

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2016 -429

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, RELATING TO LOW IMPACT
DEVELOPMENT IN THE CITY; AMENDING CHAPTER
21A.85 AND SECTIONS 16.15.020, 21A.15.112, 21A.15.625,
21A.15.731, 21A.25.030, 21A.15.190, 21A.30.030 21A.30.140;
21A.35.055, 21A.35.060, 21A.35.070; 21A.40.120, 21B.15.080,
21B.15.230, 21B.15.310, 21B.25.040; 21B.30.040, 21B.30.050,
21B.30.070, 21B.30.160, 21B.30.170, 21B.35.220, 21B.85.030
AND 21B.85.040 OF THE SAMMAMISH MUNICIPAL
CODE; PROVIDING FOR SEVERABILITY; AND
ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the Federal Clean Water Act requires that states assess water quality status within the state, and the Washington State Department of Ecology (“Ecology”) accordingly maintains a list of waters for which beneficial uses—such as drinking, recreation, aquatic habitat and industrial uses—are impaired by pollution (the “303(d) List”); and

WHEREAS, Ecology estimates that approximately one-third of polluted waters on the 303(d) List are degraded because of stormwater runoff; and

WHEREAS, the City of Sammamish (“City”) is home to three lakes on the 303(d) List, as well as other environmentally sensitive areas such as wetlands, streams and creeks; and

WHEREAS, the City is also home to spawning creeks for kokanee salmon, which have been petitioned to become a threatened species under the U.S. Endangered Species Act, and scientists have cited loss of habitat due to development and stormwater runoff as factors that have contributed to declining salmon populations; and

WHEREAS, state and local storm management tools, including low impact development (LID) regulations, can help address pollution and other critical environmental issues in Puget Sound cities; and

WHEREAS, comprehensive application of LID practices is necessary to reduce the hydrologic changes and pollutant loads to surface and ground waters; and

WHEREAS, the City’s National Pollutant Discharge Elimination System (NPDES) Phase II Permit issued by Ecology requires that the City review its LID regulations to ensure compliance with the permit conditions; and

WHEREAS, in compliance with the City's NPDES Phase II Permit, the City has adopted the 2016 King County Surface Water Design Manual, and the Sammamish Addendum thereto, which include LID requirements for development projects within the City; and

WHEREAS, City staff have identified amendments to the City Code which are necessary to ensure the City's development regulations are consistent with both the NPDES permit requirements and the recently adopted Surface Water Design Manual (the "Proposed LID Amendments"); and

WHEREAS, on October 27, 2016, a copy of the Proposed LID Amendments was transmitted to the Washington State Department of Commerce ("Commerce") in accordance with RCW 36.70A.106, and Commerce granted expedited review on November 7, 2016; and

WHEREAS, on November 9, 2016, a Determination of Non-Significance was issued for the Proposed LID Amendments in accordance with the State Environmental Policy Act (Chapter 43.21C RCW) and sent to required state agencies and interested parties; and

WHEREAS, the public process for the proposed amendments has provided for continuous public participation and at open houses and stakeholder meetings from July through December 2016; and

WHEREAS, on September 15, 2016, the Planning Commission held a public hearing to receive public testimony regarding the Proposed LID Amendments; and

WHEREAS, the Planning Commission considered the Proposed LID Amendments and a regular meeting thereof on October 27, 2016, and recommended adoption of the same; and

WHEREAS, the City Council held a public hearing on the Proposed LID Amendments on December 6, 2016 and December 13, 2016, and has considered all public comment and the Planning Commission recommendation regarding the Proposed LID Amendments; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. SMC 16.15.020, Definitions, Amended. Sammamish Municipal Code Section 16.15.020, "Definitions," is hereby amended to read as set forth in **Attachment A**, which is incorporated herein by this reference.

Section 2. Amendments to Chapter 21A.15 SMC, Technical Terms and Land Use Definitions. The following sections of Sammamish Municipal Code Chapter 21A.15, "Technical Terms and Land Use Definitions," are hereby amended to read as set forth in **Attachment B**, which is incorporated herein by this reference:

SMC 21A.15.112	Bioretention
SMC 21A.15.625	Impervious surface
SMC 21A.15.731	Low impact development

Section 3. Amendments to Chapter 21A.25 SMC, Development Standards - Density and Dimensions. The following sections of Sammamish Municipal Code Chapter 21A.25, "Development Standards - Density and Dimensions," are hereby amended to read as set forth in **Attachment C**, which is incorporated herein by this reference:

SMC 21A.25.030 Densities and dimensions - Residential zones
SMC 21A.25.190 Setbacks - Projections and structures allowed

Section 4. Amendments to Chapter 21A.30 SMC, Development Standards - Design Requirements. The following sections of Sammamish Municipal Code Chapter 21A.30, "Development Standards - Design Requirements," are hereby amended to read as set forth in **Attachment D**, which is incorporated herein by this reference:

SMC 21A.30.030 Lot segregations - Clustered development
SMC 21A.30.140 On-site recreation - Space required

Section 5. Amendments to Chapter 21A.35 SMC, Development Standards - Landscaping and Irrigation. The following sections of Sammamish Municipal Code Chapter 21A.35, "Development Standards - Landscaping and Irrigation," are hereby amended to read as set forth in **Attachment E**, which is incorporated herein by this reference:

SMC 21A.35.055 Landscaping - Drainage facilities
SMC 21A.35.060 Landscaping - Surface parking areas
SMC 21A.35.070 Landscaping - General standards for all landscape areas

Section 6. SMC 21A.40.120, Off-street Parking Construction Standards, Amended. Sammamish Municipal Code Section 21A.40.120, "Off-street parking construction standards," is hereby amended to read as set forth in **Attachment F**, which is incorporated herein by this reference.

Section 7. Chapter 21A.85 SMC, Low Impact Development, Amended. Chapter 21A.85 SMC, "Low Impact Development," is hereby amended to read as set forth in **Attachment G**, which is incorporated herein by this reference.

Section 8. Amendments to Chapter 21B.15 SMC, Technical Terms and Land Use Definitions. The following sections of Sammamish Municipal Code Chapter 21B.15, "Technical Terms and Land Use Definitions," are hereby amended to read as set forth in **Attachment H**, which is incorporated herein by this reference:

SMC 21B.15.080 Clustered development
SMC 21B.15.230 Low impact development
SMC 21B.15.310 Rain garden

Section 9. SMC 21B.25.040, Provisions to Obtain Additional (Bonus) Residential Density or Commercial Development Capacity, Amended. Sammamish Municipal Code Section 21B.25.040, "Provisions to obtain additional (bonus) residential density or commercial development

capacity,” is hereby amended to read as set forth in **Attachment I**, which is incorporated herein by this reference.

Section 10. Amendments to Chapter 21B.30 SMC, Development Standards - Design Requirements. The following sections of Sammamish Municipal Code Chapter 21B.30, “Development Standards - Design Requirements,” are hereby amended to read as set forth in **Attachment J**, which is incorporated herein by this reference:

- SMC 21B.30.040 Site planning - Street layout
- SMC 21B.30.050 Site planning - Multiple building/large
- SMC 21B.30.070 Site planning - Internal vehicular circulation
- SMC 21B.30.160 Site design elements - Open space design
- SMC 21B.30.170 Site design elements - Trail corridors

Section 11. SMC 21B.35.220, Tree Replacement and Enforcement, Amended. Sammamish Municipal Code Section 21B.35.220, “Tree replacement and enforcement,” is hereby amended to read as set forth in **Attachment K**, which is incorporated herein by this reference.

Section 12. Amendments to Chapter SMC 21B.85, Interim Stormwater Standards. The following sections of Sammamish Municipal Code Chapter 21B.85, “Interim Stormwater Standards,” are hereby amended to read as set forth in **Attachment L**, which is incorporated herein by this reference:

- SMC 21B.85.030 Town Center stormwater standards adopted
- SMC 21B.85.040 Review and Appeal

Section 13. Interpretation. The City Council authorizes the applicable director to administratively interpret these provisions as necessary to implement the intent of the City Council.

Section 14. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

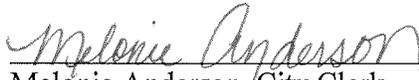
Section 15. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force on January 1, 2017.

ADOPTED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE 13TH DAY OF DECEMBER, 2016.

CITY OF SAMMAMISH


Donald J. Gerend, Mayor

ATTEST/AUTHENTICATED:


Melonie Anderson, City Clerk

Approved as to form:


Michael R. Kenyon, City Attorney

43062
WSBA 40362 for

Filed with the City Clerk:	September 7, 2016
Public Hearing:	September 15, 2016
First Reading:	December 6, 2016
Public Hearing:	December, 6, 2016
Public Hearing:	December 13, 2016
Passed by the City Council:	December 13, 2016
Date of Publication:	December 16, 2016
Effective Date:	January 1, 2017

Attachment A**Chapter 16.15****CLEARING AND GRADING**

Sections:

[...]

16.15.020 Definitions.

[...]

[...]

16.15.020 Definitions.

Certain words and phrases used in this chapter, unless otherwise clearly indicated by their context, mean as follows:

- (1) "Applicant" is a property owner or a public agency or public or private utility that owns a right-of-way or other easement or has been adjudicated the right to such an easement pursuant to RCW 8.12.090, or any person or entity designated or named in writing by the property or easement owner to be the applicant, in an application for a development proposal, permit, or approval.
- (2) "Bench" is a relatively level step excavated or constructed on the face of a graded slope surface for drainage and maintenance purposes.
- (3) "Berm" is a mound or raised area used for the purpose of screening a site or operation.
- (4) "Civil engineer" means a professional engineer registered in the state of Washington to practice in the field of civil works.
- (5) "Clearing" means the cutting or removal of vegetation or other organic plant material by physical, mechanical, chemical, or any other means.
- (6) "Compaction" is the densification, settlement or parking of soil in such a way that permeability of the soil is reduced. Compaction may also refer to the densification of a fill by mechanical means.
- (7) "Cutting" is the severing of the main trunk or stems from close to or at the soil surface or at a point up to 25 percent of the total vegetation height.
- (8) "Director" means the director of the department of community development.
- (9) "DBH" means the diameter of a tree as measured from breast height (54 inches above the ground).
- (10) "Earth material" is any rock, natural soil, or any combination thereof.
- (11) "Erosion" is the wearing away of the ground surface as the result of the movement of wind, water and/or ice.
- (12) "Excavation" is the removal of earth material.

- (13) "Fill" is a deposit of earth material placed by mechanical means.
- (14) "Grade" means the elevation of the ground surface.
- (a) "Existing grade" is the grade prior to grading.
- (b) "Rough grade" is the stage at which the grade approximately conforms to the approved plan as required in SMC 16.15.070.
- (c) "Finish grade" is the final grade of the site that conforms to the approved plan as required in SMC 16.15.070.
- (15) "Grading" is any excavating, filling, removing of the duff layer, or combination thereof.
- (16) "Grading and clearing permit" means the permit required by this chapter for grading and clearing activities, including temporary permits.
- (17) "Pruning" means cutting or removal of branches and leaving at least two-thirds of the existing tree branch structure. Topping and removal of more than one-third of the existing limbs shall only be permitted under the supervision of a certified arborist.
- (18) "Reclamation" means the final grading and land restoration of a site.
- (19) "Shorelines" means those lands defined as shorelines in the State Shorelines Management Act of 1971.
- (20) "Site" is any lot or parcel of land or contiguous combination thereof where projects covered by this chapter are performed or permitted where a public street or way may intervene.
- (21) "Slope" is an inclined ground surface, the inclination of which is expressed as a ratio of vertical distance to horizontal distance.
- (22) "Soil engineer" means a person who has earned a degree in geology from an accredited college or university, or a person who has equivalent educational training and has experience as a practicing geologist.
- (23) "Structure" is that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts jointed together in some definite manner.
- (24) "Terrace" is a relatively level step excavated or constructed on the face of a graded slope surface for drainage and maintenance purposes.
- (25) "Tidelands" means that portion of the land that is covered and uncovered by the ebb and flood tide.
- (26) "Tree" is a large woody perennial plant usually with a single main stem or trunk and generally over 25 feet tall at maturity.
- (27) "Understory" is the vegetation layer of a forest that includes shrubs, herbs, grasses, and grass-like plants, but excludes native trees.
- (28) "Vegetation" means any and all organic plant life growing at, below, or above the soil surface. (Ord. O2005-193 § 2, 2005; Ord. O2004-149 § 1; Ord. O2003-132 § 2)

Attachment B
CHAPTER 21A.15

TECHNICAL TERMS AND LAND USE DEFINITIONS

Sections:

[...]

21A.15.112 Bioretention.

[...]

21A.15.625 Impervious surface.

[...]

21A.15.731 Low impact development.

[...]

[...]

21A.15.112 Bioretention.

“Bioretention” means a stormwaterflow control best management practice consisting of a shallow landscaped depression designed to temporarily store and promote infiltration of stormwater runoff. Standards for bioretention design, including soil mix, plants, storage volume and feasibility criteria, are specified in Appendix C of the King County Surface Water Design Manual. ~~excavated or otherwise formed depressions in the landscape that provide for storage, treatment, and infiltration of stormwater runoff. (Ord. O2008-236 § 1)~~

[...]

21A.15.255 Critical drainage area.

“Critical drainage area” means an area that ~~has been formally determined by the King County surface water management department to~~ requires more restrictive regulation than countywide standards afford in order to mitigate severe flooding, drainage, erosion, or sedimentation problems that result from the cumulative impacts of development and urbanization. Critical drainage areas include areas that drain to Pine Lake and Beaver Lake and all landslide hazard drainage areas. (Ord. O2013-350 § 1 (Att. A); Ord. O2003-132 § 10)

[...]

21A.15.625 Impervious surface.

“Impervious surface,” for purposes of this title, means a hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow present under natural conditions prior to development . ~~means any nonvertical surface artificially covered or hardened so as to prevent or impede the percolation of water into the soil mantle at natural infiltration rates. Common impervious surfaces include, including, but are not limited to, roofs, swimming pools, and areas that are paved, graveled or made of packed or oiled earthen materials such as roads, walkways, or parking areas and excluding landscaping, surface water flow control, and water-quality treatment facilities, access easements serving neighboring property and driveways to the extent~~

~~that they extend beyond the street setback due to location within an access panhandle or due to the application of requirements to site features over which the applicant has no control. (Ord. O2003-132 § 10)~~

[...]

21A.15.681 Landslide hazard drainage area.

“Landslide hazard drainage area” means a critical drainage area applied to sites where overland flows pose a significant threat to health and safety because of their close proximity to a landslide hazard area as defined by SMC 21A.15.680.

[...]

21A.15.731 Low impact development.

~~“Low impact development” (LID) is a stormwater and land development use management strategy that strives to mimic pre-disturbance hydrological processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design. applied at the parcel and subdivision scale that emphasizes minimizing soil disturbance, conserving on-site natural features, site planning, adding vegetation, using pervious surfaces, minimizing impervious surfaces, and integrating all of these elements with engineered, small scale hydrologic controls in order to mimic pre-development hydrologic functions. (Ord. O2008-236 § 1)~~

Attachment C

Chapter 21A.25

DEVELOPMENT STANDARDS – DENSITY AND DIMENSIONS

Sections:

[...]

21A.25.030 Densities and dimensions – Residential zones.

21A.25.040 Densities and dimensions – Commercial zones.

[...]

21A.25.190 Setbacks – Projections and structures allowed.

[...]

[...]

21A.25.030 Densities and dimensions – Residential zones.

