

SAMMAMISH TOWN CENTER PLAN DEVELOPMENT CODE

FIRST DRAFT CHAPTER 21B.30

November 21, 2008

Chapter 21B.30

DEVELOPMENT STANDARDS – DESIGN REQUIREMENTS

PROPOSED ORGANIZATION: Note that chapter is divided into 4 sections – Site Planning – for locating features, the Site Design Elements – for the design standards related to various site elements, Building Design – no explanation necessary, and Single Family – for those standards specific to single family housing types.

Sections:

21B.30.010 Purpose.

21B.30.020 Applicability.

21B.30.100 Site Planning - Street front orientation.

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21B.30.200 Site Design Elements - Pedestrian amenities.

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PART 1: SITE PLANNING ELEMENTS

21B.30.010

Purpose. (REVISED PER TOWN CENTER PLAN)

The purpose of this chapter is to implement the goals and policies of the Town Center Plan by providing site planning, pedestrian access and amenities, and building design standards that:

- (1) Orient development to adjacent streets and open spaces;
- (2) Provide an attractive and connected system of sidewalks, trails, and pathways throughout the town center;
- (3) Provide for an appropriate transition between developments;
- (4) Preserve and integrate sensitive natural features as an amenity for developments;
- (5) Locate and design service elements and mechanical equipment to minimize impacts to the visual environment and surrounding uses;
- (6) Provide a hierarchy of public and private open spaces in the town center;
- (7) Emphasize human scale, fine detailing, quality building materials, and an inviting appearance in new buildings.

21B.30.040

Applicability. (NEW)

The design requirements within this chapter shall apply to all development proposals within the town center unless otherwise noted. For example, some sections apply only to commercial and multifamily development, while others apply only to detached single-family development.

21B.30.100

Site planning – streetfront orientation. (NEW)

The streetfront orientation standards for town center properties vary depending on the type of street(s) the property fronts on. These standards provide for five different street types: (1) Pedestrian-oriented streets (and Corridors) – which are intended to be lined with storefronts, (2) Mixed-use streets – which could include storefronts or a combination of retail, office, civic, and/or residential uses with modest landscaped setbacks, (3) Residential streets – which include residential streets with modest landscaped setbacks; (4) Connector streets – which are treated similar to residential streets but with some extra flexibility; or (5) 228th Avenue SE - where trees and other landscaping elements should be emphasized along the streetfront.

Figure 21B.30.100a below illustrates an example configuration of street types based on the vision illustration in the Town Center Plan. Pedestrian-oriented streets and mixed-use street designations shall be designated by the adopted master plans for TC-A zoned properties. The criteria for designating street types is set forth in SMC 21B.XXX (WE INTEND TO PUT THIS IN THE MASTER PLANNING PROCESS SECTION). The standards herein thus apply to development that front onto these street types.

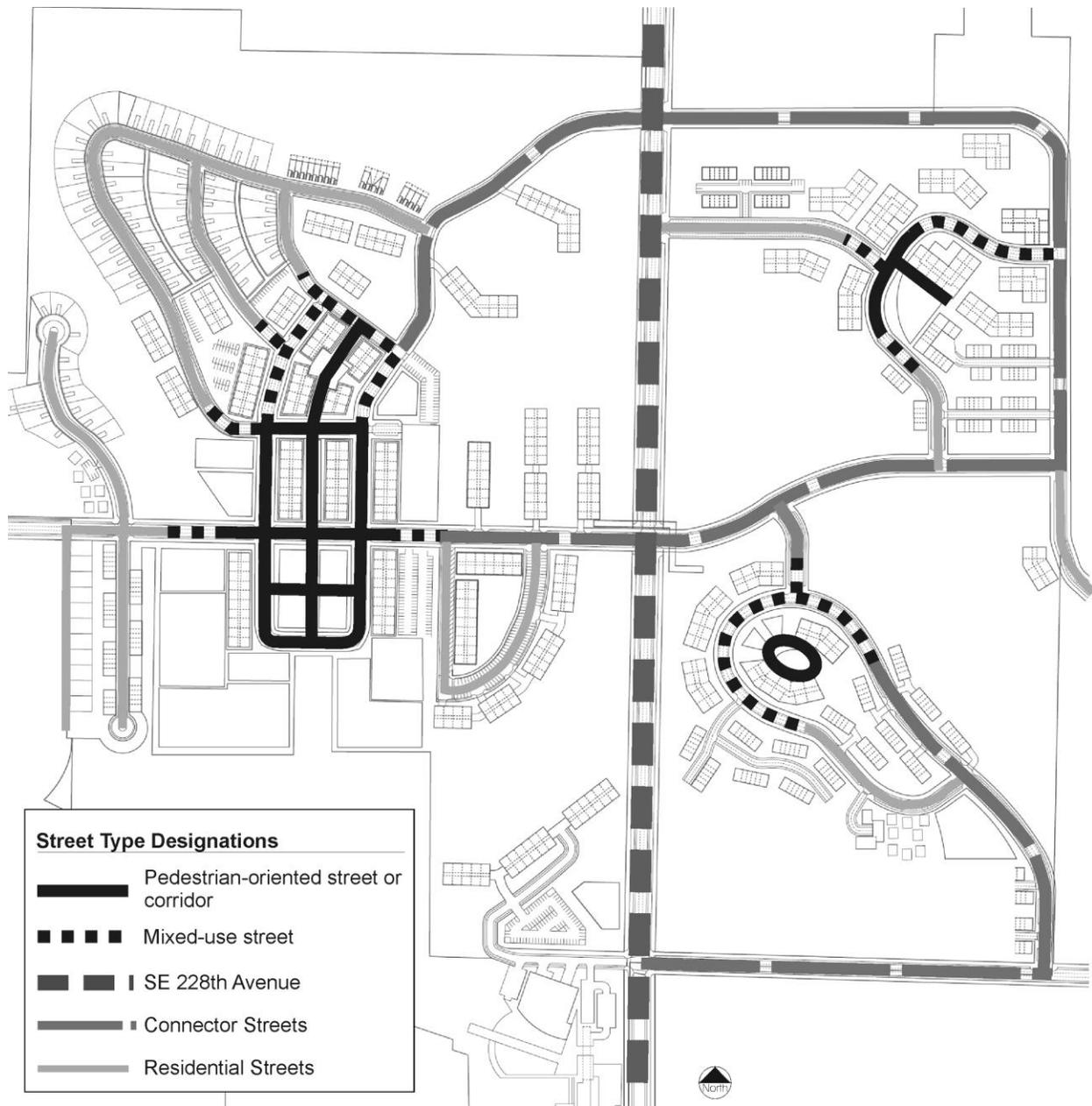


Figure 21B.30.100a An example configuration of street types in the town center based on the vision illustration in the Town Center Plan.

(1) Properties adjacent to pedestrian-oriented streets:

- (a) Buildings must be located adjacent to (within three feet of) the sidewalk and feature a “pedestrian-oriented façade.” To meet this requirement, the ground floor façade must incorporate the following characteristics:
 - (i) Transparent window area along a minimum of 75 percent of the ground floor facade between a height of two to eight feet above the ground.
 - (ii) The primary building entry must be on this facade.
 - (iii) Weather protection at least 5 feet in width along at least 75 percent of the facade width.

Specific requests, exceptions, and departures to the above requirements:

- (iv) Buildings may be set back from the sidewalk where pedestrian-oriented space (as defined in SMC-X) or setback landscaping, as approved by the Director, is included between the sidewalk and the building. In this case, no parking or vehicular circulation is allowed between the street right-of-way and the building
- (v) For buildings fronting on two pedestrian-oriented streets, pedestrian entries shall be placed on both facades or at the street corner. (Master plans and CSDP plans may provide greater specificity and/or departures to this requirement.)
- (vi) Civic uses, including community centers, churches, places of assembly, and schools, fronting on pedestrian-oriented streets warrant greater flexibility in the application of the transparency and weather protection requirements. However, alternative frontage treatments must meet the following objectives, as determined by the Director:
 1. The building emphasizes civic uses and includes a visually prominent element within the subject TC-A zone.
 2. The design treatment contributes to the desired pedestrian-oriented character of the TC-A zone.
 3. The design treatment provides continuous visual interest at the pedestrian scale along the adjacent sidewalk.

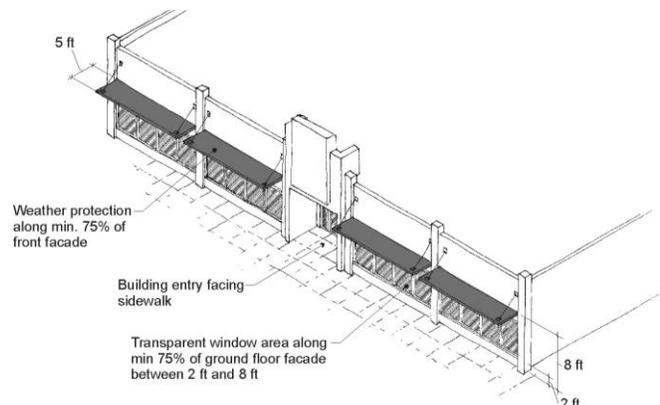


Figure 21B.30.100a. Pedestrian-oriented façade requirements.



Figure 21B.30.100b. Acceptable and unacceptable pedestrian-oriented façade examples.

- (b) Surface parking lots must be located behind buildings and away from pedestrian-oriented streets. New surface parking lots adjacent to a pedestrian-oriented street are prohibited.
- (c) Driveways for surface parking lots are prohibited on pedestrian-oriented streets unless the Director determines there is no feasible or preferred option to meet the Town Center Plan’s goals and policies.
- (d) Parking structures located adjacent to pedestrian-oriented streets shall be designed with commercial space fronting on the street consistent with standards herein. Such commercial space shall be at least 30 feet deep. Vehicular entrances and other ground floor openings of the parking garage are allowed but shall not count as transparent window area for the purpose of determining compliance with pedestrian-oriented street frontage requirements.



Figure 21B.30.100c. Acceptable and unacceptable structured parking configurations along pedestrian-oriented streets.



Figure 21B.30.100d. Examples of civic building orientation.

(2) Properties adjacent to mixed-use streets:

- (a) Buildings featuring non-residential uses on the ground floor may be placed up to the edge of the sidewalk (unless otherwise noted herein) only if they feature a pedestrian-oriented façade (see Figure 21B.30.100a).
- (b) All other developments must feature at least 10 feet of landscaping or pedestrian-oriented space between the sidewalk or front property line and any building, parking area, storage, or service area. Exceptions and departures:
 - (i) See SMC 21B.25.190 for projections and structures allowed within the setback area.
 - (ii) Reduced building setbacks shall be permitted where the Director determines that the proposed streetfront design will create an attractive, safe, and comfortable pedestrian environment that is consistent with the following criteria and results from any applicable master plan or CSDP permit. [For example, proposals for a reduced width planting area could include terraced planting beds along the sidewalk, extensive transparent window/door areas facing the sidewalk, and/or special building detailing that adds special interest at a pedestrian scale.]
 - a. The building's façade includes artwork or special treatment that adds interest to the streetscape.
 - b. The building includes effective pedestrian cover and lighting.
 - c. The setback area includes an especially attractive treatment or feature, such as a fountain, water feature, special masonry, or specially designed raised planter area.
- (c) Required landscaping types:
 - (i) Type III landscaping is required between sidewalk and any building or parking lot.
 - (ii) Type I or Type II landscaping shall be used to screen any unwanted views, such as service areas or mechanical equipment, as determined by the Director.

Alternative landscaping types may be considered for approval by the Director, provided the project applicant can successfully demonstrate that the landscaping enhances the pedestrian environment along the sidewalk and effectively screens any unwanted views. Specific examples include:

- (iii) Landscaping includes a colorful mixture of native and drought tolerant shrubs, perennials, and ground cover that provides four-season interest.
- (iv) Landscaping includes a distinctive mixture of trees, shrubs, and ground cover that don't meet specific landscaping type definitions, but meet the intent of the standards.
- (v) Terraced planting beds with a combination of shrubs, perennials, and ground cover.
- (vi) Landscape plan integrates pre-existing vegetation with new trees, shrubs, perennials, and ground cover.

- (d) Buildings must feature pedestrian entrances that face the street. Exceptions and departures:
 - (i) Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street.
 - (ii) For corner buildings fronting on both a pedestrian-oriented streets and mixed-use street, pedestrian entrances for non-residential uses shall be placed on the pedestrian-oriented street, adjacent to the street corner, or both streets.
- (e) Parking lots must be located to the side or rear of buildings. No more than 50 percent of the ground floor street frontage may be occupied by parking lots, vehicular access areas, and/or parking garages. Exception: Adopted master plans and CSDPs may include provisions that provide for flexibility in the location and frontage design of surface and structured parking facilities (see SMC 21B.XXX).
- (f) Parking lots shall not be located adjacent to street corners. Parking garages may be located at street corners provided commercial uses occupy the ground floor at the street corner. The depth of the commercial space shall be at least 30 feet wide and deep.
- (g) Transparent windows and/or doors shall cover at least 25 percent of the ground floor facade between 4 and 8 feet above the sidewalk. Reduced transparency proposals will be considered provided alternative design treatments create an interesting pedestrian experience and meet the goals and policies of the Town Center Plan and the adopted master plan. Examples could include, but are not limited to, a vertical trellis with vine plants, a mural, a series of terraced planting beds between the façade and the sidewalk, or distinctive building details that provide interest at a pedestrian scale. A blank wall with no windows and a simple evergreen planting screen will not be enough to meet the intent of the guidelines.



Figure 21B.30.100e. Acceptable and unacceptable development along mixed-use streets.



Figure 21B.30.100f. An example of an acceptable departure to the 10-foot setback requirement for all non-pedestrian-oriented facades. This building is set back approximately 5 feet and uses low-level fencing, landscaping, windows, and architectural features to add visual interest and enhance privacy to residents.

