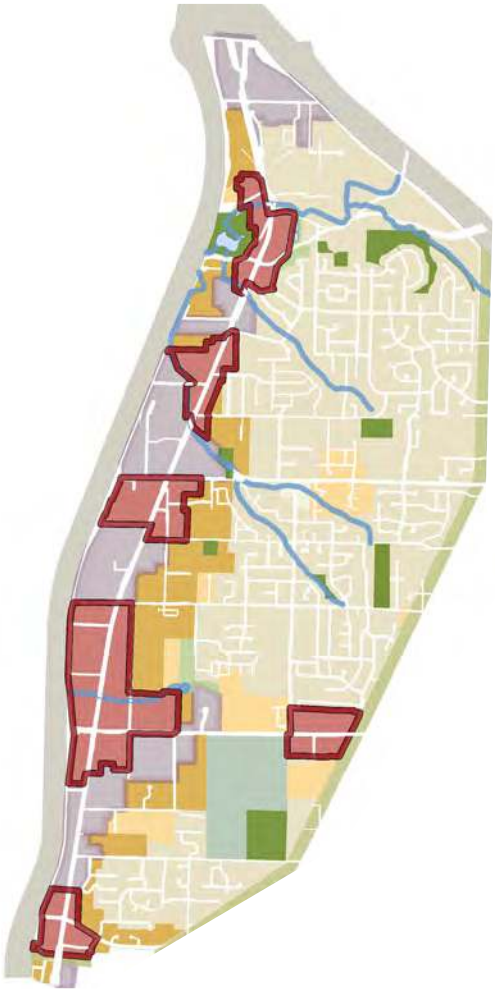

Clark County

Highway 99 Sub-Area

August 1, 2010
Ord. 2010-7-07

Title 40 Appendix F Overlay District Form-Based Standards

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To the many residents, neighborhood associations, businesses, and individuals who participated in this planning effort. Thank you.

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1 Introduction

1.1 Authority and Purpose

A top priority to implement the goals and policies of Clark County's Highway 99 Sub-Area Plan (adopted December 16, 2008) was to develop a form-based code. Established first in Florida in 1982 as an alternative to traditional zoning, form-based codes regulate development to achieve a specific urban form. Form-based codes create a predictable public realm by regulating the location and form of buildings and other site features along the street front, with a lesser focus on land use.

Over the years, various hybrids of form-based codes have been developed unique local conditions. Highway 99 Sub-Area's large size, suburban character, and long-term vision necessitated the development of a hybrid form-based code that is unique to this project. In addition, the design framework for this code follows the healthy community tenets that the design of the built environment can have a major impact on the health and safety of the community. Sustainable communities are characterized by improved public health and a better quality of life. Limiting waste, maximizing conservation, promoting vibrant neighborhoods, encouraging safe and convenient physical activity, reducing air pollution, reducing the reliance on automobiles, and preserving the natural environment through design supports a sustainable active lifestyle.

The following statement represents the citizen-based vision for the future of the sub-area:

> *"To revitalize historic Hazel Dell as a vital, attractive, cohesive, prosperous, accessible, safe community and destination in which to work, shop, live, and play."* Team 99

The design framework for this code is based on a set of "General Principles" established by the Board of Clark County Commissioners. Below is a summary of the design related principles:

More Choices - in housing, shopping, neighborhoods, employment, business, recreation, cultural, entertainment, and transportation.

Balance Residential Products - a range of housing types for citizens of different incomes, ages, and family sizes.

Compact Development – wise and efficient use of land, infrastructure, transportation and human resources.

Unique Attributes - strengthen and reinforce the neighborhood's unique sense of place by honoring its desirable attributes and characteristics.

Easy Walking Distance – locate activities within easy walking distance of trails, community places, and transit stops.

Open Spaces – providing for a variety of usable and attractive open spaces to support existing and future residents and workers.

Public Spaces – providing for inviting and safe public spaces that encourage pedestrian activity.

Conservation – of resources and minimizing waste.

Sustainability - follow the sustainability principles of equity, economic development, design, and environment in new development.

1.2 Applicability and the Relationship to Title 40

Clark County's Unified Development Code Title 40 Appendix F, Highway 99 Overlay District Form-Based Standards code provisions herein are intended to supplement the provisions of Title 40 and other existing County codes applicable to developments. Where there is a conflict, the provisions herein shall apply.

Unless otherwise noted, code provisions in this document shall apply to all construction within the Highway 99 Sub-Area (see Figure 1-1). This includes master plans, planned unit developments, subdivisions, and new construction. Different chapters and sections of this document often apply only to specific types of development (such as commercial or multifamily development) and are thus clearly noted. New construction must comply with the code provisions in this document. (New construction means starting from raw land were any existent buildings have been intentionally demolished not accidentally destroyed by casualty or fire. For the purposes of this chapter, in the extreme case of total loss or near total loss of a building due to a natural disaster or fire, the building may be reconstructed under 1.2.b.)

Two thresholds are used to gauge the extent of code compliance on additions/remodels:

a. Level I Remodels and additions include all remodels that are exempted from Type II Site Plan Review per CCC 40.520.040.B.2. The requirement for such remodels is only that the proposed improvements do not lead to further nonconformance with the code.

b. Level II Remodels and additions include all remodels that require Type II Site Plan Review per CCC 40.520.040A(2). Such remodels/additions shall not lead to further non-conformance with the code. Also, Level II Remodels shall employ four required elements and at least one option not currently conforming.

Required elements for all Level II Remodels and Additions:

☐ Chapter 3 - Transparency Requirements: Existing facades visible from public streets shall be brought into conformance with transparency standards. Where structural requirements of the building preclude this opportunity, other treatments will be considered that meet the intent of the standards.

☐ Section 5.3.1 - Pedestrian Access and Connectivity: Upgrading existing non-conforming sites to comply with this section.

☐ Section 6.4 - Blank Wall Treatment: Upgrading an existing non-conforming building to comply with this section.

☐ Upgrading non-conforming buildings/sites to full compliance with Americans with Disabilities Act (ADA) provisions.

Limited fee reductions and exemptions may be avaible per CCC 40.630.060. Pick at least one of the following options for all Level II Remodels and additions:

☐ Section 5.1 - Side and Rear Yard Design Options: Upgrading existing on-site non-conforming side/rear yards to comply with this section.

☐ Section 5.3.2 - Walkway Width and Design: Upgrading all existing non-conforming walkways to comply with this section.

☐ Section 5.4 - Internal Vehicular Access: Upgrading all existing non-conforming site features to comply with this section.

☐ Sections 5.5.3 - Drive-Through Facilities: Upgrading existing non-conforming drive-through facilities to comply with this section.

☐ Section 6.1 - Building Articulation and Massing: Upgrading an existing non-conforming building to comply with this section.

☐ Section 6.2 - Building Details: Upgrading an existing non-conforming building to comply with this section.

☐ Section 8.2 - Lighting Standards: Upgrading all existing non-conforming lighting elements to comply with this section.

☐ Section 8.3.4 (2)(a) - Parking Lot Perimeter Landscaping Standards: Upgrading any existing non-conformities consistent with the provisions of this section.

☐ Section 8.3.4 (2)(b) - Internal Parking Lot Landscaping Standards: Upgrading existing parking lot interiors to comply with this section.

☐ Section 8.4.3 (1) - Monument Sign Standards: Replacing/updating a non-conforming pole or monument sign with a sign that complies with this section.

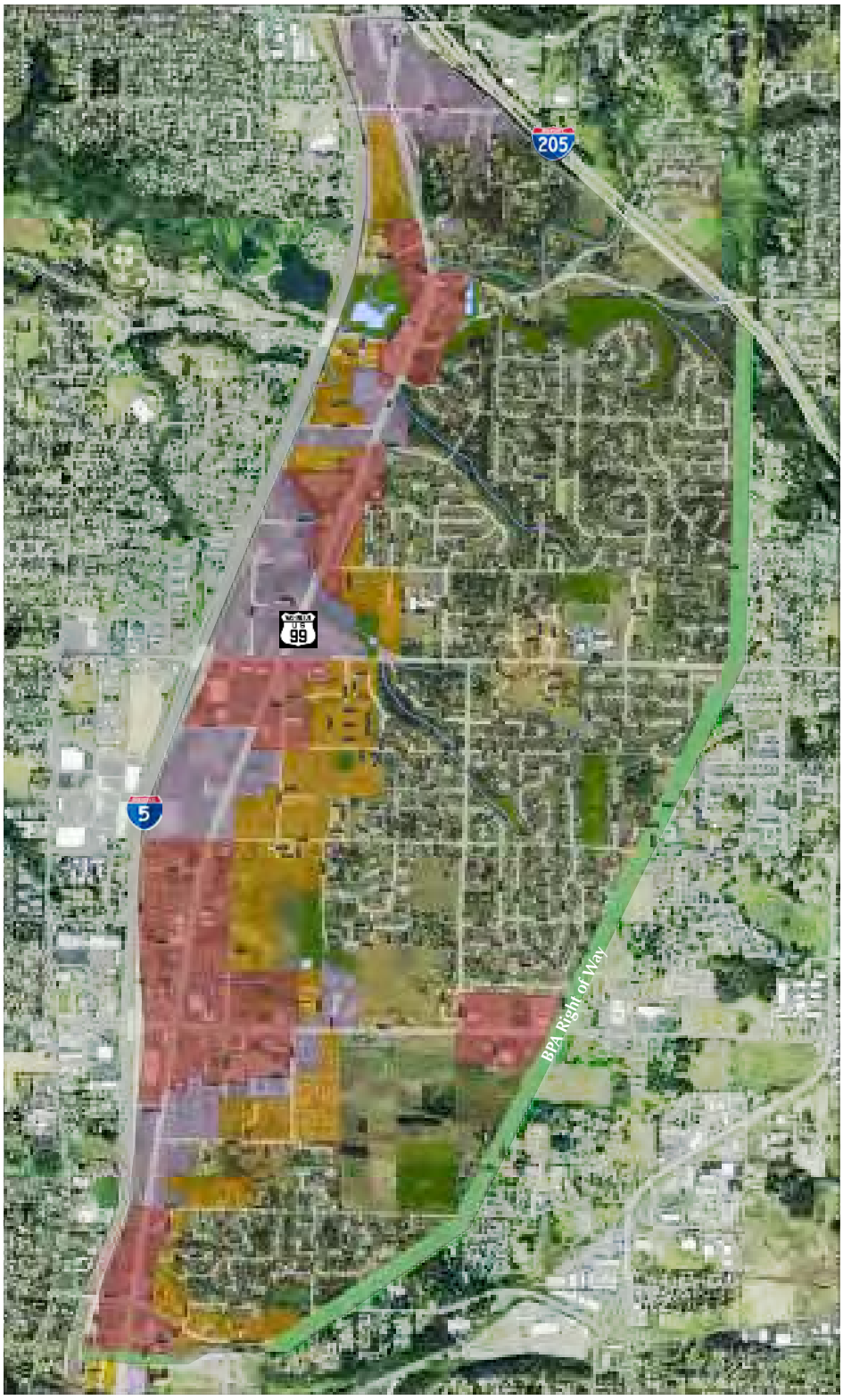
☐ Section 9.1.2 - Street Improvements: Upgrading existing non-conforming sidewalks and planting strips to comply with this section.

☐ Section 9.2 - Streetscape Amenity Standards: Provide amenities that comply with the standards in this section.

Other Site Improvements:

☐ Undergrounding any overhead power lines along the street.

Figure 1-1. This code applies to all lands within the Highway 99 Sub-Area Overlay District.



1.3 Development Review

Developments shall be reviewed per Title 40 Clark County, Washington Unified Development Code Subtitle 40.5 Procedures. The Procedures Subtitle identifies application types, review time line and extensions, review procedures, whether or not public notice is required, vesting issues, and appeals. Exceptions:

1. Detached single family dwellings, duplexes, and triplexes shall comply with applicable code provisions herein.

2. Master Planning. Applicants of mixed-use projects which are planned to be developed in phases shall comply with the provisions of CCC 40.520.070, Master Planned Development.

1.4 How Code is Applied

The requirements of this code are largely set forth by clear and measurable standards: Elements are either required, permitted, or prohibited, site/design elements must fall within a specified range, or the code offers a tool box method whereby applicants must pick a certain number of features from a list to meet the requirements.

To assist applicants, decision-makers, and community members in understanding the parameters of these code provisions, the document includes "Intent" statements, graphic illustrations (acceptable and unacceptable examples), and written criteria.

Below are descriptions of the components of this code:

1. **Intent** statements are overarching objectives.

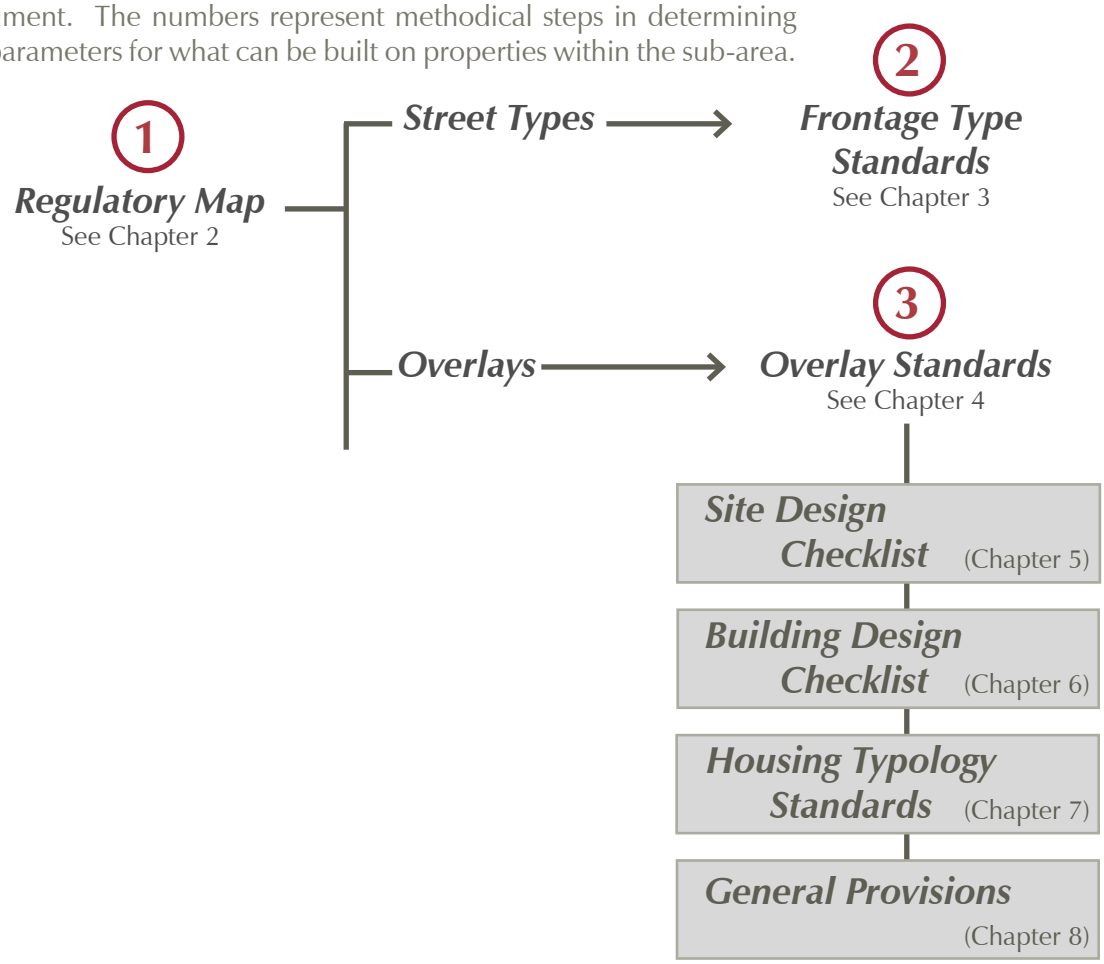
2. Codes using words such as "**shall**", **"must"**, "**is/are required**", or "**is/are prohibited**" signify required actions.

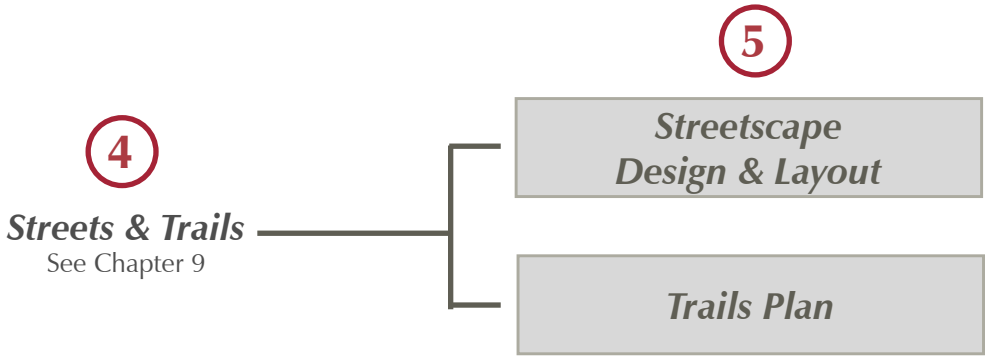
3. Codes using words such as "**should**" or "**is/are recommended**" signify voluntary measures.

4. Applicants may seek departures due to unique site conditions or simply to allow other creative building and/or site designs that otherwise would not be allowed. Applicants for departure shall successfully demonstrate how the alternative design meets the intent of the code.

1.5 How to use this Code

This flow chart is intended to show a conceptual working of this Title 40 Appendix F Highway 99 Overlay District Form-Based Standards code document. The numbers represent methodical steps in determining the parameters for what can be built on properties within the sub-area.





1.6 Incentives

The economic development strategy for both the county and within the Highway 99 Sub-Area Plan are designed to support business by promoting private sector investment and compact forms of development in urban areas. While there are obvious limits to the types of economic activities the county may undertake, it is strategically investing public funds to promote desired development and help businesses. Below are a number of incentive features built into to this code:

- Eliminate maximum density limit – Chapter 4. Except for the Single Family Overlay, this code removes maximum residential density limits and thus providing greater flexibility to configure residential developments.

- Provide for a greater range of uses – Chapter 4. For most zones, this code provides for a greater range of land uses. Also, all overlay districts allow most of the uses currently requiring a conditional use permits to be permitted outright. These changes provide more flexibility to property owners.

- Planned Action - Chapter 1. In most cases, a proposed project's specific and cumulative environmental impacts have been adequately addressed in the Highway 99 Sub-Area Plan Final SEIS. If a project propsed for the Highway 99 Sub-Area qualifies as a "planned action" under SEPA, the project may be exempt from requirements for individual environment review and mitigation thus saving time and dollars.

- Type II Remodels and additions - Chapter 1. Limited fee reductions and exemptions may be avaible per CCC 40.630.060.

- Developments are exempt from complying with CCC40.340.010 (B) parking and loading standards.

1.7 Development Example

As part of the process of developing this code, a site plan EXAMPLE was crafted illustrating how a portion of the Totem Town Center could be redeveloped over time consistent with the proposed standards. This example assumes that the development would occur in several phases over a period of about 20 years. Most mixed-use buildings shown in the example would likely be built in the later phases. While it is assumed that the automobile will still be the primary mode of transport, the example illustrates that buildings, parking lots, and open spaces can be configured to better accommodate pedestrians, cyclists, and transit. This is accomplished by clustering storefronts, a mix of uses, and amenities to key locations accessible to the full range of users.

One of the keys to promoting a pedestrian-oriented mix of uses in this area could be enhancing and restoring Cougar Creek as a major amenity. Note how the site plan includes a trail along the southern edge of the creek and wetland buffer. Such an amenity could in turn attract some of the uses shown adjacent to the trail.

The site plan assumes approval of one key code departure. The large parking area fronting NE 78th Street between Highway 99 and NE 13th Avenue exceeds the maximum percentage of allow parking areas fronting the street (50%). Section 5.5.2 provides an opportunity for departures to the parking lot location standards provided the alternative design meets special design criteria. In this case, the departure allows for the creation of a new Storefront Street paralleling NE 78th Street, which can better accommodate storefronts and a mix of uses. Figure 5-62 in Chapter 5 provides a closer look at this departure example.

Figure 1-2. A development example for the Totem Town Center.

1.8 Historic and Cultural Resources

The county encourages the preservation of Washington's irreplaceable historic and cultural resources – significant buildings, structures, sites, objects, and districts – as assets for the future. Those buildings of historic value as designated under CCC Section 40.250.030 or designated by the county as a historic and cultural resources shall not be subject to Title 40 Appendix F.

Sites listed on the Clark County Heritage Register, may be redeveloped under Title 40 Appendix F subject to the provisions of CCC Section 40.250.303 that apply to the site and with administrative review by the Clark County Historic Preservation Commission (CCHPC). When located on any listed site that is redeveloped pursuant to Title 40 Appendix F, buildings shall be preserved in accordance with CCC Section 40.250.030 and shall not be subject to the prescriptions of Title 40 appendix F. In order to better incorporate sites listed on the Clark County Heritage Register into redevelopment scenarios, the CCHPC shall review all code departures. The applicant-must submit a Certificate of Appropriateness issued by the CCHPC prior to the development application being deemed fully complete.