A. Residential Zones.

	Z O N E S	RESIDENTIAL					
		URBAN RESIDENTIAL					
STANDARDS		R-1 ⁽¹³⁾	R-4	R-6	R-8	R-12	R-18
Maximum Density DU/Acre (11)		1 du/ac	4 du/ac (5)	6 du/ac	8 du/ac	12 du/ac	18 du/ac
Minimum Density (2)					85% (14)	80% (14)	75% (14)
Minimum Lot Width		35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback		20 ft (6)	10 ft (7) (16)	10 ft (7) (16)	10 ft (7) (8)	10 ft (7)	10 ft (7)
Minimum Interior Setback (2)(12)		5 ft (7)	5 / 7 / 15 ft (17)	5 / 7 / 15 ft (17)	5 ft	5 ft	5 ft
Base Height (3)(15)		35 ft	35 ft	35 ft 45 ft (10)	35 ft 45 ft (10)	60 ft	60 ft 80 ft (10)
Maximum Impervious Surface: Percentage (4)		30% (9)			75%	85%	85%
Minimum Yard Area (18)			45%	35%			
Lot Coverage (19)			40%	50%			

1. Also see SMC 21A.25.060.
2. These standards may be modified under the provisions for zero lot line and townhouse developments.
3. Height limits may be increased when portions of the structure which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, provided the maximum height may not exceed 75 feet. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirements; provided, that the maximum height shall not exceed 75 feet.
4. Applies to each individual lot. Impervious surface area standards for:
 - a. Regional uses shall be established at the time of permit review;
 - b. Nonresidential uses in residential zones shall comply with SMC 21A.25.130;
 - c. Lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.
5. Mobile home parks shall be allowed a base density of six dwelling units per acre.
6. The standards of the R-4 zone shall apply if a lot is less than 15,000 square feet in area.
7. At least 20 linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the street property line. The linear distance shall be measured along the center line of the driveway from the access point to such garage, carport or fenced area to the street property line.
8.
 - a. For developments consisting of three or more single-detached dwellings located on a single parcel, the setback shall be 10 feet along any property line abutting R-1 through R-8, except for structures in on-site play areas required in SMC 21A.30.160, which shall have a setback of five feet.
 - b. For townhouse and apartment development, the setback shall be 20 feet along any property line abutting R-1 through R-8, except for structures in on-site play areas required in SMC 21A.30.160, which shall have a setback of five feet, unless the townhouse or apartment development is adjacent to property upon which an existing townhouse or apartment development is located.
9. Lots smaller than one-half acre in area shall comply with standards of the nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or larger, the impervious surface area allowed shall be 10,000 square feet or 30 percent of the property, whichever is greater. On any lot over one acre in area, an additional five percent of the lot area may be used for buildings related to agricultural or forestry practices. For lots smaller than two acres but larger than one-half acre, an additional 10 percent of the lot area may be used for structures which are determined to be medically necessary, provided the applicant submits with the permit application a notarized affidavit, conforming with the requirements of SMC 21A.70.170(1)(b). Public projects shall be subject to the applicable impervious surface provisions of the R-4 zone.
10. The base height to be used only for projects as follows:

a. In R-6 and R-8 zones, a building with a footprint built on slopes exceeding a 15 percent finished grade; and

b. In the R-18 zone using residential density incentives and transfer of density credits pursuant to this title.

11. Density applies only to dwelling units and not to sleeping units.

12. Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line on which a joint use driveway is located to provide a straight line length of at least 26 feet as measured from the center line of the garage, carport or fenced parking area, from the access point to the opposite side of the joint use driveway.

13. All subdivisions and short subdivisions in the R-1 zone shall be required to be clustered away from critical areas or the axis of designated corridors such as urban separators or the wildlife habitat network to the extent possible and a permanent open space tract that includes at least 50 percent of the site shall be created. Open space tracts shall meet the provisions of SMC 21A.30.030.

14. See SMC 21A.25.090.

15. Subject to the increase in maximum height permitted pursuant to SMC 21A.85.070, ~~preferred~~ low impact development incentives, and SMC 21A.30.020.

16. Thirty percent of the area contained within the street setback shall be landscaped. ~~and This~~ part of the street setback area may be used to comply with the minimum pervious yard surface area percentage.

17. Lots with three or more interior lot lines shall provide a combination of five-foot, seven-foot, and 15-foot interior setbacks. Lots with two interior lot lines shall provide a combination of two interior setback widths. For example, a lot with two interior lot lines could provide a five-foot and a seven-foot interior setback from interior lot lines.

18. For the purposes of this section, “yard” is any surface area that is not structured or hardened. Yard areas may be landscaped, contain uncovered decks of less than 18 inches above grade, and artificial turf, but do not include areas covered by pervious concrete or other similar materials.

19. The maximum lot coverage may be increased by five percentile points once, if a covered outdoor living space or an accessory dwelling unit is built on site. For the purposes of this section, a covered outdoor living space includes any structure with a roof that is not fully enclosed by walls. (Ord. O2016-407 § 1 (Att. A); Ord. O2010-279 § 1 (Att. A); Ord. O2009-249 § 1; Ord. O2008-236 § 1; Ord. O2004-143 § 1; Ord. O2003-132 § 12)

21A.25.040 Densities and dimensions – Commercial zones.

A. Commercial Zones.

	Z O N E S	COMMERCIAL		
		NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	OFFICE
STANDARDS		NB	CB	O
Maximum Density DU/Acre		8 du/ac (1)	18 du/ac (1)	18 du/ac (1)
Minimum Lot Area				
Maximum Lot Depth/Width Ratio			10 ft	10 ft
Minimum Street Setback		10 ft (2)	10 ft (2)	10 ft
Minimum Interior Setback (4)		20 ft (5)	20 ft (5)	20 ft (5)
Base Height (7)		35 ft 45 ft (3)	35 ft 60 ft (3)	45 ft 60 ft (3)
Maximum Floor/Lot Ratio: Square Feet		1/1 (6)	1.5/1 (6)	2.5/1 (6)
Maximum Impervious Surface: Percentage (8)(9)		85%	85%	75%

B. Development Conditions.

1. These densities are allowed only through the application of mixed use development standards and for stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area.
2. Gas station pump islands shall be placed no closer than 25 feet to street front lines.
3. This base height allowed only for mixed use developments and for stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area.
4. Required on property lines adjoining residential zones.
5. Required on property lines adjoining residential zones for industrial uses established by conditional use permits.
6. The floor/lot ratio for mixed use developments shall conform to Chapter 21A.30 SMC.
7. Height limits may be increased when portions of the structure or building which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, provided the maximum height may exceed 75 feet only in mixed use developments. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of

golf courses or golf driving ranges are exempt from the additional interior setback requirement; provided, that the maximum height shall not exceed 75 feet.

8. The impervious surface area for any lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

9. Subject to the increase in maximum height permitted pursuant to SMC 21A.30.020 and 21A.85.070, preferred low impact development incentives. (Ord. O2009-249 § 1; Ord. O2008-236 § 1; Ord. O2003-132 § 12)

[...]

21A.25.190 Setbacks – Projections and structures allowed.

Provided that the required setbacks from regional utility corridors of SMC 21A.25.160, as allowed in the environmentally critical areas of SMC 21A.50.210, the adjoining half-street or designated arterial setbacks of SMC 21A.25.180 and the sight distance requirements of SMC 21A.25.220 are maintained, structures may extend into or be located in required setbacks, as follows:

(1) Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project 30 inches into a street setback and 18 inches into an interior setback, provided such projections are:

(a) Limited to two per facade; and

(b) Not wider than 10 feet;

(2) Uncovered porches and decks that exceed 18 inches above the finished grade may project five feet into the street setback;

(3) Uncovered porches and decks not exceeding 18 inches above the finished grade may project to the street property line;

(4) Eaves may not project more than:

(a) Twenty-four inches into a street setback; or

(b) Eighteen inches across a lot line in a zero lot line development, provided there are appropriate easements and that any neighboring building and its associated eaves are 10 feet from the lot line; or

(c) Eighteen inches into an interior setback;

(5) Fences with a height of six feet or less may project into or be located in any setback;

(6) Rockeries, retaining walls and curbs may project into or be located in any setback provided these structures:

(a) Do not exceed a height of six feet in the R-1 through R-18 zones; and

(b) Do not exceed the building height for the zone in commercial zones, measured in accordance with the standards established in the International Building Code, SMC Title 16;

(c) Are in accordance with the requirements in Chapter 21A.50 SMC, Environmentally Critical Areas;

(7) Fences located on top of rockeries, retaining walls or berms are subject to the requirements of SMC 21A.30.190;

(8) Telephone poles and lines; power poles and lines; cable TV and Internet lines; light and flagpoles; trellises not exceeding eight feet in height, not wider than 10 feet; culverts; underground water facilities; underground sewer facilities; and accessory facilities for the provision of utilities, such as drains, but excluding electrical and cellular equipment cabinets, and similar utility boxes and vaults;

(9) The following may project into or be located within a setback, but may only project into or be located within an interior setback area if an agreement documenting consent between the owners of record of the abutting properties is recorded with the King County department of records and elections prior to the installment or construction of the structure:

(a) Sprinkler systems, heat pumps, air conditioning units, electrical and cellular equipment cabinets and other similar utility boxes and vaults;

(b) Security system access controls;

(c) Structures, except for buildings, associated with trails and on-site recreation spaces and play areas required in SMC 21A.30.140 and 21A.30.160 such as benches, picnic tables and drinking fountains; and

(d) Surface water management facilities as required by Chapter 9.04 KCC as adopted by Chapter 15.05 SMC;

(10) Mailboxes and newspaper boxes may project into or be located within street setbacks;

(11) Fire hydrants and associated appendages;

(12) Metro bus shelters may be located within street setbacks;

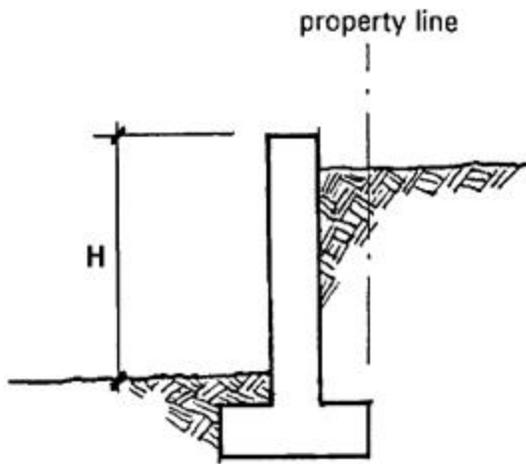
(13) Unless otherwise allowed in SMC 21A.45.080, freestanding and monument signs four feet or less in height, with a maximum sign area of 20 square feet may project into or be located within street setbacks; and

(14) Storm water [vaults, structures, and conveyance systems and control facilities](#), both above and below ground, provided such projections are:

(a) Consistent with setback, easement and access requirements specified in the [current sSurface wWater dDesign mManual](#); or

(b) In the absence of said specifications, not within [five-ten](#) feet of the property line [for stormwater vaults and structures, and not within five feet of the property line for conveyance systems-](#)

RETAINING WALL IN SETBACK



H max. 6' in R1 - R18 Zones

H not to exceed building height requirement in Commercial Zones

(Ord. O2009-249 § 1; Ord. O2005-171 §§ 3, 4; Ord. O2004-143 § 1; Ord. O2003-132 § 12)

[...]

Attachment D

Chapter 21A.30

DEVELOPMENT STANDARDS – DESIGN REQUIREMENTS

Sections:

[...]

21A.30.030 Lot segregations – Clustered development.

[...]

21A.30.140 On-site recreation – Space required.

[...]

[...]

21A.30.030 Lot segregations – Clustered development.

When residential lot clustering is proposed, the following provisions shall be met:

(1) Any open space resulting from lot clustering should be located where existing stands of native vegetation exist and 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; and

(2) In the R-1 zone, open space tracts created by clustering required by SMC 21A.25.030 shall be located and configured to create urban separators and greenbelts as required by the interim comprehensive plan, to connect and increase protective buffers for environmentally sensitive areas as defined in SMC 21A.15.1065, to connect and protect wildlife habitat corridors designated by the interim comprehensive plan, and to connect existing or planned public parks or trails. The City may require open space tracts created under this subsection to be dedicated to the City, an appropriate managing public agency, or qualifying private entity such as a nature conservancy. (Ord. O99-29 § 1)

[...]

21A.30.140 On-site recreation – Space required.

(1) All single-family, multifamily and townhouse developments of more than four units, and mixed use developments of more than four units, shall provide recreation space excluding environmentally sensitive areas as defined by Chapter 21A.50 SMC for leisure, play or sport activities as follows:

(a) Residential developments at a density of eight units or less per acre: 390 square feet per unit;

(b) Attached residential developments at a density of greater than eight units per acre, and mixed use:

(i) Studio and one bedroom: 90 square feet per unit;

(ii) Two bedroom: 130 square feet per unit; and

(iii) Three or more bedroom: 170 square feet per unit.

(2) Any recreation space located outdoors shall:

- (a) Be of a grade and surface suitable for recreation;
- (b) Be on the site of the proposed development;
- (c) Have no dimensions less than 20 feet (except trail segments);
- (d) When the required open space is less than 5,000 square feet, the required open space shall be located in a single area or tract;
- (e) When the required open space exceeds 5,000 square feet:
 - (i) The space shall have a street roadway or parking area frontage along 10 percent or more of the recreation space perimeter (except trail segments);
 - (ii) A minimum of 60 percent of the required open space shall be located in a single area or tract;
 - (iii) At least one area or tract shall contain a minimum of 5,000 square feet;
- (f) Be accessible and convenient to all residents within the development; and
- (g) Be accessible by trail or walkway to any existing or planned community park, public open space or trail system, which may be located on adjoining property.

(3) Indoor recreation areas may be credited towards the total recreation space requirement, when the City determines that such areas are located, designed and improved in a manner that provides recreational opportunities functionally equivalent to those recreational opportunities available outdoors. For senior citizen assisted housing, indoor recreation areas need not be functionally equivalent but may include social areas, game and craft rooms, and other multi-purpose entertainment and education areas.

(4) Storm water runoff tracts may be credited for up to ~~50-100~~ percent of the on-site recreation space requirement, subject to the following criteria, which are intended to create ponds that are more natural in shape and appearance; provide opportunities for passive or active recreation, wildlife viewing and educational opportunities; or to create more visual interest:

- (a) The storm water runoff tract is dedicated or reserved as a part of a recreation space tract;
- (b) To earn a 50% credit towards the on-site recreation space requirement, the detention pond shall be constructed to meet the following conditions:
 - (i) Side slopes shall not exceed 33 percent unless they are existing, natural, or covered with vegetation and meet the design criteria in the Surface Water Design Manual for side slopes.
 - (ii) A bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard.

~~tr~~ (iii) The area surrounding the stormwater pond above the live storage shall be landscaped in a manner to enhance passive recreational opportunities such as, including a trail or pathway around the pond perimeter.

~~iv~~ The stormwater pond shall be designed so that it does not require fencing per the fencing requirements in Chapter 5 of 2016 KCSWDM (page 5-6).

(iv) Split rail fencing (3 ft. minimum height) is required around the pond at the emergency overflow elevation of the pond or higher. Wire mesh backing of the fence is encouraged, but not required.

(c) To receive a 100% credit, the stormwater pond must meet all the additional requirements in criteria (b) above, and provide ~~two~~three or more of the following amenities;

(i) Provide seating using walls, benches and/or tables and chairs that view the stormwater system.

(ii) Create overlook or destination points with views of the stormwater ~~pond~~system.

(iii) Provide vertical planes (using stairs, platforms, etc.) that allow stormwater to be interacted with and viewed from different levels.

(iv) Provide interpretive signage describing the stormwater feature, or the landscape features (such as highlighting the pollinator benefits of plantings incorporated into the stormwater tract).

(v) Stack horizontal and vertical planes to create features such as pools and waterfalls.

(vi) Provide a fountain feature near the pond center.

(vii) Provide at least one fitness station located near the pond accessible via a trail or pathway.

~~(cd) In the case of joint use of the tract for storm water facilities and recreation space, the City shall be responsible for maintenance of the storm water facilities only and will require an access-easement for that purpose. (Ord. O2004-154 § 1; Ord. O99-29 § 1)~~

[...]

Attachment E

Chapter 21A.35

DEVELOPMENT STANDARDS – LANDSCAPING AND IRRIGATION

Sections:

[...]

21A.35.055 Landscaping – Drainage facilities.

21A.35.060 Landscaping – Surface parking areas.

21A.35.070 Landscaping – General standards for all landscape areas.

[...]

[...]

21A.35.055 Landscaping – Drainage facilities.

The ~~optional~~ landscaping requirements established for detention facilities in the [Sammamish Addendum to the King County Surface Water Design Manual, Section 5.3.1](#), are hereby adopted by reference and shall be mandatory for all drainage facilities not located entirely underground. The department shall review and approve proposed landscaping plans subject to the following:

(1) Revisions to plans or additional landscaping requirements may be required to ensure that the proposed landscaping provides an effective screen and an enhancement to the overall appearance of the facility.