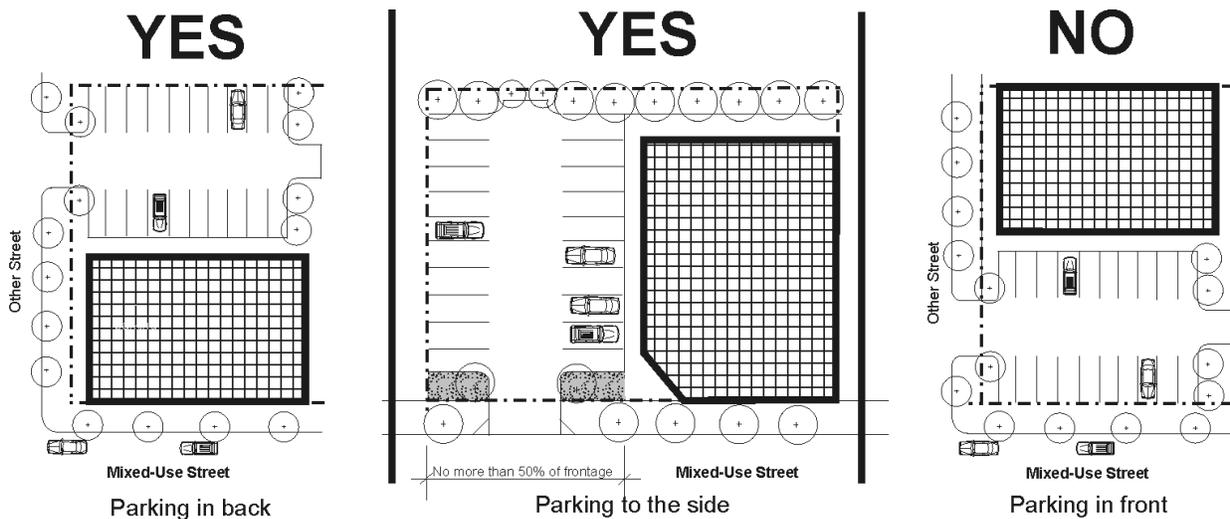


Figure 21B.30.100g. Acceptable and unacceptable parking lot configurations along mixed-use streets.

(3) Properties adjacent to residential streets:

- (a) Standards below apply to all development *except* for single detached dwelling units and duplexes. (See SMC 21B.30.400, .410, and .420 for related site planning standards.)
- (b) Developments must feature at least 10 feet of landscaping between the sidewalk or front property line and any building, parking area, or service area. Exceptions and departures:
 - (i) See SMC 21B.25.190 for projections and structures allowed within the setback area.
 - (ii) Reduced setbacks shall be permitted where the Director determines that the proposed streetfront design will create an attractive, safe, and comfortable pedestrian environment and the privacy and comfort of residents is ensured. The finished ground floor elevation of dwelling units within 10 feet of the sidewalk shall be elevated at least 30 inches above the level of the sidewalk to increase privacy of residents while enhancing the residents' ability to observe activity on the street. For example, proposals for a reduced planting area width could include terraced planting beds along the sidewalk and/or special building detailing that adds special interest at a pedestrian scale. (See Figure 21B.30.100e.)
- (c) Required landscaping types between the sidewalk and any parking area shall include:
 - (i) Type III landscaping is required between the sidewalk and any building or parking lot.
 - (ii) Type I or Type II landscaping may be used to screen any unwanted views, such as service areas or mechanical equipment.

Alternative landscaping types will be considered provided the Director determines that the landscaping achieves design and environmental goals and policies of the Town Center Plan, especially:

 - (iii) To maintain existing vegetated corridors and restore degraded corridors.
 - (vi) To create a hierarchy of public and private open spaces.
- (d) Buildings must feature pedestrian entrances that face the streets. (See Figure 21B.30.100g.) Exceptions and departures:
 - (i) Buildings organized around a courtyard may feature entrances facing the courtyard provided there is clear pedestrian access between the courtyard and the street.
 - (ii) For street corner sites, the pedestrian entries may be placed on either or both streets.
 - (iii) Residential buildings with entrances that are visible from the street and which connect to the street by a clear and well-lit pathway are acceptable.
- (e) Parking standards:
 - (i) Parking lots (including structured parking) shall be located behind, to the side, rear, or underneath buildings.
 - (ii) Where alleys are present, vehicular access shall be taken from the alley.

- (iii) One shared driveway access is permitted off of mixed-use streets. Additional driveways may be permitted at the Director’s discretion where such driveways do not negatively impact the pedestrian environment.
- (iv) Individual private driveways and garages onto a public street are prohibited. Such private garages may be accessed off of internal private streets.



Figure 21B.30.100h. Acceptable and unacceptable development along residential streets.

(4) Properties adjacent to connector streets:

- (a) Properties shall comply with frontage standards for residential streets in paragraph (3) above with the following exceptions:
 - (i) Developments are exempt from paragraph (3)(d), which requires pedestrian building entries to face the street.
 - (ii) Developments are exempt from parking lot location standards set forth in paragraph (3)(e)(i) provided the minimum required landscaping between the street and the parking area be increased from 10 to 20 feet in width.

(5) Properties adjacent to 228th Avenue SE:

- (a) Developments must maintain a landscaped buffer a minimum of 50 feet in width between the back of the sidewalk and any building or parking area. Pathways and pedestrian-oriented space are permitted within the designated landscape buffer area provided the buffer design meets the design criteria set forth below. The required landscape buffer shall include:
 - (i) Retention of existing trees and understory native vegetation to the extent practical and desirable as determined by the Director.
 - (ii) Infill landscaping must be planted that will provide full screening of buildings, structures, signs, parking lots, and storage areas within five years.
- (b) Blank walls (as defined in SMC X) and service areas shall not be visible from 228th Avenue SE.



Figure 21B.30.100i. Trees and landscaping should be the predominate feature along 228th Avenue SE within the Town Center.

- (c) Commercial signs shall not be visible from 228th Avenue SE except for monument signs that advertise a commercial node or group of businesses rather than a single business.

21B.30.110

Site Planning – Street layout

The Transportation Element of the Town Center Plan includes goals, policies, and actions aimed at producing a connected hierarchy of streets that accommodates desired town center land uses and human activities. Streets within the mixed-use nodes will be planned during the master planning or CSDP process. Other streets may be planned either collectively or by individual property owners. The following provisions serve as guidelines for the master planning/CSDP process and development standards if the roads are planned by a private property owner in the TC-B or TC-C zones.

Figure 21B.30.110 illustrates a conceptual layout of streets within the Town Center. While it is expected that the network of streets that is eventually built will differ from this configuration, the provisions below are intended to ensure that new streets meet the goals and policies of the Town Center Plan.

(1) Connected network of streets.

Project applicants shall demonstrate to the Director's satisfaction how the proposed development meets the following policies of the Town Center Plan:

- (a) Provide for a safe and connected network of roadways to serve town center development.
- (b) Limit the placement of buildings or other development features that inhibit the desired connectivity of the town center circulation network.
- (c) Configure roadways to minimize impacts to environmentally critical areas.

(2) Provide for a hierarchy of streets.

Provide for a hierarchy of streets, including:

- (a) Connector roads that provide for automobile, service, bicycles, and pedestrian circulation throughout the Town Center. Development in the town center must accommodate connector streets in the northwest, northeast, and southeast quadrants consistent with the goals and policies of the Town Center Plan.
- (b) Pedestrian-oriented streets. TC-A 1, A-2, and A-3 zoned areas must include designated pedestrian-oriented street segment, as determined by the City through the master planning or CSDP process. As specified in SMC 21B.30.100(1), pedestrian-oriented streets are intended to be streets featuring continuous storefronts or open space, wide sidewalks, street trees, and on-street parking. Designations for pedestrian-oriented streets could cover an entire street, a single block, or a portion of a block, depending upon the area. Pedestrian-oriented street designations are intended for areas where a concentration of pedestrian activity is desired. See SMC 21B.30.100(1) for related development frontage standards.
- (c) Mixed-use streets are all other new streets besides connector roads and pedestrian-oriented streets within the TC-A zones. These are localized streets which should include generous sidewalks, street trees, on-street parking (to the extent possible), and slow moving traffic.
- (d) Residential streets are all other new streets besides connector roads within the TC-B and TC-C zones. These are localized streets within residential neighborhoods and should contain sidewalks, planting strips with street trees, on-street parking on one or both sides, and slow moving traffic.

(e) Alleys are encouraged where useful to access parking or service areas

(4) Maximum block dimensions for individual development.

For an individual development, unless otherwise stated in a master plan or CSDP, the maximum block width is 480 feet and maximum block perimeter is 1,400 feet.

Conceptual Sammamish Town Center Streets Layout

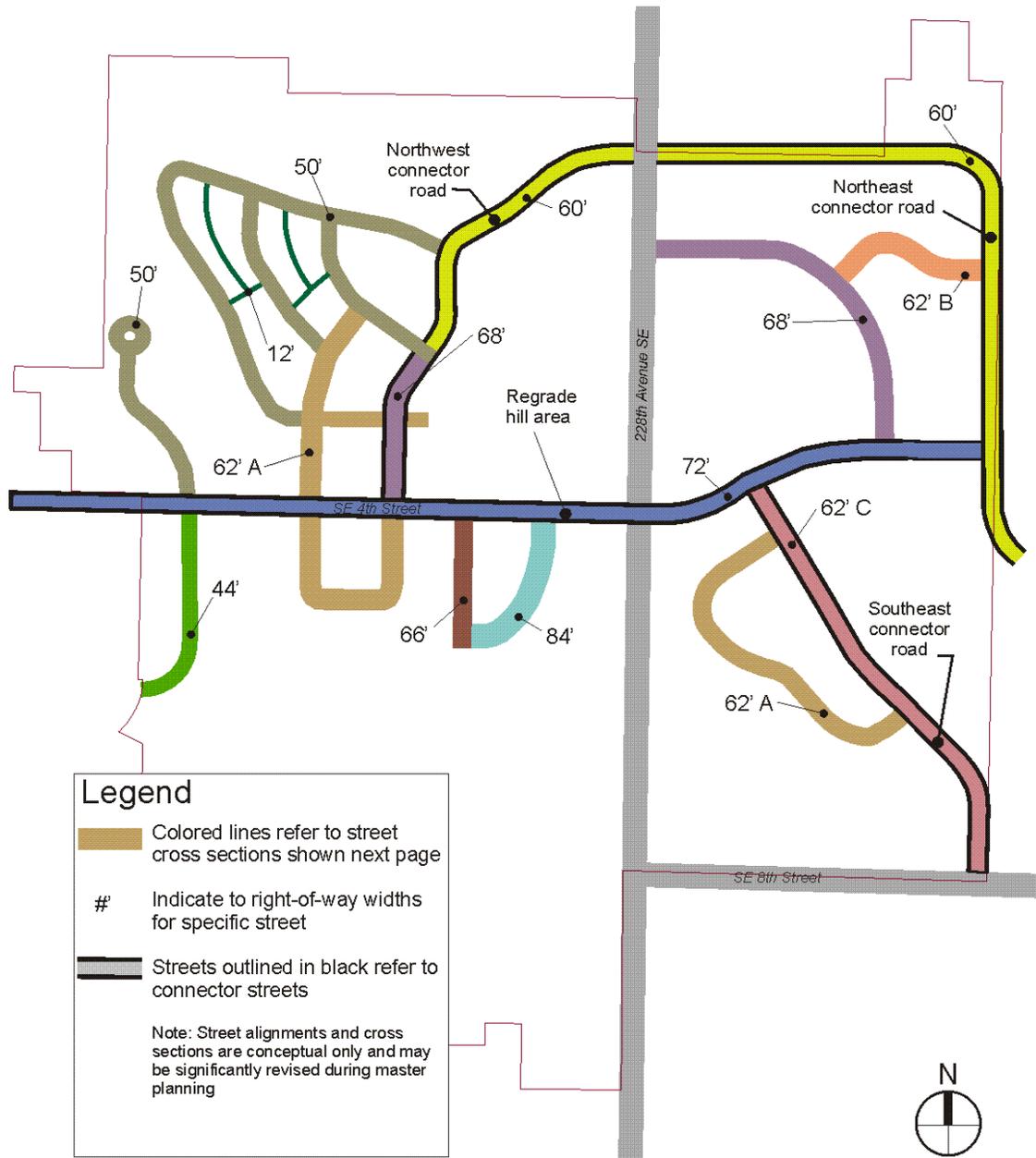


Figure 21B.30.110a. A desirable configuration of connected public and private streets and alleys in the Town Center. Colored lines refer to various street cross sections. See SMC 21B.30.230 and Figure 21B.30.130a for related information.

21B.30.120

Site Planning – Multiple building/large lot/multiple lot developments.

(1) Large lots with multiple buildings.

All development permit applications for sites over two acres or with multiple buildings must demonstrate that the project is based on a unifying site planning concept that meets the following criteria:

- (a) Incorporates open space and landscaping as a unifying element.
- (b) Where possible, incorporates screening, environmental mitigation, utilities, and drainage as positive elements (ex: create a “natural” open space or wet pond as a site feature to accommodate surface water runoff).
- (c) Provides pedestrian paths or walkways connecting all businesses and the entries of multiple buildings.
- (d) Incorporates stormwater management systems as part of the site plan, if feasible. Participating in a multi-property stormwater facility or system will also satisfy this requirement.
- (e) Building entrances must not be focused around a central parking lot but be connected by a sidewalk/pathway system and/or open space(s).

The Director may waive or modify this standard if it has been addressed within a master plan or through the CSDP process.



Figure 21B.30.120a. Site plan exemplifying objectives for multiple building large lot development.

21B.30.130

Site Planning – Pedestrian circulation.

Project applicants shall be prepared to demonstrate that the proposal includes an integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system, trail network, and adjacent properties. Specific standards:

(1) Trail network.

Developments shall provide off-street trails that meet the goals and policies of the Town Center Plan. The conceptual trails plan in Figure 21B.30.130a below shall serve as an example of a desirable trail network within the Town Center. Trails within the mixed-use nodes will be planned during the master planning or CSDP process. Other trails may be planned either collectively or by individual property owners. The conceptual trails plan serves as guidelines for the master planning/CSDP process and as development standards if the trails are planned by a private property owner in the TC-B or TC-C zones. Alternative trail configurations will be considered provided the project applicant can demonstrate that the proposed trail network is equal to or better than the conceptual trails plan in terms of trail connectivity, accessibility, scenic values, safety, and minimizing environmental impacts, as determined by the Director. See SMC 21B.30.250 for trail corridor design standards.

