at least 30 percent fenestration and/or landscaping.
 - b. All other facades shall consist of at least 15 percent fenestration and/or landscaping.
 - c. The façade area is measured vertically, top to bottom, and horizontally edge-to-edge as illustrated in Figure x.
 - d. For purposes of calculation, the square footage of landscaping shall be measured at the size it will be at installation, not maturity.
 - e. Blank walls (building façade sections without fenestration or covered by landscaping) greater than 20 feet in length are prohibited.

Building Façade Figure Note: The façade depicted measures about 650 square feet. The façade depicted has 235 square feet of fenestration and landscaping, meeting the requirement.

GARAGE DESIGN STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE CITATION

20.50.170 BUILDING DESIGN STANDARDS

- B. Building Modulation, Massing and Articulation
 - 4. Public right-of-way-facing garages shall comply with the following standards:
 - a. The maximum combined garage door width facing the public right-of-way shall be 50 percent or less of the total building width. If the solid waste storage space is provided within each individual unit garage, then the width in the garage needed to accommodate this storage shall be excluded from the maximum 50 percent calculation;
 - b. The garage(s) shall be recessed a minimum of one foot behind the front façade; and
 - c. The access from the public right-of-way shall comply with the requirements of the Engineering Development Manual.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.160. B.4.a	Street-facing Garage Door	Equal or less than 50% of total building width
20.50.160. B.4.b	Garage Recession	1' minimum behind front facade

BUILDING MATERIALS



DRAFT CODE CITATION

20.50.170 BUILDING DESIGN STANDARDS

C. Building Materials

Materials and colors shall comply with the following:

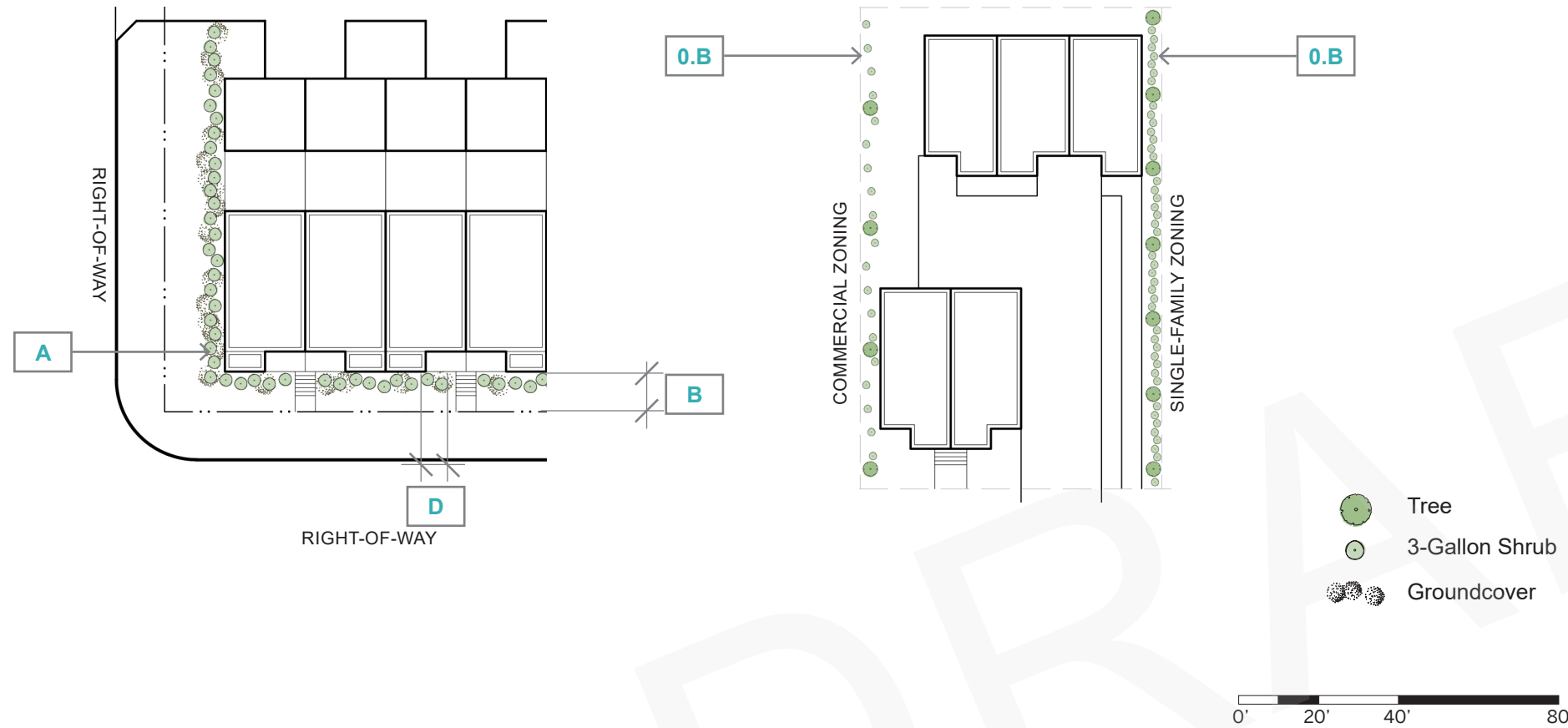
1. If multiple materials are used in a building façade, the visually heavier materials shall be located below the lighter materials, e.g. brick or stone shall be located below siding materials, unless they are used as architectural features.
2. Architectural elements, such as trim, shall be of a color that provides contrast to the surrounding, dominant material color(s).
3. Insubstantial materials, such as fiberglass, and materials such as mirrored glass, and plywood or T-111 siding are prohibited. Uncoated zinc and copper are prohibited.

DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.170.C.1	Material Placement	Visually heavier materials shall be located below the lighter materials
20.50.170.C.2	Architectural Element Color	Contrasting Color

LANDSCAPE STANDARDS

DRAFT CODE DIAGRAM



DRAFT CODE TABLE

CODE REFERENCE	STANDARD	QUALIFIER
20.50.485.A	Landscaping Adjacent to Right-of-way	Landscaping along the building façade.
20.50.485.B	Minimum Landscaping Width	50% of required setback
20.50.485.C	Foundation Plantings	Trees, shrubs, accent plants, ornamental grasses, and ground cover in any combination
20.50.485.D	Three-gallon Shrub Placement	At least one (1) three-gallon shrub for every three (3) lineal feet of foundation
20.50.490.B	Landscaping Adjacent to Single-family residential zone	Type I Landscaping Required
20.50.490.B	Landscaping Adjacent to multifamily residential and commercial zoning	Type II Landscaping Required

DRAFT CODE CITATION

20.50.485 Front façade landscaping, single-family attached use – Standards.

- A. The portion of the building adjacent to rights-of-way shall have landscaping along the building façade. Foundation landscaping shall abut the building (while allowing the necessary space for growth) and shall be used or installed in such a manner so as to screen mechanical equipment attached to or adjacent to the building, provide direction to and enhance entrances and pedestrian pathways, and provide visual breaks along building facades.
- B. Landscaping shall be provided at a width of at least 50 percent of the required front yard setback. If a property has a required setback of zero (0) feet, it is exempt from this requirement. The width of required landscaping for properties with frontage on 145th Street or 185th Street shall be calculated by subtracting the amount of right-of-way dedication easement.
- C. Foundation plantings may be comprised of trees, shrubs, accent plants, ornamental grasses, and ground cover in any combination; provided that no more than 50 percent of the total required landscaping area consists of ground cover.
- D. At least one (1) three-gallon shrub for every three (3) lineal feet of foundation shall be provided.
- E. Shrubs shall be a mix of deciduous and evergreens.
- F. When calculating the minimum number of required plants, the linear distance of openings for doors entering the building shall be excluded.

20.50.490 Landscaping along interior lot line – Standards.

- A. Type I landscaping in a width determined by the requirement shall be included in all nonresidential development along any portion adjacent to single-family and multifamily residential zones or development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.
- B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback. Single-family attached and mixed single-family developments shall use Type I landscaping when adjacent to R-4 or R-6 zoning, and Type II landscaping when adjacent to all other zoning districts. Single-family attached and mixed single-family developments that have a shared access drive with an abutting property are exempt from this requirement on the side with the shared access drive.
- C. A 20-foot width of Type I landscaping shall be provided for institutional and public facility development adjacent to single-family residential zones. Portions of the development that are unlit playgrounds, playfields, and parks are excluded.
- D. Parking lots shall be screened from single-family residential uses by a fence, wall, plants or combination to block vehicle headlights.