(2) Trails or walkways ~~may~~ shall be incorporated into the landscaping plan.

(3) Ten feet of Type I landscaping consisting of 100 percent evergreen trees and shrubs shall be required for that portion of the perimeter of detention facilities where ~~the slope of the detention facilities facility exceeds 3H:1V directly abut public right-of-way, public access or can be seen from a public or private street or does not abut designated open space or environmentally sensitive areas.~~ (Ord. O2005-175 § 1; Ord. O2004-155 § 1)

21A.35.060 Landscaping – Surface parking areas.

Parking area landscaping shall be provided within surface parking areas with 10 or more parking stalls for the purpose of providing shade and diminishing the visual impacts of large paved areas as follows:

(1) Residential developments with common parking areas shall provide planting areas at the rate of 20 square feet per parking stall;

(2) Commercial, industrial, or institutional developments shall provide landscaping at a rate of:

(a) Twenty square feet per parking stall when 10 to 30 parking stalls are provided; and

(b) Twenty-five square feet per parking stall when 31 or more parking stalls are provided;

(3) Trees shall be provided and distributed throughout the parking area at a rate of:

(a) One tree for every five parking stalls for a commercial or industrial development; and

- (b) One tree for every 10 parking stalls for residential or institutional development;
- (4) The maximum distance between any parking stall and landscaping shall be no more than 100 feet;
- (5) Permanent curbs or structural barriers shall be provided to protect the plantings from vehicle overhang; and
- (6) Parking area landscaping shall consist of:
 - (a) Canopy-type deciduous trees, evergreen trees, evergreen shrubs and groundcovers planted in islands or strips;
 - (b) Shrubs that do not exceed a maintained height of 42 inches;
 - (c) Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than five feet;
 - (d) Groundcover pursuant to SMC 21A.35.080; ~~and~~
 - (e) At least 70 percent of trees are deciduous-;

(f) Vegetated areas within parking area landscaping that function as bioretention for the treatment of stormwater runoff may differ from the standards in (a) through (e) of this section provided they consist of the following:

(i) Trees, shrubs, perennials and groundcovers tolerant of summer drought, ponding fluctuations and saturated soil conditions for prolonged lengths of time anticipated by the facility design and hydrologic conditions.

(ii) Plants should be tolerant of typical pollutants from surrounding surfaces, such as petroleum hydrocarbons, dissolved metals, and fertilizers.

(iii) Plantings should consist of native plant types; at least 15 percent of the plant palette shall be evergreen. Planting and grading for drainage features should be designed to be integrated aesthetically with the surrounding landscape and urban design elements.

(iv) Visual buffering, sight distances and setbacks should be considered for landscaping adjacent to roadways.

(v) The planting and bioretention soil media shall consist of a bioretention soil mix in accordance with the January 2009 WSU Pierce County Extension "Bioretention Soil Mix Review and Recommendations for Western Washington," or equivalent.

(vi) No plants that are included on the King County noxious weed list. (Ord. 099-29 § 1)

21A.35.070 Landscaping – General standards for all landscape areas.

All new landscape areas proposed for a development shall be subject to the following provisions:

- (1) Berms shall not exceed a slope of two horizontal feet to one vertical foot (2:1).
- (2) All new turf areas, except all-weather, sand-based athletic fields shall:

- (a) Be augmented with a two-inch layer of stabilized compost material or a four-inch layer of organic material with a minimum of eight percent organic material cultivated a minimum of six inches deep; or
- (b) Have an existing organic content of eight percent or more to a depth of six inches as shown in a soil sample analysis. The soil analysis shall include:
- (i) Determination of soil texture, indicating percentage of organic matter;
 - (ii) An approximated soil infiltration rate (either measured or derived from soil/texture/infiltration rate tables). A range of infiltration rates shall be noted where appropriate; and
 - (iii) Measure pH value.
- (3) Landscape areas, except turf or areas of established groundcover, shall be covered with at least two inches of City-approved mulch to minimize evaporation.
- (4) Plants having similar water use characteristics shall be grouped together in distinct hydrozones.
- (5) Plant selection shall consider adaptability to climatic, geologic, and topographical conditions of the site. Preservation of existing vegetation ~~is meeting the requirements of this chapter is required where feasible~~encouraged. (Ord. O2009-249 § 1; Ord. O99-29 § 1)

Attachment F**Chapter 21A.40****DEVELOPMENT STANDARDS – PARKING AND CIRCULATION**

Sections:

[...]

21A.40.120 Off-street parking construction standards.

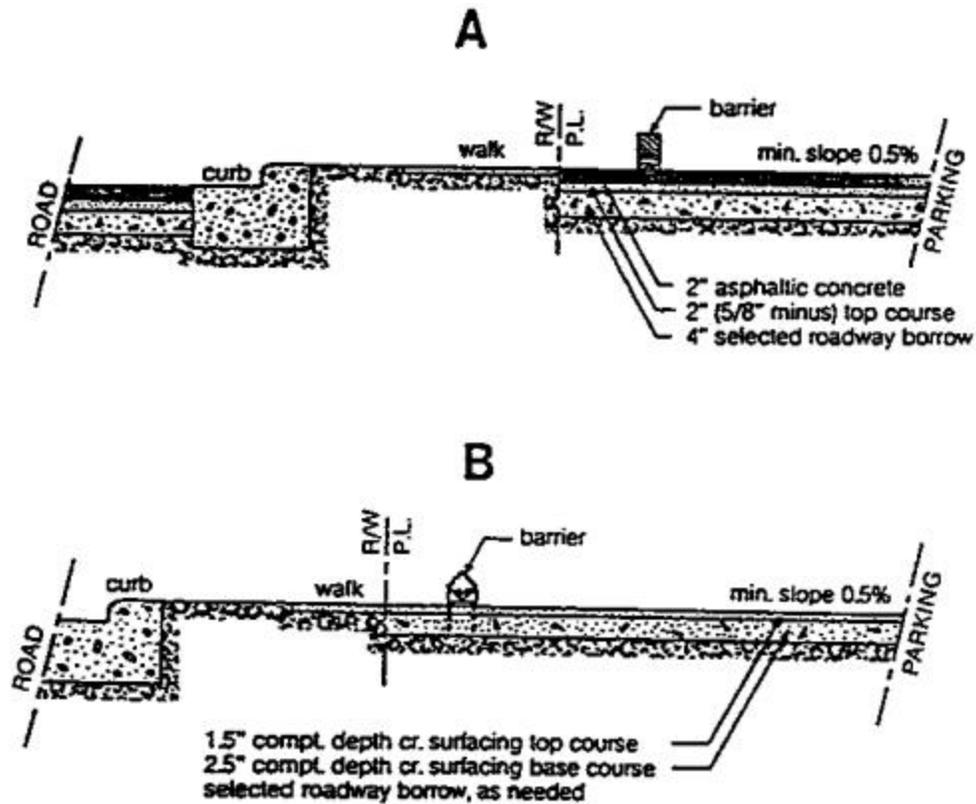
[...]

[...]

21A.40.120 Off-street parking construction standards.

(1) Off-street parking areas shall have dust-free, all-weather surfacing. Typical approved sections are illustrated below. Frequently used (at least five days a week) off-street parking areas shall conform to the standards shown in A below or an approved equivalent. If the parking area is to be used more than 30 days per year but less than five days a week, then the standards to be used shall conform to the standards shown in B below or an approved equivalent. An exception to these surfacing requirements may be made for certain uses that require intermittent use of their parking facilities less than 30 days per year, and for permeable pavement, when constructed to the design specifications in the Surface Water Design Manual. Any surface treatment other than these exceptions and those graphically illustrated below must be approved by the director.

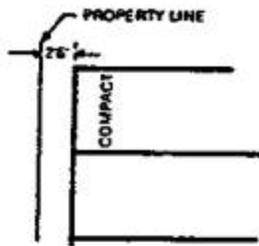
MINIMUM SURFACING REQUIREMENTS



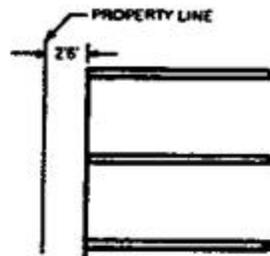
(2) Grading work for parking areas shall meet the requirements of Chapter 16.15 SMC. Drainage and erosion/sedimentation control facilities shall be provided in accordance with Chapter 9.04 KCC as adopted by Chapter 15.05 SMC.

(3) Asphalt or concrete surfaced parking areas shall have parking spaces marked by surface paint lines or suitable substitute traffic marking material in accordance with the Washington State Department of Transportation Standards. Wheel stops are required where a parked vehicle would encroach on adjacent property, pedestrian access or circulation areas, right-of-way or landscaped areas. Typically approved markings and wheel stop locations are illustrated below.

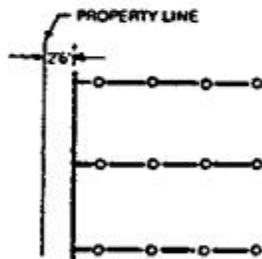
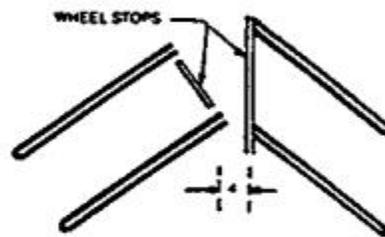
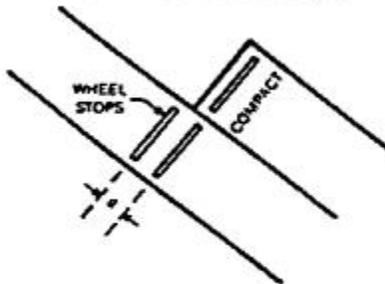
STALL MARKINGS AND WHEEL STOP LOCATIONS



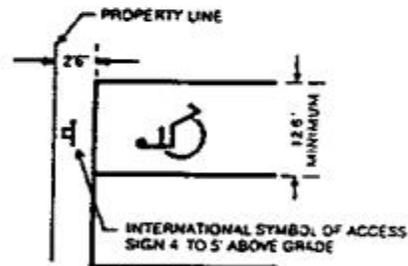
COMPACT MARKING



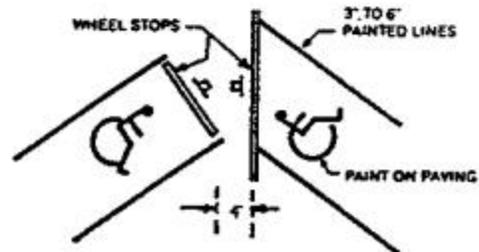
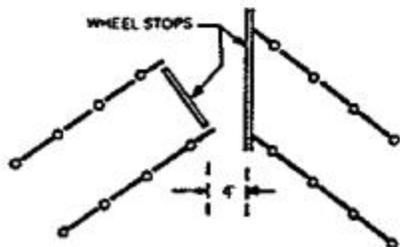
PAINTED HORSESHOE MARKING



METAL OR PLASTIC TRAFFIC MARKING



HANDICAP MARKING



(Ord. 099-29 § 1)

Attachment G

Chapter 21A.85

LOW IMPACT DEVELOPMENT

Sections:

21A.85.010 Intent and goals.

21A.85.020 Applicability.

~~21A.85.030 Sammamish comprehensive low impact development design.~~

~~21A.85.040 030 General Low impact development approaches and standards.~~

~~21A.85.050 Residential preferred LID approaches and standards.~~

~~21A.85.060 Town-center LID approaches and standards.~~

~~21A.85.070 040 Preferred LID incentives.~~

~~21A.85.080 050 Review.~~

21A.85.010 Intent and goals.

Low impact development (LID) is an approach to land use planning and project design that seeks to:

- (1) Increase the ability of a developed site to effectively emulate predevelopment hydrologic conditions, including without limitation, stormwater retention, water quality treatment, and infiltration functions;
- (2) Minimize overland stormwater runoff from a developed site;
- (3) Maximize the retention of trees, native vegetation, understory plants, and native soils;
- (4) Minimize soil disturbance;
- (5) Minimize the conversion of site surfaces from vegetated to nonvegetated surfaces; and
- (6) Maximize the quantity and use of appropriate native plants on site.

The purpose of this chapter is to encourage development proposals to incorporate LID planning and design approaches into project development by providing incentives tied to LID's use.

This chapter seeks to guide land use planning decisions only and does not replace any federal, state or local stormwater flow control and water quality treatment regulations. ~~While some LID approaches encouraged by this chapter for land use purposes may also be eligible for stormwater credits under applicable stormwater flow control and water quality treatment regulations, some LID approaches designed pursuant to this chapter may not qualify for stormwater credits.~~ Applicants are responsible for ensuring that their project proposal complies with all applicable regulations. (Ord. O2008-236 § 1)

21A.85.020 Applicability.

All new development subject to drainage review shall have be required to comply with the current adopted Surface Water Design Manual (SWDM). The SWDM requires Low Impact Development (LID) flow control best management practices (BMPs) to mitigate the impacts of storm and surface water runoff generated by new impervious surfaces, new pervious surfaces, existing impervious surfaces, and replaced impervious surfaces.

In addition to the use of these required BMPs, new development may also have the option to:

~~(1) Design a project that incorporates LID into all aspects of the development proposal subject to SMC 21A.85.030; or~~

~~(2) Incorporate the preferred LID site planning approaches described in SMC 21A.85.040-030 through 21A.85.060 into project design in order to accumulate sufficient technique points to allow the applicant to take advantage of the incentives identified in SMC 21A.85.0470.~~

The City of Sammamish shall apply this chapter to all City projects and encourage other governmental entities to utilize LID in accordance with this chapter in their projects. (Ord. O2008-236 § 1)

~~21A.85.030 Sammamish comprehensive low impact development design.~~

~~Incorporating LID into a project's design in a comprehensive manner is preferred over partial use of LID required approaches. The City shall encourage applicants to utilize comprehensive LID design as defined in this section. Applicants who choose to design a development proposal pursuant to this section shall be eligible to obtain the incentives set forth in SMC 21A.85.070 without being subject to the point-system of techniques and incentives contained within this chapter, shall be eligible for a waiver of the density incentive limits contained in SMC 21A.85.070(1) and (2)), and may utilize the short plat process for up to nine lots. In order to be considered to be a project which incorporates Sammamish comprehensive LID, the project must:~~

~~(1) Use all of the following LID approaches: (a) SMC 21A.85.040(1), retention of 50 percent of existing forested condition, or SMC 21A.85.040(2), retention and restoration of 50 percent vegetated area; and~~

~~(b) SMC 21A.85.040(4), limited site disturbance; and~~

~~(c) SMC 21A.85.040(5), pervious pavements; and~~

~~(d) SMC 21A.85.040(6), on-site infiltration; and~~

~~(e) SMC 21A.85.040(9), reduced impervious surface. (Ord. O2008-236 § 1)~~

~~21A.85.040030 General Low impact development approaches and standards.~~

The following list identifies preferred LID approaches that may be proposed within any zoning designation and the technique points associated with the successful use of each approach. Whether the implementation of any LID approach is sufficient to earn technique points shall be subject to the review and approval of the director.

(1) Retention of ~~50 Percent of Existing Forested Condition~~ – ~~Up to 2520~~ Technique Points.

(a) The applicant ~~may earn up to 25 technique points for may retaining up to~~ 50 percent of the subject site's ~~remaining~~ existing forested area ~~after meeting retention standards in accordance to Development Standards – Trees 21A.37;~~

(b) Existing forested areas shall be subject to the ~~Development Standards – Trees 21A.37 tree-protection standards of SMC 21A.35.230~~ and the maintenance and irrigation requirements of SMC 21A.35.110 through 21A.35.140.

~~(c) Technique points shall be awarded for retention as follows:~~

~~(i) Retention of 10 percent of existing forested condition – 5 technique points.~~

(ii) Retention of 20 percent of existing forested condition – 10 technique points.

(iii) Retention of 30 percent of existing forested condition – 15 technique points.

(iv) Retention of 40 percent of existing forested condition – 20 technique points.

(v) Retention of 50 percent of existing forested condition – 25 technique points.

(2) ~~Retention and~~ Restoration of ~~50 Percent~~ Vegetated Area – ~~Up to 15-20~~ Technique Points.