Application for departures from Title 40 Appendix F shall be made to the CCHPC for sites listed on the Washington Heritage Register, the National Register of Historic Places or the Clark County Cultural Resources Inventory. The CCHPC shall review such an application based on the historic value of the subject site, and recommend approval or denial of the departure(s).

1.9 Planned Action

If a project proposed for the Highway 99 Sub-Area qualifies as a "planned action" under the State Environmental Policy Act (SEPA) the project may be exempt from requirements for individualized environmental review and mitigation.

In 1995, the SEPA Rules were amended to help cities and counties combine SEPA and GMA processes and analyses, including issuing combined SEPA/GMA documents (WAC 197-11-210 through 235). The amendments allow the county to conduct environmental review at the planning stage so that impacts and mitigation can be analyzed system-wide, rather than on a project-by-project basis. Specifically, the legislature authorized a new category of project action in SEPA called a "planned action." Designating specific types of projects as planned action projects shifts environmental review of a proposal from the time a permit application is made to an earlier phase in the planning process.

Clark County adopted the Highway 99 Sub-Area Plan Final Supplemental Environmental Impact Statement (FSEIS) as a Planned Action document. The FSEIS provided a framework for encouraging development proposals within the Highway 99 Sub-Area Plan Overlay District. Environmental impacts of qualifying projects within the Sub-Area have been adequately addressed in the FSEIS and DSEIS; complying with CCC40.570.020(D) and CCC40.570.040(B) to streamline and expedite the land use permit process.

When an implementing project is proposed, the county must verify that the proposal is the type of project contemplated in the Planned Action and that it is consistent with the Comprehensive Plan, Highway 99 Sub-Area Plan and CCC Title 40. The county must also determine that the probable significant adverse environmental impacts of the proposed project have been adequately addressed in the FSEIS and all adopted environmental documents within the FSEIS. The county, however, may require additional environmental review and mitigation if significant adverse environmental impacts were not adequately addressed in the Planned Action FSEIS or if the proposed project does not qualify as a Planned Action.

The proposed project will be reviewed to assure that specific and cumulative environmental impacts have been adequately addressed in the FSEIS and will issue a written determination of whether the proposal qualifies as a planned action project.

2 Regulating Plans

2.0 Introduction

2.0.1 Purpose of Chapter

Chapter 2 establishes four different kinds of planning areas within the Highway 99 Sub-Area based on the existing and desired land uses and character for each area. This chapter sets the design and land use framework for the sub-area by identifying special subdistricts, a range of street types, existing and proposed pedestrian connections, and where improved connectivity is warranted when redevelopment occurs.

2.0.2 Planning Areas

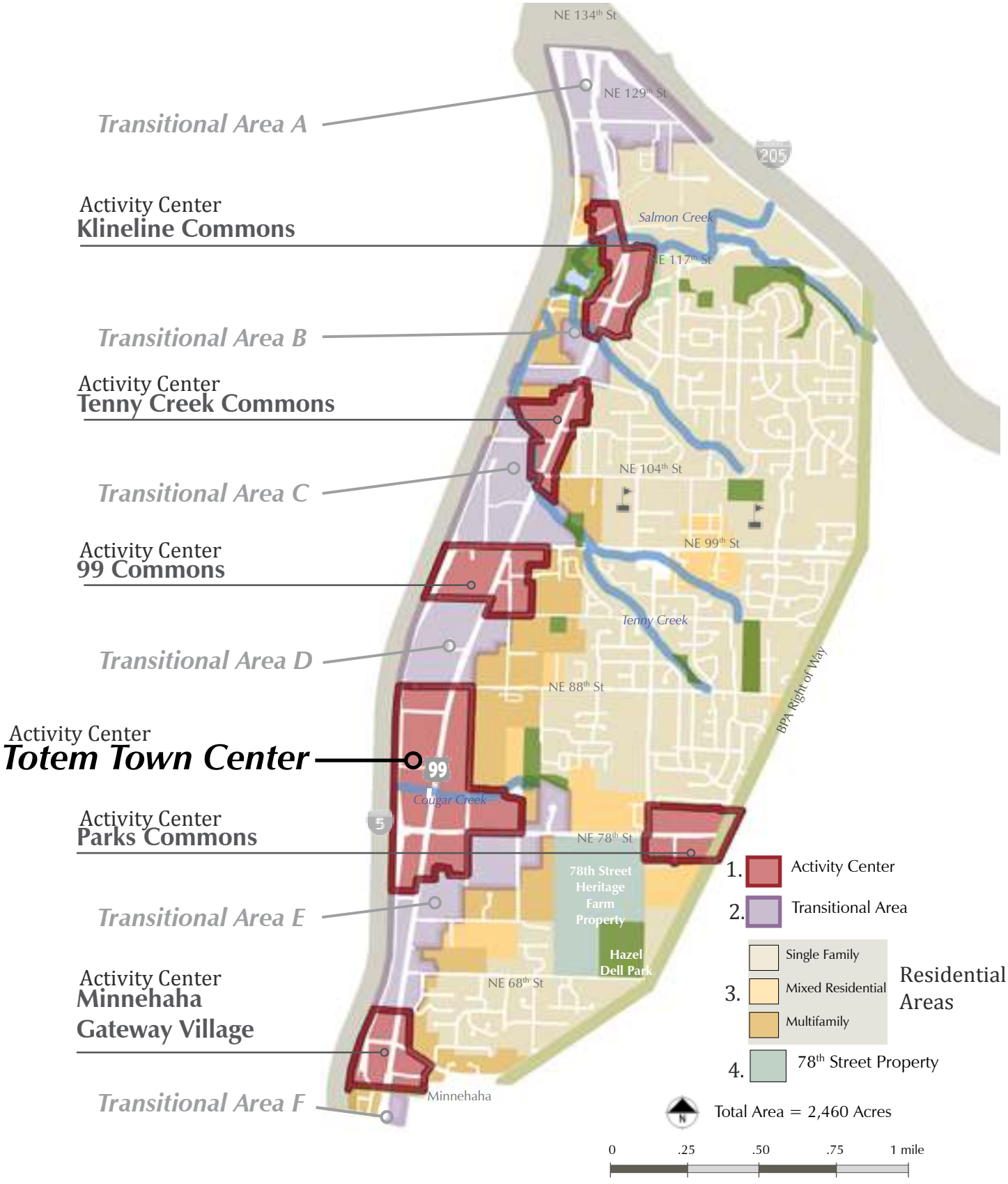
The Sub-Area includes four different types of planning areas: **Activity Centers** (intended as pedestrian-oriented mixed-use focal points), **Transitional Areas** (commercial and/or mixed-use areas between the focal points), **Residential Areas** (including single and multifamily areas), and the **78th Street Heritage Farm Property** (a master-planned public facility).

Table 2-1 below identifies each of the nine planning areas within the Highway 99 Sub-Area. The Regulatory Map on the following page illustrates the distribution of Activity Centers, Transitional Areas, Residential Areas, and the 78th Street Heritage Farm Property within the sub-area.

Table 2-1. Index for Regulatory Maps

Planning Area	Section / Page
Activity Center Index	**2.1/ page 1616**
• Klineline Commons	2.1.1/ page 1717
• Tenny Creek Commons	2.1.2/ page 1818
• 99 Commons	2.1.3/ page 1919
• Totem Town Center	2.1.4/ page 2020
• Parks Commons	2.1.5/ page 2121
• Minnehaha Gateway Village	2.1.6/ page 2222
Transitional Areas and Index (6 Maps)	**2.2/ page 2323 - page 2828**
Residential Areas and Index (4 Maps)	**2.3/ page 2929 - page 3232**
78th Street Heritage Farm Master Plan Area	**2.4/ page 3333**

2.0.3 Hwy 99 Sub-Area Regulatory Map with 4 different Planning Areas



2.0.4 Components of the Regulatory Maps

Each planning area contains its own regulatory map. These maps include the following components:

- Zoning. The regulatory maps display existing zoning designations as inset maps.
- Overlay Boundaries. The regulatory maps outline the boundaries of each of the six Activity Centers, six Transitional Areas, and three different types of Residential Areas (including Multifamily, Mixed-Residential, and Single Family).
- Height Limits. The regulatory maps designate boundaries for areas within Activity Centers where height restrictions are increased as a bonus or decreased for the neighboring context.
- Street Types. The regulatory maps designate street types which refer to frontage design standards.
- High Visibility Street Corners. The regulatory maps designate corners where specific design requirements need to be followed.

2.0.5 About the Overlays

The following table (Table 2-2) summarizes key use, design and building height provisions for the different overlays. Within the Activity Center Overlay are three sub-categories that relate to different height limits, yet retain the shared intention to emphasize uses and design that attract pedestrian activity. Table 2-3 outlines the differences among the three Activity Center Overlays and lists the planning areas where each height standard applies. See Chapter 4 for details on permitted uses and maximum heights.

Table 2-2. Overlay intentions.

Map Index	Overlay	Intention	Maximum Height[1]
Commercial and Mixed-Use Areas			
	Activity Center	Emphasizes uses and design that attract pedestrian activity	3 to 6 stories See Table 2-3
	Transitional Area	Intended to promote the widest range of uses and greatest flexibility in site design	2 stories[2]
	High Visibility Street Corner	Intended to promote significant corners and attract pedestrian activity	See applicable Overlay Maps
Residential Areas			
	Multifamily	Emphasizes multifamily housing types	4 stories
	Mixed Residential	Allows for a range of multifamily and single family housing types	3 stories
	Single Family	Emphasizes single family housing types	2 stories
Other Areas			
	78th Street Property	Intended to implement the adopted Master Plan for this area	2 stories

[1] See Section 4.0.6 and Chapter 10 ("Height, building" definition) for details on how maximum building height is measured.

[2] For Transitional Areas, three stories are allowed for permitted residential uses (including mixed-use buildings containing residential uses).

Table 2-3. Activity Center Overlay height limits.

Map Index	Activity Center Overlays	Planning Areas	Maximum Height[1]
Commercial and Mixed-Use Areas			
	Activity Center 6	Klineline Commons, 99 Commons, Totem Town Center	6 stories
	Activity Center 4	Tenny Creek Commons, Totem Town Center	4 stories; 6 stories are permitted for vertical mixed-use[2]
	Activity Center 3	Parks Commons, Minnehaha Gateway Village	3 stories

[1] See Section 4.0.6 and Chapter 10 ("Height, building" definition) for details on how maximum building height is measured.

[2] See the definition for vertical mixed-use in Chapter 10 for details.

2.0.6 About the Street Type Designations

The regulatory maps for both the Activity Centers and Transitional Areas designate all streets according to three different types: Storefront, Mixed-Use, and Landscape. These designations refer to different street setback and frontage standards for private development (see Chapter 3 *Frontage Type Standards* for further details).

Except for Storefront Streets, where non-residential uses are required on the ground floor, the different street types do not dictate permitted uses. Table 2-4 below provides general descriptions of each street type and includes the allowable locations and amount of frontage that can used for parking per site (see Chapter 4 *Overlay Standards* and Section 5.5 *Parking Standards* for further details).

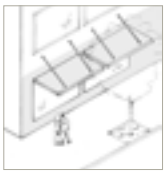
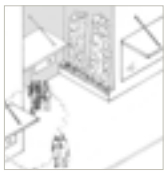
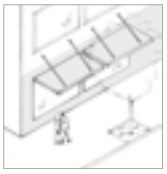
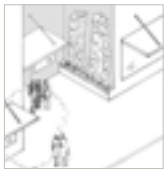
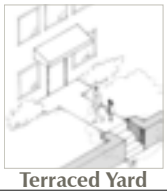
Table 2-4. Street Type descriptions within Activity Centers and Transitional Areas.

Map Index	Street Types	Intention	Setback Range[1]	Parking Location & Maximum Frontage[2]
Activity Centers				
	Storefront Street	To emphasize a "Main Street" setting with storefronts along sidewalks	edge of sidewalk	side and rear; 33%
	Mixed-Use Street	To provide for the option of storefronts and other frontage types with landscaped setbacks while limiting parking lots fronting on streets	0' - 20'	side and rear; 50%
	Landscape Street	To buffer edges of center-area streetscapes with landscape setback requirements	10' - 20'	
Transitional Areas				
	Mixed-Use Street	To allow flexibility for developers to provide a wide range of development frontages	0'; no max	no locational requirements
	Landscape Street	To emphasize landscape setbacks along streets	20' min; no max	

[1] See Chapter 3 for further building setback and frontage details.

[2] See Chapter 4 and Section 5.5.2 for details and departures.

Table 2-5. Permitted frontages and how they relate to Street Types.

Street Type	Permitted Frontages per Street Type, for more details see Chapter 3 ***Frontage Type Standards***
Storefront Street Permitted Frontages	
	 Storefront  Fore Court
Mixed-Use Street Permitted Frontages in Activity Centers and Transitional Areas	
	 Storefront  Fore Court  Stoop  Light Court  Terraced Yard  Common Yard
Landscape Street Permitted Frontages in Activity Centers and Transitional Areas	
	 Terraced Yard  Common Yard

2.0.7 About the Internal Connections

Some regulatory maps for Activity Centers and Transitional Areas delineate "Internal Connections" which are shown as thick arrows (see Figure 2-1 below). These are areas that warrant improved pedestrian and vehicular connectivity, particularly as the area redevelops and density increases. Where internal connection arrows are marked on the regulatory maps, future development must incorporate enhanced pedestrian and vehicular connectivity into the design of the site. Refer to Sections 5.1 (Side/Rear Yard Design Options), Section 5.3 (Internal Pedestrian Access) and 5.4 (Internal Vehicular Access) for guidance on how to achieve the required internal connections.

2.0.8 About the Pedestrian Connections

The dashed brown lines shown on the regulatory maps refer to a combination of existing and proposed trails. Details of the types of pathways, applicable design standards, and implementation requirements are provided in Section 9.3 (Trails).

Figure 2-1. How internal connections and pedestrian connections are illustrated on regulatory maps.

2.1 Activity Center Index

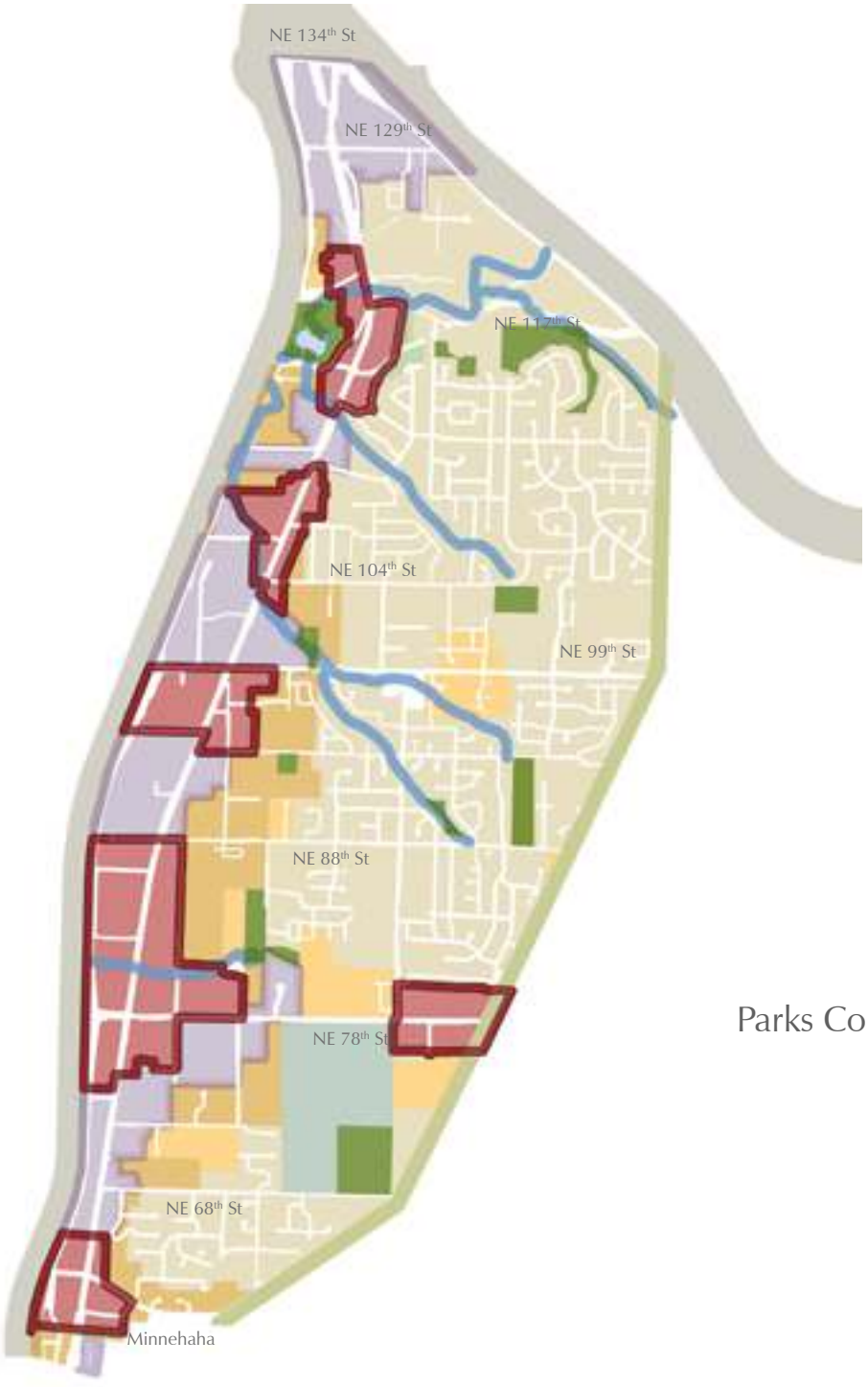
Klineline Commons 2.1.1

Tenny Creek Commons 2.1.2

99 Commons 2.1.3

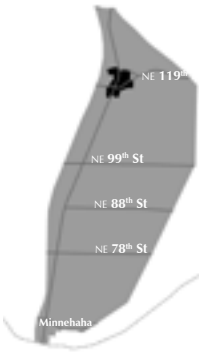
Totem Town Center 2.1.4

Minnehaha Gateway Village 2.1.6



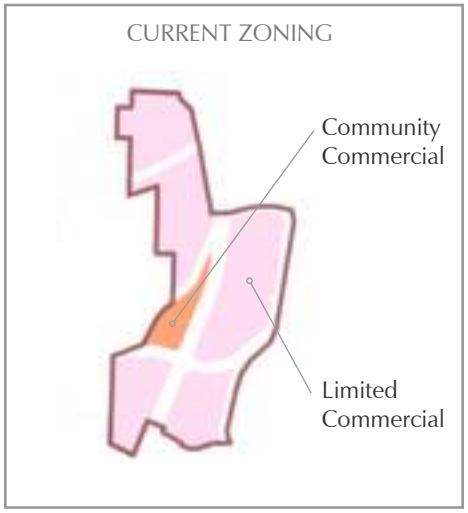
Parks Commons 2.1.5

0 .25 .50 .75 1 mile



2.1.1 Klineline COMMONS

Klineline Commons ties together the neighboring residential areas with the Salmon Creek Greenway Regional Trail system and provides for a variety of local business retail destination. *Klineline Commons* is envisioned as livable, compact groups of commercial, multifamily and mixed-use buildings that take advantage of the area's unique natural features.

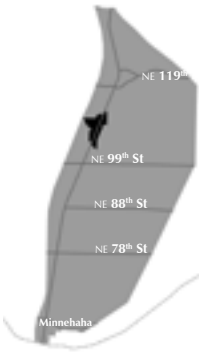


Klineline Commons Overlay

5 minute walk ¼ mile

LEGEND

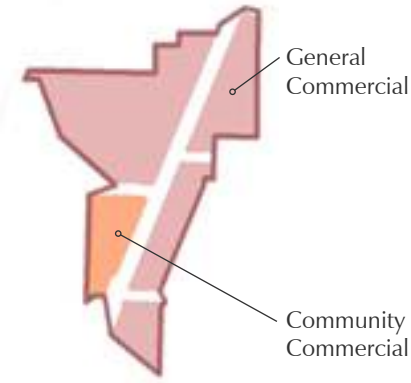
- **Activity Center 6 Overlay** 6 story height limit
- Mixed-Use Street type
- Landscape Street type
- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Transitional Overlay
- Single Family Residential
- Mixed Residential
- Multifamily Residential
- Creeks
- Bodies of Water
- Parks
- Other Public Open Space



2.1.2 Tenny Creek COMMONS

Tenny Creek Commons is envisioned as a compact neighborhood center emphasizing a variety of multifamily uses and supporting small scale retail uses. Redevelopment will be configured to use Tenny Creek as an amenity and provide enhanced environmental conditions.