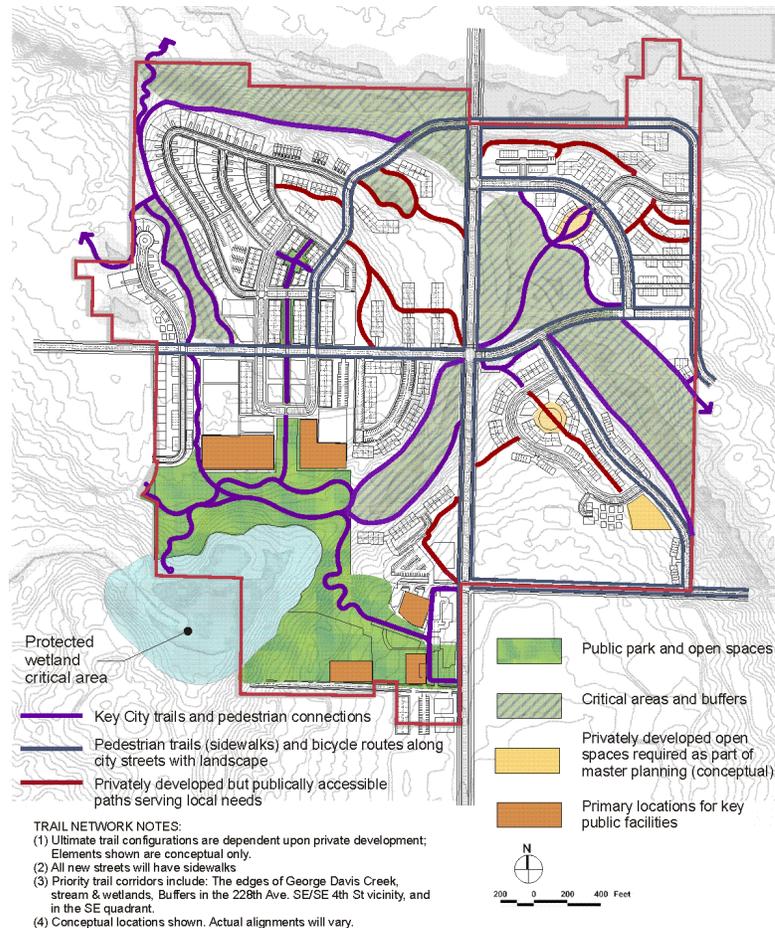


Figure 21B.30.130a. Conceptual trail network.

(2) Access to sidewalk.

All buildings must have clear pedestrian access to a sidewalk within the public right-of-way. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets. Exceptions will be granted for sites with existing physical constraints that prevent conformance with the standard, as determined by the Director.

(3) Entrances.

Developments must adapt building access to site conditions for level, convenient, clearly identified pedestrian entry.

(4) On-site connections.

Pedestrian paths or walkways connecting all businesses and the entries of multiple commercial buildings frequented by the public on the same development site shall be provided.

(5) Future connectivity.

For sites abutting vacant or underdeveloped land, the Director may require new development to provide for the opportunity for future connection to its interior pathway system through the use of pathway stub-outs, building configuration, and/or parking lot layout. For example, a grid of pedestrian connections at intervals of 200-300 feet in the TC-A and TC-B zones would meet the intent statements above and be scaled consistent with the town center vision.

(6) Parking lot pathways.

A paved walkway or sidewalk must be provided for safe walking areas through parking lots greater than 150 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or at a distance of less than 150 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.

(7) Americans with Disabilities Act.

Conform to the Americans with Disabilities Act (ADA).

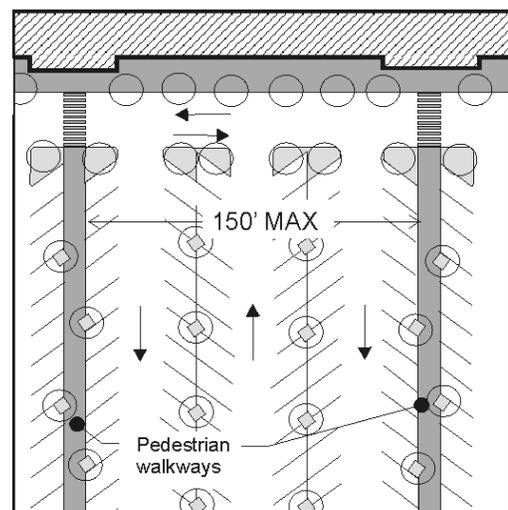


Figure 21B.30.130b. Pedestrian paths in parking lots.

21B.30.140

Site Planning – Internal vehicular circulation.

(1) Vehicular circulation.

Developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where applicable.

(2) Internal access roads.

Interior access roads in multi-building developments shall look and function more like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides. These features will be determined for developments in the TC-A zones through the master plan or CSDP process, depending on the size and configuration of the development and nature of uses and the circulation system. The Director may approve innovative and special street designs, such as a woonerf people street, provided pedestrian safety and other street functions are achieved.

(3) Driveways standards and guidelines for all non-residential and multifamily development:

- (a) Driveways to surface parking lots are prohibited on pedestrian-oriented streets, unless there are no alternatives, as determined in the master planning or CSDP process.
- (b) Parking lot entrances shall be restricted to no more than one entrance and exit lane per 300 lineal feet (lf) of frontage. Properties with less than 300lf of frontage shall be restricted to one entrance and exit lane for vehicular access. For corner properties, the separate street frontages shall be measured separately unless both streets are classified as an Arterial or Collector.
- (c) Vehicular access to corner lots shall be located on the lowest classified roadway and as close as practical to the property line most distant from the intersection.
- (d) Driveway widths shall be minimized per the Director to reduce pedestrian conflicts. Driveway lanes shall be no wider than 11 feet per entry or exit lane unless the Director determines wider lanes are appropriate for the use and that the design does not significantly impact vehicular circulation, public safety, pedestrian movement, or visual qualities.

21B.30.150

Site Planning – Side and back yard compatibility.

(1) Specific side and back yard setback requirements.

The following specific requirements take precedence over Table 21B.25.030a in SMC 21B.25.030. Consult Table 21B.25.030a for all other conditions.

- (a) TC-A Zones and other master planned or CSDP sites:
 - (i) 0 feet for window-less fire walls up to 35 feet in height unless provisions for taller fire walls are allowed through a master plan or CSDP.
 - (ii) 10 feet for portions of buildings over 35 feet high.
- (b) Multifamily buildings in any Town Center zone except TC-A: 15 feet for buildings up to 35 feet in height. One foot of additional setback is required for each foot of height over 35 feet (applied to building portions over 35 feet high).
- (c) Townhouses in any zone where adjacent to an existing single-family house or a lot zoned for single-family.

(2) Solar access and privacy for multifamily dwelling units.

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

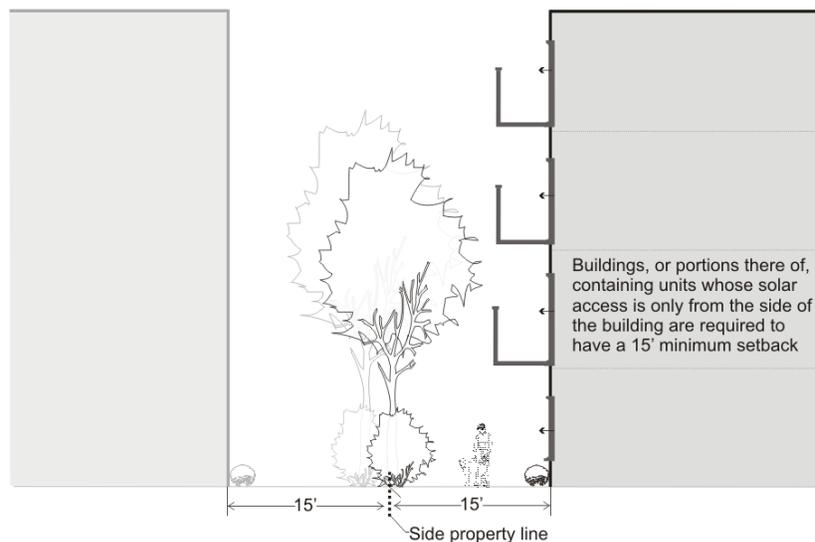


Figure 21B.30.150a. Side yard and setbacks for solar access.

(3) Side and rear yard design options for non-residential and multifamily development.

Project applicants shall incorporate one or more of the following design options into the site's design:

- (a) Provide a zero-lot line fire wall for commercial or mixed-use developments within master plan or CSDP areas.
- (b) Provide a trail or other internal pathway along the property line. This may be required in some areas to implement the Town Center Trails Plan.
- (c) Retain existing native or desirable mature vegetation along the side or back property line. Chapter 21A.35 SMC standards for tree protection apply.
- (d) Provide Type I or II landscaping at least seven feet deep along side and back property lines. A fence may be included with the landscaping. This option may be used only where options (a), (b), or (c) above are not viable as determined by the Director.
- (e) Other treatments that meet the intent of the standards as approved by the Director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, environmental conditions, and desired level of privacy.
- (f) A rain garden or other low-impact development measure may be incorporated as part of the treatments above.



Trail and landscaping



Interior walkway connected to sidewalk



Natural area, Note new vegetation along the side yard



Appropriate residential landscaping

Figure 21B.30.150b. Acceptable side yard treatments.

21B.30.160

Site Planning – Open space.

(1) Public and private open space standards by use and housing type.

Table 21B.30.160a below summarizes the amount or percentage of open space required.

Table 21B.30.160a. Public and private open space standards by use and housing type.

	Cooperative (public) open space²	On-site landscaped area⁵	Useable open space
Commercial development	Per Master Plan (MP) or CSDP	0%	2sf/lineal street or parking lot frontage ⁶
Multifamily development ¹	Per applicable MP/CSDP; or 5% of development site ³ or fee-in-lieu ⁴	0% for MP/CSDP; 30% in TC-B zones;	10% of livable floor area ⁷
Townhouses in TC-B or TC-C zones	5% of development site ³ or fee-in-lieu ⁴	0% for MP/CSDP; 20% in TC-B zones; 30% in TC-C zones	100sf/unit ⁸
Cottage housing	5% of development site ³ or fee-in-lieu ⁴	50%	See 21B.30.420
Single detached	5% of development site ³ or fee-in-lieu ⁴	50%	See 21B.30.410

Development conditions:

1. Includes residential portion of mixed-use developments.
2. Cooperative open space refers to public open space including parks, plazas, playgrounds which provide for a range of recreational activities for the public.
3. See SMC 21B.30.240(1) for detailed requirements for designating on-site cooperative open space.
4. See subsection (3) below for detailed requirements for the fee-in-lieu option related to cooperative open space.
5. On-site landscaping refers to landscaped areas on each lot and does *not* include roof decks or courtyards unless visible from a public right-of-way.
6. See SMC 21B.30.240(2) for detailed requirements for useable open space for commercial uses.
7. See subsection (4) below and SMC 21B.30.240(3) for detailed requirements for useable open space for multifamily uses.
8. See subsection (5) below SMC 21B.30.160(5) for detailed requirements for useable open space for townhouses.

(2) Maintenance and dedication of cooperative public open space.

- (a) Cooperative public open space may be dedicated to the City as a park when the following criteria are met:
 - (i) The dedicated area is at least one acre in size, except when adjacent to an existing or planned public park;
 - (ii) The dedicated land provides one or more of the following:
 - a. Shoreline access;
 - b. Regional trail linkages;
 - c. Habitat linkages;
 - d. Recreation facilities; or
 - e. Heritage sites; and
 - (iii) The dedicated area is located within 1,200 feet of the project site.
- (b) Unless the open space is dedicated to the City pursuant to paragraph (a) of this subsection, maintenance of any recreation space retained in private ownership shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the City. There shall be a public easement or other instrument to ensure continued public access.

(4) Multi-family open space requirements.

Multi-family residential uses must provide on-site usable open space equivalent to 10 percent of the livable floor area of dwelling units within each building. The intent of these standards is to provide a variety of private and common open spaces to serve the development. The table below and paragraphs (a) through (e) in subsection 21B.30.240(3) (Usable Open Space Design Criteria for Multi-family Uses) provide standards and guidelines for the types of spaces that qualify as usable open space.

Table 21B.30.160b. Types of usable open spaces and maximum percentage of use towards meeting requirements.

Usable open space type	Maximum % of use to meet requirement
Common open space [see SMC 21B.30.240(3)(a) for design standards]	100%
Private balconies and decks [see SMC 21B.30.240(3)(b) for design standards]	50%
Shared rooftop decks [see SMC 21B.30.240(3)(a) for design standards]	50% for mixed-use buildings; 25% for other buildings
Indoor recreation areas [see SMC 21B.30.240(3)(d) for design standards]	25% in mixed-use buildings; 0% for other buildings

(5) Townhouse open space requirements.

Townhouses and other ground based multifamily residential units with individual exterior entries must provide at least 100 square feet of usable open space per dwelling unit adjacent to, and directly accessible from each dwelling unit. This may include front porches, private balconies, small courtyards, decks, and individual rear yards. Vehicular access areas shall not count as open space. Exception: “Common open space” designed per SMC 21b.30.160(5)(a) above may substitute for up to 50percent of required open space on a square foot per square foot basis.

(6) Children play areas.

The TC A-1, A-2, and A-3 zones shall include at least one children’s play area. Size and location will be determined during the master planning or CSDP process.

NOTE - THE BELOW LANGUAGE IS FROM EXISTING

(7) Open space tracts in clustered developments.

Any open space resulting from lot clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Such open spaces may be retained under ownership by the subdivider, conveyed to residents of the development, or conveyed to a third party. When access to the open space is provided, the access shall be located in a separate tract.

21B.30.170

Site Planning – Stormwater facility planning. [*Reserved for future review*]

21B.30.180

Site Planning – Street corners.

(1) Street corner treatments.

All development proposals located at street corner sites in the TC A-1, A-2, and A-3 zones shall include at least one of the design treatments described below (in order of preference, 1 being the highest):

- (a) Locate a building on the street corner.
- (b) Provide pedestrian-oriented space at the corner leading directly to a building entry or entries.

If the Director determines that (a) or (b) above are not feasible, and if the site is not on a pedestrian-oriented street, provide for one of the following options:

- (c) Install substantial landscaping: At least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and ground cover in a decorative manner that provides four-season interest. The space must include a special architectural element, such as a trellis, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses).
- (d) Other treatments will be considered, provided they meet the intent of the standards and guidelines as determined by the Director.



Figure 21B.30.180a. Street corner treatment.

PART 2: SITE DESIGN ELEMENTS

21B.30.200

Site Design Elements – Pedestrian amenities.

(1) **Durable pedestrian furniture.**

Pedestrian furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.

(2) **Streetscape amenity requirements.**

Streetscape amenities must be included along all designated pedestrian-oriented streets and mixed-use streets. For each 100 cumulative linear feet of pedestrian-oriented street frontage, at least four of the desired amenity elements listed below shall be included. Along designated mixed-use streets, at least two amenity elements shall be included. The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street, as determined by the Director. Desired amenities include:

- (a) Seating. Each 6 feet of seating area or four individual seats count as one amenity element. Seating areas should generally be located in areas that provide views of pedestrian activity. Seating ledges must be at least 12 inches wide to qualify.
- (b) Trash Receptacles. To qualify as an amenity, at least one trash receptacle is needed per 100 linear feet of sidewalk. For designated pedestrian-oriented streets, this shall be required.
- (c) Permanent landscaping elements including planting beds and other landscaping elements that add visual interest to the sidewalk as determined by the Director.
- (d) special pavement patterns and/or tree grates.
- (e) Bicycle racks.
- (f) Informational kiosks (worth two amenity elements).
- (g) Transit shelters (count as two amenity elements unless provided by applicable transit agency).
- (h) Decorative clocks (count as two amenity elements).
- (i) Artwork (counts as two amenity elements).
- (j) Special lighting.
- (k) Other amenities that meet the intent as determined by the Director.