(a) The ~~application~~ applicant may earn up to 20 technique points for ~~may retaining and/or restoring up to~~ 50 percent of the subject site in one or more permanent open space tracts ~~after meeting retention standards in accordance to Development Standards – Trees 21A.37;~~

(b) Technique points shall be awarded for ~~retention~~ restoration as follows:

(i) ~~Retention and restoration~~ Restoration of 10 percent of vegetated area – 4 technique points.

(ii) ~~Restoration Retention and restoration~~ of 20 percent of vegetated area – 8 technique points.

(iii) ~~Restoration Retention and restoration~~ of 30 percent of vegetated area – 12 technique points.

(iv) ~~Restoration Retention and restoration~~ of 40 percent of vegetated area – 16 technique points.

(v) ~~Restoration Retention and restoration~~ of 50 percent of vegetated area – 20 technique points.

~~(c)(b) Open space tracts and Restoration of vegetation vegetated areas~~ shall be subject to the ~~Development Standards – Trees 21A.37 tree protection standards of SMC 21A.35.230~~ and the maintenance and irrigation requirements of SMC 21A.35.110 through 21.A.35.140. Landscaping plans for open space tracts shall be designed consistent with SMC 21A.35.080 and 21A.35.100;

~~(d)(c) An area shall be considered an open space tract if it is:~~

~~(i) An existing forested area which comprises less than 50 percent of the subject site; or~~

~~(ii) Restoration areas~~ shall be landscaped as part of the site's development and meets the following requirements:

i. ~~(A)~~ The site design shall maximize the amount of existing mature vegetation retained on site;

ii. ~~(B)~~ The revegetation plan shall be designed by a licensed professional or ISA certified arborist;

iii. ~~(C)~~ The plantings shall provide a multilayer canopy of large trees (50 percent), small trees, shrubs, and ground cover at maturity;

iv. ~~(D)~~ A minimum of 75 percent of the open space tract shall be planted with trees, shrubs and groundcover. Groundcover does not include pasture or turf;

- v. ~~(E)~~ All invasive plants on the site shall be removed;
- vi. ~~(F)~~ No more than 15 percent of the proposed open space tract shall be pasture or turf;
- vii. ~~(G)~~ Plants shall be selected by a licensed professional based upon site suitability;
- viii. ~~(H)~~ For proposed open space tracts exceeding one-half acre in area, a ratio of two evergreens to one deciduous tree is required;
- ix. ~~(I)~~ Three trees shall be planted per 1,000 square feet of proposed open space tract area;
- x. ~~(J)~~ Trees shall be native to the coastal Pacific Northwest. On planting, deciduous trees shall have a minimum caliper of three-quarters inch and coniferous and broadleaf evergreen trees shall be at least five feet in height;
- xi. ~~(K)~~ Eighty percent of shrubs and 80 percent of groundcover shall be species native to the coastal Pacific Northwest; and
- xii. ~~(L)~~ Shrubs shall be spaced a maximum of four feet on center and ground cover shall be spaced a maximum of two feet on center.
- xiii. ~~(M)~~ Significant trees retained in an open space tract may also be counted towards total tree retention requirements for the parcel.

~~(e)(d) A single contiguous critical area tract, required pursuant to SMC 21A.50.190, may be used to satisfy this technique. Critical area tracts that do not constitute 50 percent of the area within the subject site may be credited for a proportionate amount of the proposed 50 percent open space retention (see Diagram A).~~

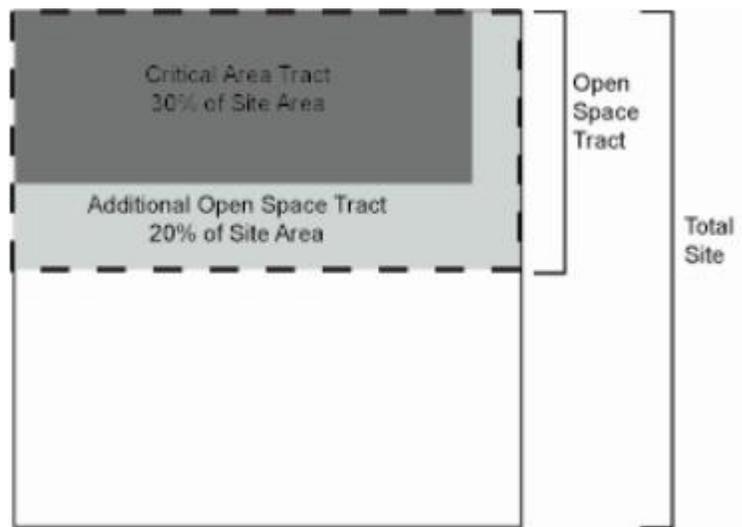


Diagram A

(3) Restoration of Critical Area Buffers– Up to 20 Technique Points.

(a) The applicant may earn up to 20 technique points for restoring up to 50 percent of the critical area buffers within a development site

(b) Technique points shall be awarded for restoration as follows:

(i) Restoration of 10 percent of vegetated area – 4 technique points.

(ii) Restoration of 20 percent of vegetated area – 8 technique points.

[\(iii\) Restoration of 30 percent of vegetated area – 12 technique points.](#)

[\(iv\) Restoration of 40 percent of vegetated area – 16 technique points.](#)

[\(v\) Restoration of 50 percent of vegetated area – 20 technique points.](#)

[\(c\) Restoration of critical area buffers shall be subject to mitigation standards in accordance to SMC 21A.50 and the maintenance and irrigation requirements of SMC 21A.35.110 through 21A.35.140.](#)

(4) Increased Width of Critical Area Buffer – ~~Eight~~ 10 Technique Points.

(a) The applicant may increase the width of a critical area buffer required under Chapter 21A.50 SMC by 35 percent.

(b) Any such increased width may also be included as part of a contiguous critical area tract counting as open space tract under subsection (2) of this section (see Diagram B).

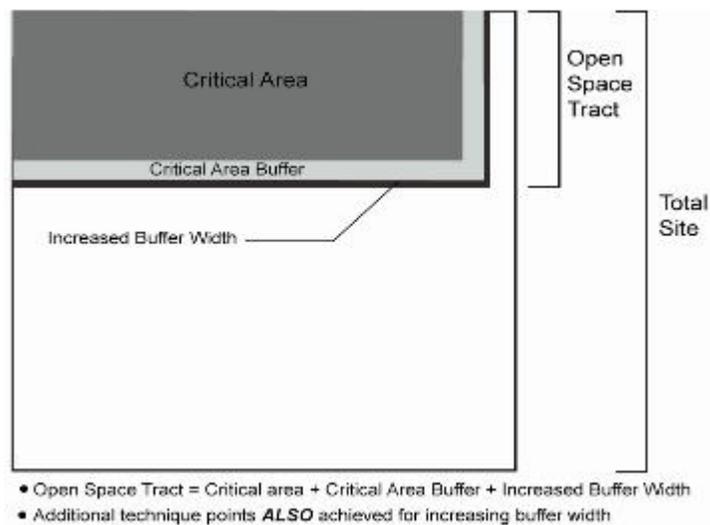


Diagram B

(45) Limited Site Disturbance – ~~10-12~~ Technique Points.

(a) Soil disturbance of the site shall be limited to 50 percent of the site area otherwise unconstrained by environmentally critical areas and associated buffers [and tree protection standards](#) during plat and subsequent building construction;

(b) Limited clearing may occur within the area where soil is undisturbed, subject to the following limitations:

- (i) The top four inches of soil may be disturbed but not removed from the site or lot, as needed to allow for removal of unsuitable vegetation; provided, that the disturbed soil is moved to an isolated location where it will not be driven upon and such soil is then returned and respread on the parcel;
- (ii) Six inches of arborist chippings are placed on top of in-place soil areas that may be subject to construction activities or operations;
- (iii) Soil that is not protected as set forth in subsection (4)(b)(i) or (4)(b)(ii) of this section shall be tilled to a depth of 12 inches upon completion of all site disturbance;
- (iv) Stump removal shall consist of grinding the stump in the existing location; and
- (v) In no case shall the natural grade of the undisturbed area be modified by more than four inches.

~~(5) Pervious Pavements/Materials – 10 Technique Points.~~

- ~~(a) Residential Development. Pervious pavements/materials shall be used for 80 percent of all proposed hard surfaces, including but not limited to private driveways, patios, squares, courtyards, walkways, private roads, parking areas, and sidewalk areas;~~
- ~~(b) Commercial/Institutional Developments. Pervious pavements/materials shall be used for 80 percent of all proposed hard surfaces, including but not limited to sidewalk areas, playgrounds, plazas, courtyards, sports courts, and parking areas;~~
- ~~(c) Public road areas and public sidewalks shall be excluded from the calculation of a site's proposed total hard surface area hereunder;~~
- ~~(d) Pervious pavement/materials may only be installed on sites where:
 - ~~(i) Information has been generated by a certified professional (e.g., a geotechnical engineer) and approved by the City engineer, demonstrating that the pervious pavement installation shall function as designed; and~~
 - ~~(ii) Installation shall be performed by a contractor experienced in the installation of pervious pavements and materials.~~~~
- ~~(e) All pervious pavement shall be maintained in accordance with the manufacturer's or industry recommendations, as applicable.~~

~~(6) On-Site Infiltration – Eight Technique Points.~~

- ~~(a) Ninety percent of the site's runoff shall drain to one or more on-site infiltration systems;~~
- ~~(b) The on-site infiltration system shall be designed to accommodate the design volumes for the site's runoff up to and including the 100-year storm; and~~
- ~~(c) All infiltration systems shall be designed and maintained in accordance with the adopted King County Surface Water Design Manual and shall be reviewed and approved by the City engineer on a site-specific basis.~~

~~(7) Biofiltration Swale(s) and Rain Gardens — Eight Technique Points.~~

- ~~(a) Residential Development. See SMC 21A.85.050(1) for points and design standard;~~
- ~~(b) Commercial/Institutional Development. Ninety percent of the subject site shall drain to biofiltration swales or rain gardens;~~
- ~~(c) Biofiltration swales and rain gardens proposed on sites located outside the Beaver or Pine Lake management areas shall be:

 - ~~(i) Designed and maintained in accordance with the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound; and~~
 - ~~(ii) Reviewed and approved by the City engineer.~~~~
- ~~(d) Biofiltration swales and rain gardens proposed on sites located within the Beaver or Pine Lake management areas:

 - ~~(i) Shall not include amended soil;~~
 - ~~(ii) Shall have the upper 12 inches of native soil tilled prior to planting;~~
 - ~~(iii) Except as set forth in subsections (7)(d)(i) and (7)(d)(ii) of this section, shall be designed and maintained in accordance with the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound; and~~
 - ~~(iv) Shall be reviewed and approved by the City engineer.~~~~

~~(56)(8) Reforestation — Six Eight Technique Points.~~

- ~~(a) No stormwater facility modeling credits to reduce sizing of required flow control or water quality facilities in accordance to the adopted Surface Water Design Manual shall be provided for reforestation unless reforestation areas are contained within a designated tract as approved by the director.~~
- ~~(ab) Residential Development. All of the lots within a residential development shall be reforested prior to final occupancy is issued on the development;~~
- ~~(bc) Commercial/Institutional Development. The site shall be reforested;~~
- ~~(ed) Reforestation shall consist of:

 - ~~(i) For lots of 4,000 square feet or less, a minimum of two trees planted per lot;~~
 - ~~(ii) For lots greater than 4,000 square feet in area, a minimum of three-two trees plus one additional tree planted per 1,000 square feet over 4,000 square feet;~~
 - ~~(iii) Trees shall be native to the coastal Pacific Northwest. On planting, deciduous trees shall have a minimum caliper of three-quarters inch and coniferous and broadleaf evergreen trees shall be at least five feet in height.~~~~

~~(67)(9) Reduced Impervious Surface — Up to 12~~Seven~~ Technique Points.~~

(a) Lots created through a development proposal shall qualify for points under this subsection if each lot's total impervious surface area is ~~20 percent~~ less than the applicable maximum allowable impervious surface area pursuant to SMC 21A.25.030 or 21A.25.040, as applicable ~~(e.g., the maximum impervious surface area of a site within the R-4 zone would could be reduced from 55 percent to 35 percent and the maximum impervious surface area of a site within the CB zone would be reduced from 85 percent to 65 percent); and after meeting maximum impervious surface standards in accordance to the adopted Surface Water Design Manual;~~

(b) Technique points shall be awarded for reduced impervious surface as follows:

(i) Each lot total impervious surface is 5 percent less than the applicable maximum allowable impervious surface area – 3 technique points.

(ii) Each lot total impervious surface is 10 percent less than the applicable maximum allowable impervious surface area – 6 technique points.

(iii) Each lot total impervious surface is 15 percent less than the applicable maximum allowable impervious surface area – 9 technique points.

(iv) Each lot total impervious surface is 20 percent less than the applicable maximum allowable impervious surface area – 12 technique points.

~~(c)(b)~~ Impervious surface areas which are public roads or public sidewalks shall be excluded from the calculation of the site's total impervious surface area hereunder; and

~~(d)(e)~~ The allowed increases in the maximum permitted impervious surface area for smaller lots pursuant to SMC 21A.25.030 and 21A.25.040 shall not apply to this subsection.

~~(10) Drought Tolerant Landscaping – Three Technique Points. Ninety percent of required street landscaping, recreation tracts, and open space tracts shall be landscaped with drought-resistant vegetation native to Western Washington. Such vegetation shall be maintained as required for plant health.~~

~~(11) LID Consultation with the City – Five Technique Points.~~

~~(a) Prior to site design, the applicant shall meet and consult with the City to identify opportunities to incorporate preferred LID approaches into the site's design. The applicant shall bring the following materials to the meeting:~~

~~(i) A survey of the site which includes topography, critical areas, and existing vegetation, including tree sizes and species; and~~

~~(ii) Photographs of the site.~~

~~(b) The City will bring to the meeting any relevant environmental information it has readily available concerning the site, which may include soil surveys, groundwater depths, habitat maps, and the like.~~

~~(12) Performance Guarantee for LID Approaches – Required. In order to receive points under this section for employing LID approaches on a project site:~~

~~(a) The developer shall prepare and distribute a maintenance plan to all property owner(s) that addresses:~~

- ~~(i) Structural and drainage maintenance;~~
- ~~(ii) Vegetation management; and~~
- ~~(iii) Establishment and appropriate long-term irrigation.~~

~~(b) The developer shall obtain written agreement from all property owners to comply with the maintenance plan and to maintain and retain all LID approaches employed on the site for a period of not less than 15 years from the date of construction. The agreement must include wording that if all or part of any LID approach ceases to function or is removed, equivalent LID approach(es) must be installed and all other stormwater management requirements met, prior to removal.~~

~~(c) The developer shall provide the City with a copy of the maintenance plan and all written agreements with property owners obtained under this section.~~

~~(13) Vegetated Roofs—One to 20 Technique Points.~~

~~(a) A roof area shall be considered a vegetated roof if:~~

- ~~(i) The roof area is fully covered with vegetation;~~
- ~~(ii) It meets the definition of a vegetated roof set forth in the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound; and~~
- ~~(iii) It is designed and maintained in accordance with the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound.~~

~~(b) Residential Development. Two technique points shall be awarded per 10 percent of dwelling units whose roof is a vegetated roof up to a maximum of 20 total points;~~

~~(c) Commercial/Institutional Development. One technique point shall be awarded per 1,000 square feet of vegetated roof area up to a maximum of 20 total points;~~

~~(d) Compliance with this LID approach shall require review and approval by the building official. (Ord. O2008-236 § 1)~~

21A.85.050 Residential preferred LID approaches and standards.

The following list identifies preferred LID approaches that may only be proposed for residential development proposals and the technique points associated with the successful completion of each technique. Whether the implementation of any technique is sufficient to earn credit for an incentive shall be subject to the review and approval of the director.

(1) Biofiltration Swales and Rain Gardens—10 Technique Points.

(a) Sixty-five percent of the site's stormwater runoff shall be directed to a biofiltration system.