CURRENT ZONING



Tenny Creek Commons Overlay

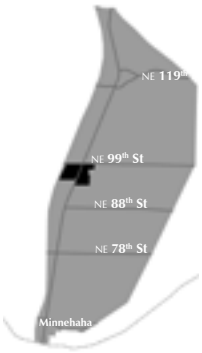
5 minute walk ¼ mile

LEGEND

- **Activity Center Overlay 4** — 4 story height limit*
- Mixed-Use Street type
- Landscape Street type

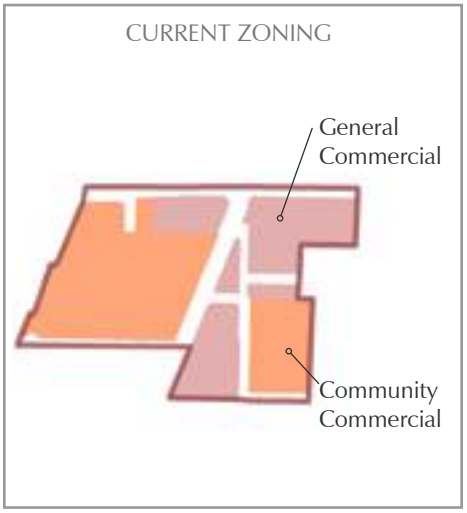
* Six stories are permitted for vertical mixed-use.

- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Transitional Overlay
- Single Family Residential
- Multifamily Residential
- Creeks
- Parks



2.1.3 99 COMMONS

While predominately commercial and auto-oriented now, *99 Commons* will evolve more into a compact mixed-use area. Redevelopment will emphasize improved internal circulation and *99 commons* will ultimately become more pedestrian and transit-friendly over time.

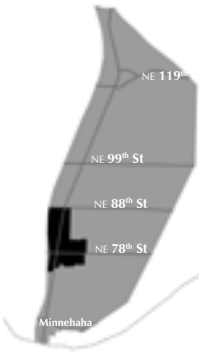


99 Commons Overlay

5 minute walk ¼ mile

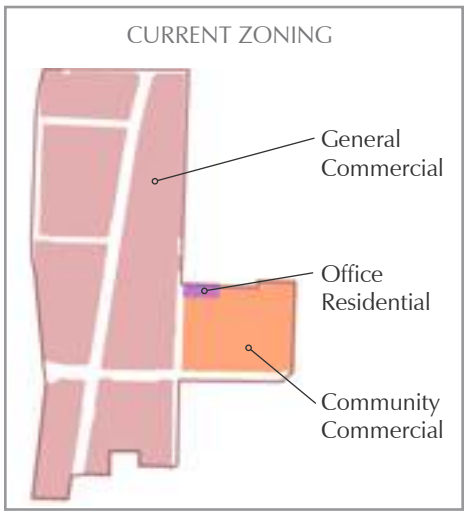
LEGEND

- **Activity Center 6 Overlay** — 6 story height limit
- Mixed-Use Street type
- Landscape Street type
- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Transitional Overlay
- Mixed Residential
- Multifamily Residential
- Creeks
- Parks

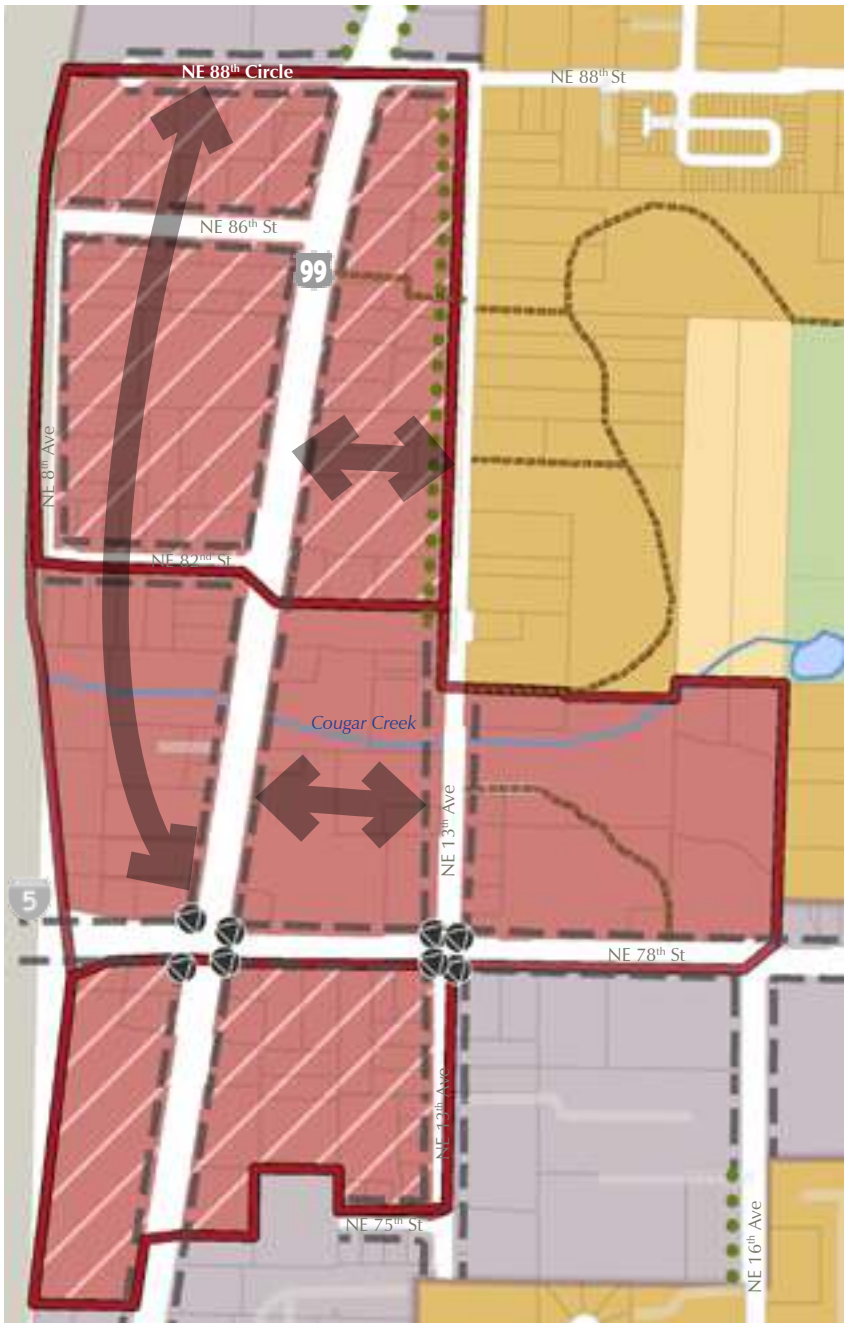


2.1.4 Totem TOWN CENTER

Totem Town Center is centrally located and will serve as the heart of the sub-area with a lively mix of entertainment, restaurant, and retail destinations, offices, and supportive multifamily uses. Future redevelopment will be more compact in form and emphasize pedestrian connectivity and amenities.



Totem Town Center Overlay



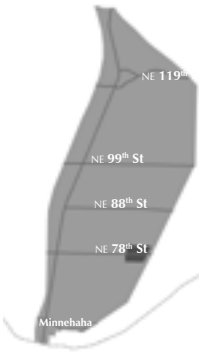
LEGEND

- **Activity Center 6 Overlay** — 6 story height limit
- **Activity Center 4 Overlay** — 4 story height limit*
- Mixed-Use Street type
- Landscape Street type

* Six stories are permitted for vertical mixed-use.

- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Transitional Overlay
- Mixed Residential
- Multifamily Residential
- Creeks
- Bodies of Water
- Parks
- Other Public Open Space

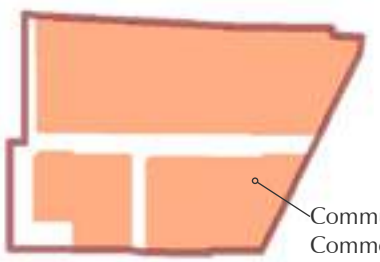
5 minute walk ¼ mile



2.1.5 Parks COMMONS

The *Parks Commons* will evolve into a neighborhood-scaled center emphasizing a mix of local serving retail, small scale offices, and supportive multifamily areas. Future development will take advantage of the *Parks Common* location between the regional North/South Powerline Trail and historic Clark County Poor Farm.

CURRENT ZONING

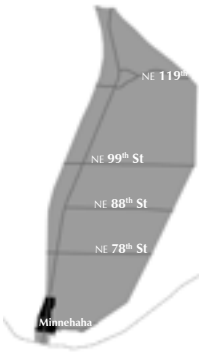


Parks Commons Overlay

5 minute walk ¼ mile

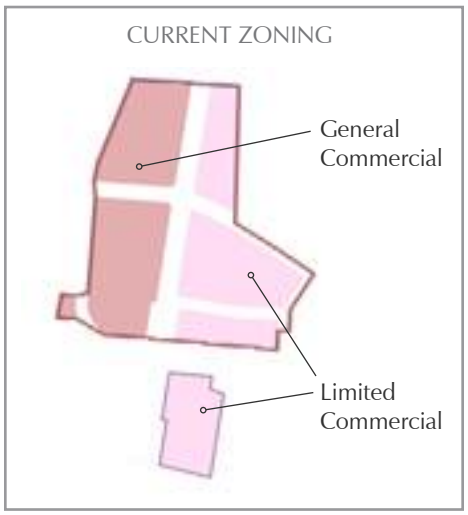
LEGEND

- **Activity Center 3 Overlay** 3 story height limit
- Mixed-Use Street type
- Landscape Street type
- High Visibility Street Corner
- Off-Street Trails (existing & proposed)
- Single Family Residential
- Mixed Residential
- 78th Street Property



2.1.6 Minnehaha GATEWAY VILLAGE

The *Minnehaha Gateway Village* provides the southern gateway to the Hwy 99 Sub-Area. The commercial center links the surrounding residential areas to the Chelatchie Prairie Rails with Trail trail-head.



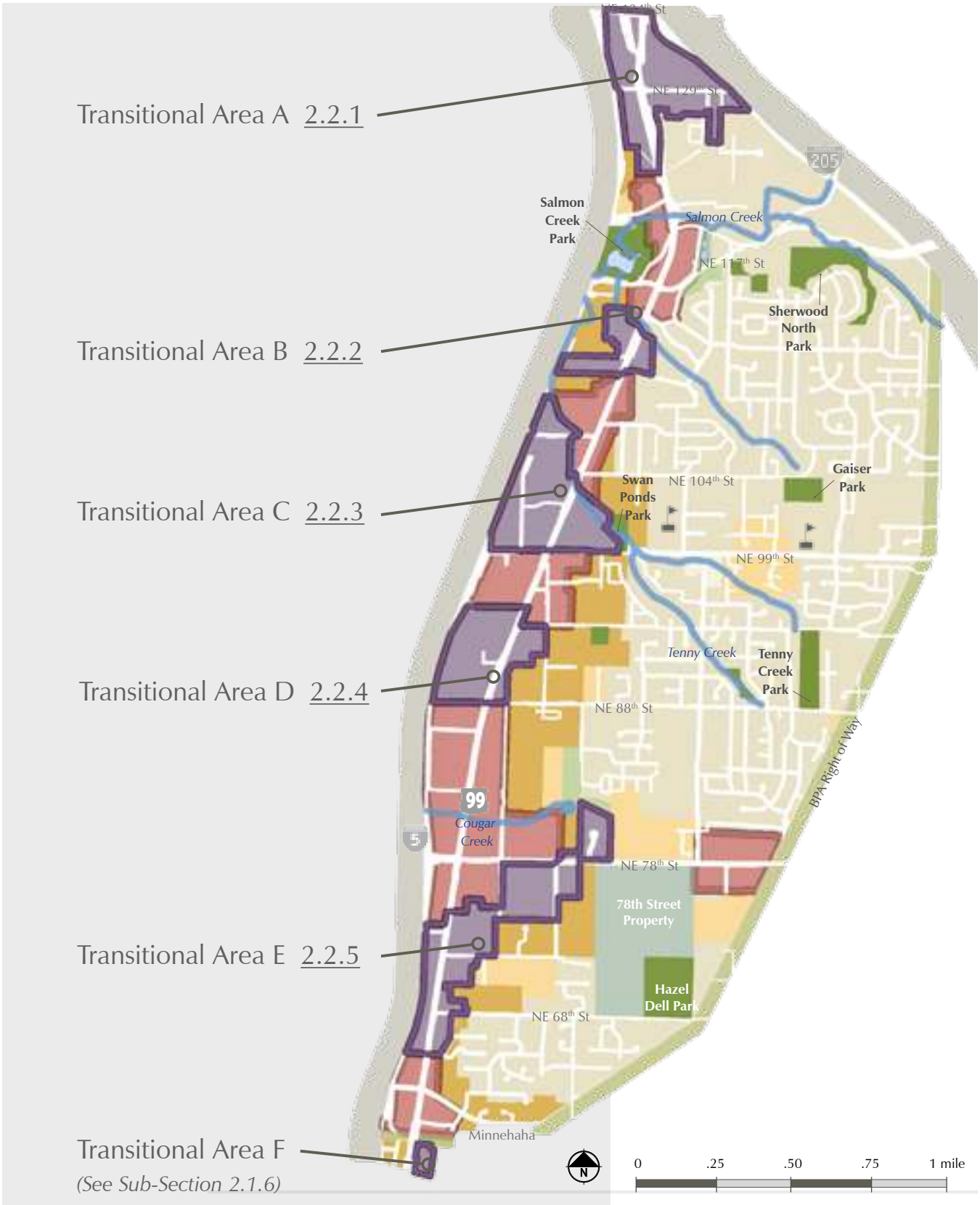
Minnehaha Gateway Village Overlay

5 minute walk ¼ mile

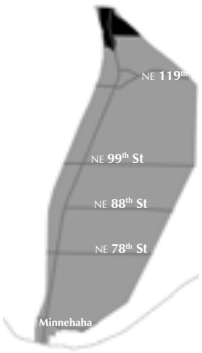
LEGEND

- **Activity Center 3 Overlay** — 3 story height limit
- Mixed-Use Street type
- Landscape Street type
- High Visibility Street Corner
- Off-Street Trails (existing & proposed)
- Transitional Overlay
- Single Family Residential
- Mixed Residential
- Multifamily Residential

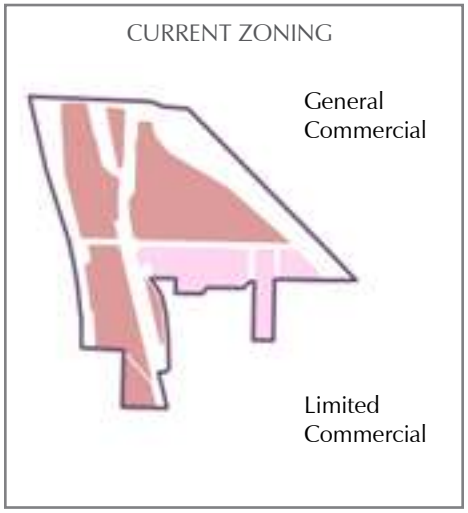
2.2 Transitional Overlay Index

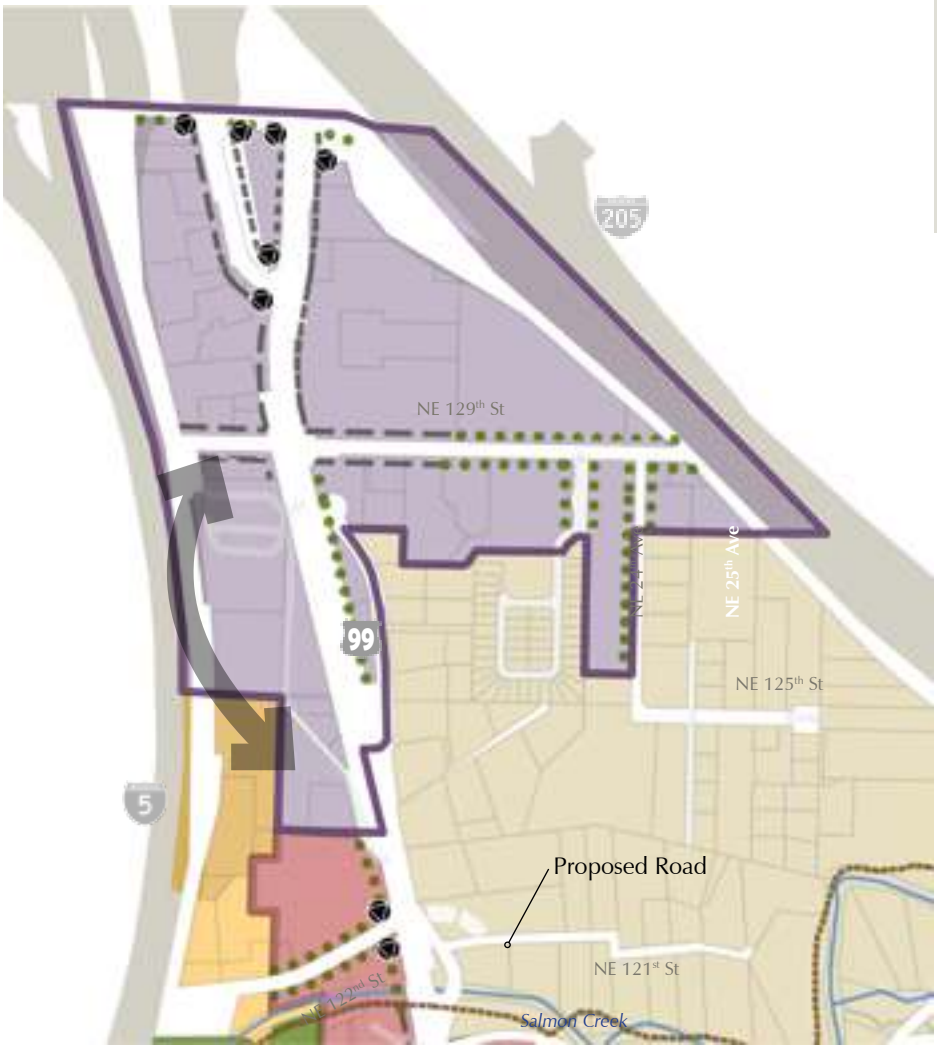


2.2.1 Transitional Area A



Transitional Overlay

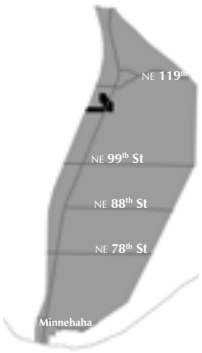




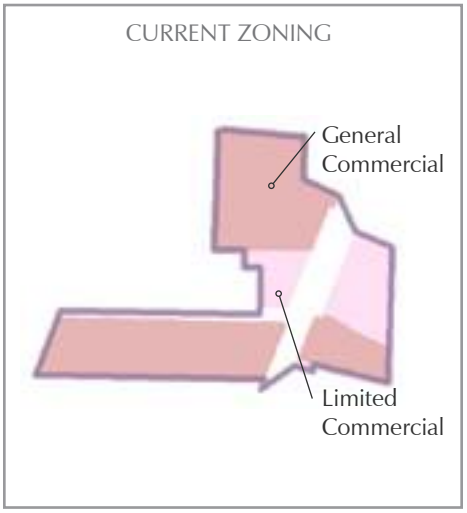
LEGEND

- **Transitional Area Overlay**
- Mixed-Use Street type
- Landscape Street type
- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Activity Center 6 Overlay
- Single Family Residential
- Mixed Residential
- Multifamily Residential
- Creeks
- Parks

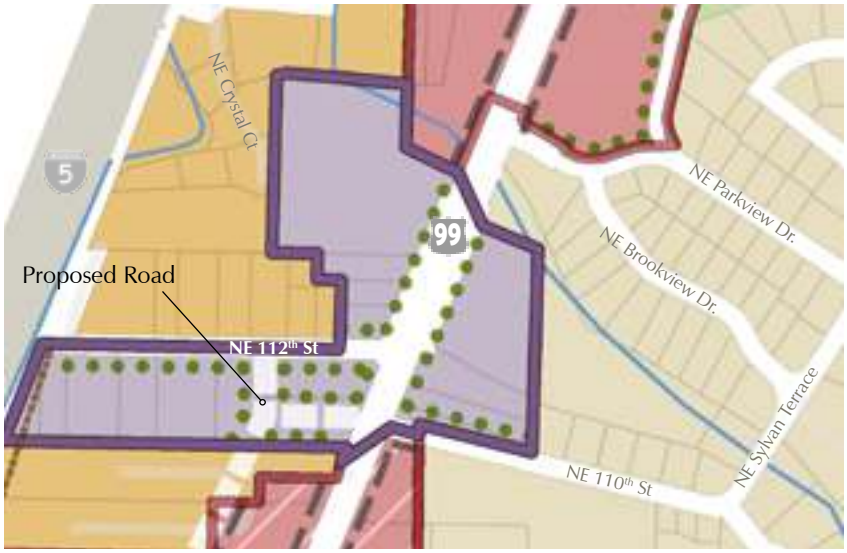
5 minute walk 1/4 mile



2.2.2 Transitional Area B



Transitional Overlay

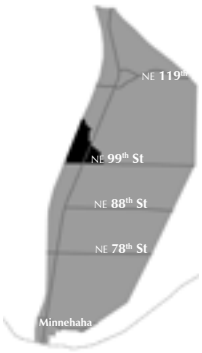


5 minute walk ¼ mile

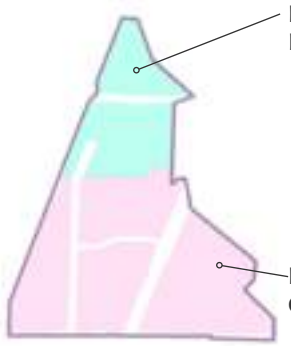
LEGEND

- **Transitional Area Overlay**
- Mixed-Use Street type
- Landscape Street type
- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Activity Center 6 Overlay
- Activity Center 4 Overlay
- Single Family Residential
- Multifamily Residential
- Creeks

