

&a. Staff Report- Townhouse Design Standards Code Update

Planning Commission Meeting Date: September 5, 2019

Agenda Item: 6a

**PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON**

AGENDA TITLE: Townhouse Design Standards Code Update Discussion #2
DEPARTMENT: Planning & Community Development
PRESENTED BY: Catie Lee, AICP, Associate Planner

Public Hearing
 Discussion

Study Session
 Update

Recommendation Or
 Other

**PB COMMENTS
26 SEP 2019**

Concern 1: SMC 20.50.160(C) Site Configuration

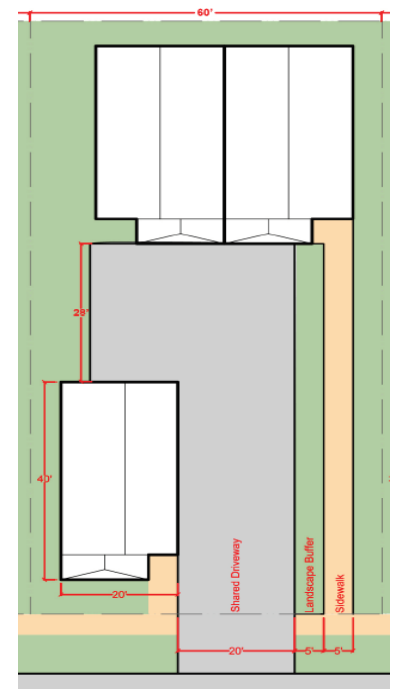
Proposed Language: At least 40 percent of units within a site shall be located between the property line and a 25-foot distance from the property line to create a “street wall” which enhances the streetscape and overall pedestrian experience.

Policy comment: In particular, this 40% proposal would likely have the impact of decreasing density overall. It will force assembling multiple lots for development, increasing time/cost risks and smaller/local developers will back away from the market. Favors national/larger regional developers to create Shoreline’s housing.

- Options:
 - *Option 1.* Keep original 40% language but add the following exception: On lots 60 feet wide or less, at least 30 percent of units within a site shall be located between the property line and a 25-foot distance from the front property line. **30% exception, define lot width as “less than 61 feet”.**
 - *Option 2.* Move away from a percentage and re-write the provision: Buildings shall be located to create a “street wall” which enhances the streetscape and overall pedestrian experience. Except for vehicular access that meets the requirements of the Engineering Development Manual and the Development Code, buildings shall fill the lot frontage. All units with frontage shall be oriented to the public right(s)-of-way. **This would provide flexibility to allow smaller projects (typical mid-block) to be developed independently without significant loss of density.**

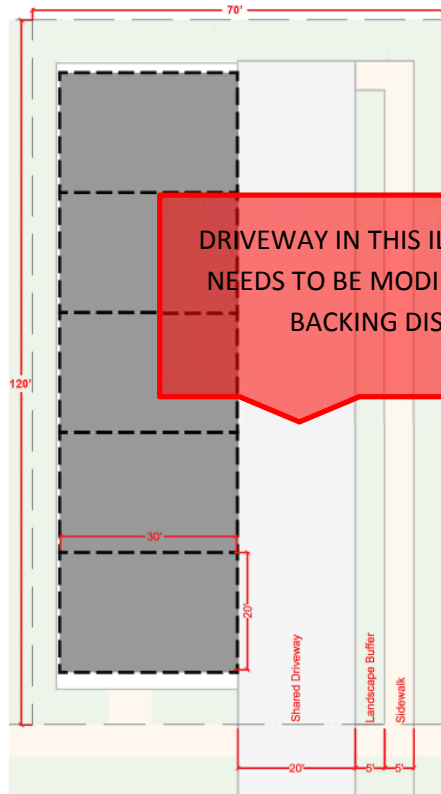
- Analysis:
 - *Option 1.* Assuming a single mid-block lot that is 60 feet wide, and the other code provisions that are proposed (e.g., landscaping, walkway) and current setbacks, it is not possible to get more than three (3) units on a lot this width and meet a 30% requirement.
 - 60 feet wide minus 5’ landscaping on each side minus 20’ access drive minus 4’ walkway = 26 feet, this is only enough width for one unit (most developers are not building 13’ wide units in Shoreline).
 - **Result:** This will only allow three (3) units to be built on lots 60’ wide or less, unless the units are very skinny (13’ wide or less).
 - *Option 2. Result:* If the proposal is a single mid-block lot, this will end up looking like the perpendicular buildings we’ve seen built recently, except the end unit facing the street will be oriented towards the street instead of the side. On lots with more frontage and/or assemblage of multiple lots this will result in more of the frontage being filled with buildings with units oriented to the street.