(b) Except as set forth in subsection (1)(a) of this section, biofiltration swales and rain gardens proposed on sites located outside a lake management area shall be:

~~(i) Designed consistent with the adopted King County Surface Water Design Manual, and shall be subject to the review and approval of the City engineer; and~~

~~(ii) Reviewed and approved by the City engineer.~~

~~(c) Except as set forth in subsection (1)(a) of this section, biofiltration swales and rain gardens proposed on sites located within a lake management area:~~

~~(i) Shall not include amended soil;~~

~~(ii) Shall have the upper 12 inches of native soil tilled prior to planting;~~

~~(iii) Except as set forth in subsections (1)(c)(i) and (1)(c)(ii) of this section, shall be designed and maintained in accordance with the adopted King County Surface Water Design Manual or the Low Impact Development Technical Guidance Manual for Puget Sound; and~~

~~(iv) Shall be reviewed and approved by the City engineer.~~

~~(7)(2) Open Space – 10-12 Technique Points.~~

~~(a) Thirty percent of the total site area within a residential development shall be retained in its existing forested condition as defined in SMA 21A.85.040(1); or~~

~~(b) Thirty percent of the total site area within a residential development shall be retained and restored to a permanent open space tract as defined in SMA 21A.85.040(2);~~

~~(i) Limited clearing/grading within 20 percent of the open space tract shall be permitted solely to allow for the installation of passive recreation uses, including but not limited to soft surface trails, benches, and picnic tables;~~

~~(ii) Open space tracts shall be located outside of critical areas and critical area buffers.~~

~~(c) Area retained in its existing forested condition or as open space tracts may be used to satisfy the recreation space requirements of SMC 21A.30.140, On-site recreation – Space required.~~

~~(8)(3) Minimal Foundation Excavation – 10-12 Technique Points.~~

(a) All of the structures within a residential development shall be designed with minimal foundation excavation which shall include:

(i) Limited or no disturbance of the natural soil profile within the footprint of all proposed structures. “Limited disturbance” shall have the meaning set forth in SMA 21A.85.040(4);

(ii) Using a foundation that consists of a combination of driven piles and a connection at or above the existing grade of the subject site.

(b) Compliance with this technique shall require review and approval by the building official.

~~(4) Soil Amendments – Three Technique Points. Only sites located outside a lake management district may employ this technique. On qualifying sites, four inches of soil amendments may be tilled into the top 12 inches of the site areas to be used for landscaping, including but not limited to proposed landscaping tracts, recreation tracts, and individual lots. Soil amendments:~~

~~(a) Shall be added during soil preparation for permanent landscaping and prior to final building inspection; provided, that if the project is a subdivision, one bond for all of the lots within the subdivision shall be recorded prior to final plat; and~~

~~(b) Shall consist of compost that complies with City standards as of the date of submittal.~~

~~(99)(5) Joint Use Driveway – Four-Six Technique Points.~~

~~(a) Sixty-five percent of lots within a proposed residential development shall be accessed from a joint use driveway. A “joint use driveway” is a driveway for two or more residences that shares a curb cut plus a minimum of 10 feet of shared access defined by the current-adopted Public Works Standards.~~

~~(1010)(6) Hollywood Driveway – Six-Eight Technique Points.~~

~~(a) Sixty-five percent of lots within a proposed residential development shall be accessed from a Hollywood driveway. A Hollywood driveway consists of two paved wheel tracks between two and one-half and three and one-half feet wide separated by a planted strip at least three feet wide– (Ord. O2008-236 § 1).~~

~~21A.85.060 Town center LID approaches and standards.
Reserved. (Ord. O2008-236 § 1)~~

21A.85.070040 Preferred LID incentives.

Technique points earned by installing one or more of the preferred LID approaches described in SMC 21A.85.040-030 through 21A.85.060 may be used to obtain the following LID incentives. ~~These incentives are completely separate from any credits for the use of LID approaches that may be granted to the applicant under applicable stormwater flow control and water quality treatment regulations. In certain cases, a LID approach that qualifies for the incentives described in this section may not qualify for credits under the stormwater regulations.~~ Technique points are cumulative and may be combined to gain the use of one or more incentives below. Technique points may only be used for obtaining incentives for the development proposal that generates the points and may not be used for other development proposals. Except as otherwise noted in this section, technique points may only be used once.

(1) Twenty Percent Increased Density. Subject to compliance with the provisions of Chapter 21A.50 SMC, Environmentally Critical Areas, ~~and so long as increasing the site’s density will not negatively impact any critical areas or critical area buffers on the site or adjacent to the site,~~ this density incentive may be used to increase the site density permitted under SMC 21A.25.030 and 21A.25.040, as applicable, by up to 20 percent.

(a) Thirty Technique Points Required. The applicant may include up to 75 percent of the area within streets within the site density calculations required under SMC 21A.25.080;

(b) Twenty-Seven Technique Points Required. The applicant may include up to 50 percent of the area within streets within the site density calculations required under SMC 21A.25.080;

(c) Twenty-Four Technique Points Required. The applicant may include up to 25 percent of the area within streets within the site density calculations required under SMC 21A.25.080.

(2) Thirty Percent Increased Density Incentive. Subject to compliance with the provisions of Chapter 21A.50 SMC, Environmentally Critical Areas, ~~and so long as increasing the site's density will not negatively impact any critical areas or critical area buffers on the site or adjacent to the site,~~ this density incentive may be used to increase the site density permitted under SMC 21A.25.030 and 21A.25.040, as applicable, by up to 30 percent.

(a) Forty Technique Points Required. The applicant may include up to 75 percent of the area within critical areas and critical area buffers within the site density calculations required under SMC 21A.25.080;

(b) Thirty-Five Technique Points Required. The applicant may include up to 50 percent of the area within critical areas and critical area buffers within the site density calculations required under SMC 21A.25.080;

(c) Thirty Technique Points Required. The applicant may include up to 25 percent of the area within critical areas and critical area buffers within the site density calculations required under SMC 21A.25.080.

~~(3) Street Improvement and Right-of-Way Reduction. All reductions allowed pursuant to this section shall be subject to review and approval by the City engineer:~~

~~(a) One Technique Point Required. Variation requests submitted pursuant to this section shall be given preference over non-LID-related variation requests;~~

~~(b) Twenty Technique Points Required. The applicant may request a variation from the public works standards to reduce the required public right-of-way dedication from 60 feet to 56 feet and to reduce the required street improvement to 49 feet. Such a reduction shall include:~~

~~(i) Providing parking only on one side of the street (i.e., requiring 28 feet of paved asphalt for a 20-foot-wide street plus one eight-foot-wide parking lane); and~~

~~(ii) Reversed planter strip and sidewalk on the parking side.~~

~~(c) Sixteen Technique Points Required. The applicant may request a variation from the public works standards to reduce the required street improvement to 49 feet of improvement to include:~~

~~(i) Parking only on one side of the street (i.e., requiring 28 feet of paved asphalt for a 20-foot-wide street plus one eight-foot-wide parking lane); and~~

~~(ii) Reversed planter strip and sidewalk on the parking side.~~

~~(d) Eighteen Technique Points Required. The applicant may request a variation from the public works standards to reduce the required public right-of-way dedication from 60 feet to 56 feet and to reduce the required street improvements to 46 feet including:~~

~~(i) Pocket parking (eight-foot depth) on alternating sides of the street;~~

~~(ii) Twenty feet of paved asphalt travel lanes;~~

~~(iii) Five-foot sidewalks on both sides of the street; and~~

~~(iv) Landscaping (eight-foot depth) on alternating sides of the street (i.e., opposite parking).~~

~~(e) Eighteen Technique Points Required. The applicant may request a variation from the public works standards to reduce the required street improvement to 56 feet of improvement to include:~~

- ~~(i) Parking on one side of the street (28 feet of paved asphalt); and~~
- ~~(ii) Standard sidewalks and planter strips.~~

~~(3)(4) Recognition – 24 Technique Points Required. The applicant may request that the City generate a featured LID development article in the City newsletter covering the development which has earned the technique points. Technique points used for this incentive may be reused to obtain additional incentives.~~

~~(4)(5) Building Height Incentive – 20 Technique Points Required. Subject to compliance with the provisions of Chapter 21A.50 SMC, Environmentally Critical Areas, and so long as increasing building height will not negatively impact any critical areas or critical area buffers on the site or adjacent to the site, the applicant may increase the maximum building height by up to 15 feet.~~

~~(4)(6) Increased Signage – 12 Technique Points Required. The applicant may increase the allowed signage pursuant to Chapter 21A.45 SMC by:~~

- ~~(a) Adding one additional monument sign; or~~
- ~~(b) Increasing the size of the allowed sign by 10 percent.~~

~~(5)(7) Attached Housing – 12 Technique Points Required. One hundred percent of the lots within a proposed residential development may be designed to accommodate attached housing consistent with SMC 21A.30.020. (Ord. O2008-236 § 1)~~

21A.85.089050 Review.

(1) Process. The use of preferred LID approaches or full LID design shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn the incentives as follows:

- (a) For the purpose of this section, a “primary proposal” is defined as a proposed subdivision, binding site plan, conditional use permit, or commercial site development permit;
- (b) The applicant shall identify the proposed techniques and incentives at the time of the first permit application for the primary proposal;
- (c) When the primary proposal requires a public hearing under this chapter or SMC Title 19 or 20, the public hearing on the primary proposal shall serve as the hearing on the preferred LID approaches proposed, and the reviewing authority shall make a consolidated decision on the proposed development and use of techniques and the resulting incentives;
- (d) When the primary proposal does not require a public hearing under this chapter or SMC Title 19 or 20, the LID approach proposal shall be subject to the decision criteria for conditional use permits outlined in Chapter 21A.100 SMC and to the procedures set forth in SMC Title 20;
- (e) All notices required by Chapter 20.05 SMC for the proposed development shall include a brief description of the proposed preferred LID approaches and associated incentives; and

(f) A notice on title ~~under~~ conditions on the face of final plat or equivalent recorded document shall be required documenting the use of ~~preferred~~-LID approaches or use of Sammamish comprehensive LID and identifying limitations on future development.

(g) A maintenance plan shall be prepared and distributed to all property owner(s) that addresses structural and drainage maintenance, vegetation management, establishment and appropriate long-term irrigation. The applicant shall obtain written agreement from all property owners to comply with the maintenance plan and to maintain and retain all LID approaches employed on the site and credited for incentives for a period of not less than 15 years from the date of construction. The agreement must include wording that if all or part of any LID approach ceases to function, is removed, or in the case of reduction in impervious surface limits exceeds the limit as approved as part of this chapter, equivalent LID approach(es) must be installed and all other stormwater management requirements met prior to removal. The applicant shall provide the City with a copy of the maintenance plan and all written agreements with property owners obtained under this section.

(2) Review. In evaluating the feasibility of a preferred LID approach proposal or Sammamish comprehensive LID proposal, the director shall have the authority to request additional technical information prepared by a certified professional to:

(a) Determine whether the development proposal is consistent with this chapter;

(b) Determine if a proposed approach is consistent with the standards of the ~~King County current~~ Surface Water Design Manual, City of Sammamish Stormwater Comprehensive Plan, or the Low Impact Development Technical Guidance Manual for Puget Sound, or other suitable reference, as determined by the director;

(c) Determine whether the proposed combination of techniques adequately work together toward meeting the goals of this chapter;

(d) Determine if the monitoring plans and bonding measures proposed by the applicant are sufficient to protect the public benefit, health, safety, and welfare, consistent with this chapter; and

(e) Determine that the proposed LID approaches shall function as intended.

(3) Health and Safety. Approval of all proposed LID approaches, Sammamish comprehensive LID, and incentives grants shall be subject to the review of the City to determine that the proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest.

(4) Adjustments.

(a) Minor. When reviewing and issuing construction permits in an approved development, the department may allow minor adjustments in the approved approaches and incentives used by the development proposal involving the location and site-specific approaches or incentives.

(b) Major. Changes to a development proposal that result in significant adjustments to the project shall require resubmittal of the development proposal pursuant to subsection (1) of this section. Significant adjustments include, but are not limited to, elimination of proposed LID approaches, increases in the number of dwelling units generated, or additional reduction of proposed street improvements.

~~(5) Maintenance of Low Impact Development Chapter. The director shall evaluate this chapter at least once every three years. Following review, the director shall:~~

~~(a) Identify any LID approaches, incentives, or other features of this chapter that are resulting in projects that meet the purpose of this chapter;~~

~~(b) Update this chapter in light of current research on the effectiveness of various LID approaches;~~

~~(c) If the director identifies items that require a code amendment, the director shall report back to the planning commission and City council. (Ord. O2008-236 § 1)~~

Attachment H

Chapter 21B.15

TECHNICAL TERMS AND LAND USE DEFINITIONS

Sections:

[...]

21B.15.080 Clustered development.

[...]

21B.15.230 Low impact development.

[...]

21B.15.310 Rain garden.

[...]

[...]

21B.15.080 Clustered development.

“Clustered development” means concentrating lots or buildings in areas to avoid development of sensitive or hazardous areas, or to minimize impervious surfaces and stormwater runoff. (Ord. O2010-293 § 1 (Att. A § 21B.15.035))

[...]

21B.15.230 Low impact development.

Low impact development (LID) is a stormwater and land use management strategy that strives to mimic pre-disturbance hydrologic processes of infiltration, filtration, storage, evaporation and transpiration by emphasizing conservation, use of on-site natural features, site planning, and distributed stormwater management practices that are integrated into a project design. ~~emphasizes conservation and use of existing natural site features integrated with distributed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings.~~ (Ord. O2010-293 § 1 (Att. A § 21B.15.100))

[...]

21B.15.310 Rain garden.

“Rain garden” means a non-engineered shallow, planted landscaped depression, with compost-amended native soils and adapted plants that allows rainwater runoff from impervious areas like roofs, driveways, walkways, and compacted lawn areas to pond, temporarily be stored, pass through the amended soil profile and ~~the opportunity to~~ be absorbed. (Ord. O2010-293 § 1 (Att. A § 21B.15.135))

[...]

Attachment I**Chapter 21B.25****DEVELOPMENT STANDARDS – DENSITY AND DIMENSIONS**

Sections:

[...]

21B.25.040 Provisions to obtain additional (bonus) residential density or commercial development capacity.

[...]

[...]

21B.25.040 Provisions to obtain additional (bonus) residential density or commercial development capacity.

(1) Bonus Residential Dwelling Units. SMC 21B.25.030 identifies the “maximum density” and “allocated density” for each Town Center zone. Projects may obtain additional density by complying with the affordable housing provisions set forth in Chapter 21B.75 SMC, by the incorporation of site amenities subject to TC-D zone residential dwelling unit transfers, and/or through the City’s transfer of development rights (TDR) program (subject to the adoption by the City council including the Town Center as a receiving site). Bonus provisions vary by zone. Specifically:

(a) TC-A Zones. Applicants may select from the following options for obtaining additional dwelling units, subject to the provisions below:

(i) Additional dwelling units are awarded from the Town Center’s available affordable housing bonus pool subject to compliance with affordable housing provisions set forth in Chapter 21B.75 SMC. Within each quadrant, the bonus pool units shall be distributed on a first come, first served basis, up to the maximum number of bonus pool units, provided the development does not exceed the density limit for the zone.

(ii) Additional dwelling units may also be awarded by the City from its TC-D residential density allocation pursuant to design criteria of subsection (2)(b) of this section.

(iii) Once the affordable housing bonus pool is exhausted, developments may obtain additional units through the City’s TDR program or through the provisions of subsection (2)(d) of this section.

(b) TC-B Zones. Additional dwelling units may be awarded from a combination of the following, up to the zone’s specified maximum density:

(i) Until the affordable housing bonus pool is exhausted, up to 25 percent of additional requested dwelling units may be taken from the bonus pool (subject to compliance with affordable housing provisions set forth in Chapter 21B.75 SMC). The bonus pool units shall be distributed on a first come, first serve basis, provided the development does not exceed the density limits for the applicable zone.

(ii) Additional dwelling units may also be awarded by the City from its TC-D residential density allocation pursuant to design criteria of subsection (2)(b) of this section.

(iii) Additional dwelling units may be obtained through the City's TDR program.

(c) TC-C Zones. Developments may obtain additional dwelling units only through the City's TDR program, up to the zone's specified maximum density.

(d) TC-D Zone. Developments may obtain additional dwelling units only through the City's TDR program, up to the zone's specified maximum density.

(e) TC-E Zone. Bonus dwelling units are not available in this zone.

See Figures 21B.25.040a and 21B.25.040b for clarification on the distribution of bonus dwelling units per zone.