Features above that are publicly funded, already required by code, and/or obstruct pedestrian movement shall not qualify as an amenity to meet this standard.

21B.30.210

Site Design Elements – Internal pedestrian paths.

(1) Internal pathway standards and guidelines:

- (a) All internal pedestrian walkways shall have at least six-foot-wide walking surfaces. Walkways adjacent to a building entrance or pedestrian-oriented façade shall be at least 12 feet wide.
- (b) Where walks are adjacent to parking areas, they shall be set back or widened so that overhanging parked vehicles do not narrow the pathway width to less than 6 ft. See also SMC 21B.30.210(2)(b) for landscaping requirements.

(2) Landscaping along pathways.

- (a) Pedestrian walks shall be separated from structures at least three feet for landscaping, except where the adjacent building features a pedestrian-oriented façade or other treatment, such as the use of a trellis with vine plants on wall or sculptural, mosaic, bas-relief artwork, or other decorative wall treatments, that adds visual interest at a pedestrian scale that is acceptable to the Director.
- (b) All internal walkways along pedestrian-oriented building fronts and walkways on the edge of parking areas shall feature at least one street tree for every 30 feet of walk. Trees may be spaced to maintain entry sign visibility.



Figure 21B.30.210a. Acceptable and unacceptable internal walkways.

21B.30.220

Site Design Elements – Mechanical equipment and service area.

(1) Service enclosure space standards (EXISTING).

The storage space for the collection of trash and recyclables shall be provided at the following rates, calculated based on any new dwelling unit in multiple-dwelling developments and any new square feet of building gross floor area in any other developments:

- (a) One and one-half square feet per dwelling unit in multiple-dwelling developments except where the development is participating in a county-sponsored or approved direct collection program in which individual recycling bins are used for curbside collection;
- (b) Two and one-half square feet per every 1,000 square feet of building gross floor area in office, educational and institutional developments;
- (c) Four square feet per every 1,000 square feet of building gross floor area in manufacturing and other nonresidential developments; and
- (d) Six square feet per every 1,000 square feet of building gross floor area in retail developments.

(2) Service element location standards and guidelines.

- (a) Service and storage areas shall be located to minimize impacts on the pedestrian environment and adjacent uses. Such areas may not be located in any required setback areas.
- (b) Multifamily service element location:
 - (i) Service elements should generally be concentrated and located where they are accessible to service vehicles and convenient for tenant use. There shall be one collection point for every 30 dwelling units.
 - (ii) Collection points located in separate buildings/structures or outdoors shall be no more than 200 feet from a common entrance of a residential building.

(3) For non-residential uses, storage space may be allocated to a centralized collection point.

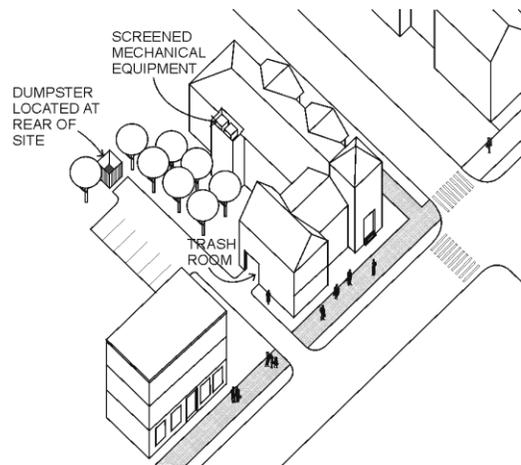


Figure 21B.30.220a. Service element location.

(3) Service enclosure standards:

- (a) Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence at least six feet high.
- (b) Service enclosures should be designed consistent with the architecture of the primary structures. This includes the use of similar material and/or detailing. Acceptable materials include masonry, ornamental metal or wood, or some combination of the three.
- (c) Trash and recyclable collection points shall be identified by signs not exceeding two square feet.
- (d) If the area is adjacent to a public or private street, sidewalk, or internal pathway or within 10 feet of an adjacent property, it must be fully enclosed, including a roof, with access away from pedestrian circulation patterns.
- (e) Service enclosures shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet. (EXISTING)
- (f) Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area. (EXISTING)
- (g) Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
- (h) The architectural design of any outdoor collection point enclosure shall be consistent (in terms of design details, materials, articulation, color, and/or finish) with the design of the primary building and/or site structures. Metal fencing, especially chain-link fencing, is not acceptable.



Figure 21B.30.220b. Service enclosure example – note the use of materials similar to the nearby building.

- (i) Only recyclable materials generated on-site shall be collected and stored at such collection points. Except for initial sorting of recyclables by users, all other processing of such materials shall be conducted off-site. (EXISTING)
- (j) The director may waive or modify specific storage space and collection point requirements set forth in this section if the director finds, in writing, that an alternate recycling program design proposed by the project applicant meets the needs of the development and provides an equivalent or better level of storage and collection for recyclables. (EXISTING)

(4) Roof-mounted mechanical equipment and other systems.

- (a) Roof-mounted mechanical equipment should be located so as not to be visible from the street, public open space, parking areas, and from the ground level of adjacent properties. Screening features should utilize similar building materials and forms to blend with the architectural character of the building.

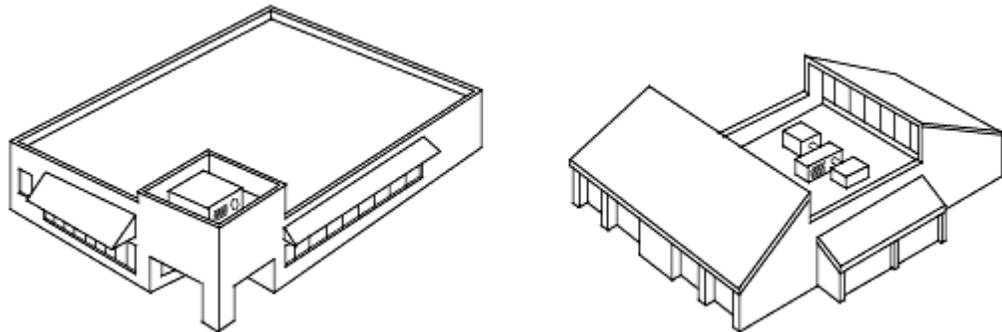


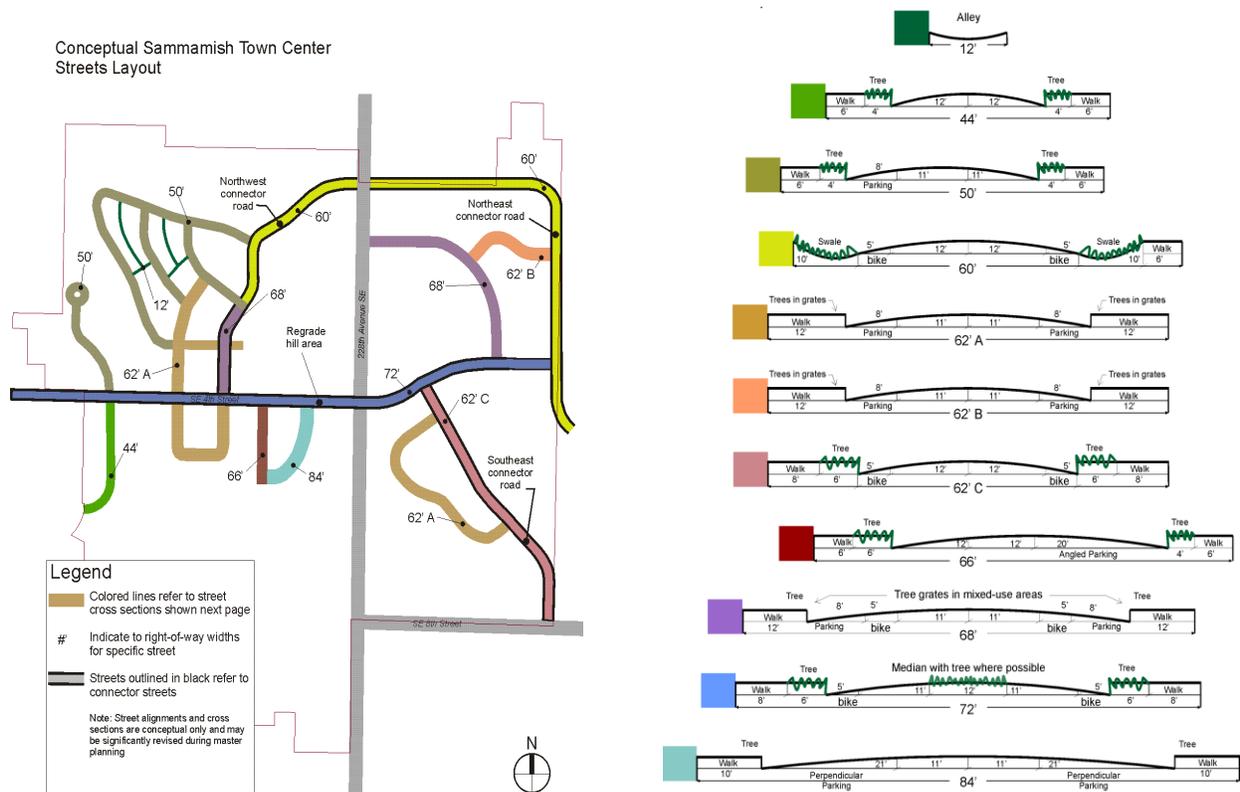
Figure 21B.30.220c. Options for reducing visibility of roof-mounted equipment.

- (b) Locate and screen utility meters, electrical conduit, and other service and utilities apparatus so as not to be visible from adjoining and nearby streets and minimize visual impacts from private internal streets, open spaces, and pedestrian walkways.

21B.30.230 Site Design Elements – Street design

(1) Street design standards.

The streets shall be designed consistent with the goals and policies of the Town Center Plan. To meet this standard, project applicants shall use the figures below, from the Town Center Plan, reproduced as Figure 21B.30.230a as a guide to determining the appropriate sidewalk width, landscaping elements, and roadway width and configuration until the City develops a more specific set of roadway standards applicable to the Town Center. During the permit application review process, the City will determine the appropriate cross-section(s) for the road(s) being proposed. Some flexibility to the design of the streets may be granted by the City based on unique environmental challenges or where alternative designs can better meet the Town Center Plan's goals and policies.



(2) Crosswalks and driveways:

- Crosswalks are required when a walkway crosses a paved area accessible to vehicles.
- Project applicants must continue the sidewalk pattern and material across driveways.

21B.30.240

Site Design Elements – Open space design

(1) Pedestrian-oriented and cooperative public open space design criteria.

The design of all “cooperative public open space” required per SMC 21B.30.160 shall meet the following design criteria to the Director’s satisfaction:

- (a) All open spaces shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations that the intended user(s) can easily access and use, rather than simply left-over or undevelopable space in locations where very little pedestrian traffic is anticipated.
- (b) The grade and configuration of the open space shall be suitable to recreational activities.
- (c) The open space must feature amenities and activities that encourage pedestrians to use the space. Spaces larger than 2,500 square feet should include a combination of active and/or passive recreational uses that attracts a variety of people. Features could include a trail, sports court, informal garden, fountain, sculpture, children’s play area, or seating. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space.
- (d) Projects applicants must demonstrate how the space incorporates Crime Prevention Through Environmental Design (CPTED) principles, including:
 - (i) Natural surveillance – which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good “eyes” on the park or plaza.
 - (ii) Lighting levels according to SMC 21B.30.270.
 - (iii) Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and entrapment conditions.
 - (iv) Entrances should be prominent, well lit, and highly visible from inside and outside of the space.
 - (v) Maintenance. Open spaces shall utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.
- (e) Existing trees and significant vegetation shall be maintained in open space areas unless an alternate landscaping plan for such areas is required or approved or unless planned active recreational activities would conflict with existing vegetation. In case of conflicts with planned activities, the design should strike a balance, as determined by the Director, where it maximizes active recreation opportunities while trying to maintain the most important stands of trees and vegetation. (EXISTING)

(2) Usable open space design criteria for commercial developments.

These spaces, as required per SMC 21B.30.160, are intended to be small public spaces that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing and

provide visual amenities that can contribute to the unique character of Town Center. Design criteria for usable open space:

- (a) Sidewalk area, where widened beyond minimum requirements, shall count as usable open space. The additional sidewalk area may be used for outdoor dining and temporary display of retail goods. The standards in paragraphs (b) through (d) below shall not apply to sidewalks, where used as usable open space.
- (b) The following design elements are required for usable open space:
 - (i) Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular courtyard.
 - (ii) Paved walking surfaces of either concrete or approved unit paving.
 - (iii) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - (iv) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. This provision may be relaxed or waived where there are provisions for movable seating that meet the intent of the standard as determined by the Director.
 - (v) Spaces must be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry.
 - (vi) Landscaping components that add seasonal interest to the space.
- (c) The following features are encouraged in pedestrian-oriented space:
 - (i) Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork.
 - (ii) Provide pedestrian-oriented facades on some or all buildings facing the space.
 - (iii) Consideration of the sun angle at noon and the wind pattern in the design of the space.
 - (iv) Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.
 - (v) Movable seating.
- (d) The following features are prohibited within pedestrian-oriented space:
 - (i) Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space.
 - (ii) Adjacent unscreened parking lots.
 - (iii) Adjacent chain link fences.
 - (iv) Adjacent blank walls.

- (v) Adjacent dumpsters or service areas.