Option 1 Site Plan Result



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Option 2 Site Plan Result



DRIVEWAY IN THIS ILLUSTRATION NEEDS TO BE MODIFIED FOR 23' BACKING DISTANT

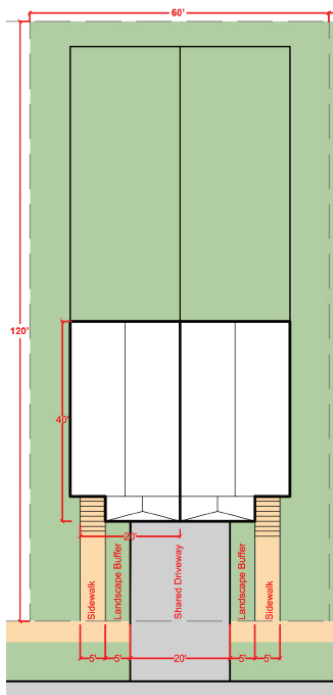
Option 2 Photo Example Result



Option 2 Photo Example Result

- *Keep Original 40% Language. Result:* It will not allow redevelopment of single mid-block lots with more than two (2) units. To get more than two (2) units multiple lots will need to be assembled for a development to occur.

Keep Original Site Plan Result



Keep Original Photo Example Result



Concern 2: SMC 20.50.160(D) Site Access and Circulation

Proposed Language: See pages 10-11 of **Attachment A** – Proposed Townhouse Design Standards Development Code Amendments.

Community and Commission Feedback

- Commission Comment: Concern that language on pedestrian connection for each unit is not clear enough to address a site layout where buildings are located in the rear of a lot.
- Site Design Group Comments (Workshop) had no comments on this item. (Staff did not ask for feedback on this particular item.)

Options and Analysis

- Staff is proposing the following language to clarify the requirement: For buildings that do not front on the public right(s)-of-way, this requirement shall be considered met if pedestrian access is provided from a public sidewalk to the building(s).
- This language is proposed to be added to the end of #4 and #5(a).

OK

Concern 3: SMC 20.50.160(H) Outdoor Space

Proposed Language: See pages 16-18 of **Attachment A** – Proposed Townhouse Design Standards Development Code Amendments.

Community and Commission Feedback

- Commission Concerns:
 - Concern that there is no minimum lineal dimension for outdoor space.
 - Concern that larger developments are not required to provide both private and common outdoor space.
- Site Design Group Comments (Workshop):
 - There could be different ratios for different zoning districts. For example, making the requirement higher in the MUR-35' zones and lower for zoning districts that allow more density.
 - Large retained trees could take away from usable outdoor space.
 - Support for the option to provide either private or common outdoor space.

Options and Analysis – Minimum Lineal Dimension on Private Outdoor Space

- Background:
 - Research of other jurisdictions show that five (5) out of the 22 jurisdictions researched have outdoor space standards specific to the townhouse building type. All have a minimum lineal dimension, although many of them assume it will be ground level open space and not items such as porches and balconies. The minimum lineal dimensions are:
 - Bellingham: Five (5) feet
 - Eugene, OR: Fourteen (14) feet
 - Issaquah: Eight (8) feet by six (6) feet

- Seatac: Ten (10) feet (ground open space); Six (6) feet by ten (10) feet (deck, porch, balcony, patio)
- Tukwila: Ten (10) feet
- Wood building materials come in two (2) foot intervals.
- Options:
 - *Option 1.* Set the minimum dimension at four (4) feet.
 - Analysis: This approach makes sense given that wood building materials come in two (2) foot intervals. One developer stated that four (4) feet is a typical dimension for a deck.

Using 4' allows for most flexibility to achieve open space. As a deck, a design for a narrow unit (approx. 15' wide) could use the full width of the unit x 4' deep yielding a 60 sf 'open space'. For this same unit at ground level, a typical 5' setback (after fences, siding depth, etc) would have a net dimension of 4' + and again qualify for open space.
 - *Option 2.* Set the minimum dimension at six (6) feet.
 - Analysis: This approach makes sense given that wood building materials come in two (2) foot intervals. Six (6) feet may make more sense than four (4) feet because it provides more usable space (e.g., space to place two chairs), but would reduce interior living space, making the units less desirable to families with more than two people.