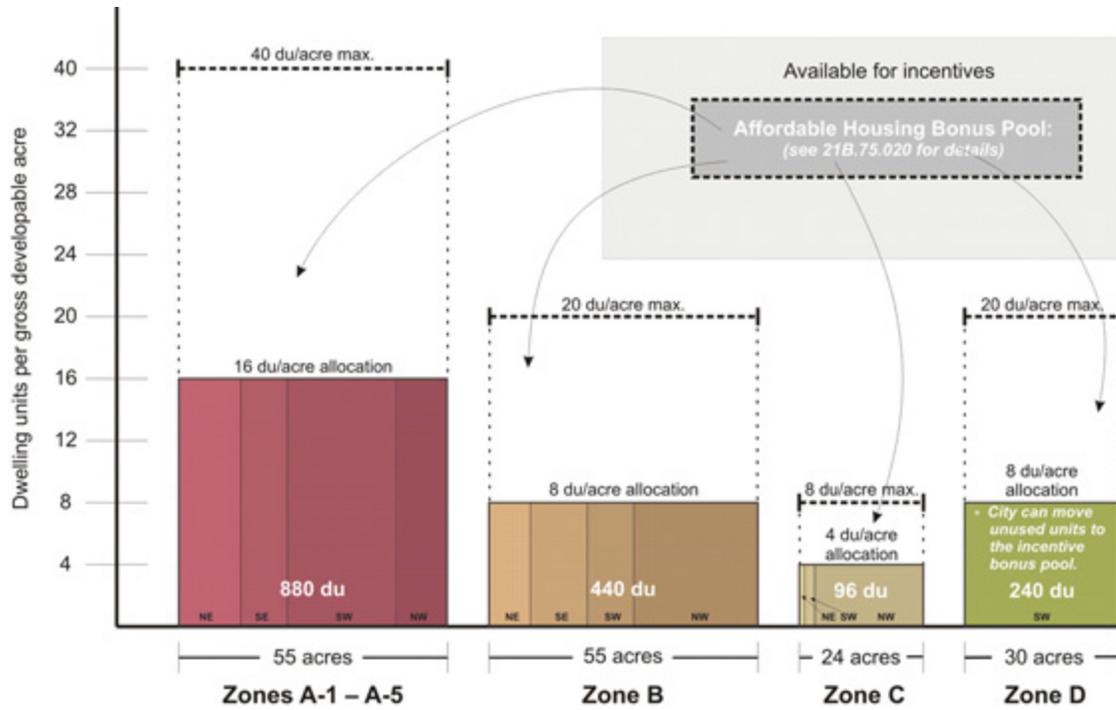


Figure 21B.25.040a. Illustrating the base and maximum residential development allocations (by the number of dwelling units) for the Town Center zones. Note that the pool of dwelling units referenced in the upper box is available for distribution as bonus units.

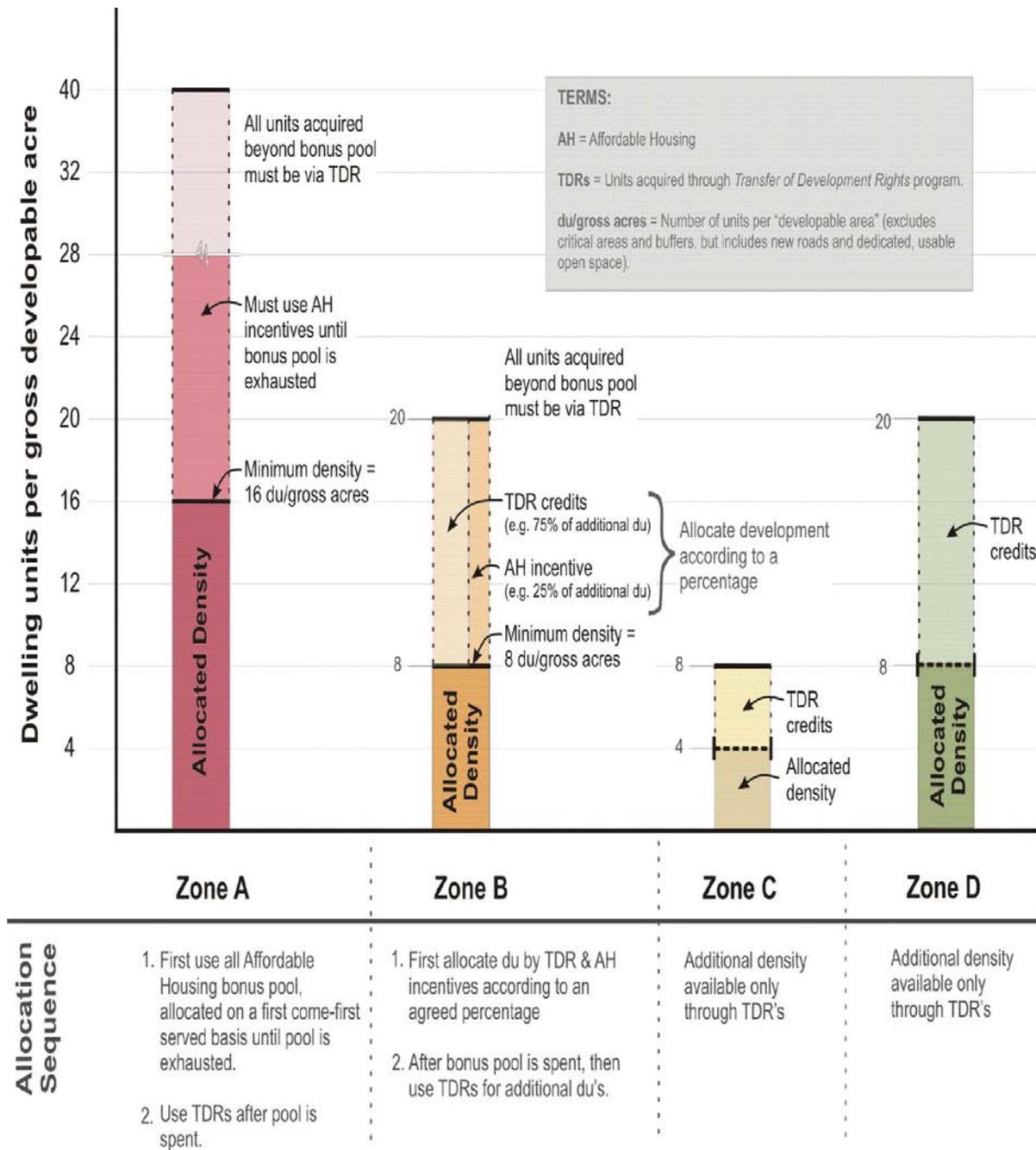


Figure 21B.25.040b. Standards for allocating bonus dwelling units per Town Center zones.

(2) Bonus Commercial and Residential Development Capacity. SMC 21B.25.030 and Figure 21B.25.040c specify commercial floor area allocations by zones and sub-zones with an additional 120,000 square feet of commercial floor area available through bonus incentives. Subsections (2)(a) and (b) of this section provide the distribution and criteria for allocating bonus commercial floor area, respectively. Subsection (2)(b) of this section also includes provisions for allocating bonus residential dwelling units. Subsection (2)(c) of this section provides for the opportunity for additional commercial or residential development

capacity through the City's TDR program. Subsection (2)(d) of this section provides an option for the City to sell units from its TC-D residential density allocation to other properties within the Town Center.

(a) Distribution of Bonus Commercial Development Capacity.

SUB-ZONE	ALLOCATION	MAXIMUM BONUS DISTRIBUTION^{1,2}	MAXIMUM ALLOCATION WITH INCENTIVE^{1,2}
TC-A-1	200,000	50,000	250,000
TC-A-2	90,000	22,500	112,500
TC-A-3	90,000	22,500	112,500
TC-A-4	70,000	17,500	87,500
TC-A-5	20,000	5,000	25,000
TC-D	10,000	2,500	12,500
TOTAL	480,000	120,000	600,000

Table notes:

1. Bonus floor area shall be distributed on a proportional basis per the maximum levels indicated above until all 120,000 square feet of the available bonus floor area has been distributed. If it becomes clear after five years of adoption of the ordinance codified in this chapter that due to development patterns, the bonus development capacity will not be utilized in any of the A zones or the D zone, the director may allow the allocation of bonus square feet of development to another part of the Town Center, provided the other provisions in this section are met.
2. Bonus floor area allocation is subject to the design criteria specified in subsection (2)(b) of this section.

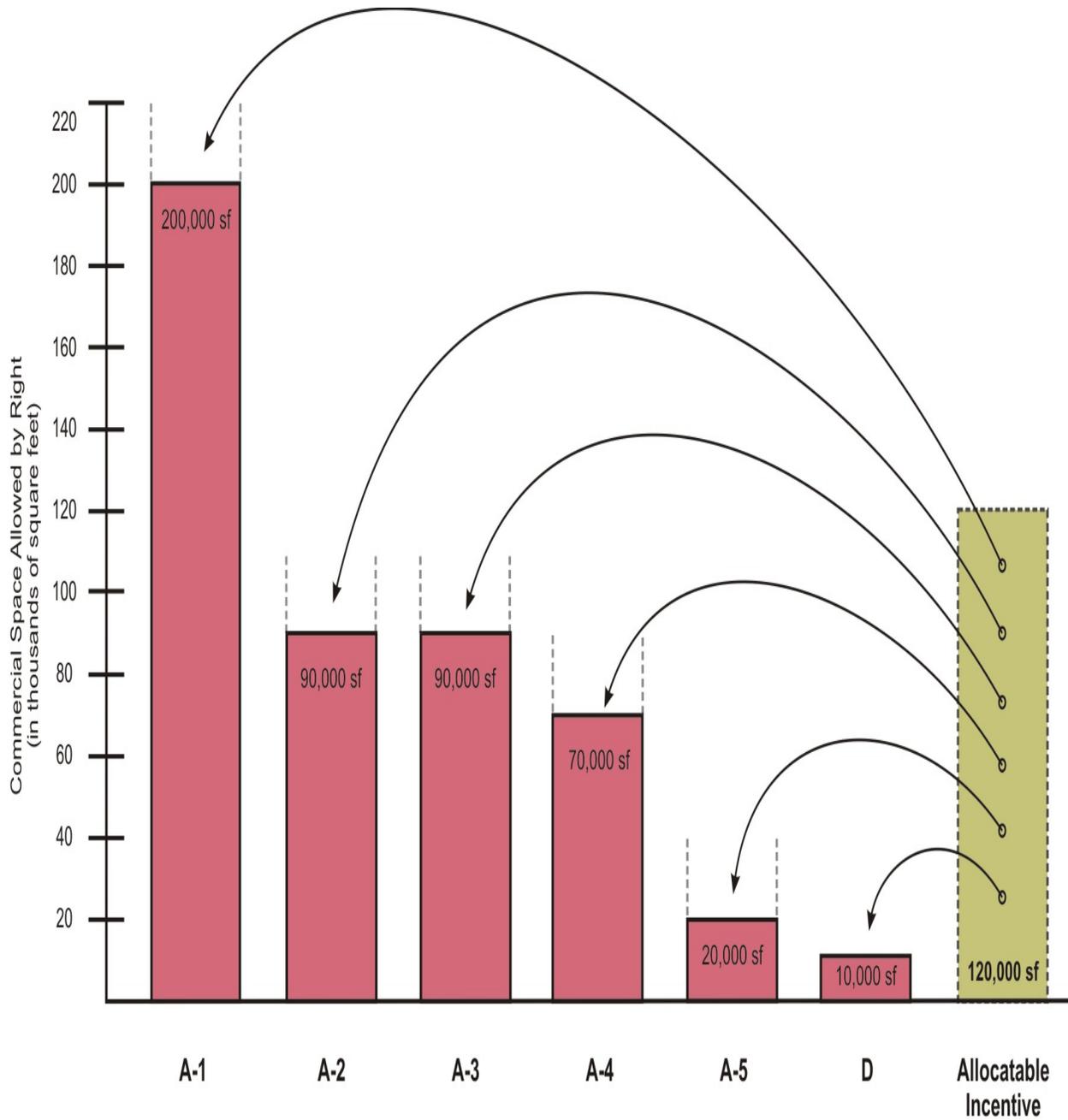


Figure 21B.25.040c. Illustrating the base commercial area allocations by zone and the pool of additional commercial area available for bonuses.

(b) Design Criteria for Awarding Bonus Commercial and Residential Development Capacity. Developments requesting available bonus commercial and residential development capacity (where awarded by the City from its TC-D residential density allocation) shall achieve a higher level of design performance than those specifically required in the Town Center development regulations. In order to qualify for bonus floor area or dwelling units, developments shall incorporate at least five of the

development features listed below as determined in the unified zone development plan or other applicable review process.

- (i) An extensive pedestrian network connected to the City's trail system with lighting, landscaping, and other amenities.
- (ii) Creative and effective vehicular circulation system that minimizes impacts of motorized vehicles on the pedestrian environment.
- (iii) A unique multi-use central open space with special amenities and activities.
- (iv) Increased use of structured parking.
- (v) Enhanced off-street pedestrian routes that connect to the existing/planned trail system.
- (vi) Special accommodation of transit services.
- (vii) Extensive environmental restoration and/or tree retention.
- (viii) Environmental certification of all structures (LEED, Built Green or other similar certification).
- (ix) Enhanced commitment for affordable housing.
- (x) Includes a use or uses that will expand the range of activities in the Town Center. Such use or uses might include a gym, dance studio or health center, cultural or performing arts facilities, educational facilities, artists' studios, medical clinics, assembly areas, small business centers and similar uses that will encourage economic diversity, additional local services, pedestrian activity and/or support for other business or community activities.
- (xi) Other significant features that exceed the development standards and regulations.
- (xii) Low impact development site planning principles/practices that minimize stormwater runoff generated by the development. Such principles may include limited site disturbance, protection of natural drainage paths/features, minimize soil disturbance/compaction and/or restoration of compacted soils back to their original state.

The City shall maintain documentation of bonus floor area awarded in UZDP applications and which development features were utilized to obtain the bonus.

(c) Commercial and residential bonus development capacity may be accessed by use of TDR program. The ratio of TDR credit/amount of commercial or residential development shall be determined by the director and reported periodically to City council.

(d) The City is authorized to sell dwelling units from its TC-D residential density allocation to other properties zoned TC-A within the Town Center. The City shall limit the sale of dwelling units to projects that have a pending land use application within the Town Center at the time of closing of the sale. The price of such units shall be based upon a market analysis performed within 180 days of closing on the sale and the proceeds shall be used for public benefits within the Town Center. Each unit transferred from the TC-D zone into the TC-A zone shall be worth one dwelling unit for development in the TC-A zone. For example, if 10 dwelling units are purchased from the TC-D zone, they may be used to develop 10 dwelling units in the TC-A zone.



Extensive pedestrian network connected to the City's trail system



Vehicle circulation that reduces impacts and enhances the development's organization and open space



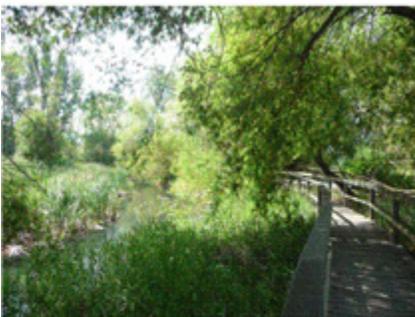
Structured parking away from primary open spaces and building entries



Substantive use of low impact development techniques



A unique multi-purpose open space such as this plaza that accommodates a farmer's market



Extensive environmental restoration, especially when incorporated as an amenity as in this case



Special amenity feature



Development configured to maximize tree retention

Figure 21B.25.040d. Examples of exemplary development worthy of consideration for commercial space allocation.

(Ord. 2011-310 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

[...]

21B.25.170 Setbacks – Projections and structures allowed.