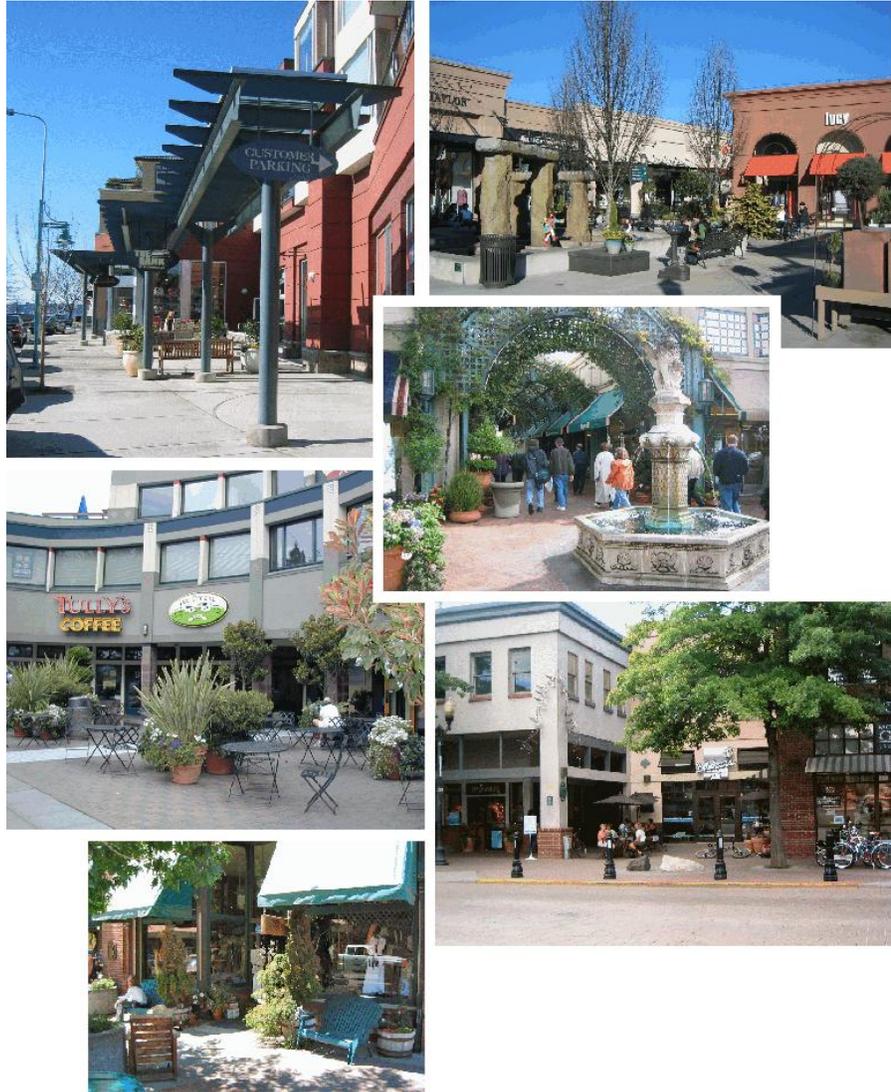


Figure 21B.30.240a. Examples of pedestrian-oriented open space.

(3) Usable open space design criteria for multi-family uses:

- (a) Common open space: Where accessible to all residents, common open space may count for up to 100 percent of the required open space. This includes landscaped courtyards or decks, front porches, gardens with pathways, children’s play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common open spaces include the following:
 - (i) Required setback areas shall not count towards the open space requirement, except for spaces that meets the dimensional and design requirements and guidelines herein as determined by the Director.
 - (ii) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than 15 feet in width (except for front

porches).

- (iii) Spaces (particularly children’s play areas) shall be visible from dwelling units and positioned near pedestrian activity.
- (iv) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
- (v) Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space. Low walls or hedges (less than three feet in height) are encouraged to provide clear definition of semi-private and common spaces.
- (vi) Separate common space from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the Director that enhance safety and privacy (both for common open space and dwelling units).
- (vii) Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
- (viii) Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception.
- (ix) Front porches qualify as common open space provided:
 - a. No dimension is less than eight feet.
 - b. “Cave” porches are not included in calculations for common open space. “Cave” porches are porches that are entirely inset into the building. Porches set into the corner of a building are an exception.



Figure 21B.30.240b. Good examples of common open space.



Figure 21B.30.240c. This courtyard is too narrow to function as usable open space, particularly given the height of the building.

- (b) Private balconies and decks: Covered private balconies, porches, decks, or patios may be used to meet up to 50 percent of the required open space. To qualify as open space, such spaces shall be at least 35 square feet, with no dimension less than four feet, to provide a space usable for human activity.

- (c) Shared rooftop decks may count for up to 50 percent of the required open space for mixed-use buildings and up to 25 percent in other buildings. Such spaces shall meet the following requirements:
- (i) Space must be accessible (ADA) to all dwelling units.
 - (ii) Space must provide amenities such as seating areas, landscaping, and/or other features that encourage use as determined by the Director.
 - (iii) Space must feature hard surfacing appropriate to encourage resident use.
 - (iv) Space must incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.

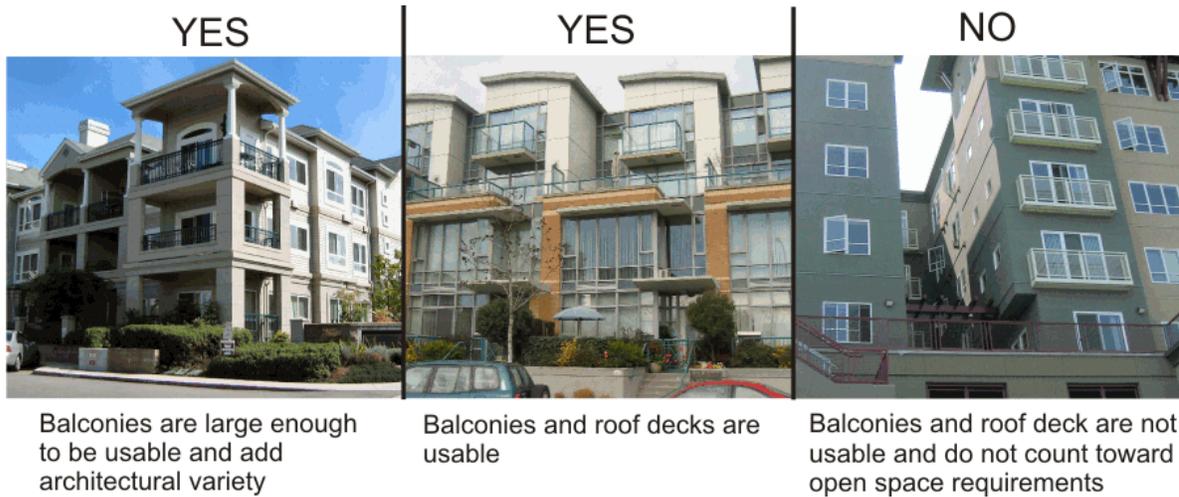


Figure 21B.30.240d. *Balconies and roof decks: Examples of what can and cannot be considered open space.*

- (d) Indoor recreational areas: Indoor recreational areas may count for up to 25percent of the required open space only within mixed-use buildings. The following conditions must be met:
- (i) Indoor spaces must be located in visible areas, such as near an entrance lobby and near high traffic corridors.
 - (ii) Space must be designed to provide visibility from interior pedestrian corridors. Windows should generally occupy at least one-half of the perimeter of the space (towards internal corridors or outside) to make the space inviting and encourage use.
 - (iii) Space must be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space must include amenities and design elements that will encourage use by residents as determined by the Director.
- (e) For buildings that are adjacent to or across the street from a public park, the minimum required open space shall be reduced to 10 percent of the livable floor area of dwelling units within each building.

(4) Children play area safety requirements.

All children play area apparatus shall meet Consumer Product Safety Standards for equipment, soft surfacing and spacing, and shall be located in an area that is:

- (a) At least 400 square feet in size with no dimension less than 20 feet; and
- (b) Adjacent to main pedestrian paths or near building entrances.

21B.30.250

Site Design Elements – Trail corridors

Trails, as required in SMC 21B.30.130, shall be provided within easements, or tracts, of sufficient width and length consistent with the dimensional standards as defined below.

Proposed public and private trails shall be reviewed by the Director for consistency with the following standards:

(1) Trails Master Plan.

The Sammamish' Trails, Bikeways, and Paths Master Plan provides design standards for the full range of trails and pedestrian routes desired within the City. This document shall be used as a guide to help determine the type of trail to be constructed in specific locations of the Town Center depending on the terrain, environmental conditions, adjacent uses, connectivity, and anticipated usage. Trails shall be constructed per design standards set forth in the Trails, Bikeways, and Paths Master Plan.

(2) Use of Existing Corridors.

To the extent practical in implementing the conceptual Town Center trails plan as shown in Figure 21B.30.130a, trails should generally be located to minimize the need to remove additional vegetation and create other associated impacts. If sensitive areas exist on or in proximity to an existing cleared or improved corridor, then impacts from constructing the trail shall be mitigated consistent with Chapter 21A.50 SMC, including the recommendations from any required sensitive areas study. Trails may be located in other areas if it is demonstrated that a new corridor creates less overall or less incremental impact to sensitive areas and habitat while still achieving overall project goals and objectives.

(3) Compatibility with Adjacent Land Uses.

Trails should be designed and constructed to encourage users to remain on the trail, to diminish the likelihood of trespass and to promote privacy for adjacent landowners. The project applicant shall propose for the department's review and approval the use of fencing, signage, landscaping or other appropriate means to accomplish this requirement. Any proposed lighting should be directed away from houses along the trail corridor. Safety of trail users and adjacent landowners shall be addressed through review of vehicle access and crossing locations and design.

(4) Width.

The width of the cleared area, trail corridor, surface and shoulder should be designed consistent with AASHTO standards for public multi-use paved trails (Guide for the Development of Bicycle Facilities, 1999, as amended, American Association of State Highway and Transportation Officials), and with U.S. Forest Service standards (Trails Management Handbook, 1991, as amended, and Standard Specifications for Construction of Trails Handbook, 1984, as amended) if unpaved. Cleared areas shall be the minimum necessary consistent with the standards and requirements in the SMC.

(5) Sensitive Areas and Buffers.

Trail impacts to sensitive areas should be reviewed consistent with the impact avoidance and mitigation sequencing requirements of Chapter 21B.50 SMC. Mitigation of impacts is required, even for trails located on existing corridors consistent with subsection (1) of this section. Wetland and stream buffers shall be expanded to compensate for the total area of the trail corridor, including all disturbed areas located within the buffer area. No expansion shall be required for trails located

on existing improved corridors, including but not limited to utility corridors, road or railroad rights-of-way, within wetland or stream buffers. Mitigation shall be required for all impacts consistent with Chapter 21A.50 SMC.

(6) Location.

Except for approved viewing platforms, spur trails, wetland or stream crossings proposed consistent with Chapter 21A.50 SMC, or trails located on existing corridors consistent with subsection (1) of this section, trails that are proposed in proximity to wetlands or streams or associated buffers may only be located in the outer 25 percent of the wetland or stream buffer and should be generally aligned parallel to the stream or perimeter of the wetland. Spur trails and viewing structures should be designed to minimize impacts on sensitive area and wildlife habitat. Viewing platforms shall be placed landward of the wetland or stream edge.

(7) Wildlife.

Trails should be designed and constructed to encourage users to remain on the trail through the use of fencing, signage, landscaping or other appropriate means to minimize impacts to wildlife and habitat. In addition to the requirements related to wildlife corridors elsewhere in the SMC, trail location, lighting, construction decisions, and requirements for use (e.g., pet leash requirements, bicycle speed limits, etc.) should be guided by recommendations from sensitive areas studies to avoid, minimize and mitigate impacts to habitat for sensitive species. In a vegetation management plan developed for City review and approval consistent with SMC 21A.50.160, all disturbed areas shall be landscaped with appropriate native vegetation upon completion of trail construction or as soon thereafter as possible. The trail maintenance entity shall ensure that such vegetation survives through an appropriate mechanism. An integrated vegetation and pest management plan shall be developed by the applicant and approved by the department that avoids or minimizes the use of pesticides, herbicides and other hazardous substances.

(8) Surfacing.

To promote infiltration and groundwater recharge and to minimize slope instability, trail surfaces shall be made of pervious materials. Public multi-use trails, or other trails determined by the department to require impervious surfaces, may be paved; however, pervious paving or other low-impact techniques that meet overall project goals for cost and durability are encouraged. Boardwalks may be used for areas subject to regular inundation, and should be constructed with nonhazardous materials. Impervious materials may also be used if necessary for soil stabilization or to prevent soil erosion, or if the trail is specifically designed and intended to be accessible to physically challenged persons and is identified as such in an adopted city comprehensive plan, parks plan or trails plan.

(9) Maintenance.

Maintenance of any trail corridor or improvements, retained in private ownership, shall be the responsibility of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the City.

21A.30.260

Site Design Elements – Fences.

Fences are permitted as follows:

(1) Fences up to three and a half feet.

Fences up to three and a half feet are permitted between any non-pedestrian-oriented street and any building. This standard applies to all properties regardless of whether the frontage is considered a front, street side, or back yard.

(2) Fences exceeding six feet.

Fences exceeding a height of six feet shall comply with the applicable street and interior setbacks of the zone in which the property is located, except: fences located on a rockery, retaining wall, or berm within a required setback area are permitted subject to the following requirements:

(3) Fences in TC-B, TC-C, and TC-E zones:

- (a) The total height of the fence and the rockery, retaining wall or berm upon which the fence is located shall not exceed a height of 10 feet. This height shall be measured from the top of the fence to the ground on the low side of the rockery, retaining wall or berm; and
- (b) The total height of the fence itself, measured from the top of the fence to the top of the rockery, retaining wall or berm, shall not exceed six feet.
- (c) The height of the fence, measured from the top of the fence to the top of the rockery, retaining wall or berm, shall not exceed six feet.
- (d) Any portion of the fence above a height of eight feet, measured to include both the fence and the rockery, retaining wall, or berm (as described in subsection (1)(a)(i) of this section), shall be an open-work fence.

(3) Fences on a rockery, retaining wall, or berm.

Fences located on a rockery, retaining wall or berm outside required setback areas shall not exceed the building height for the zone, measured in accordance with the standards established in the Uniform Building Code, SMC Title 16.

(4) Prohibited fences.

Chain-link fences and electric fences are prohibited in the Town Center.

21A.30.270

Site Design Elements – Lighting.

(1) Site lighting levels.

- (a) All publicly accessible areas shall be lighted with average minimum and maximum levels as follows:
 - (i) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
 - (ii) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
 - (iii) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.
- (b) Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

(2) Light quality and shielding.