Proposal and Analysis – Requiring Private and Common Outdoor Space on Larger Developments

- Proposal: Require both private and common outdoor space on lots with ten (10) or more units.
 - Analysis: Staff is only proposing one option to address this concern. The Development Code has existing subdivision regulations that state nine (9) or fewer lots is a short subdivision and ten (10) or more lots is a formal subdivision. So it makes sense to align this requirement with this existing framework.

Concern 4: SMC 20.50.170(B)(1)

Proposed Language: 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.

Community and Commission Feedback

- Commission had no comments on this item.
- Building Design Group Comments (Workshop):
 - There needs to be room for two (2) people to stand so they are covered and can stay out of the rain. The group felt like the proposed 30 square feet with no dimension less than five (5) was adequate in meeting that purpose.

Proposal and Analysis

- Proposal: Change from minimum dimension of five (5) feet to a minimum width of six (6) feet and minimum depth of four (4) feet.
 - Analysis: Because of the Planning Commission feedback to provide a minimum lineal dimension for private outdoor space, staff reexamined the minimum lineal dimension for weather protection at the entry. Because wood building materials come in two (2) foot intervals, it makes more sense to have an even number requirement. The intent is to have enough weather protection for two people. Measuring this out, the minimum width needed is five (5) feet and minimum depth is four (4) feet. Since five (5) is an odd number, staff is proposing six (6) feet.

Recommend using 3' min depth and 4' min width. A 3' min depth would allow weather protection is a 5' setback with 18" allowed 'eave' in the setback (per proposed change to Exception SMC 20.50.040(1)(3)) and then an 18" deep façade recess. The min width is controlled by a standard 3' door with associated jamb/wall thicknesses resulting in a 4' wide façade recess.

Concern 5: SMC 20.50.170(B)(2)

Proposed Language: See pages 22-23 of **Attachment A** – Proposed Townhouse Design Standards Development Code Amendments.

Community and Commission Feedback

- Commission had no comments on this item.
- Site Design Group Comments (Workshop):
 - Another option should be added to the list, if a development includes material and color change, it should count towards this requirement.
 - Three (3) seemed too low and would like to see front facades of buildings meet at least four (4) of the options listed.

Options and Analysis

- Background:
 - Of the jurisdictions researched none of them require a certain number of materials or colors be used. Several of them do require windows to be accented with trim. Adding trim to the list of options would result in a color change.
- Options:
 - *Option 1.* Leave the requirement as proposed to meet at least three (3) of the techniques listed, and add in new option for providing trim on roof lines, windows and doors.
 - *Option 2.* Increase the requirement from three (3) to four (4) techniques listed, and add in new option for providing trim on roof lines, windows and doors.
 - Analysis: It is a difficult balance in writing these requirements. The goal is to require enough techniques be used to break up the boxiness of a building and add visual interest, but not so many as to result in a “tacked on” appearance. One concern with increasing the requirement is that it could result in this tacked on appearance. Not to say this will be the result—certainly four techniques can be used that still employ a unified architectural design. It entirely depends on the skill on the

designer.

Recommend not incorporating color in any options. OK with (3) techniques.

Concern 6: SMC 20.50.485 and 20.50.490 Landscaping

Proposed Language: See pages 31-33 of **Attachment A** – Proposed Townhouse Design Standards Development Code Amendments.

Community and Commission Feedback

- Commission concern that on lots with a zero (0) front yard setback, the proposal is not requiring that landscaping be provided.
- Potential solution from the Commission:
 - Require that some landscaping is provided for a portion of the area next to a unit entry.
- Site Design Group Comments (Workshop):
 - Concern about long-term maintenance of landscaping.
 - Requiring landscaping is important.

Proposal and Analysis

- Proposal (add the following provision): If a property has a required setback of zero (0) feet, landscaping shall be provided at a depth of at least four (4) feet and width at least 30 percent of the unit width. The required landscaping shall abut the entry. For example, if the unit width is 20 feet, the landscaping next to the entry shall be a minimum of six (6) feet wide.
 - Analysis: This proposal ensures some landscaping is provided but would not result in a de-facto front setback of four (4) feet. Four (4) feet is proposed again because wood building materials come in two (2) foot intervals.

OK with 4' depth if it aligns with min open space dimension. This would encourage providing more (wider) landscaping at this depth to optionally achieve a minimum 50 sf of open space.

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.