Provided that the required setbacks from regional utility corridors of SMC 21B.25.140 and the sight distance requirements of SMC 21B.25.200 are maintained, structures may extend into or be located in required setbacks, as follows:

- (1) Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project 30 inches into a street setback, provided such projections are:
 - (a) Limited to two per facade; and
 - (b) Not wider than 10 feet;
- (2) Unenclosed porches and entry features may project six feet into the street setback;
- (3) Eaves may not project more than:
 - (a) Twenty-four inches into a street setback;
 - (b) Eighteen inches across a lot line in a zero lot line development; provided, that any neighboring building and its associated eaves are 10 feet from the lot line;
- (4) Fences may be allowed within front, side, or back yard setback per SMC 21B.30.180. For fences along an alley, see SMC 21B.30.260(3);
- (5) Rockeries, retaining walls and curbs may project into or be located in any setback, provided these structures do not exceed a height of six feet from the property line grade;
- (6) Fences located on top of rockeries, retaining walls or berms are subject to the requirements of SMC 21B.30.180;
- (7) Telephone poles and lines; power poles and lines; cable TV and Internet lines; light and flagpoles; trellises not exceeding eight feet in height, not wider than 10 feet; culverts; underground water facilities; underground sewer facilities; and accessory facilities for the provision of utilities, such as drains, but excluding electrical and cellular equipment cabinets, and similar utility boxes and vaults;
- (8) The following may project into or be located within a setback, but may only project into or be located within a setback area if an agreement documenting consent between the owners of record of the abutting properties is recorded with the King County department of records and elections prior to the installment or construction of the structure:
 - (a) Sprinkler systems, electrical and cellular equipment cabinets and other similar utility boxes and vaults;
 - (b) Security system access controls;
 - (c) Structures, except for buildings, associated with trails and on-site recreation spaces and play areas required in SMC 21B.30.060 and 21B.30.170 such as benches, picnic tables and drinking fountains; and
 - (d) Surface water management facilities as required by City of Sammamish stormwater management regulations;

(9) Mailboxes and newspaper boxes may project into or be located within street setbacks but will not be allowed in TC-A zones;

(10) Fire hydrants and associated appendages;

(11) Metro bus shelters may be located within street setbacks;

(12) Unless otherwise prohibited in SMC 21B.25.200 and Chapter 21B.45 SMC, freestanding and monument signs four feet or less in height, with a maximum sign area of 20 square feet, may project into or be located within street setbacks; and

(13) Storm water vaults, structures, and conveyance systems, both above and below ground, provided such projections are:

(a) Consistent with setback, easement and access requirements specified in the current Surface Water Design Manual; or

(b) In the absence of said specifications, not within ten feet of the property line for stormwater vaults and structures, and not within five feet of the property line for conveyance systems

(14) Building elements that (a) do not restrict pedestrian access to or views from the street into the setback area or (b) make a fire or safety hazard or adverse impact. Such elements may, in some conditions, include canopies, awnings, blade signs, and lights.

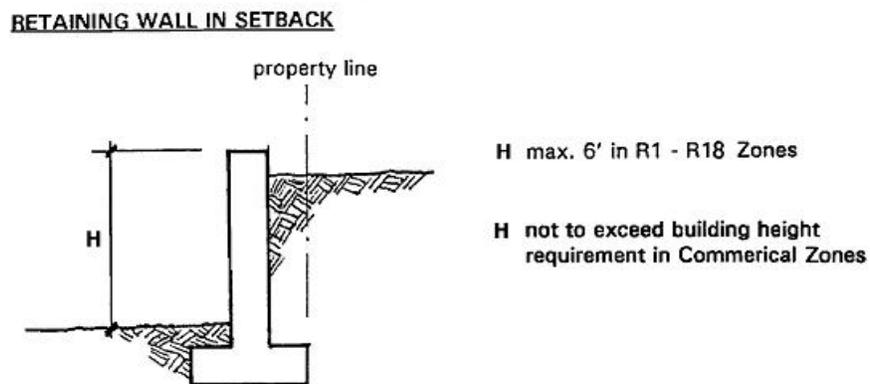


Figure 21B.25.170a. Retaining wall standards.

(Ord. O2010-293 § 1 (Att. A))

Attachment J

Chapter 21B.30

DEVELOPMENT STANDARDS – DESIGN REQUIREMENTS

Sections:

[...]

21B.25.040 Provisions to obtain additional (bonus) residential density or commercial development capacity.

[...]

[...]

21B.30.040 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 unified zone development planning process (see Chapter 21B.95 SMC) with reference to the Town Center Infrastructure Plan. Other streets may be planned either collectively or by individual property owners. The following provisions serve as guidelines for the unified zone development planning process and development standards if the roads are planned by a private property owner in the TC-B or TC-C zones.

Figure 21B.30.040a 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; and
- (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 shall 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 shall include designated pedestrian-oriented street segment, as determined by the City through the unified zone development planning process. Pedestrian-oriented streets are intended to be streets featuring continuous storefronts or plaza spaces, wide sidewalks, street trees, [bioretention](#), 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.30.030(1) for related development frontage standards.

(c) Mixed-use streets, which 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, [bioretention](#), on-street parking (to the extent possible), and slow moving traffic.

(d) Residential streets, which 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 [or bioretention](#), on-street parking on one or both sides, and slow moving traffic.

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

(3) Maximum Block Dimensions for Individual Development. For an individual development, unless otherwise stated in a unified zone development plan, the maximum block length in any direction is 480 feet and maximum block perimeter is 1,400 feet. Departures are permitted in the TC-A zones subject to unified zone development plan approval and compliance with the Town Center Plan's goals and policies. Departures for streets in all other Town Center zones shall be considered by the director based on one or more criteria listed below.

(a) Topography, right-of-way, existing construction or physical conditions, or other geographic conditions impose an unusual hardship on the project applicant, and an equivalent alternative which can meet the Town Center Plan's goals and policies is available;

(b) A departure provides the opportunity for a public open space or other public amenity that would otherwise not be possible;

(c) The location of institutional or other similar uses requires a larger block size; and/or

(d) A private internal road(s) or pedestrian route may be used to meet cross circulation standards as determined by the director per the following:

(i) Adjacent properties do not rely on applicable roadway for primary vehicular access;

(ii) Roadway should be designed to look and function like public streets (planting strips, street trees, sidewalks, and parallel parking, where appropriate per the director); and

(iii) Roadway or pedestrian route shall be accessible to the public.

(4) Multimodal Transportation. The layout of streets shall include consideration of vehicular, transit, bicycle, and pedestrian circulation.

Conceptual Sammamish Town Center Streets Layout

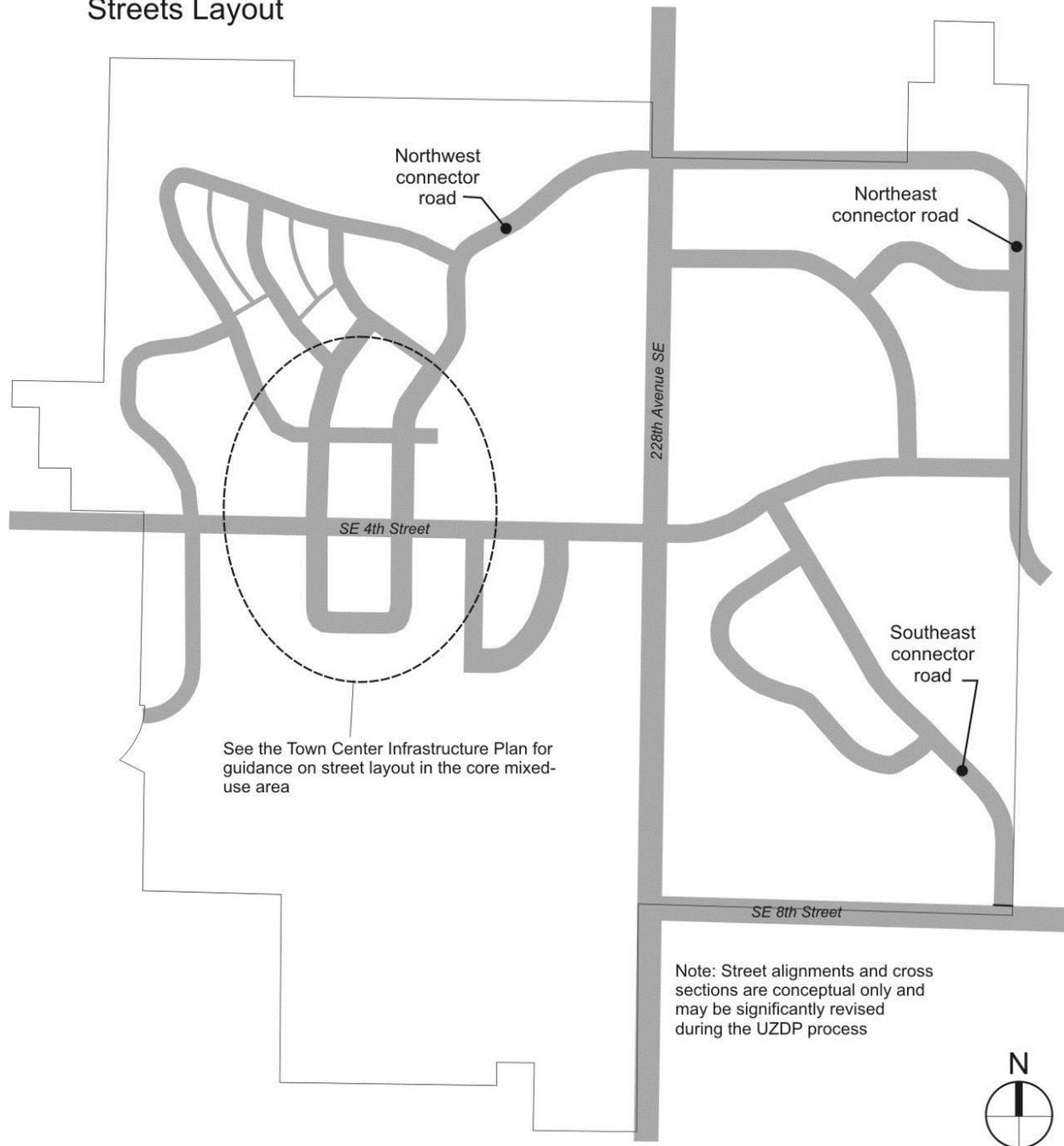


Figure 21B.30.040a. A desirable configuration of connected public and private streets and alleys in the Town Center. Also see the Town Center Infrastructure Plan for more guidance on the street layout for the areas west of 228th Avenue SE.

(Ord. O2010-293 § 1 (Att. A § 21B.30.110))

21B.30.050 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, except for single-family development, shall 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 low impact development measures and stormwater management systems as part of the site plan, if-unless infeasible. Participating in a multi-property stormwater facility or system will also satisfy this requirement; and



Figure 21B.30.050a. Example of an attractive stormwater pond used as a site amenity.

- (e) Building entrances shall 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 an adopted unified zone development plan.



Figure 21B.30.050b. The Juanita Village site plan exemplifying objectives for multiple building large lot development.

(Ord. O2010-293 § 1 (Att. A § 21B.30.120))

21B.30.070 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 opportunities for future connections to adjacent parcels, where applicable.

(2) Internal Access Roads. Interior access roads in multi-building commercial or multifamily developments shall look and function more like public streets. This includes planting strips and street trees or bioretention on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides. The use of these features will be determined for developments in the TC-A zones through the unified zone development planning process (see Chapter 21B.95 SMC), 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) Driveway Standards and Guidelines for All Nonresidential and Multifamily Development.

- (a) Driveways to surface parking lots are prohibited on pedestrian-oriented streets, unless there are no alternatives, as determined in the unified zone development planning process;
- (b) Driveways shall be restricted to no more than one entrance and exit lane per 300 lineal feet (lf) of frontage. Properties with less than 300 lineal feet 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, [stormwater runoff](#), public safety, pedestrian movement, or visual qualities; and
- (e) All dedicated truck loading zones and service areas for commercial businesses, except for on-street loading zones and businesses under 20,000 square feet that use parking spaces for incidental deliveries, shall be in the back of the building and shall not face a pedestrian or residential street. For related standards on loading zones, see SMC 21B.40.070. (Ord. O2010-293 § 1 (Att. A § 21B.30.140))

21B.30.160 Site design elements – Open space design.

(1) General Requirements for All “Common,” “Pedestrian-Oriented” and “Public Open Space” Open Space Design Criteria. The design of all “common,” “pedestrian-oriented” and “public open space” required per SMC 21B.30.090 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 (e.g., locate play areas on relatively level ground and picnic areas in sunny locations);
- (c) The open space shall 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. “Active” features could include, for example, a trail, sports court, or children’s play area. “Passive” features could include an informal garden, fountain, sculpture, nature viewing area, picnic 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) Project applicants shall 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.30.190 or as noted in this section;

- (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, although some maintenance for landscaping is expected;

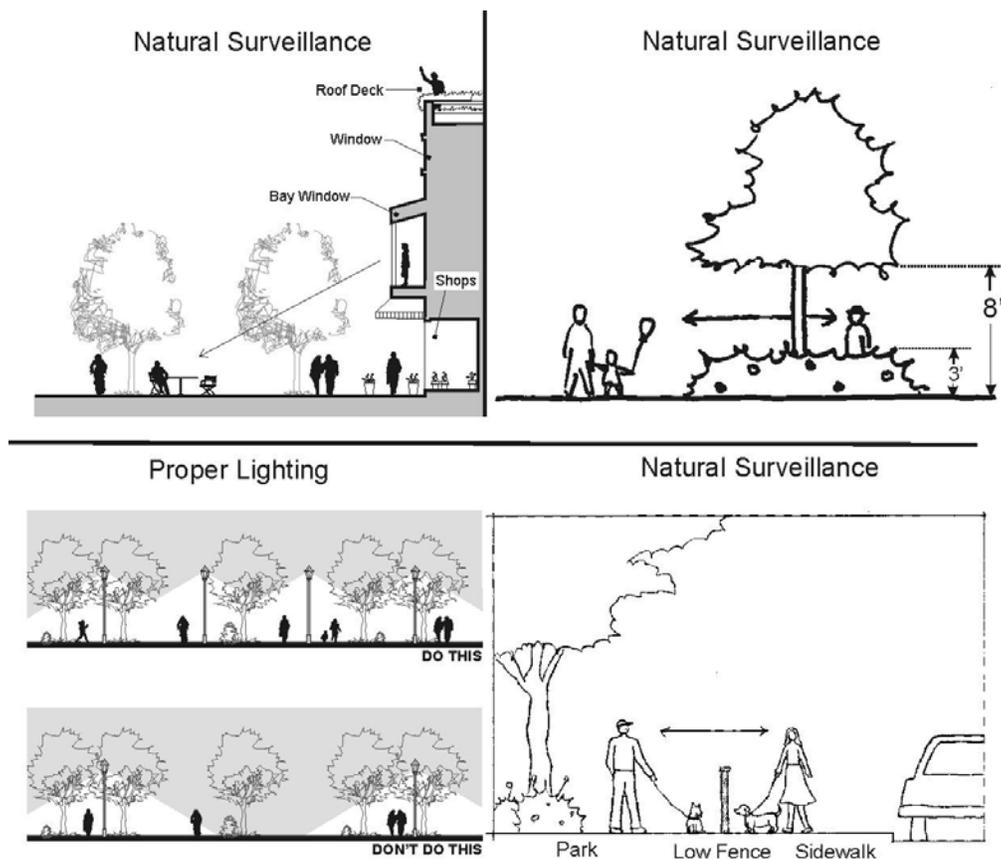


Figure 21B.30.160a Illustrating CPTED principles.

- (e) Covered open space, such as a picnic shelter or covered sports court, is encouraged;
- (f) Landscape elements shall also serve as a stormwater quality improvement function and as rain gardens. See SMC 21B.30.100(4) and Chapter 21B.35 SMC;
- (g) In order to qualify as part of required open space, including multifamily open space, an open space shall conform to the Americans with Disabilities Act (ADA); and
- (h) 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.