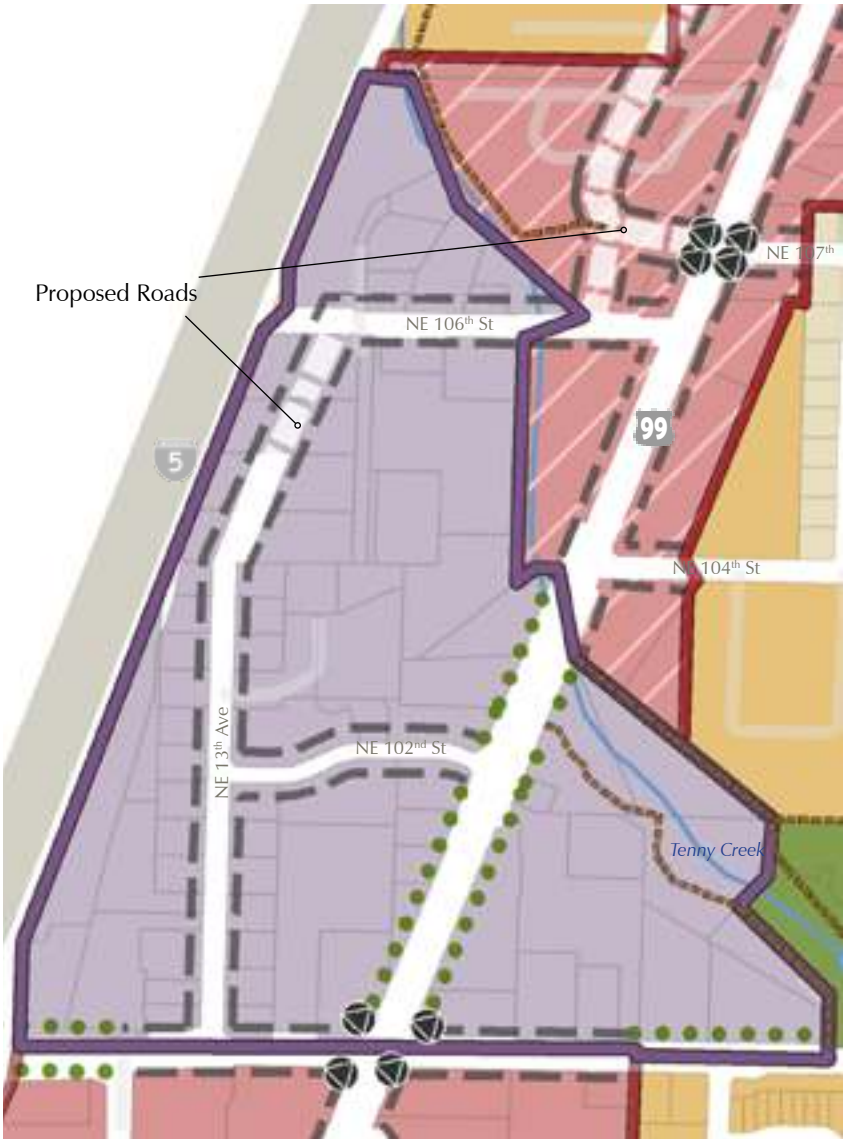
2.2.3 Transitional Area C



CURRENT ZONING



Transitional Overlay

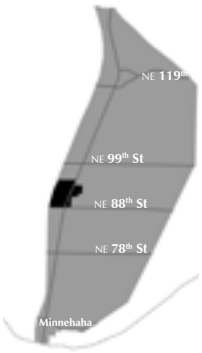


5 minute walk ¼ mile

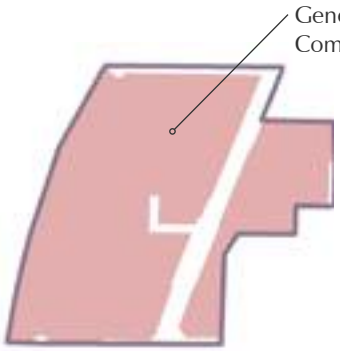
LEGEND

- **Transitional Area Overlay**
- Mixed-Use Street type
- Landscape Street type
- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Activity Center 6 Overlay
- Activity Center 4 Overlay
- Single Family Residential
- Multifamily Residential
- Creeks
- Parks

2.2.4 Transitional Area D



CURRENT ZONING



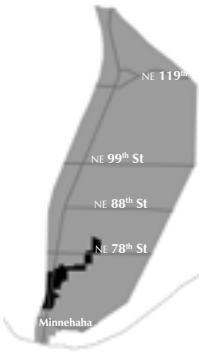
Transitional Overlay

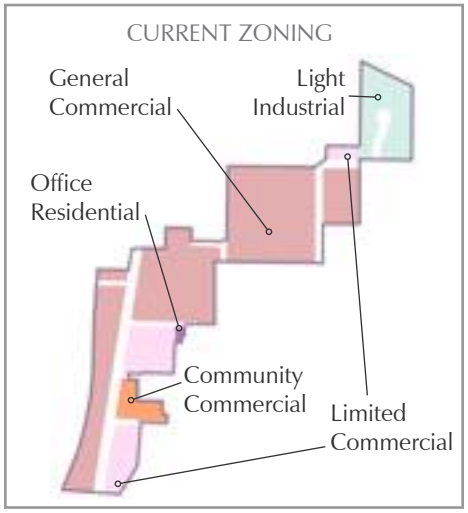
5 minute walk ¼ mile

LEGEND

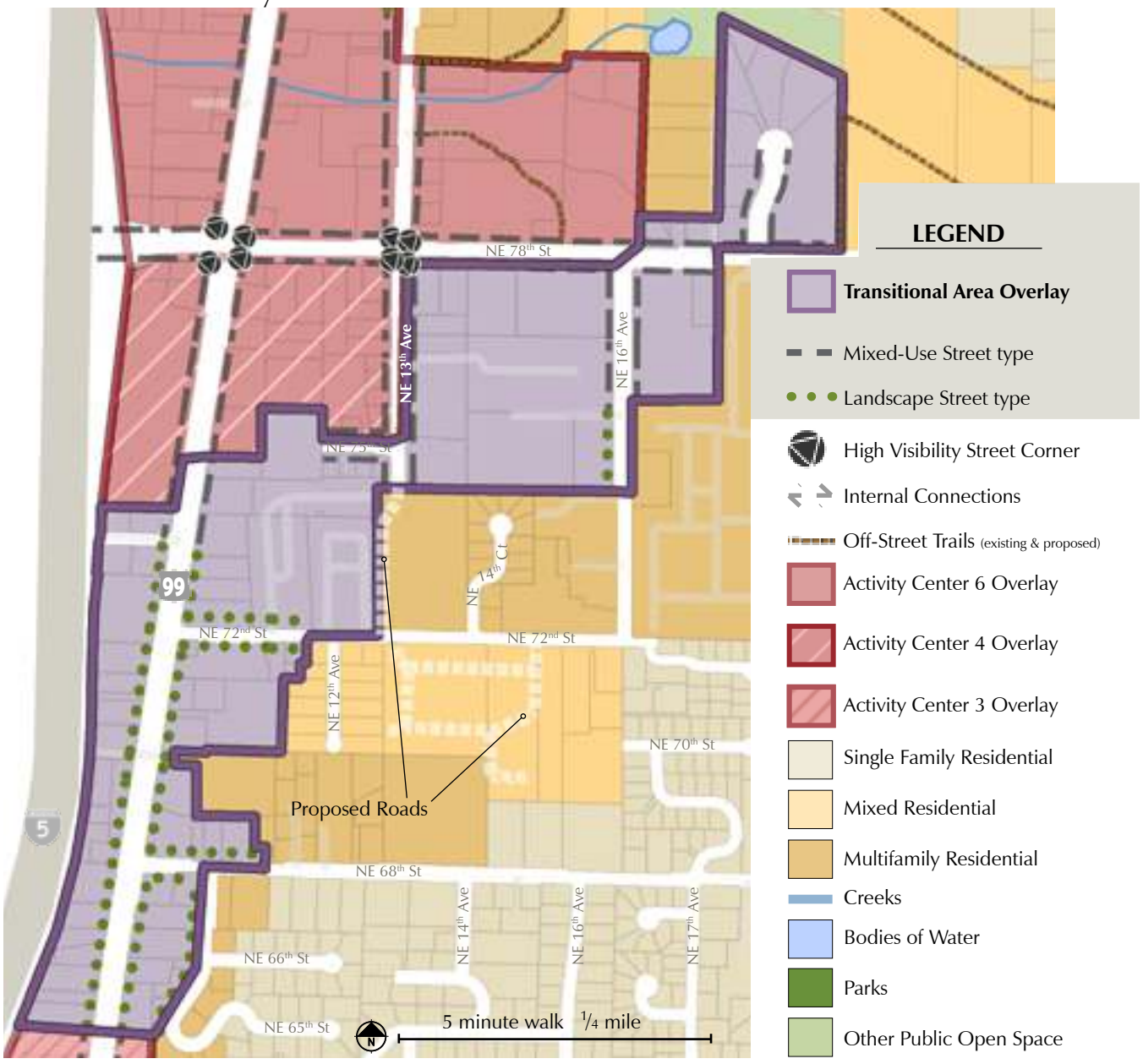
- Transitional Area Overlay
- Mixed-Use Street type
- Landscape Street type
- High Visibility Street Corner
- Internal Connections
- Off-Street Trails (existing & proposed)
- Activity Center 6 Overlay
- Activity Center 4 Overlay
- Multifamily Residential

2.2.5 Transitional Area E

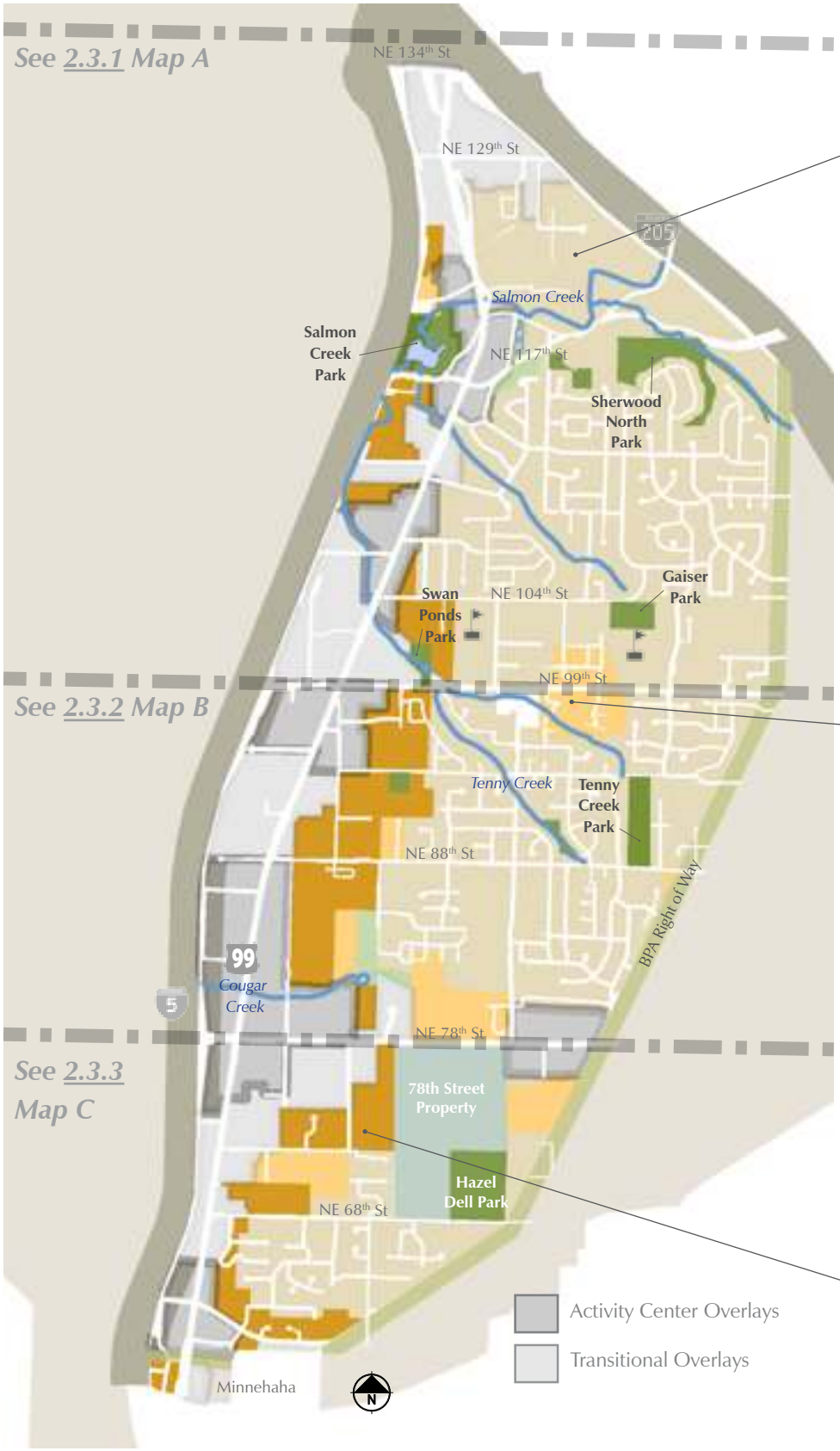


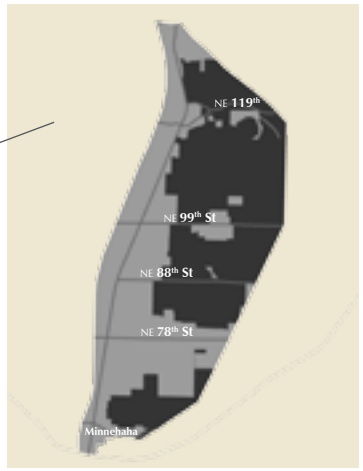


Transitional Overlay

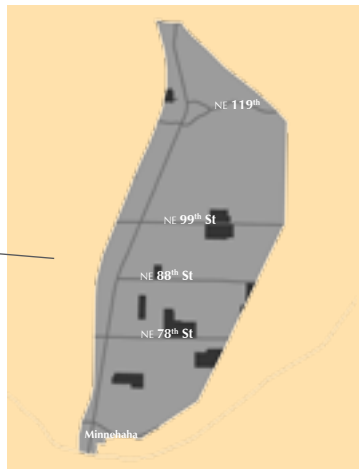


2.3 Residential Overlay Index

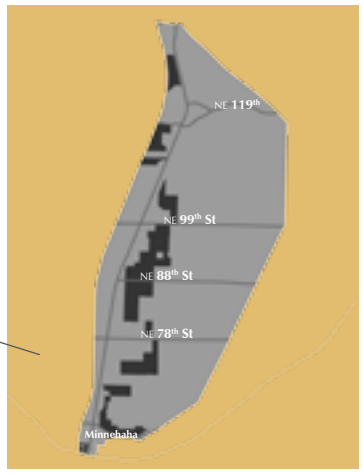




Single Family Overlay

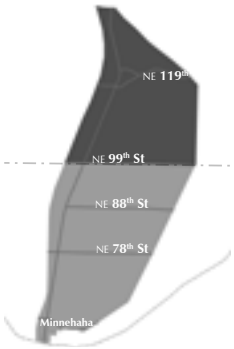


Mixed Overlay



Multifamily Overlay

2.3.1 Residential Areas: Map A



RESIDENTIAL OVERLAYS

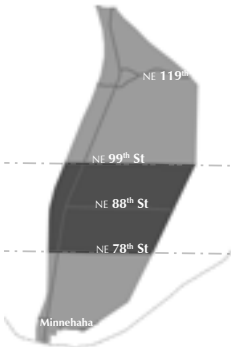
- Single Family Residential
- Mixed Residential
- Multifamily Residential

10 minute walk ½ mile

- Off-Street Trails (existing & proposed)
- Creeks
- Bodies of Water
- Parks
- Other Public Open Space
- Activity Center Overlays
- Transitional Overlays

Salmon Creek
Salmon Creek Park
NE 117th St
Sherwood North Park
99
205
5
Swan Ponds Park
Sarah J. Anderson Elementary School
Tenny Creek
Gaiser Park
Gaiser Middle School
NE 99th St
BPA Right of Way

2.3.2 Residential Areas: Map B

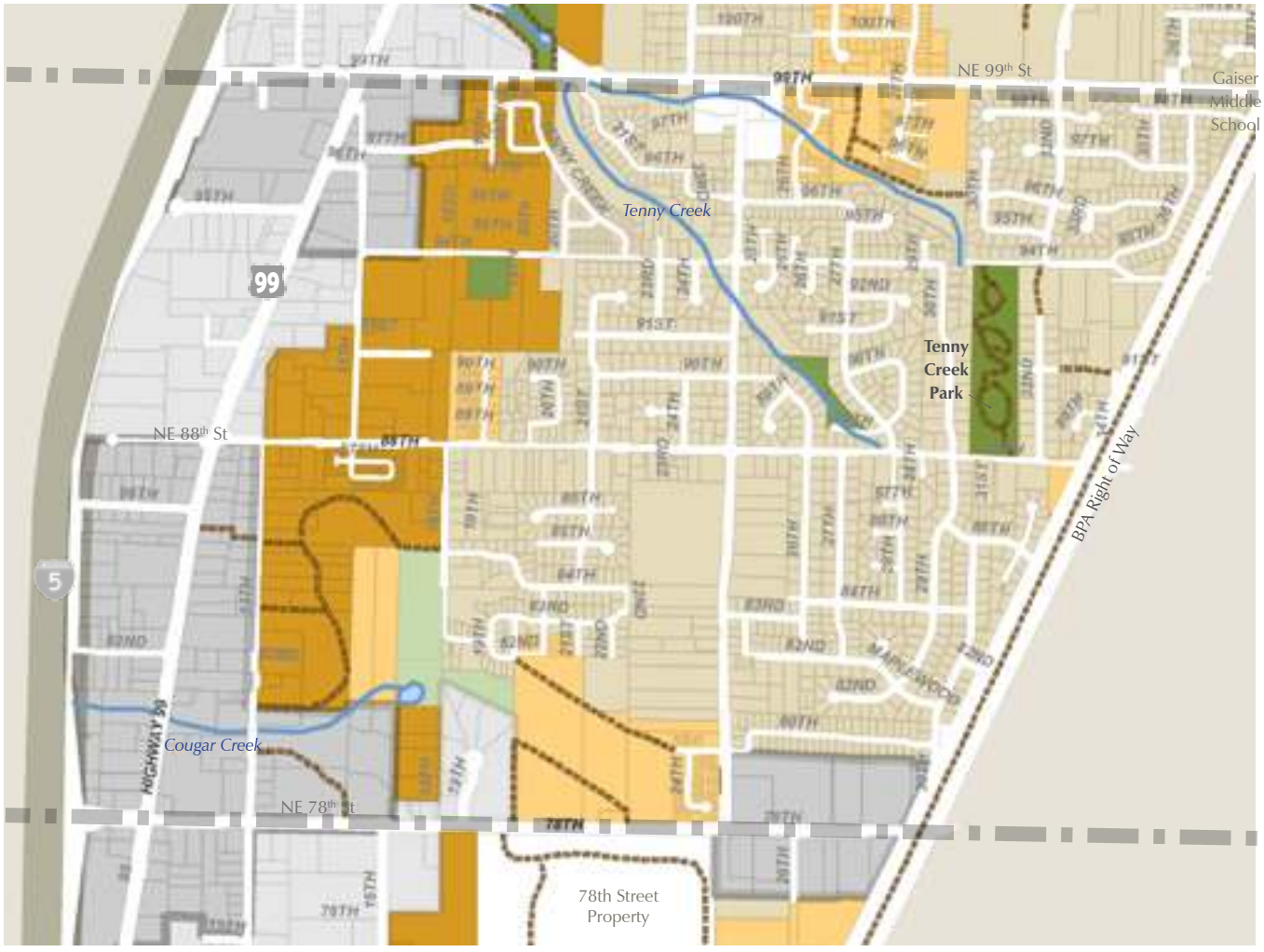


- Off-Street Trails (existing & proposed)
- Creeks
- Bodies of Water
- Parks
- Other Public Open Space
- Activity Center Overlays
- Transitional Overlays