- (a) Parking lot lighting fixtures shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the Director.
- (b) All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

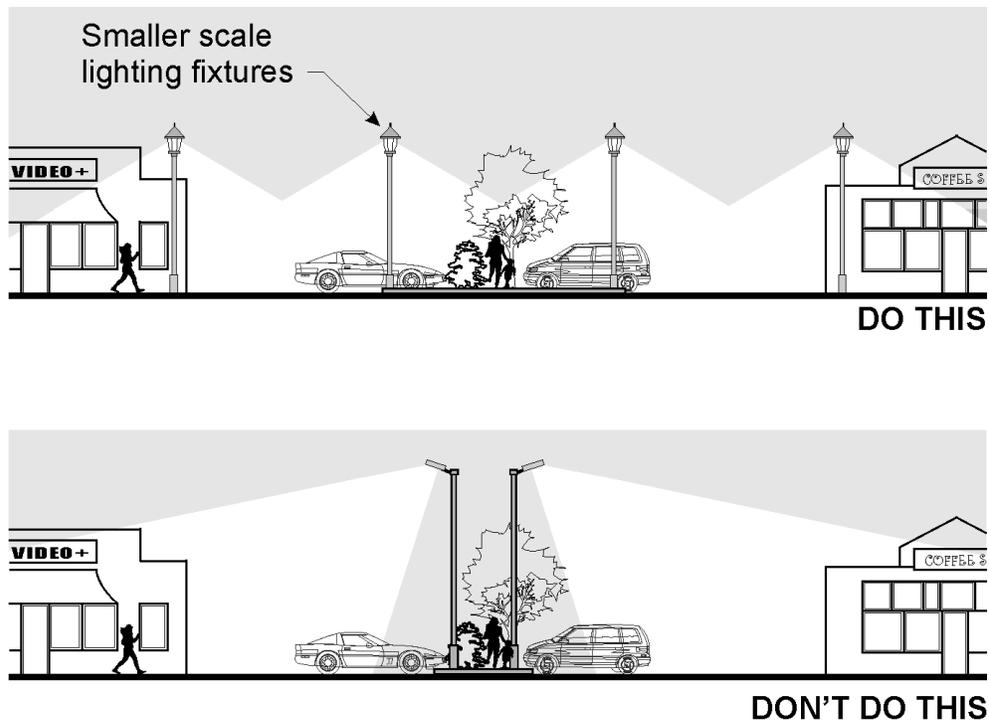


Figure 21A.30.270a. Acceptable and unacceptable parking lot lighting.

- (c) Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is required in areas of pedestrian activity, including “pedestrian-oriented open spaces” and “collective open spaces.” Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
- (d) Lighting is not permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions shall not be visible above the roofline of the building.

PART 3: BUILDING DESIGN

21B.30.300

Building Design – Character.

(1) **The Town Center Plan allows for a diversity of architectural style.**

The focus is to promote architecture with a strong sense of human scale, fine detailing, quality materials, sensitive to the environment, oriented to pedestrians, and designed appropriate to the site's unique context. This approach is intended to allow for a diversity of architectural styles provided they meet the design standards of this chapter.

(2) **No corporate architecture.**

Architecture that is defined predominately by corporate identity features (and difficult to adapt to other uses) is prohibited. For example, some fast food franchises have very specific architectural features that reinforce their identity. Buildings that act as signs are prohibited.



Figure 21B.30.300a. Buildings with acceptable architectural character.

21B.30.310

Building Design – Architectural scale.

(1) Building articulation – all non-residential buildings.

Building facades (containing a public entry and/or facing a street, park, or pedestrian-oriented space) must include articulation features every 50 feet to create a pattern of small storefronts and/or to reduce the perceived scale of the building and add visual interest. At least two of the following articulation methods must be employed at intervals no greater than 50 feet:

- (a) Window patterns and/or entries that reinforce the pattern of 50-foot storefront spaces; e.g., groups of windows that repeat every 50 feet or less as opposed to a uniform row, or “ribbon,” of windows.
- (b) Weather protection features that reinforce 50-foot storefronts. For example, for a business that occupies 150 feet of street frontage, use three separate awnings to articulate the facade.
- (c) Change of roofline as described in paragraph (3) below.
- (d) Providing building modulation of at least two feet in depth and four feet in width if tied with a change in roofline as described in paragraph (3) below or change in building materials or siding style. For all other facades, building modulation must be at least 10 feet in depth and 20 feet wide.
- (e) Placement of building columns or piers that reinforce storefront pattern.
- (f) Change in building material or siding style.
- (g) Elements such as planters, art pieces, or other features that repeat at intervals of 50 feet or less.
- (h) Design that features a top, middle, and bottom. (See Figure 21B.30.310c.)
- (i) Other methods that meet the intent of the standards as approved by the Director.

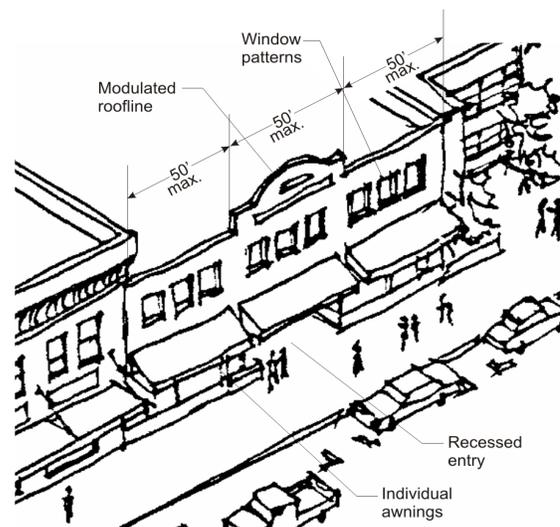


Figure 21B.30.310a. Examples of non-residential building articulation.

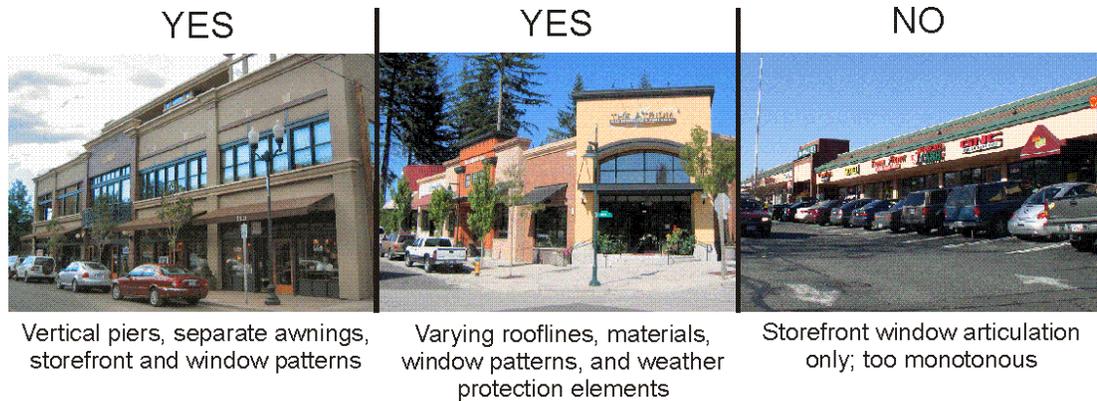


Figure 21B.30.310b. Acceptable and unacceptable examples of non-residential building articulation.



Figure 21B.30.310c. Illustration of a building façade with a distinct top, middle, and bottom

(2) Building articulation - multi-family residential buildings.

Residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than 35 feet along all facades facing a street, park, common open space, and common parking areas:

- (a) Repeating distinctive window patterns at intervals less than 35 feet.
- (b) Vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet, respectively, if tied to a change in color or building material and/or roofline modulation as defined in paragraph (3) below. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may be used to meet the modulation if they are recessed or projected from the façade by at least 18 inches. Balconies that appear to be “tacked on” to the façade will not qualify for this option unless they employ high quality materials and add visual interest to the façade as determined by the Director.
- (c) Change of roofline, as described in paragraph (3) below.
- (d) Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation (setback) shall be five feet.

- (e) Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.
- (f) Other methods that effectively reduce the perceived scale of the building and add visual interest as determined by the Director.
- (g) Building elements such as balconies bay windows, porches, canopies, chimneys, or other repetitive feature.

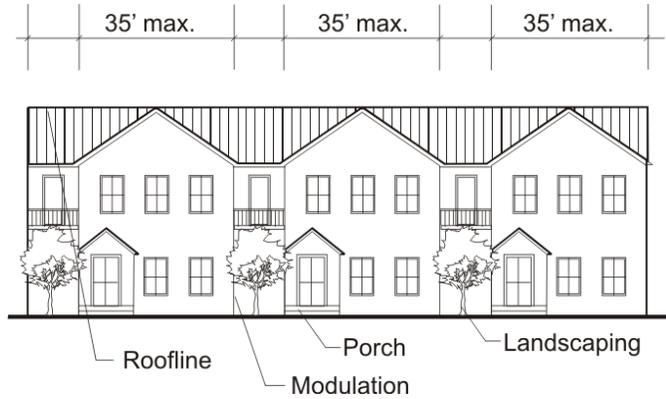


Figure 21B.30.310d. Residential building articulation.

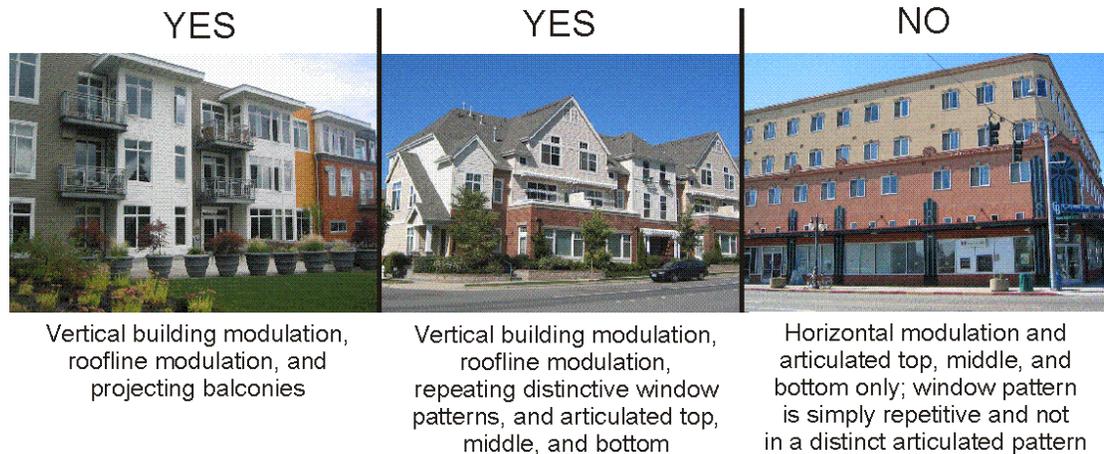


Figure 21B.30.310e. Acceptable and unacceptable examples of residential building articulation.

(3) Roofline modulation.

- (a) In order to qualify as an articulation feature in paragraph (1) or (2) above, rooflines must be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice or wall, or a broke or articulated roofline.
- (b) The width of any continuous flat roofline should extend no more than 120 feet without modulation. Modulation shall consist of one of the following:
 - (i) A change in elevation of the visible roofline of at least four feet if the particular roof segment is less than 50 feet wide and at least eight feet if the particular roof segment is greater than 50 feet in length.
 - (ii) A sloped or gabled roofline segment of at least 20 feet in width and no less than three feet vertical in 12 feet horizontal.
 - (iii) A combination of the above.
 - (iv) Other modulation measures approved by the Director.

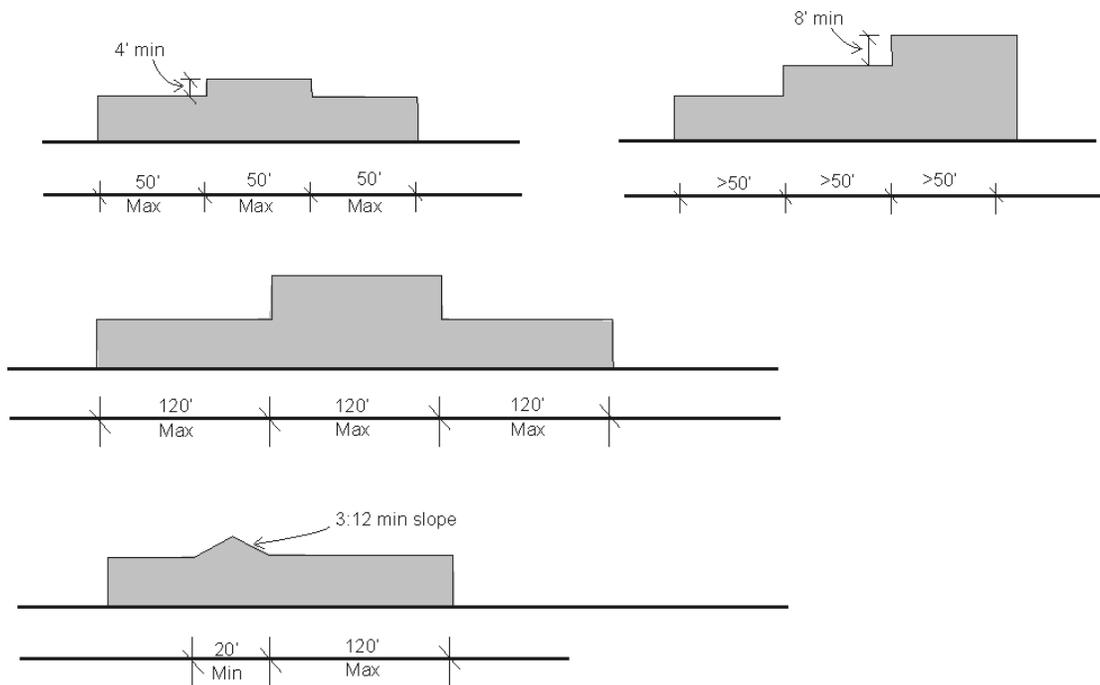


Figure 21B.30.310f. Roofline modulation standards.

(4) Maximum façade width.

The maximum façade width (the façade includes the apparent width of the structure facing the street and includes required modulation) is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a minimum 30-foot wide modulation of the exterior wall, so that the maximum length of a particular façade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the Director that effectively break up the scale of the building and add visual interest. The Director may waive this provision for special conditions, such as a parking garage or institutional building if the structure is screened from view or located in a visually obscure location. In order to grant such a waiver, the Director must find that the building's use and purpose warrant a continuous building perimeter.