(2) Pedestrian-Oriented Open Space Design Criteria. These spaces, as required per SMC 21B.30.090, are intended to be publicly accessible spaces that enliven the pedestrian environment by providing (1) opportunities for outdoor dining, socializing, and relaxing and (2) visual amenities that contribute to the unique character of the Town Center. Design criteria for pedestrian open space:

(a) Sidewalk area, where widened beyond minimum requirements, shall count as pedestrian-oriented open space. The additional sidewalk area may be used for outdoor dining and temporary display of retail goods. The standards in subsections (2)(b) and (c) of this section shall not apply to sidewalks, where used as usable open space;

(b) The following design elements are required for pedestrian-oriented open space:

(i) Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular courtyard;

(ii) Paved walking surfaces of either concrete, [porous concrete](#) or approved unit paving;

(iii) Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least two 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 shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry; and

(vi) Landscaping that adds visual or seasonal interest to the space;

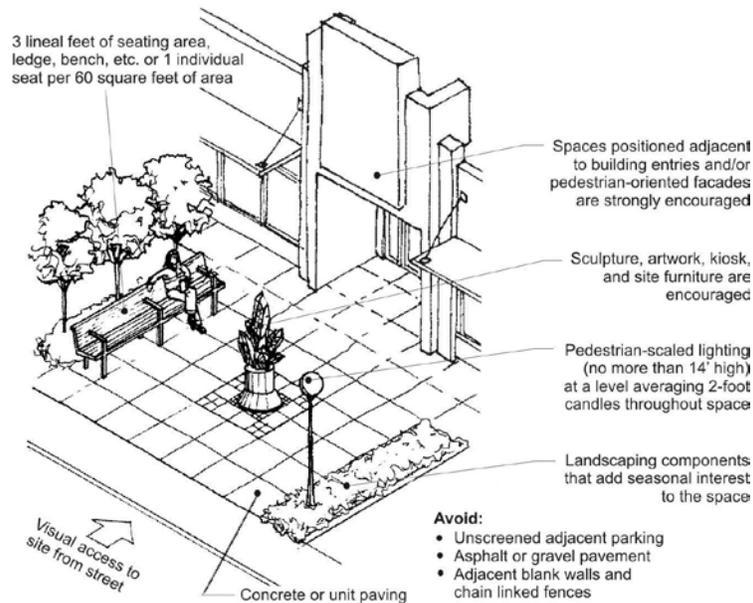


Figure 21B.30.160b. Illustration of key pedestrian-oriented open space standards.

(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;
- (vi) Incorporation of water treatment features such as rain gardens or the use of an area over a vault as a pedestrian-oriented space; and
- (vii) Weather protection, especially weather protection that can be moved or altered to accommodate conditions; and

(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 chain link fences;
- (iii) Adjacent blank walls; and
- (iv) Adjacent dumpsters or service areas.

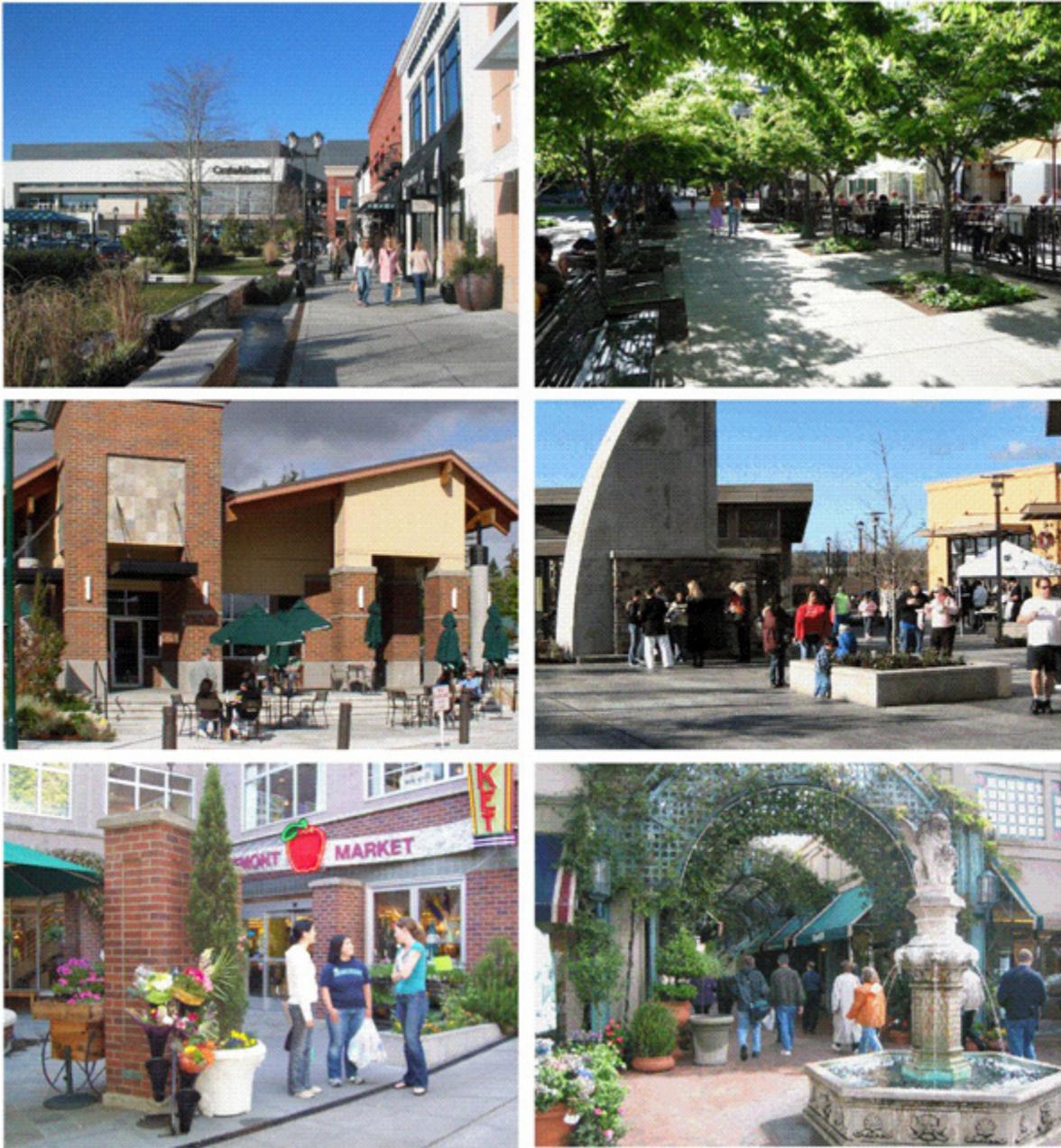


Figure 21B.30.160c. Examples of pedestrian-oriented open space. Clockwise from upper left: University Village (Seattle, WA), Pearl District (Portland, OR), Kent Station (Kent, WA), Walnut Creek (CA), Fremont (Seattle, WA), and Mill Creek Town Center (Mill Creek, WA).

(3) Multifamily Open Space Design Criteria.

(a) Common open space 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 unless they are portions of a space 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 at least some 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 may 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, automobile circulation, 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 minimum required common open space areas. 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; and
- (ix) Unenclosed front porches qualify as common open space provided:
 - (A) No dimension is less than eight feet; and
 - (B) The porches are accessible to all residents.



Figure 21B.30.160d. Good examples of common open space. Clockwise from upper left: Vancouver (WA), Redmond (WA), unknown, and Redmond (WA)



Figure 21B.30.160e. This courtyard is too narrow to function as usable open space, particularly given the height of the building.

(b) Private Balconies and Decks. To qualify as open space meeting the requirements of SMC 21B.30.090, such spaces shall be at least 35 square feet, with no dimension less than four feet, to provide a space usable for human activity. The space shall meet ADA standards. This standard also applies to individual front porches if counted toward townhouse open space requirements.

(c) Shared Rooftop Decks. To qualify as open space meeting the requirements of SMC 21B.30.090, such spaces shall meet the following requirements:

- (i) Space shall be ADA accessible to all dwelling units;
- (ii) Space shall provide amenities such as seating areas, landscaping, and/or other features that encourage use as determined by the director;
- (iii) Space shall feature hard surfacing appropriate to encourage resident use; and
- (iv) Space shall incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.



Figure 21B.30.160f. Balconies and roof decks: Examples of what can and cannot be considered open space.

(d) Indoor Recreational Areas. To qualify as open space meeting the requirements of SMC 21B.30.090, such spaces shall meet the following conditions:

- (i) The space shall meet ADA standards and shall be located in a visible area, such as near an entrance, lobby, or high traffic corridors; and
- (ii) Space shall be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space shall include amenities and design elements that will encourage use by residents as determined by the director.

(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. (Ord. O2010-293 § 1 (Att. A § 21B.30.240))

21B.30.170 Site design elements – Trail corridors.

Trails, as required in SMC 21B.30.060, 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.30.060a, 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. Ground-level lighting, such as bollards, is preferred. 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 21A.50 SMC. Mitigation of impacts is required, even for trails located on existing corridors consistent with subsection (2) 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 (2) 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. The director will determine pavement options for the specific trail section. To promote infiltration and groundwater recharge and to minimize slope instability, trail surfaces shall be made of pervious materials unless infeasible. Impervious paving may be used where the director determines that pervious pavements are ineffective or inappropriate due to soil conditions. 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 the City's adopted 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. (Ord. O2010-293 § 1 (Att. A § 21B.30.250))

Attachment K

Chapter 21B.35

DEVELOPMENT STANDARDS – LANDSCAPING AND IRRIGATION

Sections:

[...]

21B.25.040 Provisions to obtain additional (bonus) residential density or commercial development capacity.

[...]

[...]

21B.35.220 Tree replacement and enforcement.

This section shall apply in addition to the provisions of SMC Title 23, Code Enforcement.

(1) Any tree removed in violation of SMC 21B.35.200, Tree retention requirements, or any tree removed pursuant to the exception process of SMC 21B.35.200(7) shall be subject to the following replacement requirements:

(a) Coniferous trees shall be replaced by coniferous trees native to Washington, ~~and deciduous-~~ Deciduous trees shall be replaced with a mixture of native coniferous trees and deciduous trees at a ratio of 2 coniferous trees to every one deciduous tree per the replacement ratios below ~~by deciduous trees native to Washington;~~

(b) Replacement coniferous trees shall be at least eight feet in height. Replacement deciduous trees shall be at least one and one-half inches in diameter (DBH); and

(c) Trees shall be replaced subject to the following replacement ratios:

(i) Removed trees with a DBH greater than nine inches up to 12 inches shall be replaced by four trees;

(ii) Removed trees with a DBH greater than 12 inches up to 16 inches shall be replaced by six trees; and

(iii) Removed trees with a DBH of 16 inches or more shall be replaced by eight trees.

(2) Financial guarantees for replacement trees may be required consistent with the provisions of SMC Title 27A.

(3) At the discretion of the director, each tree removed in violation of this chapter may be considered a separate code enforcement case for the purposes of SMC Title 23, Code Enforcement. (Ord. O2010-293 § 1 (Att. A § 21B.35.240))

Attachment L**Chapter 21B.85****DEVELOPMENT STANDARDS – INTERIM STORMWATER STANDARDS**

Sections:

- [21B.85.010](#) Purpose and intent.
- [21B.85.020](#) Applicability.
- [21B.85.030](#) Town Center interim stormwater standards adopted.
- [21B.85.040](#) Review and appeal.

21B.85.010 Purpose and intent.

Low impact development (LID) is an approach to land use planning and project design that seeks to:

- (1) Increase the ability of a developed site to effectively emulate predevelopment hydrologic conditions, including, without limitation, stormwater retention, water quality treatment, and infiltration functions;
- (2) Minimize overland stormwater runoff from a developed site;
- (3) Maximize the retention of trees, native vegetation, understory plants, and native soils;
- (4) Minimize soil disturbance;
- (5) Minimize the conversion of site surfaces from vegetated to nonvegetated surfaces; and
- (6) Maximize the quantity and use of appropriate native plants on site.

The purpose of this chapter is to require that development proposals within the Town Center sub-area fully incorporate the interim stormwater standards and low impact development into all aspects of project design.

(Ord. O2010-293 § 1 (Att. A))

21B.85.020 Applicability.

- (1) The provisions of this chapter shall apply to all land uses in the City of Sammamish Town Center zones, and all persons within the Town Center shall comply with the requirements of this chapter.

(2) The City shall not approve any permit or otherwise issue any authorization to alter the condition of any land, water or vegetation or to construct or alter any structure or improvement without first assuring compliance with the requirements of this chapter.

(3) Approval of a development proposal pursuant to the provisions of this chapter does not discharge the obligation of the applicant to comply with the provisions of this chapter. (Ord. O2010-293 § 1 (Att. A))

21B.85.030 Town Center stormwater standards adopted.

(1) Stormwater standards in the Town Center shall be in accordance to the adopted Surface Water Design Manual and Sammamish Addendum.

(2) The City is hereby authorized, subject to the review provisions of SMC [21B.85.040](#), to modify the stormwater requirements, standards, and specifications. (Ord. O2010-293 § 1 (Att. A))

21B.85.040 Review and appeal.

(1) Process. The use of the stormwater standards and specifications, along with applicable low impact development design, shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn the incentives as follows:

(a) For the purpose of this section, a “primary proposal” is defined as a proposed unified zone development plan, subdivision, binding site plan, conditional use permit, or commercial site development permit;

(b) The applicant shall identify the primary proposal’s low impact development improvements at the time of application;

(c) When the primary proposal requires a public hearing under this title or SMC Title [19A](#) or [20](#), the public hearing on the primary proposal shall serve as the hearing on the stormwater standards and specifications and applicable low impact development improvements proposed, and the reviewing authority shall make a consolidated decision on the proposed development;

(d) When the primary proposal does not require a public hearing under this title or SMC Title [19A](#) or [20](#), the stormwater standards and specifications, and applicable low impact development improvements, shall be subject to the decision criteria for conditional use permits outlined in Chapter [21A.100](#) SMC and to the procedures set forth in SMC Title [20](#);

(2) Review. In evaluating a primary proposal and associated stormwater standards and specifications, and applicable low impact development improvements, the City shall have the authority to request additional technical information prepared by a certified professional to:

- (a) Determine whether the development proposal is consistent with this chapter;
- (b) Determine if a proposed approach is consistent with the standards of the King County Surface Water Design Manual, City of Sammamish Stormwater Comprehensive Plan, or the Low Impact Development Technical Guidance Manual for Puget Sound, or other suitable reference, as determined by the director;
- (c) Determine whether the proposed combination of techniques adequately work together toward meeting the goals of this chapter;
- (d) Determine if the monitoring plans and bonding measures proposed by the applicant are sufficient to protect the public benefit, health, safety, and welfare, consistent with this chapter; and
- (e) Determine that the proposed LID approaches shall function as intended.

(3) Health and Safety. Approval of all proposed stormwater design and required low impact development improvements shall be subject to the review of the City to determine that the proposed development does not pose an unreasonable threat to the public health, safety, or welfare on or off the development proposal site and is consistent with the general purposes of this chapter and the public interest.

~~(4) Modification or Elimination of Requirements. Compliance with the adopted stormwater standards and specifications, and applicable low impact development improvements, shall be required to the maximum extent practically feasible. The City is authorized to approve the modification or elimination of stormwater standards and/or low impact development improvement requirements, standards, and specifications set forth in Appendix G of the document entitled "Town Center Stormwater Comprehensive Plan" as adopted by Resolution R2010-430 as follows:~~

- ~~(a) The burden of proving that a proposed modification or waiver of stormwater standards and specifications, or low impact development requirements, meets the criteria enumerated in this section shall be on the applicant. Absence of such proof shall be grounds for denial of the request;~~
- ~~(b) All requests to modify or eliminate required stormwater standards or specifications, or low impact development improvements, shall be based upon site specific analysis of the feasibility of required improvements, standards and specifications. Such analysis shall include evaluation of site and vicinity~~

~~soils, hydrology, and other factors, as determined by the City, affecting the successful design of the stormwater or low impact development improvements.~~

(c) In approving a modification or waiver to the stormwater standards or specifications, or low impact development improvements, the City may consider the purpose, effectiveness, engineering feasibility, commercial availability of technology, best management practices, safety and cost of the proposal.

(5) Adjustments.

(a) Minor. Minor changes to proposed stormwater standards and specifications or low impact development improvements may be authorized by the City following approval of the primary proposal. Minor changes include, but are not limited to, changes related to improvement sizing, location, and components.

(b) Major. Major changes to proposed stormwater standards or specifications, or low impact development improvements, may not be authorized by the City following approval of the primary proposal. Major changes shall require re-submittal of the land use applications associated with the primary proposal. Major changes include, but are not limited to, elimination of proposed low impact development improvements and changes to site layout that preclude the success of approved low impact development improvements.

(6) Appeals. Any person or agency aggrieved by an act or decision of the City pursuant to this title may appeal said act or decision to the City of Sammamish pursuant to the appeal provisions for the underlying development permit application as contained in Chapter [20.05](#) SMC. (Ord. O2010-293 § 1 (Att. A))