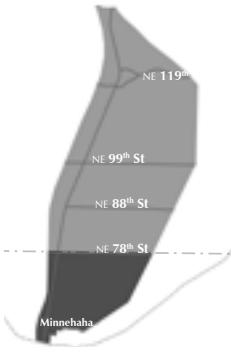
RESIDENTIAL OVERLAYS

- Single Family Residential
- Mixed Residential
- Multifamily Residential

10 minute walk ½ mile



2.3.3 Residential Areas: Map C

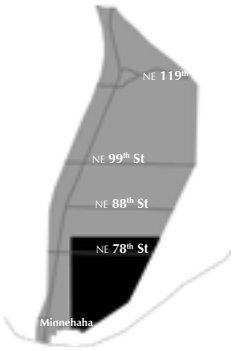


RESIDENTIAL OVERLAYS

- Single Family Residential
- Mixed Residential
- Multifamily Residential

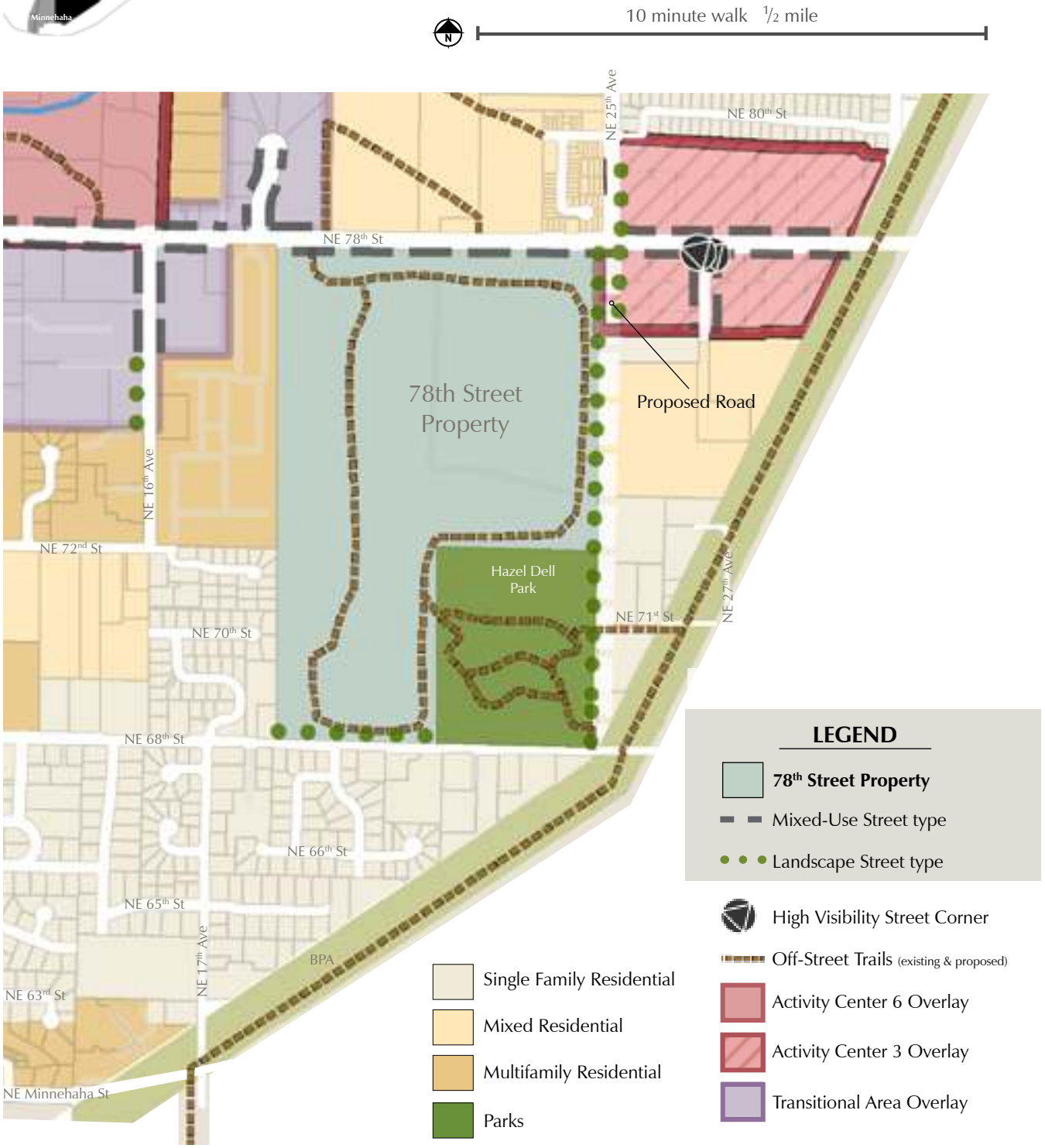
10 minute walk ½ mile

- Off-Street Trails (existing & proposed)
- Creeks
- Bodies of Water
- Parks
- Activity Center Overlays
- Transitional Overlays



2.4 78th Street Heritage Farm Master Plan Area

The 78th Street Heritage Farm is ideally suited to continue its agricultural legacy while at the same time serving as a regional community asset. The goal for this *78th Street Heritage Farm Master Plan Area* is to create a regional hub for farming, agricultural research, community education, historic interpretation and recreation.



3 Frontage Type Standards

3.0 Introduction

3.0.1 Purpose

This chapter identifies permitted development frontage types per applicable overlay and street type, and provides design standards for each frontage type to ensure that development relates to the street and meets community design objectives. The arrangement and design of development frontages largely determines the character of the area and the quality of the pedestrian environment. These standards are intended to provide for a range of development frontage types that will reinforce the desired character of Activity Centers, streets, and residential neighborhoods over time as areas develop and redevelop. These standards shall be used in concert with other standards herein.

3.0.2 Applicability

All buildings proposed along street frontages shall utilize a permitted frontage type per Section 3.2 and conform to applicable frontage type standards herein. Buildings and fences placed away from the street, behind parking lots, and/or not generally visible from the street are not subject to the standards herein unless otherwise noted (See Chapter 4 Overlay Standards for provisions related to the location of buildings, parking, and storage areas along streets).

Figure 3-1. An example of design elements addressed in the frontage type standards. This example illustrates a hybrid of several different frontage types.

3.0.3 About Transparency Requirements

The purpose of transparency requirements is to maintain "eyes on the street" for safety of pedestrians and to create a more welcoming and interesting streetscape and give an indication of the types of uses and activities occurring in buildings. Transparent windows and doors may be used to meet transparency requirements. Glazed windows, where visibility is obscured, shall not be used to meet transparency requirements.

(1) Non-Residential Uses:

(a) The Transparency Zone refers to the ground floor between between 30 vertical inches and 8 vertical feet above grade (where the ground, terrace, or stoop meets the façade).

(b) Where structured parking facilities occupy a portion of the ground floor frontage, the vehicular entrance is exempt from the transparency requirement. Openings simulating windows may be used to meet up to 50 percent of the transparency requirement, except for Storefronts or Forecourts.

(c) Display windows may be used to meet up to 50 percent of the transparency requirements provided they are at least 18 inches deep and integrated into the architecture of the building. Tack on display cases don't qualify as transparent areas.

(d) Buildings in the Light Industrial zone are exempt from transparency requirements, though Light Industrial (ML) uses permitted in the 78th Street Heritage Farm Master Plan Area shall comply with transparency requirements.

(e) Storefront Transparency Compliances: The minimum window and door transparency required is 60% within the Storefront and Forecourt Transparency Zone (30" - 8').

Figures 3-2 through 3-8 clarify transparency requirements:

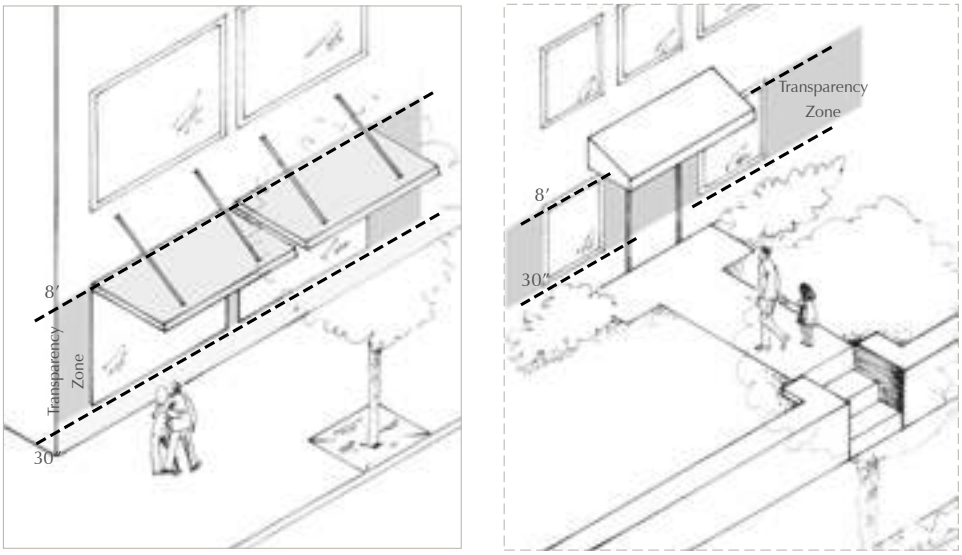


Figure 3-2. The transparency standards apply to the ground floor between 30 vertical inches and 8 vertical feet above the sidewalk.

Figure 3-3. Display windows are permitted for up to 50% of the transparency requirements, but tack on display cases (far right example) do not qualify.

Storefront Transparency Compliance Examples: The minimum window and door transparency required is 60% within the Storefront and Forecourt Transparency Zone (30″ - 8′).

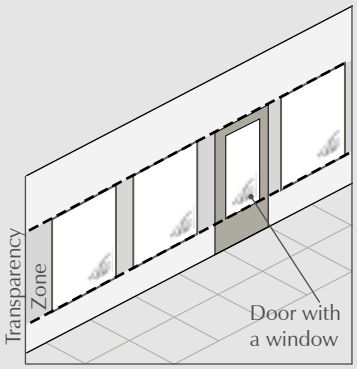


Figure 3-4. Meets requirements. The windows extend to the full height of the Transparency Zone to meet or exceed the 60% transparency requirement.

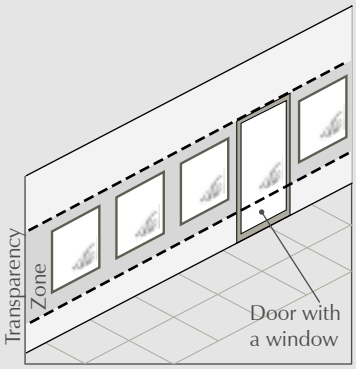


Figure 3-5. Meets requirements. While the windows do not extend to the full height of the Transparency Zone, the transparent areas are extensive enough to meet the 60% transparency requirement.

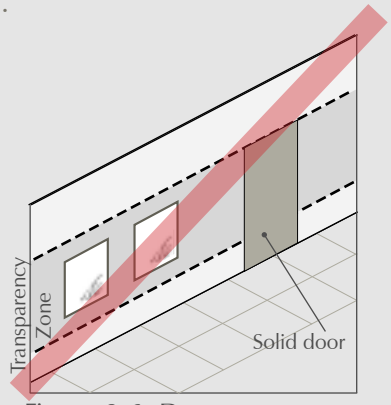


Figure 3-6. Does not meet requirements. The windows are not nearly enough to meet the 60% transparency requirement.

(2) Residential Uses:

(a) Transparency requirements apply to all vertical surfaces of the façade facing the street. Private garages placed at least 15 feet behind the front wall of a house are exempt from transparency requirements.

(b) For mixed-use buildings, residential transparency requirements apply only to the portion of the façade used for residential purposes.

(c) Where structured parking facilities (other than private garages) occupy a portion of the façade, the vehicular entrance is exempt, but any openings simulating windows may be used to meet up to 50 percent of the transparency requirement.

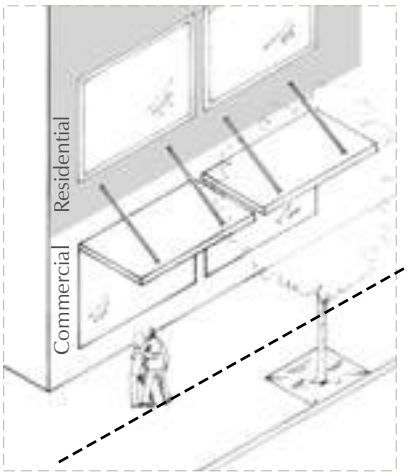


Figure 3-7. For mixed-use buildings, residential transparency requirements apply only to the portion of the façade used for residential purposes.

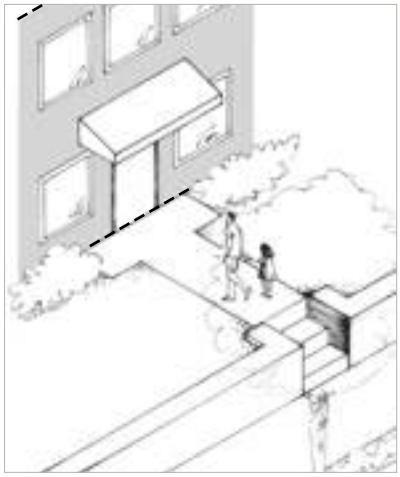


Figure 3-8. For single purpose residential, transparency requirements apply to all vertical surfaces of the façade.

Table 3-1. Minimum transparency requirements by use, street type, overlay, and frontage type.

	Non- Residential Uses			Residential Uses	
	Storefront Streets	Mixed-Use and Landscape Streets		Residential Streets	
	Activity Center	Activity Center	Transitional	Residential other than Single Family	Single Family
Transparency Zone	**30″ - 8′**	**30″ - 8′**		**Full Residential Façade**	
Frontages					
Storefront	**60%**	**60%**	**60%**		
Forecourt					
Stoop		**25%**	**15%**	**15%**	
Lightcourt					
Terrace Yard					**10%**
Common Yard					

Figures 3-9 through 3-11 represent good and bad transparency departure examples:

Figure 3-9. This parking garage uses storefronts (far left), a decorative trellis with vines and decorative use of materials to add visual interest (Santa Cruz, CA).

Figure 3-10. This ceramic tile mural adds visual interest to pedestrians (Portland, OR).

Figure 3-11. The tall concrete walls and steel window cages enclosing the ground floor parking garage of an apartment building create an unfriendly pedestrian environment.

3.0.4 Setback Departures

Minimum and maximum front setback standards are provided for each frontage type. Departures shall~~may~~ be permitted for both the maximum and minimum setbacks subject to the parameters and criteria set forth below.

(1) Minimum front setbacks: Departures for the reduction of minimum front setbacks by up to 50 percent may be permitted provide the applicant successfully demonstrates how the building and site design accomplishes the following objectives and minimum requirements:

(a) Departures for reduced front setbacks may be applied only to sites within the Activity Center, Transitional Area, and Multifamily Overlays.

(b) Buildings with reduced setbacks shall comply with transparency standards for applicable frontage type per use and overlay district.

(c) Site/building design treatment must provide continuous pedestrian scale amenities along the sidewalk. For example, a diversity of landscaping materials and treatments can provide for an interesting streetscape environment within a small space. Landscaping elements can also screen blank wall areas between windows. Changes in building materials and special detailing can also add interest. For facades longer than 120 feet, a variety of treatments may be needed to meet the criteria herein. See Figures 3-12 to 3-15 below for good and bad examples.

(d) Landscaped area within the public right-of-way between the existing/proposed sidewalk and the building may be used to reduce the front setback where the additional right-of-way is not needed for street or utility improvements.

Figure 3-12. This residential frontage is a combination of a stoop (areas where elevated from sidewalk) and fenced yard. Its 5-foot setback would not meet the requirements for either frontage. However, the fence design combined with the landscaping elements, windows, and use of materials adds visual interest to the pedestrian while providing for enhanced privacy and security for ground floor residents.

Figure 3-13. This narrow common yard frontage of this apartment building is setback only about 5 feet from the sidewalk edge. The extensive use of windows combined with the façade details and landscaping elements provide visual interest along the sidewalk. The use of this ground floor area for common residential facilities alleviates any potential privacy problems.

Figure 3-14. **Bad example.** The ground floor frontage is a combination of a storefront and a common yard, but it would not meet the requirements for either. It does not include enough transparency for a storefront and the setback is too shallow for a common yard.

Figure 3-15. **Bad example**. This apartment building is setback about 8 feet from the sidewalk. While the iron fence adds security, the placement of units level with the sidewalk and use of large sliding glass windows reduce privacy for residents.

(2) Maximum front setbacks: Departures for larger front setbacks may be permitted for all non-Storefront Streets within all overlay districts provided the site complies with applicable parking location and maximum frontage standards (for commercial or multifamily) or garage/driveway location and design standards for detached single family and duplex housing types.

3.1 How To Use this Chapter

Step 1: Find the Applicable Overlay on the Regulatory Map *(See Chapter 2)*

Multifamily Residential

Mixed Residential

Single Family Residential

Permitted Frontage Types and required setbacks for residential overlays are determined by the overlay designation only.

See the Regulatory Maps in Section 2.3 for locations.

Activity Center

Transitional Area

78th Street Property [1]

Permitted Frontage Types and required setbacks for Activity Centers, Transitional Areas, and the 78th Street Property are determined in combination with designated Street Types.

Step 2: Find the Street Type and Recognize the Combination

Each street within Activity Centers and Transitional is designated as either a Storefront, Mixed-Use, or Landscape Street type. The type of line shown along the streets on the Regulatory Maps distinguishes each street type.

Overlay

Activity Center

Transitional Area

+

Street Types

Storefront Street

Mixed-Use Street

Landscape Street

=

Combination

Storefront Street

Mixed-Use Street

Landscape Street

Mixed-Use Street

Landscape Street

The overlay for residential areas and the combination of Overlays and Street Types act as legends in reference to both the Regulatory Maps (Sections 2.1 - 2.4) and the Permitted Frontage Types (Sections 3.2 - 3.9).

[1]For the 78th Street Heritage Farm Property, refer to the frontage standards applicable to the Activity Center Overlays in combination with the designated street types on the regulatory map in Section 2.4.

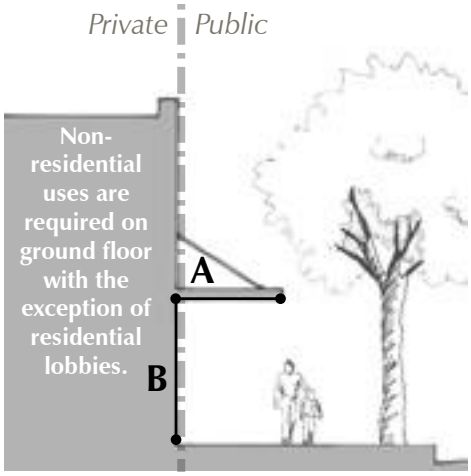
3.2 Permitted Frontage Types

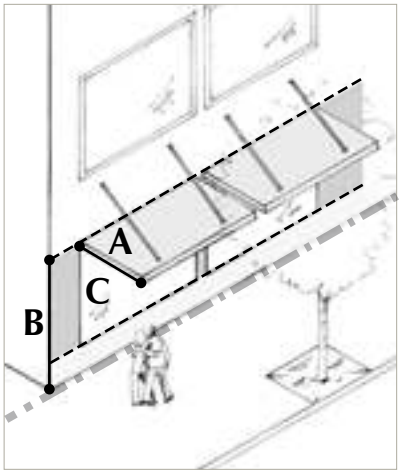
The chart below illustrates a range of development frontages and the particular street types and overlays where they are permitted (shaded boxes). Combinations, or hybrids of multiple frontage types are permitted.

Table 3-2. Frontage Type Standards cross referenced with street types.

	Frontage Type not permitted ✓ Frontage Type permitted	Overlays and Street Types							
		Activity Centers			Transitional Areas		Residential Areas		
		Store-front Street	Mixed-Use Street	Land-scape Street	Mixed-Use Street	Land-scape Street	Multi-family	Mixed	Single Family
Frontage Types									
	**3.3 Storefront** Façades located adjacent to the sidewalk.	✓	✓		✓				
	**3.4 Forecourt** Uncovered courtyards within a storefront setting.	✓	✓		✓				
	**3.5 Stoop** Elevated platform entry ways.		✓		✓		✓		
	**3.6 Light court** Sunken courtyards in tandem with raised platforms.		✓		✓		✓		
	**3.7 Terrace yard** Raised lawns or gardens separated from the frontage line by a retaining wall.		✓	✓	✓	✓	✓	✓	✓
	**3.8 Common yard** Visually continuous landscaped space along adjacent yards.		✓	✓	✓	✓	✓	✓	✓

3.3 Storefront Standards





3.3.1 Dimensions

Weather Protection

A = at least 5′ deep (average)

B = at least 8′ above grade

Transparency

C = Transparency Zone between 30″ - 8′ above grade

Sidewalks

12′ minimum width with trees in grates. *See Chapter 9*

3.3.2 Storefront Definition

Storefronts are non-residential façades located adjacent to a public sidewalk or private internal walkway. Design elements of storefronts are expected to encourage and allow for high pedestrian traffic.