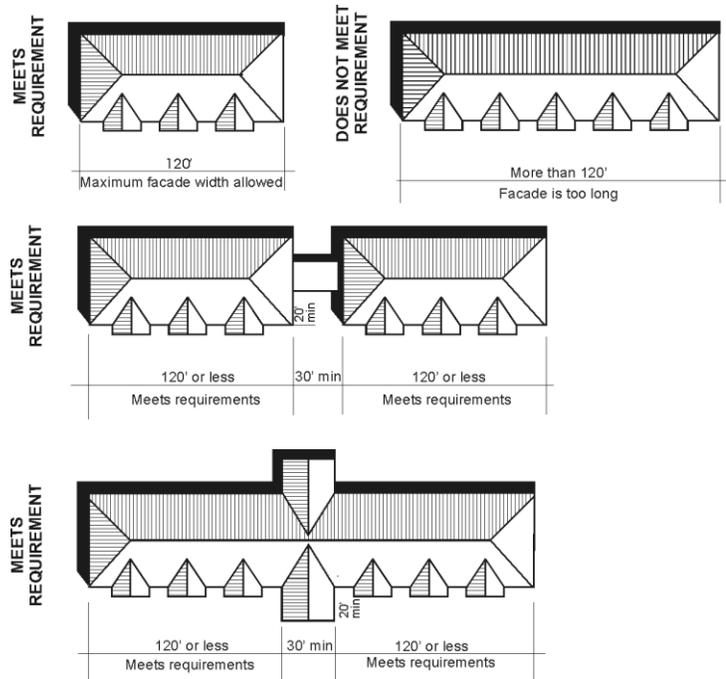


Figure 21B.30.310g. Façade width requirement examples.



Figure 21B.30.310h. Acceptable and unacceptable examples of meeting maximum façade width standards.

21B.30.320

Building Design – Details.

(1) Details toolbox.

All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings must employ at least one detail element from each of the three categories below for each façade facing a street or public space. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the standards.

(a) Window and/or entry treatment:

- (i) Display windows divided into a grid of multiple panes.
- (ii) Transom windows.
- (iii) Roll-up windows/doors.
- (iv) Other distinctive window treatment that meets the intent of the standards.
- (v) Recessed entry.
- (vi) Decorative door.
- (vii) Arcade.
- (viii) Landscaped trellises or other decorative element that incorporates landscaping near the building entry.
- (ix) Other decorative or specially designed entry treatment that meets the intent of the standards.

(b) Building elements and façade details:

- (i) Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning.
- (ii) Decorative, custom hanging sign(s).
- (iii) Decorative building-mounted light fixtures.
- (iv) Bay windows, trellises, towers, and similar elements.
- (v) Other details or elements that meet the intent of these standards, as determined by the Director.

(c) Building materials and other facade elements:

- (i) Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.

- (ii) Artwork on building (such as a mural) or bas-relief sculpture
- (iii) Decorative kick-plate, pier, beltcourse, or other similar feature.
- (iv) Hand-crafted material, such as special wrought iron or carved wood.
- (v) Other details that meet the intent of the standards as determined by the Director.

“Custom,” “decorative,” or “hand-crafted” elements referenced above must be distinctive or “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the Director.



Figure 21B.30.320a. Examples of acceptable details.

(2) Window design.

Buildings shall employ techniques to recess or project individual windows above the ground floor at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive window or façade treatment that adds a sense of depth to the façade and/or visual interest to the building.



Figure 21B.30.320b. Acceptable window design examples.

(3) Principal building entrances.

The principal building entrances of all commercial, mixed-use, and multifamily buildings shall feature the following improvements, unless the Director determines an alternate solution better addresses the standard's intent:

- (a) Pedestrian covering. Building entrances must be covered by at least 50 square feet of pedestrian weather protection. Entries are encouraged to satisfy this requirement by being set back into the building façade.
- (b) Lighting. Pedestrian entrances must be lit to at least four foot-candles as measured on the ground plane for commercial buildings and two foot-candles for residential buildings.
- (c) Building or business name. Primary commercial use entries must be identified with respect to building and/or business.
- (d) Visibility. Building entrances must be visible from the roadway and/or major public pedestrian pathway.
- (e) Transparency. Primary commercial use entries must feature glass doors or glazing near the door so that the visitor can view people opening the door from the other side.
- (f) Security. To the extent feasible, entries must be visible from areas with high pedestrian activity or where residents can view the entry (passive surveillance).
- (g) Architectural or artwork enhancements. Primary building entrances must be enhanced by two or more of the following measures:
 - (i) Special or ornamental doors, windows, or other architectural elements.
 - (ii) Special paving or materials (e.g., decorative tilework).
 - (iii) Special architectural lighting.
 - (iv) Landscaping.
 - (v) Artwork.
 - (vi) Other similar feature approved by the Director.

The Director's decision on the applicability of an element or treatment to meet this requirement is final.

(4) Secondary public access for commercial buildings.

Whereas these standards require businesses on a pedestrian-oriented street within the downtown to front on streets rather than parking lots, a large number of customers use the “secondary” entry off of a parking lot. Such businesses that have secondary public access shall comply with the following measures to enhance secondary public access (applies only to entries used by the public):

- (a) Weather protection at least 3’ deep is required over each secondary entry.
- (b) A sign may be applied to the awning provided that the sign complies with other regulations and guidelines.
- (c) There must be at least two foot-candles illumination on the ground surface.
- (d) Two or more of the design elements noted in paragraph (3)(g) above must be incorporated within or adjacent to the secondary entry.
- (e) To the extent feasible, entries must be visible from a public right-of-way and/or high pedestrian traffic area.



Figure 21B.30.320c. Acceptable and unacceptable examples of secondary public access.

21B.30.330

Building Design – Exterior materials.

(1) Metal siding standards.

If metal siding is used, it must have visible corner moldings and trim and shall not extend lower than 2 feet above grade. Masonry, concrete, or other durable material must be incorporated between the siding and the ground plane. Metal siding may be used only in conjunction with other approved materials and may comprise no more than 50 percent of facades facing public rights-of-way or open space. Glazing, awnings, doors, and other features may count as portions of the façade. Pre-formed panels do not count as metal siding.

(2) Metal siding finishes.

Metal siding shall be factory finished, with a matt, non-reflective surface.

(3) Concrete block standards.

- (a) When used for the primary façade, buildings must incorporate a combination of textures and/or colors to add visual interest. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns. Concrete block may comprise no more than 50 percent of a façade facing a public right-of-way or open space.
- (b) Concrete block use on the side of fire walls/zero-lot line walls (when visible from a public street, pedestrian plaza, or parking area) must include changes in textures and shapes, colors, and/or other masonry materials to add visual interest as determined by the Director.

(4) Standards for stucco or other similar trowled finishes.

- (a) Stucco and similar trowled finishes (including Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood, masonry, or other material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 50 percent of the façade area facing a public right-of-way or open space.
- (b) Horizontal surfaces exposed to the weather must be avoided.
- (c) Stucco, EIFS, and similar surfaces should not extend below 2 feet above the ground plane. Concrete, masonry, or other durable material must be used below the 2-feet-above-grade line to provide a durable surface where damage is most likely.

(5) Prohibited materials.

The following materials are prohibited:

- (a) Mirrored glass.
- (b) T-111 siding and similar processed sheet products.
- (c) Chain-link fencing (except for temporary fencing and for parks).
- (d) Fiberglass products and similar sheet products.
- (e) Back-lit vinyl awnings sued as signs.

21B.30.340

Building Design – Blank walls.

(1) Blank wall definition.

A wall (including building façades and retaining walls) is considered a blank wall if:

- (a) A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door with glazing; or
- (b) Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

(2) Untreated blank walls visible from a public street or pedestrian pathway.

Untreated blank walls visible from a public street or pedestrian pathway are prohibited. Methods to treat blank walls can include:

- (a) Display windows at least 18 inches deep and integrated into the façade (tack on display cases don't qualify).
- (b) Landscape planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 75 percent of the wall's surface within three years.
- (c) Installing a vertical trellis in front of the wall with climbing vines or plant materials.
- (d) Special building detailing that adds visual interest at a pedestrian scale as determined by the Director. Such detailing must use a variety of surfaces; monotonous designs will not meet the intent of the standards.

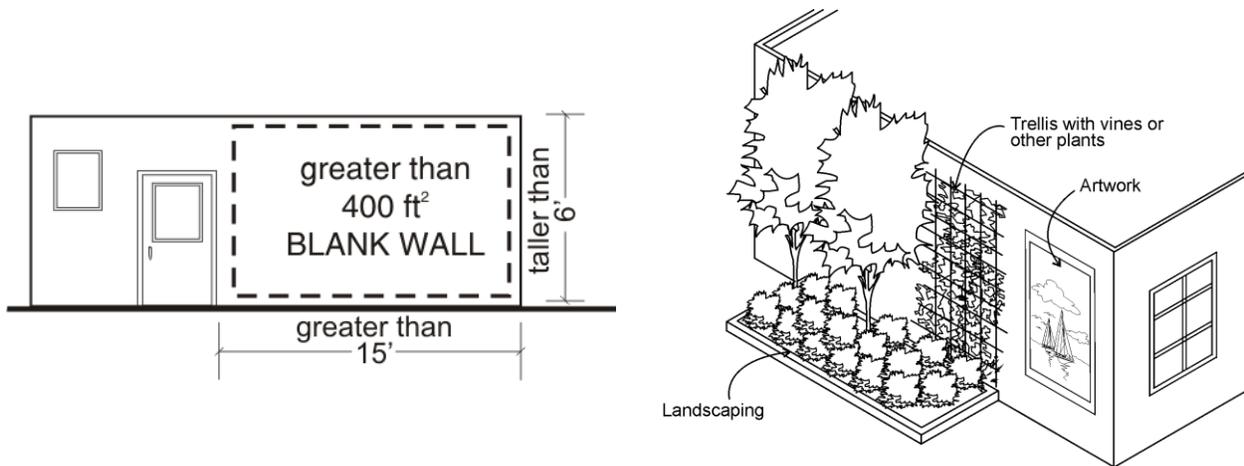


Figure 21B.30.340a. Blank wall definition and examples of acceptable treatments.

21B.30.350

Building Design – Parking garage design.

(1) Parking Garage Design

- (a) Parking garages must be designed to obscure the view of parked cars at the ground level.
- (b) Ground-level parking along pedestrian-oriented streets is not allowed. Ground-level parking may be allowed on mixed-use streets if street trees approved by the City are provided.
- (c) Where the garage wall is built to the sidewalk edge, the façade shall incorporate a combination of artwork, grillwork, special building material or treatment/design, and/or other treatments as approved by the City that enhance the pedestrian environment. Small setbacks with terraced landscaping elements can be particularly effective in softening the appearance of a parking garage and may satisfy this requirement if approved by the Director.
- (d) Upper-level parking garages must use articulation treatments that break up the massing of the garage and add visual interest.

Figure below illustrates examples of acceptable parking garage treatments.



Figure 21B.30.350a. Acceptable parking garage design examples.

PART 3: SINGLE-FAMILY

21B.30.400

Single-Family – Subdivision design.

(1) Development of “neighborhoods.”

New detached single-family/duplex subdivisions shall be designed to integrate with the larger mixed-use development and with surrounding properties and neighborhoods. Subdivisions shall be designed so that individual, separately developed projects work together to create distinct neighborhoods, instead of disjointed or isolated enclaves. To accomplish this, such developments shall comply with the following standards:

- (a) Provide for a connected network of streets per SMC 21B.30.110.
- (b) Provide for public open space per SMC 21B.30.160.
- (c) Provide for pedestrian-friendly street design per SMC 21B.30.230.
- (d) Provide for pedestrian-friendly building design that promotes “eyes on the street” and deemphasizes the garage (see SMC 21B.30.410).

(2) Cul-de-sac streets.

The use of cul-de-sac streets should be avoided wherever possible and shall be limited to 10 percent of total lane miles in a development unless the project applicant can successfully demonstrate that an alternative circulation pattern is not feasible. This ratio shall be calculated by dividing the length of cul-de-sac streets along the centerline from the center of the intersection to the end of the cul-de-sac pavement by the total length of streets being constructed as part of the application. If cul-de-sacs are necessary, the end of each cul-de-sac shall provide a pedestrian walkway and bikeway between private parcels to link with an adjacent cul-de-sac, street, and/or park, school, or open space area, as determined by the responsible official.

(3) Alleys.

- (a) The use of alleys is encouraged to minimize the appearance of garages from the street. For developments with more than 20 single-family dwelling units, at least 25 percent of the homes should be served by alleys. If a development is to be constructed in phases, then this requirement applies to all phases of construction.
- (b) Alleys shall be designed to incorporate landscaping and lighting elements. Specifically:
 - (i) Landscaping elements may be used as an alternative to fencing to separate private yard space from the alley.
 - (ii) Fences shall be set back at least three feet from the alley (pavement) to provide for landscaping to soften the fence. See Figure 21B.30.400a below for a good example of how landscaping can enhance the design of an alley.
 - (iii) Garages shall feature building mounted lighting to provide illumination of alleys for safety.

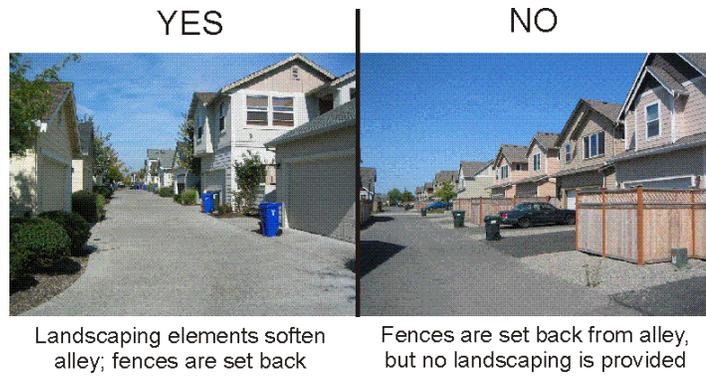


Figure 21B.30.400a. Acceptable and unacceptable alley designs.

(4) Alternative lot configurations.

Encourage alternative lot configurations, including:

- (a) Zero lot line. This is a configuration where the house and/or garage is built up to one of the side property lines, providing the opportunity for more usable side yard space. Standards:
 - (i) Dwelling units and accessory structures may be placed on one interior side property line. The opposite side yard shall be at least ten feet.
 - (ii) Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows.
 - (iii) Eaves along a zero lot line may project a maximum of 18 inches over the adjacent property line.