For Single-family attached and mixed single-family attached developments Should an exception

for mechanical equipment (ground or wall mounted) be added here in coordination with 20.50.150 G. Utility and Mechanical Equipment? Perhaps a 4 sf limitation is required yards?

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(I)(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.

This is an excellent addition. Eave definition should include any permanent roof or canopy overhang (for example, entry weather protection).

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 Ssite 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.

This is good, but need to coordinate min dimensional requirements to encourage overlap.

20.50.1640 Parking—Access and location Site Design – Standards.

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 contained in the Engineering Development Manual or, if no standard is provided, the standard detail required by the Public Works Director.

For many single lots (typical mid-block) this may lead to eliminating 1 or more units than would be otherwise possible. **The dimensional standard for the turnaround is key to understanding the impact of this requirement.**

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.

4. Each unit shall have onsite pedestrian access to a public sidewalk, and common outdoor space and common parking areas, if provided. For buildings that do not front on the public right(s)-of-way, this requirement shall be considered met if pedestrian access is provided from a public sidewalk to the building(s).

5. 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. For buildings that do not front on the public right(s)-of-way, this requirement shall be considered met if pedestrian access is provided from a public sidewalk to the building(s); or

This is OK, but need to clearly define 'raised'. If a 4' wide walkway is say 4-7" above but next to a 20' wide driveway, does that conform?

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.

Having the two options especially b. will be very helpful.

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

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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.

OK.

BE. 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.

(COMMENTS NOTED PREVIOUSLY ABOVE)

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.

20.50.1870 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 are only required to have the primary entry oriented towards one public right-of-way. Which right-of-way the entry shall be oriented towards shall be determined by the Director. The Director shall take into consideration site-specific and project-specific factors such as right-of-way classification, lot orientation and site configuration in making this determination.

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 a minimum width of six (6) feet and minimum depth of four (4) feet. (COMMENTS NOTED PREVIOUSLY ABOVE)

2. Each unit shall incorporate variation to the building by using at least three (3) [Option 2: change to four (4)] 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; Need more definition of dormer: if 3 ft wide, how tall? Can dormer have hip roof, gable or shed or reverse shed, barrel etc....

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. Trim that is a minimum of 0.75 inches deep and 3.5 inches wide to mark roof lines, windows, and doors on all public right-of-way facing facades;

j. 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.

(Dimension should be façade only, not vertically to include roofline)

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

a. 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.

(OK)

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.

(Not sure I agree, 'visually heavier' and 'architectural features' are somewhat open/subjective and depending on the overall design, response to site/context, some combination of dominate colors/materials/detailing to define a middle or upper level may be desirable.)

2. Architectural elements, such as trim, shall be of a color that provides contrast to the surrounding, dominant material color(s). (Not sure I agree, very appealing trim/cladding combinations can include subtle transitions.)

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. (OK)

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.

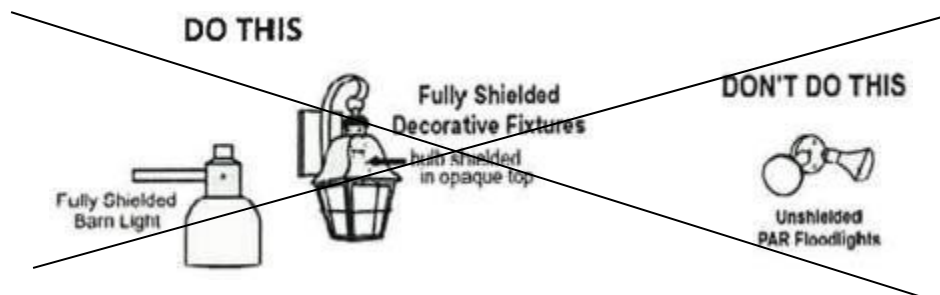
C. Building entries shall be illuminated with at least four foot-candles of light.

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

(OK)

20.50.210190 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.

(OK)

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 SMC

~~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-3 5', MUR -4 5' and MUR -7 0' 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.

1. Landscaping shall be provided at a width of at least 50 percent of the required front yard setback. 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.

2. If a property has a required setback of zero (0) feet, landscaping shall be provided at a depth of at least four (4) feet and width at least 30 percent of the unit width. The required landscaping shall abut the entry. For example, if the unit width is 20 feet, the landscaping next to the entry shall be a minimum of six (6) feet wide.

(OK)

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 ~~between the abutting property and~~ ~~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.