3.3.3 Storefront Uses

- Non-residential uses are required on ground floor with the exception of residential lobbies.

3.3.4 Storefront Design

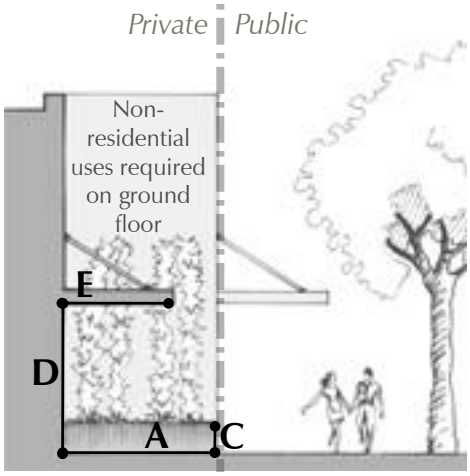
- An entrance that faces the sidewalk for each building and business is required.
- Weather protection along at least 60% of the façade, averaging at least 5 feet deep and placed at least 8 vertical feet above the sidewalk.
- Transparency along at least 60% of the Transparency Zone.

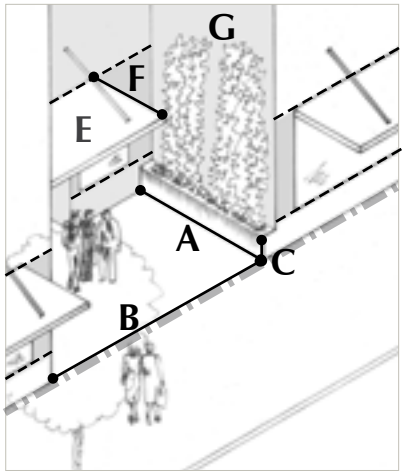
Figure 3-16. Storefront frontage examples.

Table 3-3. Storefront building setback range per Street Type and Overlay.

Map Index	Street Type	Building Setback
Activity Center Overlay		
	Storefront	**edge of sidewalk**
	Mixed-Use	**edge of sidewalk**
Transitional Overlay		
	Mixed-Use	**edge of sidewalk**

3.4 Forecourt Standards





3.4.2 Forecourt Definition

Forecourts are uncovered courtyards within a storefront setting. The court is suitable for outdoor dining, seating, and gardens.

3.4.3 Forecourt Design

- Non-residential uses are required on ground floor with the exception of residential lobbies.

3.4.4 Forecourt Uses

- Entry: at least one building entry must front onto court.
- Weather protection at least 5 feet deep is required over entire span of all entries and placed at least 8 vertical feet above grade.
- Design of the court must meet the pedestrian-oriented space design criteria as set forth in Section 5.2.1, and be ADA accessible.
- Transparency along at least 60% of Transparency zone; ground-floor side walls (see **G** above) are exempt, but subject to blank wall standards per Section 6.4.

3.4.1 Dimensions

Forecourt Parameters

A = no min. / no max.

B = 10′ min.
50% of lot width max.

Forecourt elements

C = low walls or planters less than 42″ tall are permitted

Weather Protection

D = at least 8′ above grade

E = at least 5′

Transparency

F = Transparency Zone between 30″ - 8′ above grade.

G = Transparency encouraged, but not required

Sidewalks

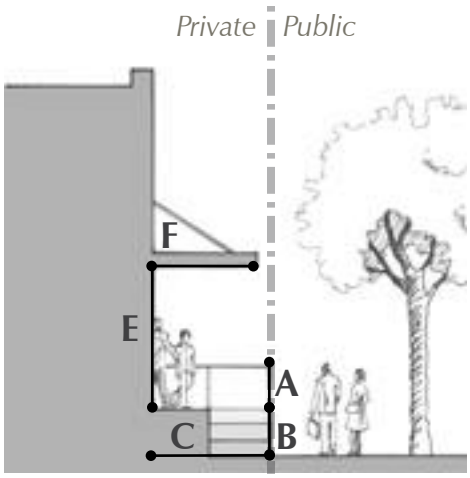
12′ minimum width with trees in grates. *See Chapter 9*

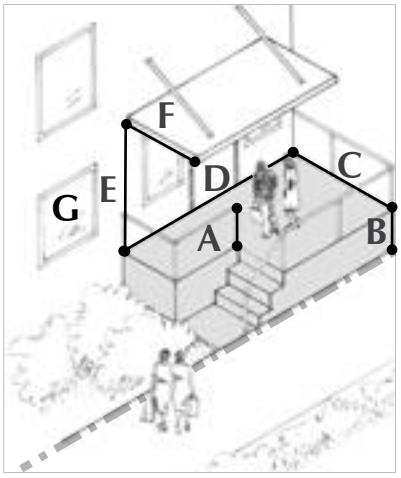
Figure 3-17. Forecourt frontage examples.

Table 3-4. Forecourt building setback range per Street Type and Overlay.

Map Index	Street Type	Building Setback
Activity Center Overlay		
	Mixed-Use	no min no max
Transitional Overlay		
	Mixed-Use	no min no max

3.5 Stoop Standards





3.5.1 Dimensions

Decorative Railing

A = 42″ tall and at least 50% transparent

Platform

B = 0″ - 36″ tall

C= at least 6′ deep

D= at least 6′ wide

Weather Protection

E = at least 8′above platform

F = at least 3′and shall not project into the Right-of-Way

G= Transparency Zone 30″ - 8′ above stoop

3.5.2 Stoop Definition

Stoops are elevated platform entryways situated close to the sidewalk. The stoop improves privacy for residential uses.

3.5.3 Stoop Design

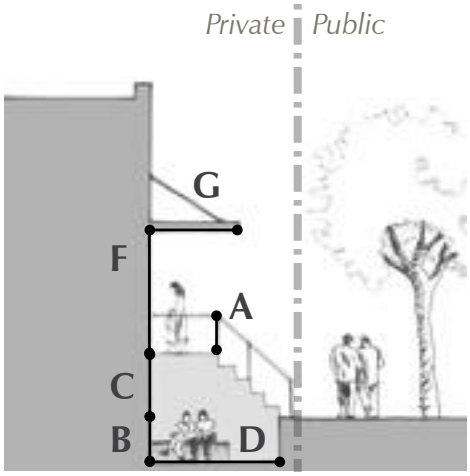
- Building entries shall be visible from the street.
- Weather protection at least 3 feet deep is required over entire span of all entries and placed at least 8 vertical feet above the platform.
- Transparency for non-residential uses: Within Activity Centers, along 25% of the Transparency Zone; within Transitional, along 15% of the Transparency Zone.
- Transparency for residential uses: At least 15% of the entire residential façade for mixed use and multifamily.

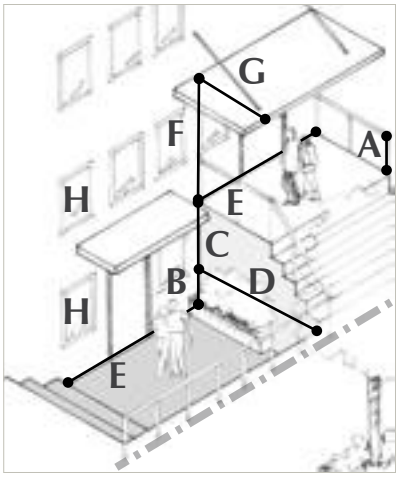
Figure 3-18. Stoop frontage examples.

Table 3-5. Stoop setback range per Street Type and Overlay.

Map Index	Street Type	Building Setback
Activity Center Overlay		
	Mixed-Use	6′ - 20′
Transitional Overlay		
	Mixed-Use	6′ min - no max
Residential Overlay		
	Multifamily	6′ - 20′

3.6 Lightcourt Standards





3.6.1 Dimensions

Decorative Railing

A = Up to 42″ tall

Lightcourt Parameters

B = 0′ - 5′ recessed

C = 0′ - 8′ tall

D = at least 10′ deep

E = at least 10′ wide

Weather Protection

F = at least 8′above platform

G = at least 3′and shall not project into the Right-of-Way

H = Transparency Zone 30″ - 8′ above stoop/ lightcourt

3.6.2 Lightcourt Definition

Lightcourts are sunken courts recessed from the sidewalk. Lightcourts are typically designed in tandem with stoops, allowing for two floors to have street access.

3.6.3 Lightcourt Design

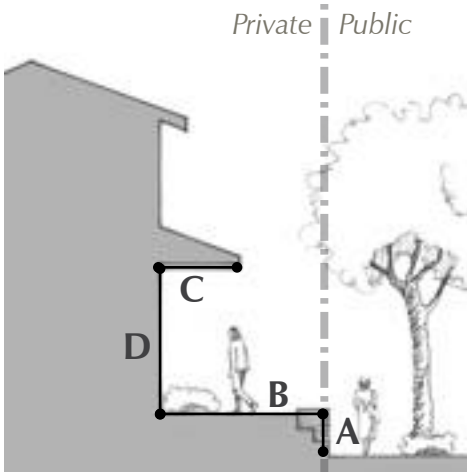
- Building entries shall be visible from the street.
- Lightcourt depth/width (see **D**/**E** above) to equal 10 feet clear of the stairway.
- Weather protection at least 3 feet deep is required over entries and placed at least 8 vertical feet above the platform.
- Transparency for non-residential uses: Within Activity Centers, along 25% of the Transparency Zone; within Transitional Areas, along 15% of the Transparency Zone.
- Transparency for residential uses: At least 15% of the entire residential façade.

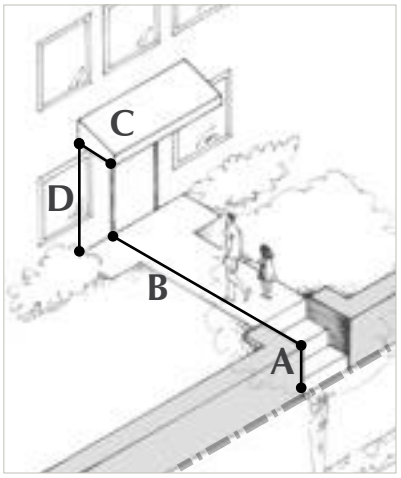
Figure 3-19. Lightcourt frontage examples.

Table 3-6. Lightcourt building setback range per Street Type and Overlay.

Map Index	Street Type	Building Setback
Activity Center Overlay		
	Mixed-Use	**10′ - 20′**
Transitional Overlay		
	Mixed-Use	**10′ min - no max**
Residential Overlay		
	Multifamily	**10′ - 20′**

3.7 Terraced Yard Standards





3.7.1 Dimensions

Terrace Parameters

A = 0″ - 36″ high

B = 10′ deep min.

Multiple terraces may be used provided each is separated by 2′ wide planting beds.

Weather Protection

C = at least 3′ deep, over building entries

D = at least 8′above grade

3.7.2 Terraced Yard Definition

Terraced yards are raised lawns and/or gardens separated from the sidewalk by a retaining wall.

3.7.3 Terraced Yard Design

- Building entries facing the street are encouraged. For multi-tenant buildings, at least one building entry visible and accessible from the street is required
- Transparency for non-residential uses: Within Activity Centers, along 25% of the Transparency Zone; within Transitional Areas, along 15% of the Transparency Zone (30″ to 8′ above grade).
- Transparency for residential uses: At least 10% of the entire residential façade for Single Family uses; at least 15% of the façade for all other housing types.

Figure 3-20. Terraced Yard examples.

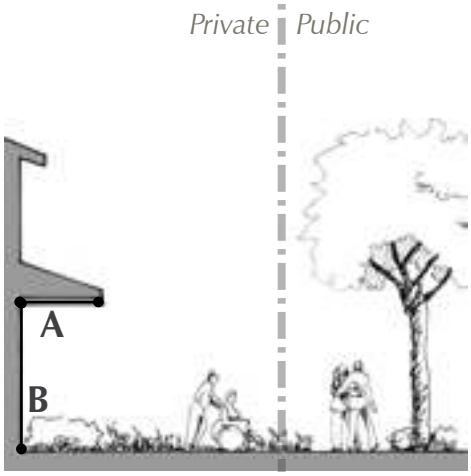
Table 3-7. Terraced Yard building setback chart per Street Type and Overlay District.

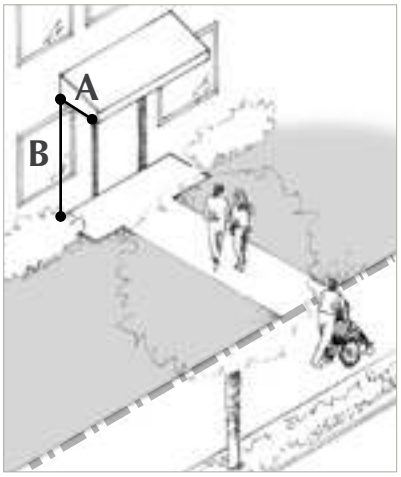
Map Index	Street Type	Building Setback*
Activity Center Overlay		
	Mixed-Use	**10′ - 20′**
	Landscape	**10′ min - no max**
Transitional Overlay		
	Mixed-Use	**10′ min - no max**
	Landscape	**10′ min - no max**
Residential Overlay		
	Multifamily	**10′ - 20′**
	Mixed Residential	**10′ - 25′**
	Single Family	**15′ - 30′**

* Unenclosed porches and covered entries may project up to six feet into the required setback area.

See Section 3.0.4 for setback departure opportunities

3.8 Common Yard Standards





3.8.1 Dimensions

Weather Protection

A = at least 3′

B = at least 8′above grade

3.8.2 Common Yard Definition

Common yards refer to landscaped frontages along sidewalks.

3.8.3 Common Yard Design

- Building entries facing the street are encouraged. At least one building entry visible and accessible from the street is required.
- Transparency for non-residential uses: Within Activity Centers, along 25% of the Transparency Zone (30″ to 8′ above grade) ; within Transitional, along 15% of the Transparency Zone (30″ to 8′ above grade).

Figure 3-21. Common Yard examples.

Table 3-8. Common Yard building setback chart per Street Type and Overlay.

Map Index	Street Type	Building Setback*
Activity Center Overlay		
	Mixed-Use	10′ - 20′
	Landscape	10′ min - no max
Transitional Overlay		
	Mixed-Use	10′ min - no max
	Landscape	10′ min - no max
Residential Overlay		
	Multifamily	10′ - 20′
	Mixed Residential	10′ - 25′
	Single Family	10′ - 30′

* Unenclosed porches and covered entries may project up to six feet into the required setback area.

See Section 3.0.4 for setback departure opportunities

4 Overlay Standards

4.0 Introduction

This chapter provides key site design standards and land use provisions that are specific to the different Overlays and the 78th Street Heritage Farm Master Plan site delineated in the Chapter 2 Regulatory Maps. Sections 4.1 through 4.5 herein provide standards and guidance on building placement (setbacks), internal access, internal open space, parking, maximum building height, permitted uses, and density for each type of Overlay.

4.0.1 Elements of the Overlay Standards

The sketch below notes the types of site design and land use provisions addressed in this chapter. On the following two pages are clarification as to how these provisions are applied and references to any other applicable code sections herein.

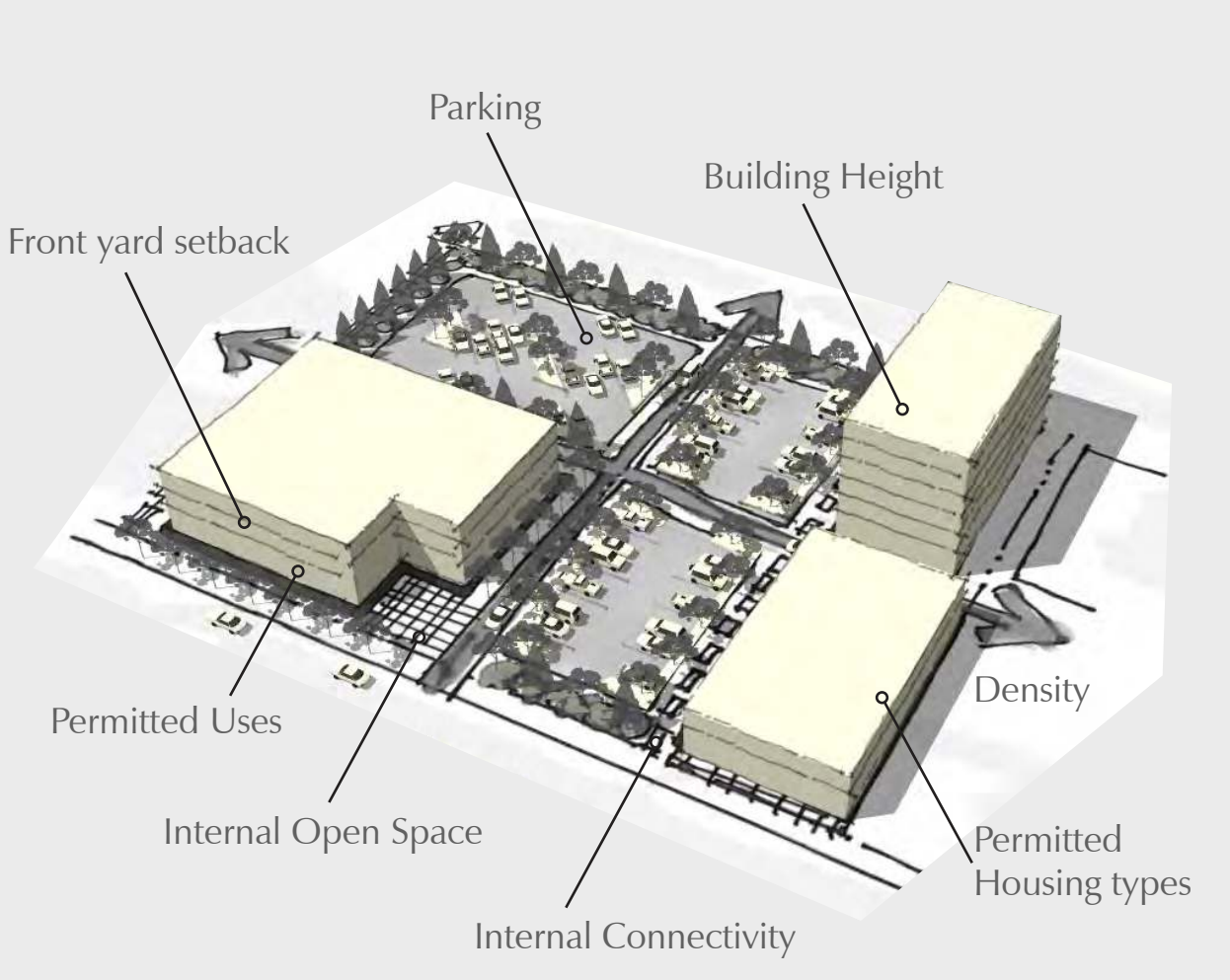


Figure 4-1. An example of design elements addressed in the overlay standards.

4.0.2 About Building Placement (Setbacks)

This refers to front, side, and rear setbacks for structures. Some maximum front setbacks are included as well. Front setbacks shall be measured from the edge of any street right-of-way, street tract, street easement, or driveway easement that provides access to the lot, including any separate pedestrian easement that may exist between a street and the front setback line.

4.0.3 About Internal Connectivity

Some regulatory maps for Activity Centers and Transitional Areas contain thick gray lines and arrows, which refer to areas where improved internal pedestrian and vehicular connectivity is required in conjunction with new development activity. Refer to Section 5.3 (Internal Pedestrian Access) and Section 5.4 (Internal Vehicular Access) for guidance on how to achieve the required internal connections.

4.0.4 About Internal Open Space

This refers to internal open space that may be required with new commercial and/or residential development. These internal spaces are private open spaces which may or may not be accessible to the public. Public parks are not specifically addressed in this document (they will be addressed during the preliminary plat process, which will require compliance with the Vancouver-Clark Comprehensive Parks, Recreation, and Open Space Plan. While this Chapter defines the minimum amount of open space required, the design of open spaces are addressed in Section 5.2.

4.0.5 About Parking

This section refers to the location and design of parking areas. Below are descriptions of each:

- Location and maximum frontage: Location refers to areas where the parking shall be located with respect to on site buildings. For example, Side/Rear means that parking shall be placed to the side or rear of buildings and not in front. Maximum Frontage refers to the maximum percentage of the total site frontage that parking and vehicular access areas may occupy. See Section 5.5.2 for clarification and departures to these standards.
- Design: Refers to the considerations for parking lot design. Internal pedestrian access standards within parking lots are provided in Section 5.3.1. Driveway standards are provided in Section 5.4.2. Parking lot landscaping standards are provided in Section 8.3.3.