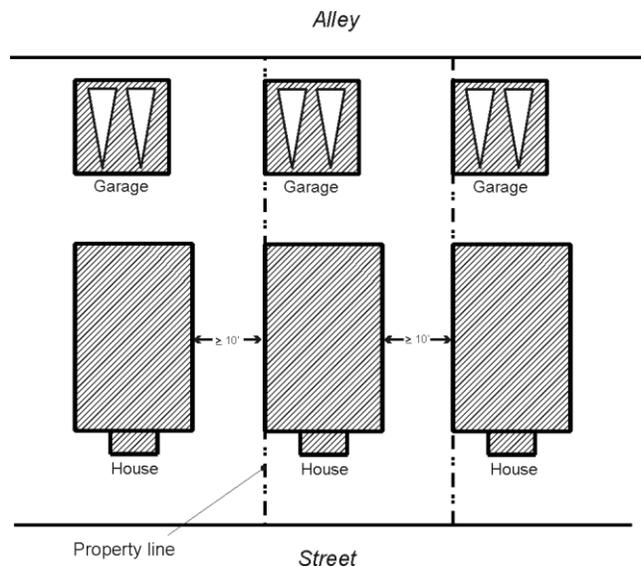


Figure 21B.30.400b. Zero lot line example.

- (b) Courtyard Access Lots. This includes a series of lots clustered around a private internal roadway. Standards:
- (i) Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).
 - (ii) Maximum length of a courtyard access: One-hundred feet (or deeper if approved by the local fire department).
 - (iii) Surface width of courtyard access: Fifteen feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).
 - (iv) An easement of 20 feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat.



Figure 21B.30.400c. Examples of courtyard access lots.

- (c) Pedestrian-only entry lots. This includes configurations where one or more lots are clustered around a pedestrian easement and/or common open space and do not front on a street. Standards:
- (i) A pedestrian entry easement shall be provided to all homes that do not front on a street, alley, or common open space.
 - (ii) Pedestrian entry easements shall be a minimum of 15 feet wide with a five-foot minimum sidewalk.
 - (iii) These lots must contain private detached or shared garages off an alley or other access if approved by Public Works and review for conflicts with existing codes.

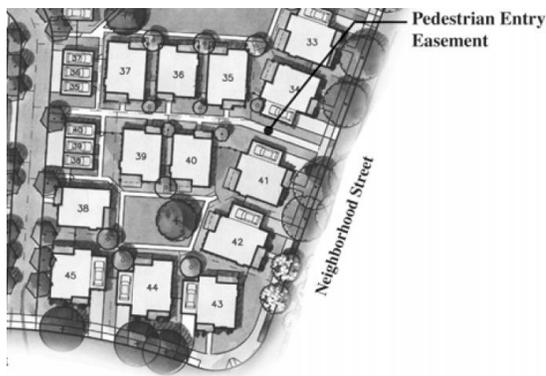


Figure 21B.30.400d. Pedestrian-only entry lot configuration examples.

21B.30.410

Single-Family and Duplexes – Lot and building design.

(1) Garages placement.

- (a) Where lots front on a public street and where vehicular access is from the street, garages or carports shall be set back at least five feet behind the front wall of the house or front edge of an unenclosed porch. On corner lots, this standard shall only apply to the designated front yard.
- (b) The garage face shall occupy no more than 50 percent of the ground-level façade facing the street.
- (c) Where lots abut an alley, the garage or off-street parking area shall take access from the alley, unless precluded by steep topography.

(2) Driveway standards.

- (a) No more than one driveway per dwelling unit.
- (b) Driveways for individual lots 50 feet or wider may be up to 20 feet in width.
- (c) Driveways for individual lots less than 50 feet wide may be up to 12 feet in width. Tandem parking configurations may be used to accommodate two-car garages.

(3) Covered entry.

All houses shall provide a covered entry with a minimum dimension of four feet by six feet. Exceptions may be granted by the Director for the use of regional housing styles that do not traditionally contain such entries. Porches up to 200 square feet may project into the front yard.

(4) Windows on the street.

Transparent windows and/or doors are required on at least 15 percent of the facade (all vertical surfaces facing the street).

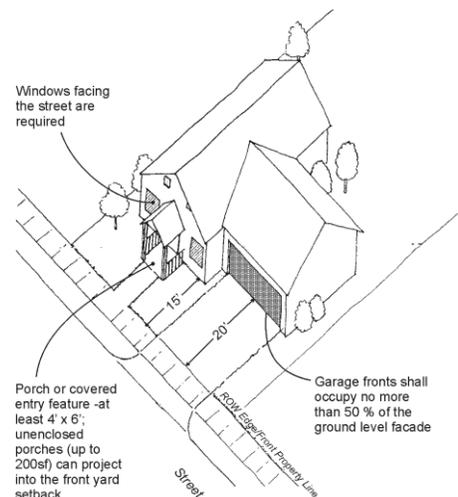


Figure 21B.30.410a. Some single-family design requirements.

(5) Minimum useable open space.

All alley-loaded lots shall provide a contiguous open space equivalent to 10 percent of the lot size. Such open space shall not be located within the front yard. The required open space shall feature a minimum dimension of 15 feet on all sides. For example, a 3,000 square foot lot would require a contiguous open space of at least 300 square feet, or 15 feet by 20 feet in area. Driveways shall not count in the calculations for usable open space.

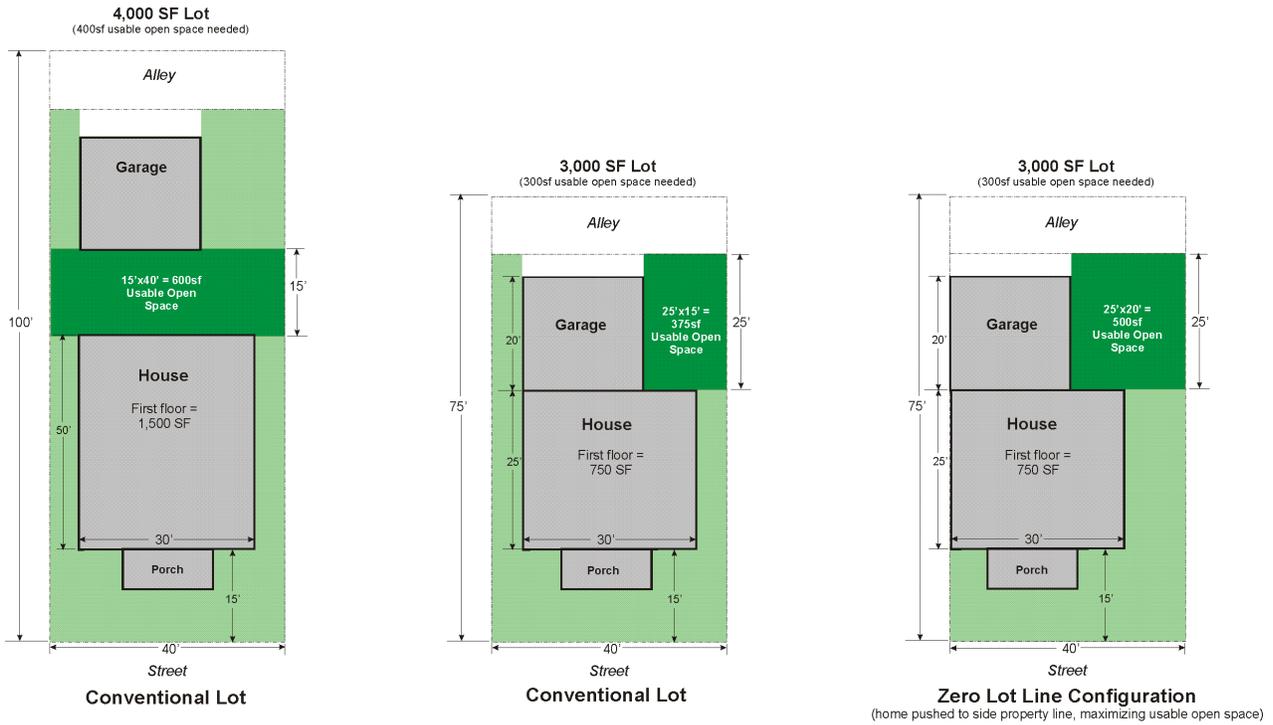


Figure 21B.30.410b. Open space requirements for alley-loaded lots.

(6) Duplex design standards.

Duplexes should be designed similar in nature to single-family homes and shall feature a visible entry and windows facing the street. The visibility of driveways and garages shall be minimized and sufficient private open space provided. Specifically:

- (a) Duplexes shall comply with subsections 21B.30.410 (1) through (5) above with the following exceptions and additional provisions:
 - (i) Duplexes may include a 20-foot wide shared driveway or two 12-foot driveways on opposite ends of the lot.
 - (ii) Separate covered entries for each unit are required.
 - (iii) Duplexes on corner lots shall place pedestrian entries on opposite streets.
 - (iv) At least 10 percent of the street-facing façade shall be windows or other glazing (e.g., door glazing).

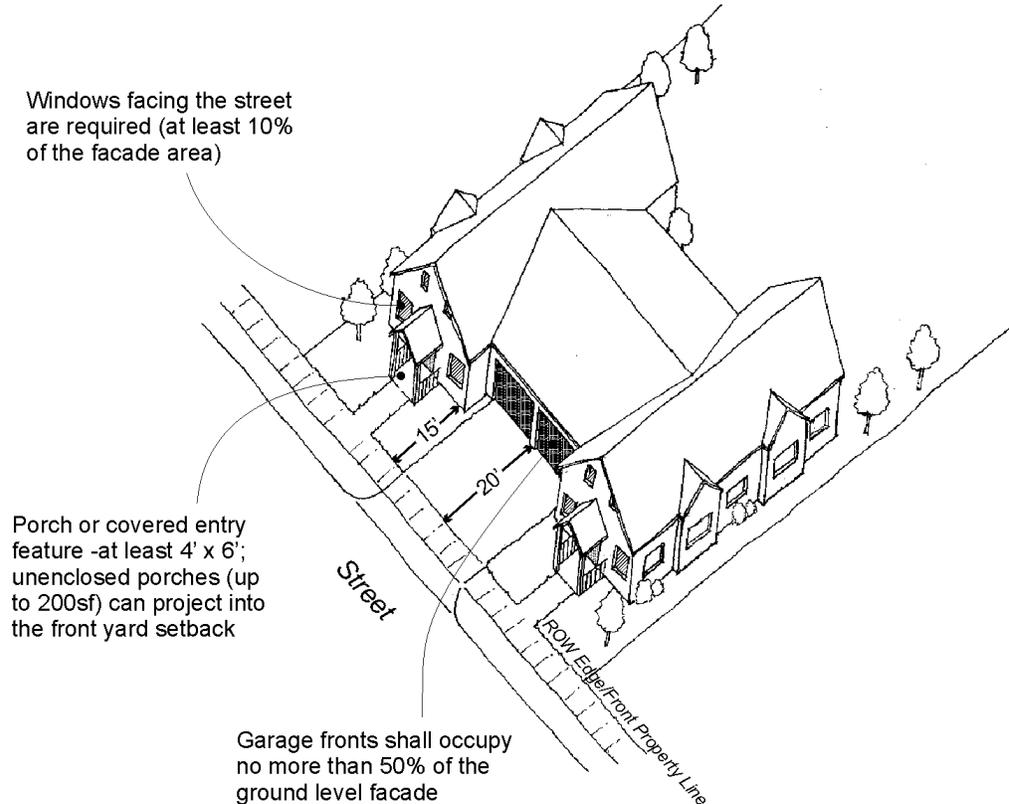


Figure 21B.30.410c. Some duplex design standards.

21B.30.420

Single-Family – Cottage housing.

(1) Dimensional standards.

Dimensional standards for cottages are identified in Table 21B.30.420a.

Table 21B.30.420a. Dimensional Standards for Cottage Housing.

Standard	Requirement
Maximum Floor Area	1,200SF
Maximum Floor Area/Ground or Main Floor	800 SF
Minimum Common Space (See Design Standards below for more info)	400 SF/unit
Minimum Private Open Space (See Design Standards below for more info)	200 SF/unit
Maximum Height for Cottages with Minimum Roof Slope of 6:12	25' (all parts of the roof above 18' shall be pitched)
Setbacks (to exterior property lines)	Same as Single-Family Detached
Minimum Distance Between Structures (Including accessory structures)	10'
Maximum Height for Cottages and Accessory Structures	18'
Minimum Parking Spaces per Cottage:	1.5

(2) Units in each cluster.

Cottage housing developments shall contain a minimum of four and a maximum of 12 cottages located in a cluster to encourage a sense of community among the residents. A development site may contain more than one cottage housing development.

(3) Common open space requirements.

- (a) Shall abut at least 50 percent of the cottages in a cottage housing development.
- (b) Shall have cottages abutting on at least two sides.
- (c) Cottages shall be oriented around and have the main entry from the common open space.
- (d) Cottages shall be within 60 feet walking distance of the common open space.
- (e) Open space shall include at least one courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

(4) Required private open space.

Required private open space shall be adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope) and oriented toward the common open space as much as possible, with no dimension less than 10 feet.

(5) Porches.

Cottage facades facing the common open space or common pathway shall feature a roofed porch at least 80 square feet in size with a minimum dimension of eight feet on any side.

(6) Covered entry facing street.

Cottages located adjacent to a public street shall provide a covered entry feature (with a minimum dimension of six feet by six feet) facing the street.

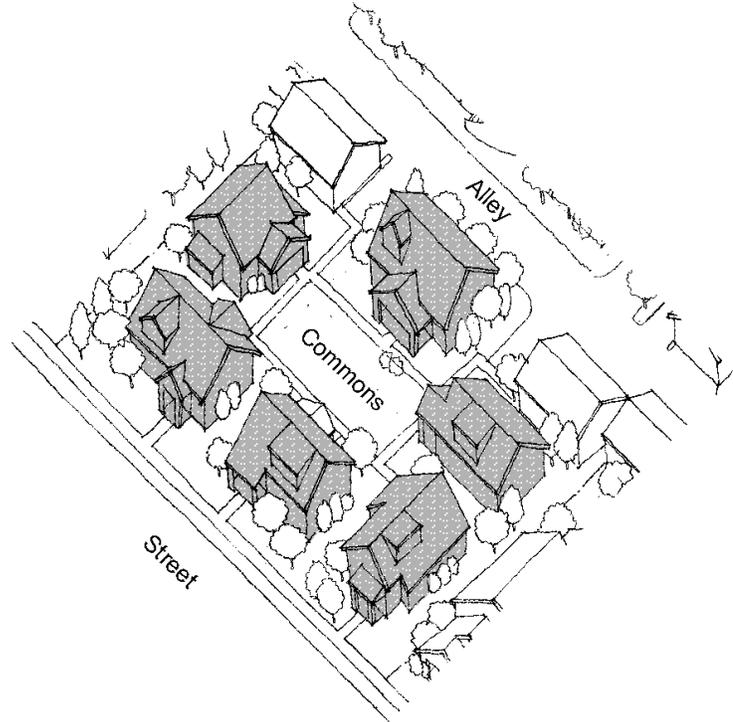


Figure 21B.30.420b. Typical cottage housing layout.