4.0.6 About Building Height

Maximum building height is measured by the number of stories above grade. A story is the space in a building between the surface of any floor and the surface of the next floor above (or the ceiling if there is no floor above).

4.0.7 About Permitted Uses

The Overlay Standards herein are intended to supplement the use provisions of CCC SubTitle 40.2.

4.0.8 About Density

Density refers to residential density, specifically, the number of dwelling units per acre. This Chapter indicates whether there is a minimum and/or maximum density level for each overlay. Densities shall be calculated based on the gross area of the site minus any existing public rights-of-way, private road easements, or street tracts. In some overlays, the minimum and/or maximum density may be the same as set forth under current zoning designations as noted in CCC Chapter 40.220.020.

4.0.9 About Permitted Housing Types

The standards herein note which housing types are permitted and prohibited in applicable Overlays. A table is included for each overlay zone identifying nine basic housing types. The housing types with a check (✓) are permitted. All other housing types are prohibited except where otherwise noted in this code or per underlying zoning (CCC Title 40). Standards for the design of these housing types are provided and/or referenced in Chapter 7.

4.1 How To Use this Chapter

Step 1: Find the Applicable Overlay Section *(See Chapter 2 for Regulatory Maps)*

- 4.2 Activity Center
- 4.3 Transitional Area
- 4.4 Multifamily Residential
- 4.5 Mixed Residential
- 4.6 Single Family Residential
- 4.7 78th Street Master Plan

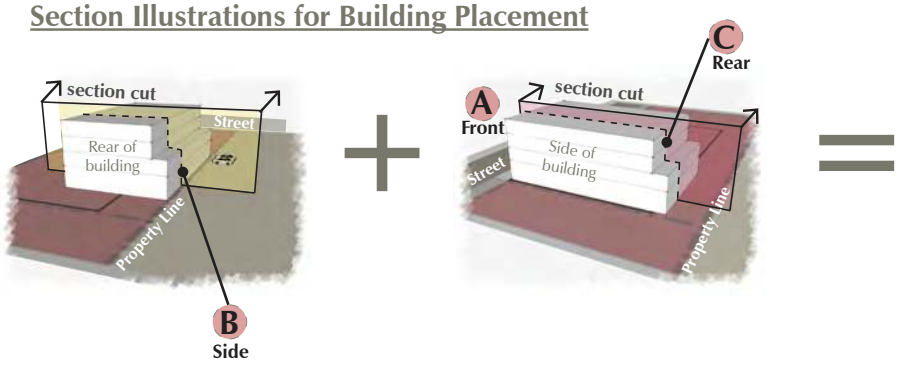
Step 2: Determine the Overlay Standards

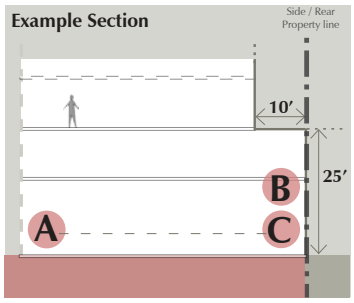
Graphics are provided to help illustrate the standards.

Following are examples:

A Front Setback
B Side Setback
C Rear Setback

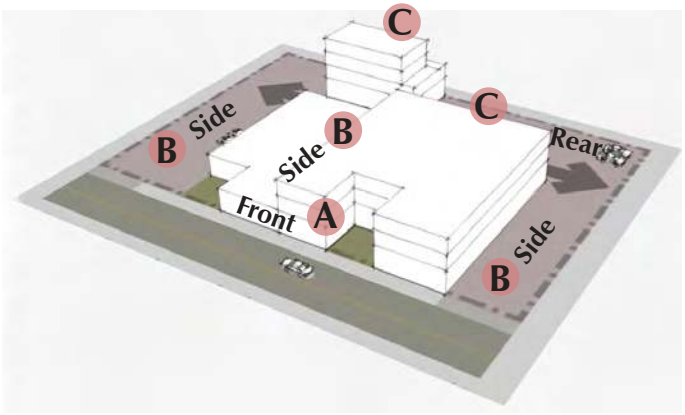
Section Illustrations for Building Placement

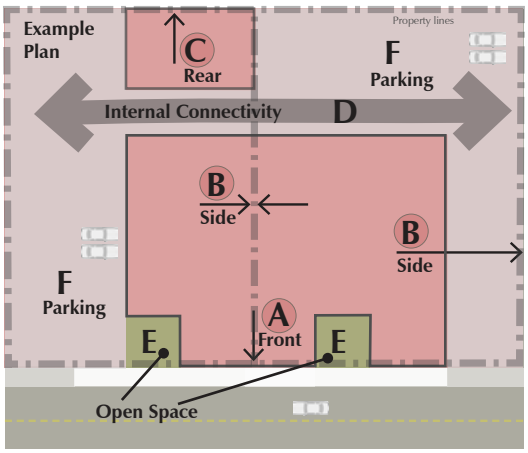




D Internal Connectivity
E Open Space
F Parking

Plan Illustration for Site Design





4.2 Activity Center Overlay

Emphasizes uses and design that attract pedestrian activity.

Building Placement

A Front Setback Requirements:

See Chapter 3 for setback requirements and departure opportunities related to applicable frontage types.

Side and Rear Setback Requirements:

B **C**

- Firewall option (no windows) = 0′ setback; structures above 25′ tall=10′ additional stepback for non-storefront buildings
- General (side/rear) setback = 10′ min.
- Setback between structures = 10′ min.
- Rear adjacent to SF zone = 25′ min.

See Section 5.1 for further side/rear yard details

D Internal Connectivity

Create internal vehicular and pedestrian access when indicated on regulatory maps.

See Sections 5.3 - 5.4 for further details

E Internal Open Space

Commercial Uses:

- 1 sq ft of pedestrian-oriented space per 1 lineal foot along building frontages; Storefront buildings are exempt

See Section 5.2 for design standards for the required open space

Apartments: 10% of livable floor area

See Section 5.2.2 for details

All Other Housing Types:

See Chapter 7 for standards specific to applicable housing types

F Parking

Location and Maximum Frontage:

- Storefront Streets = Side/rear and 33%
- All other streets = Side/rear and 50 %

See Section 5.5.2 for details and departures

Amount and Design:

- *See Section 5.5 for parking standards*
- *See Section 8.3.3 for landscaping standards*
- *See Sections 5.3.1 & 5.4.2 for walkway and driveway standards, respectively*

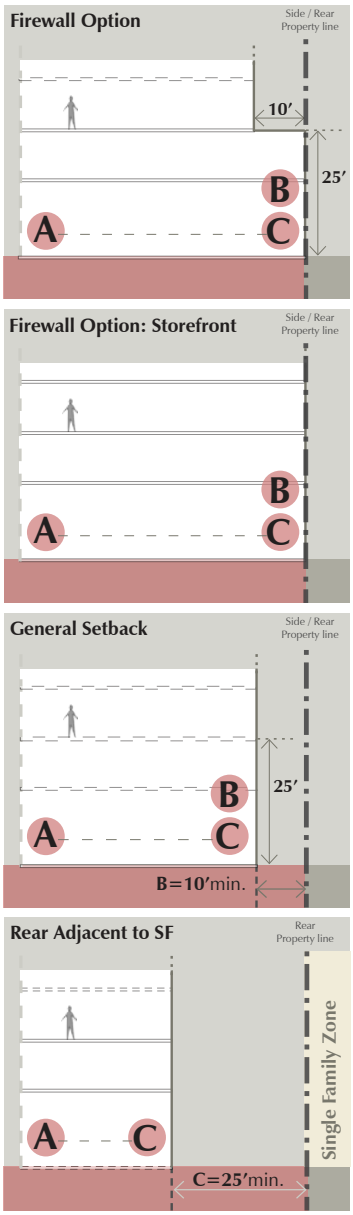


Figure 4-4. Activity Center Overlay building placement standards.

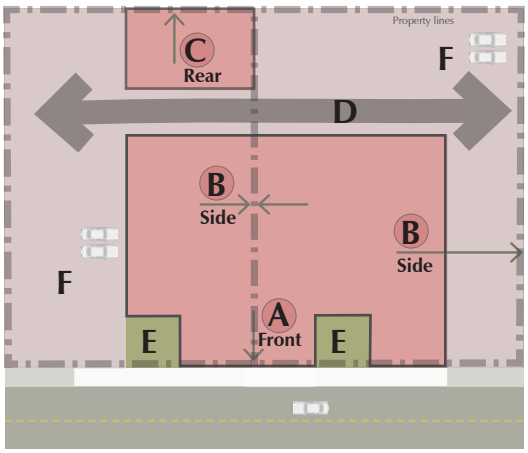


Figure 4-5. Site design elements for the Activity Center Overlay.

Building Height

See Activity Center regulatory maps in Chapter 2 for height limits.

Permitted Uses

Additional uses permitted:

- All housing types shown in Table 4.1.
- All the uses shown as Review and Approval are permitted and are not subject to the Review and Approval procedures or requirements. All uses shown as conditional in CCC 40.220, except for those listed below, are permitted, and are not subject to the conditional use requirements of CCC 50.520.030. The following uses are still subject to conditional use review and requirements:
  - Event facilities in excess of 50,000 square feet
  - Hospitals
  - Outdoor paintball facilities
  - Drive-in theaters
  - Stadium arena facilities
  - Zoos
  - Solid waste handling and disposal sites

Additional uses prohibited:

- RV parks and campgrounds
- Outdoor repair services
- RV storage
- Distribution facilities above 25,000 square feet of ground floor area
- Outdoor storage unless accessory to a permitted use

Density

No minimum or maximum residential density limits, except for single-purpose residential uses: Minimum of 18 dwelling units per acre.

Permitted Housing Types

See Table 4-1 for permitted housing types and Chapter 7 for standards applicable to each housing type.

Activity Center Overlay Site Examples

The site plan examples below illustrate examples of the layout of buildings, parking areas, open space, circulation, and landscape buffers consistent with Activity Center Overlay Standards.

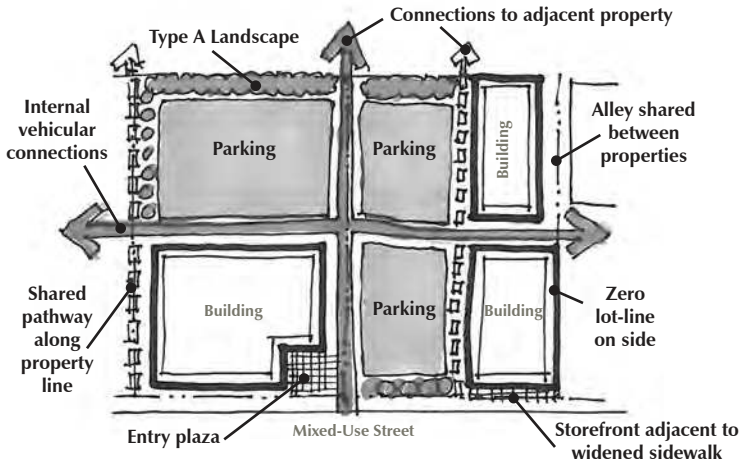


Figure 4-6. Activity Center Overlay site development example.

Figure 4-7. Aerial view of Activity Center Overlay site development example.

Mid-Rise Apartment	✓ [1]
Low-Rise Apartment	✓
Walk-Up Apartment	✓
Garden Apartment	✓
Townhomes	✓
Cottage Housing	
~~Duplex~~	
Single Family	
~~Accessory Dwelling~~	

[1] Mid-Rise Apartments are not allowed in Activity Center Overlay areas where the height limit is 3 stories.

Table 4-1. Permitted housing types for Activity Centers.

4.3 Transitional Overlay

Intended to promote the greatest flexibility in site design.

Building Placement

A Front Setback Requirements:

See Chapter 3 for setback requirements and departure opportunities related to applicable frontage types.

Side and Rear Setback Requirements:

B **C**

- Firewall option (no windows) = 0′ setback; structures above 25′ tall=10′ additional stepback for non-storefront buildings
- General setback = 10′ min.
- Setback between structures = 10′ min.
- Rear adjacent to SF zone = 25′ min.
- *See Section 5.1 for further side/rear yard details*

D Internal Connectivity

Create internal vehicular and pedestrian access when indicated on regulatory maps.

- *See Section 5.3 - 5.4 for further*

Internal Open Space

Commercial Uses: no requirements

Apartments: 10% of livable floor area

See Section 5.2.2 for details

All Other Housing Types:

- *See Chapter 7 for standards specific to applicable housing types*

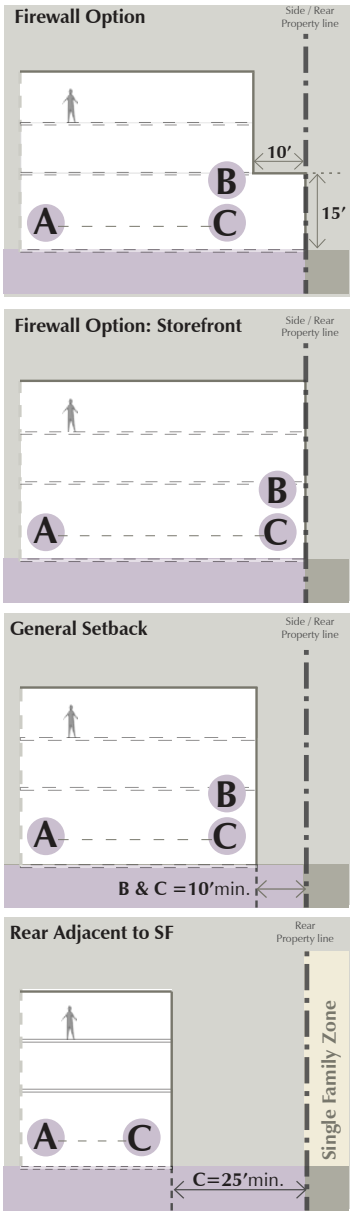


Figure 4-8. Transitional Overlay building placement standards.

E Parking

No locational requirements, sharing is encouraged

Amount and Design:

- *See Section 5.5 for parking standards*
- *See Section 8.3.3 for parking lot landscaping requirements*
- *See Sections 5.3.1 & 5.4.2 for walkway and driveway standards, respectively*

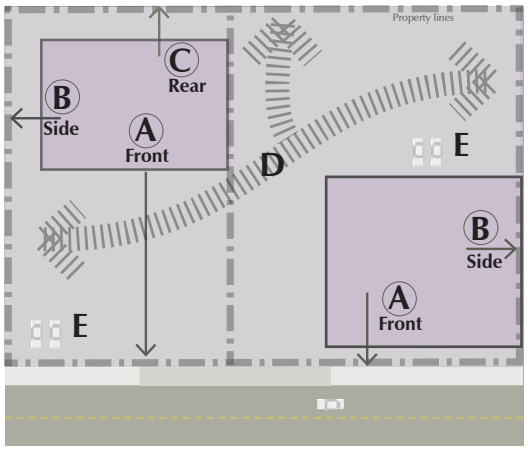


Figure 4-9. Site design elements for the Transitional Overlay.

Building Height

Transitional Area = 2 stories max.;
3 stories max. for permitted residential uses (see Table 4-2 below).

Permitted Uses

See CCC 40.220 for permitted uses for the underlying zoning. Overlay exceptions:

Additional uses permitted:

- All housing types except single family are only permitted when part of a mixed-use development (vertical or horizontal mixed-use, as defined in Chapter 10).
- All the uses shown as Review and Approval are permitted and are not subject to the Review and Approval procedures or requirements. All uses shown as conditional in CCC 40.220, except for those listed below, are permitted, and are not subject to the conditional use requirements of CCC 50.520.030. The following uses are still subject to conditional use review and requirements:
  - Event facilities in excess of 50,000 square feet
  - Hospitals
  - Outdoor paintball facilities
  - Drive-in theaters
  - Stadium arena facilities

Density

No minimum or maximum residential density limits, except for single-purpose residential uses: Minimum of 18 dwelling units per acre.

Permitted Housing Types

See Table 4-2 for permitted housing types and Chapter 7 for standards applicable to each housing type.

Transitional Overlay Site Examples

The site plan examples below illustrate examples of the layout of buildings, parking areas, open space, circulation, and landscape buffers consistent with Transitional Overlay Standards.

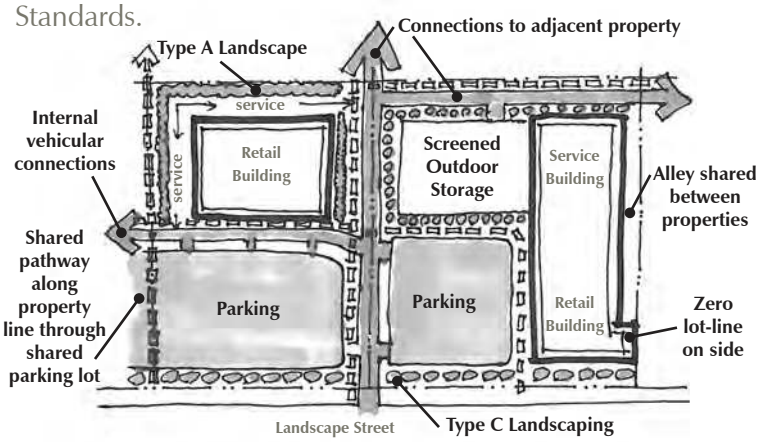


Figure 4-10. Transitional Overlay site development example.

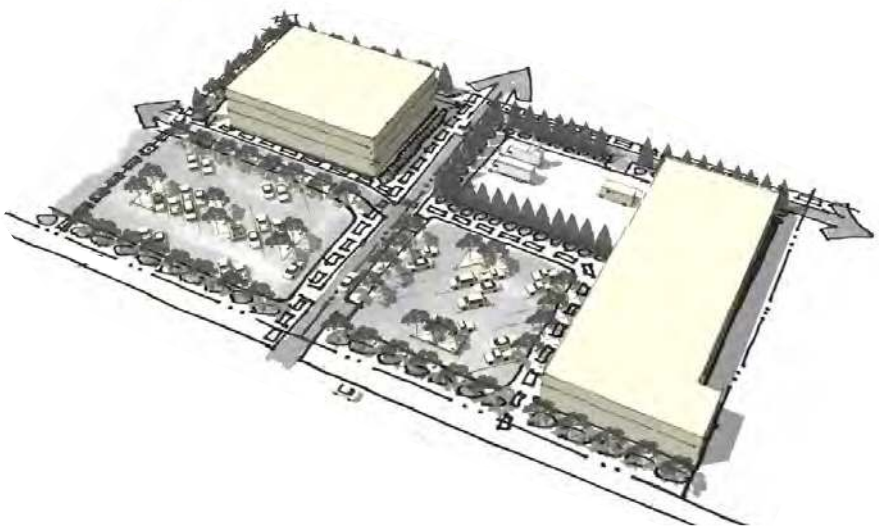


Figure 4-11. Aerial view of Transitional Overlay site development example.

Mid-Rise Apartment	
Low-Rise Apartment	✓ [1]
Walk-Up Apartment	✓ [1]
Garden Apartment	✓ [1]
Townhomes	✓ [1]
Cottage Housing	✓ [1]
Duplex	✓ [1]
Single Family	
Accessory Dwelling	✓ [1]

[1] All of these housing types are only permitted when integrated in a vertical or horizontal mixed-use development.

Table 4-2. Permitted housing types for Transitional Areas.

4.4 Multifamily Overlay

Emphasizes multifamily housing types.

Building Placement

A Front Setback Requirements:

See Chapter 3 for setback requirements and departure opportunities related to applicable frontage types.

B **C** Side and Rear Setback Requirements:

- General setback = 10′ min.; structures above 35′ tall=10′ additional stepback
- Setback between structures = 10′ min.
- Garage adjacent to alley = 0′ setback
- Rear adjacent to SF zone = 25′ min.; except for garage adjacent to alley

See Section 5.1 for further side/rear yard details

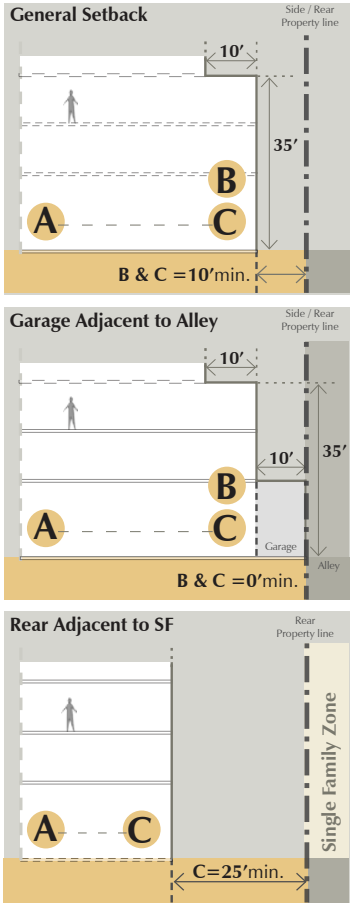


Figure 4-12. Multifamily Area building placement standards.

D Internal Connectivity

Create internal vehicular and pedestrian access when indicated on regulatory maps.

See section 5.3 - 5.4 for details

E Internal Open Space

Apartments: 10% of livable floor area

See Section 5.2.2 for details

All other housing types:

See Chapter 7 for open space standards specific to each applicable housing type.

F Parking

Location and maximum frontage:

- All streets = Side/rear and 50 %

See Section 5.5.2 for details and departures

Amount and Design:

- *See Section 5.5 for parking standards*
- *See Section 8.3.3 for parking lot landscaping requirements*
- *See Sections 5.3.1 & 5.4.2 for walkway and driveway standards (respectively) for apartments, and see Chapter 7 for driveway and garage orientation related to other housing types*

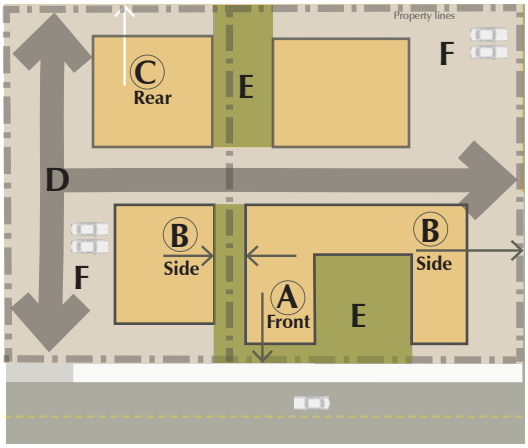


Figure 4-13. Site design elements for the Multifamily Area.

Building Height

Maximum height = 4 stories

Permitted Uses

See CCC 40.220 for permitted uses for the underlying zoning. Overlay exceptions:

- All the uses shown as Review and Approval are permitted and are not subject to the Review and Approval procedures or requirements. All uses shown as conditional in CCC 40.220, except for those listed below, are permitted, and are not subject to the conditional use requirements of CCC 50.520.030. The following uses are still subject to conditional use review and requirements:
  - Mini-storage warehouse
  - Clubs, Lodges & Charitable institutions
  - Solid waste handling &

Density

Minimum densities are set forth in CCC 40.220 per underlying zoning. There are no maximum density limits within for permitted housing types within Multifamily Overlay areas.

Permitted Housing Types

See Table 4-3 for permitted housing types and Chapter 7 for standards applicable to each housing type.

Multifamily Overlay Site Examples

The site plan examples below illustrate examples of the layout of buildings, parking areas, open space, circulation, and landscape buffers consistent with Multifamily Overlay Standards.

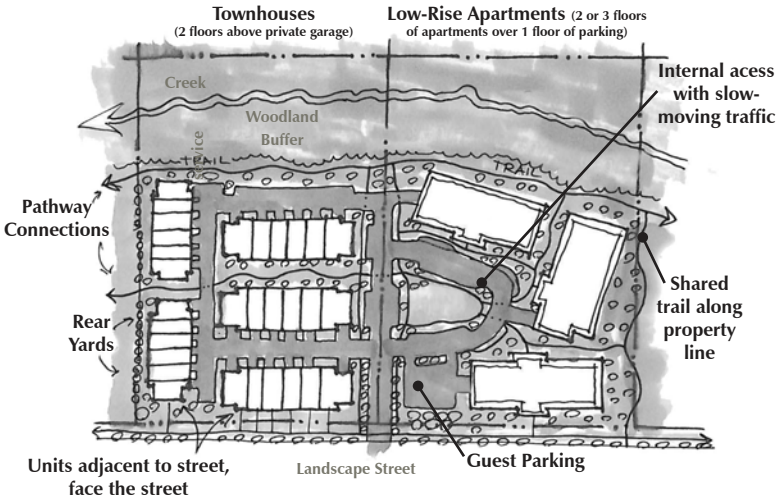


Figure 4-15. Multifamily Overlay site development example.

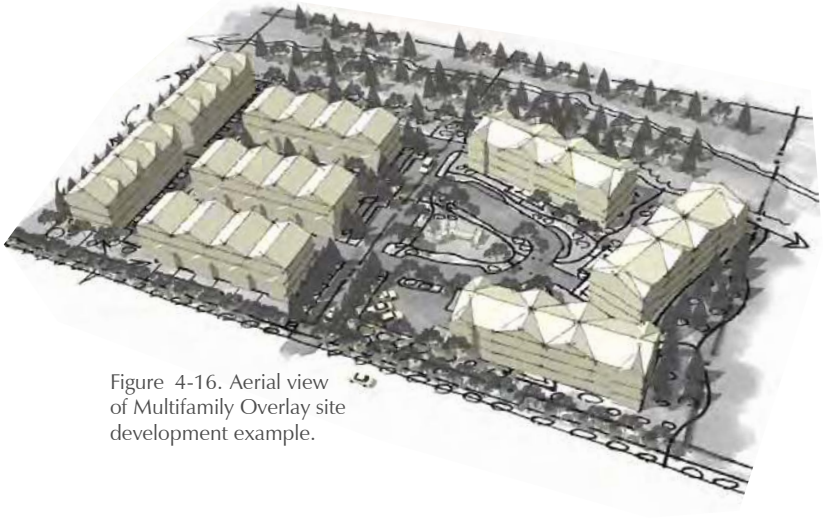


Figure 4-16. Aerial view of Multifamily Overlay site development example.

Mid-Rise Apartment	
Low-Rise Apartment	✓
Walk-Up Apartment	✓
Garden Apartment	✓
Townhomes	✓
Cottage Housing	✓
Duplex	✓
Single Family	
Accessory Dwelling	✓

Table 4-3. Permitted housing types for Multifamily Areas.

4.5 Mixed Residential Overlay

Allows for a range of multifamily and single family housing types.

Building Placement

A Front Setback Requirements:

See Chapter 3 for setback requirements and departure opportunities related to applicable frontage types.

Side and Rear Setback Requirements:

B
C

- Side setback = 10′ min.; structures above 25′ tall=10′ additional stepback
- Rear setback = 20′ min.
- Setback between structures = 10′ min.
- Garage adjacent to alley = 0′ setback (from alley)
- Rear adjacent to SF zone = 25′ min.; except for garage adjacent to alley

See Section 5.1 for further side/rear yard details

Design Standards

See Chapter 7 for specific design standards related to each permitted housing type.

D • Internal Open Space

E • Driveway and Garage Orientation

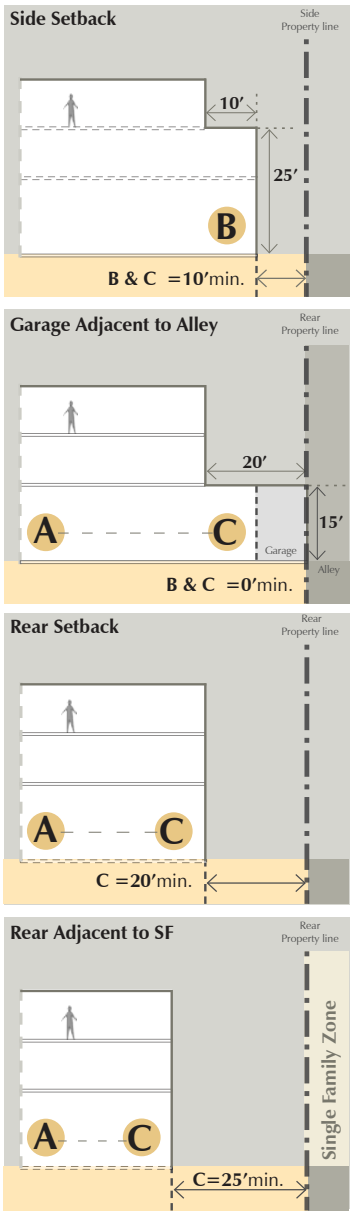


Figure 4-17. Mixed Residential building placement standards.

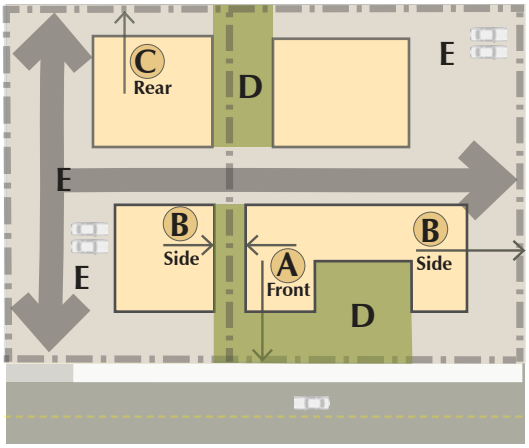


Figure 4-18. Site design elements for the Mixed Residential Overlay.

Building Height

Maximum height = 3 stories

Permitted Uses

See CCC 40.220 for permitted uses for the underlying zoning. Overlay exceptions:

- See Permitted Housing Types below
- All the uses shown as Review and Approval are permitted and are not subject to the Review and Approval procedures or requirements. All uses shown as conditional in CCC 40.220, except for those listed below, are permitted, and are not subject to the conditional use requirements of CCC 50.520.030. The following uses are still subject to conditional use review and requirements:
  - Hospitals
  - Mini-storage warehouse
  - Clubs, Lodges & Charitable institutions

Density

Minimum and maximum densities are set forth in CCC 40.220 per underlying zoning for duplexes and single family; no maximum density for other permitted housing types. See CCC 40.220 for use provisions pertaining to underlying zoning designations.

Permitted Housing Types

See Table 4-4 for permitted housing types and Chapter 7 for standards applicable to each housing type.

Mixed Residential Overlay Site Example

The site plan examples below illustrate examples of the layout of buildings, diversity of housing types, parking areas, open space, circulation, and landscape buffers consistent with Mixed Residential Overlay Standards.

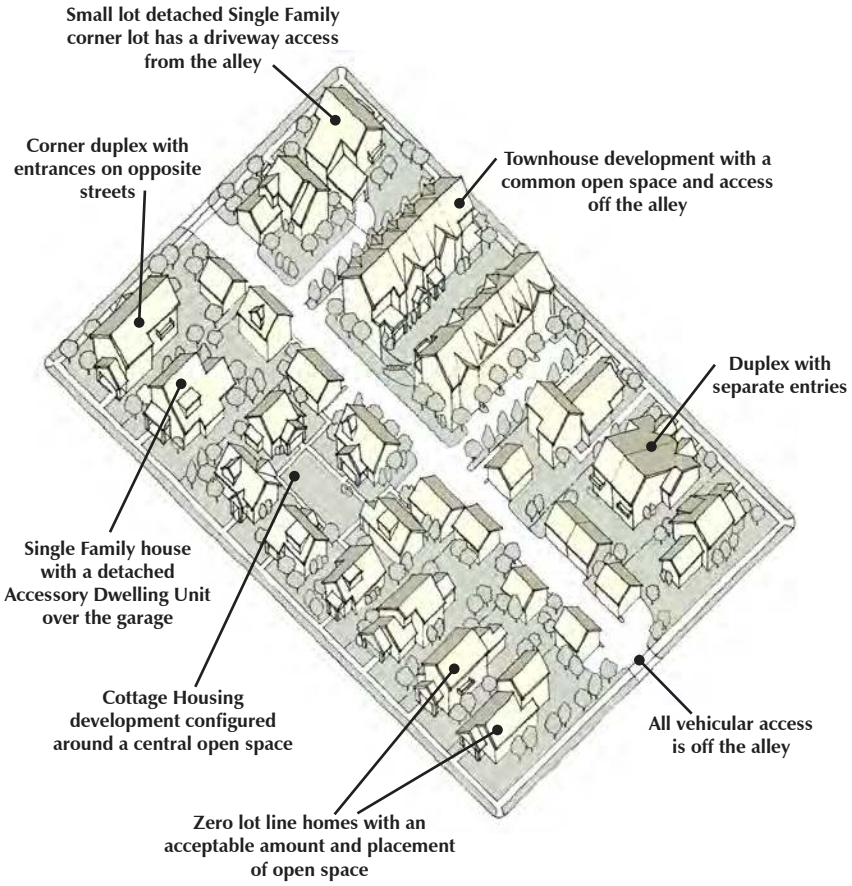


Figure 4-19. Mixed Residential block example with an alley.

Mid-Rise Apartment	
Low-Rise Apartment	
Walk-Up Apartment	
Garden Apartment	✓
Townhomes	✓
Cottage Housing	✓
Duplex	✓
Single Family	✓
Accessory Dwelling	✓

Table 4-4. Permitted housing types for Mixed Residential Areas.

4.6 Single Family Overlay

Emphasizes detached single family housing types.

Building Placement

A Front Setback Requirements:

See Chapter 3 for setback requirements and departure opportunities related to applicable frontage types.

Side Setback Requirements:

B
- General setback = 5′ min.

Rear Setback Requirements:

C
- General setback = 20′ min.
- Garage adjacent to alley = 0′ min.

Design Standards

See Chapter 7 for specific design standards related to each permitted housing type.

D
- Driveway and Garage Orientation

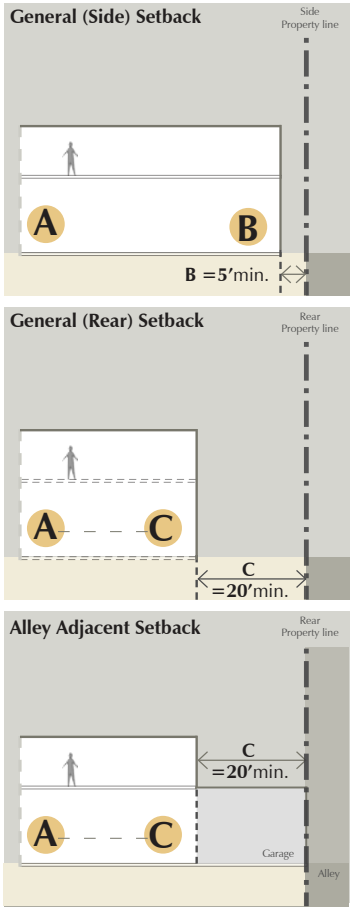


Figure 4-20. Single Family building placement standards.

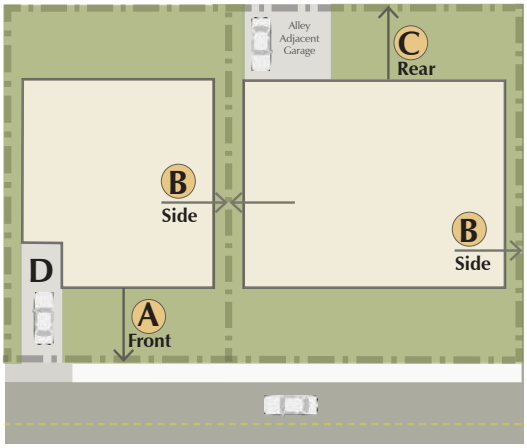


Figure 4-21. Site design elements for the Single Family Overlay.

Building Height

Maximum height = 2 stories

Permitted Uses

See CCC 40.220 for permitted uses for the underlying zoning. Overlay exceptions:

- See Permitted Housing Types below
- All the uses shown as Review and Approval are permitted and are not subject to the Review and Approval procedures or requirements. All uses shown as conditional in CCC 40.220, except for those listed below, are permitted, and are not subject to the conditional use requirements of CCC 50.520.030. The following uses are still subject to conditional use review and requirements:
  - Solid waste handling &

Density

Minimum and maximum densities are set forth in CCC 40.220 per underlying zoning.

Permitted Housing Types

See Table 4-5 for permitted housing types and Chapter 7 for standards applicable to each housing type.

Single Family Overlay Site Example

The site plan examples below illustrate examples of the layout of buildings, vehicular access, open space consistent with Single Family Overlay Standards.

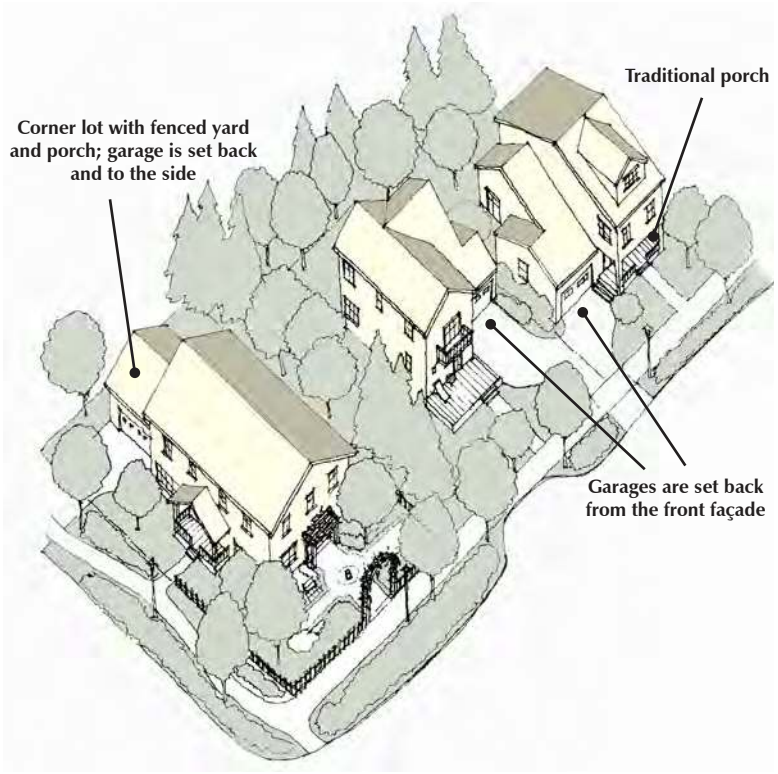


Figure 4-22. Single Family site development example.

Mid-Rise Apartment	
Low-Rise Apartment	
Walk-Up Apartment	
Garden Apartment	
Townhomes	✓ [1]
Cottage Housing	✓
Duplex	✓ [2]
Single Family	✓
Accessory Dwelling	✓

[1] Townhomes are permitted in Planned Unit Developments only.

[2] Duplexes are permitted on corner lots only.

Table 4-5. Permitted housing types for Single Family Areas.

4.7 Standards for the 78th Street Master Plan

Encourages farming, agricultural research, and recreation.

Building Placement

A Front/ Street Setback Requirements:

See Chapter 3 for setback requirements related to applicable frontage types (refer to Activity Centers as part of Table 2-2 Frontage Type Standards cross referenced with street types).

Side Setback Requirements:

B

- Side setback = 10′ min.
- Setback between structures = 10′ min.
- Side adjacent to SF zone = 25′ min.

See Section 5.1 for further side/rear yard details

C Internal Connectivity

Create internal pedestrian trails when indicated on regulatory maps in Chapter 2.

- *See Section 5.3 - 5.4 for internal vehicular and pedestrian access*
- *See Section 9.3 for details on trails standards*

Design Standards

The standards contained in Chapter 5, Chapter 6, Chapter 8 and Chapter 9 shall apply without exception.

D Parking

Location and maximum frontage:

- All streets = Side/rear and 50 %

See Section 5.5.2 for details and departures

Amount and Design:

- *See Section 5.5 for parking standards*
- *See Section 8.3.3 for landscaping standards*
- *See Sections 5.3 & 5.4.2 for walkway and driveway standards, respectively*

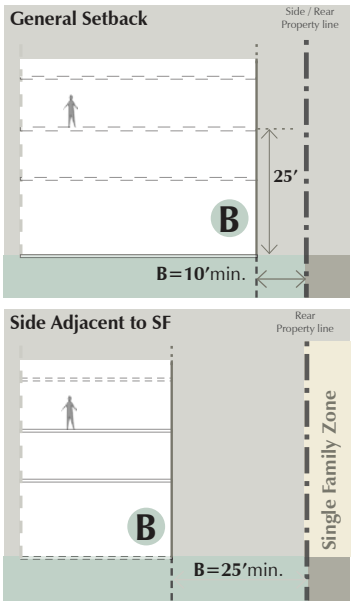


Figure 4-23. Public Facility Overlay building placement standards.

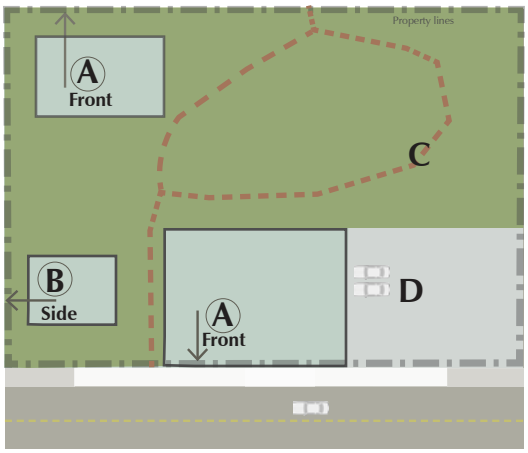


Figure 4-24. Site design elements for the Public Facility Overlay.

Building Height

Maximum height = 2 stories

Permitted Uses

- Agricultural use
- Educational use
- Park expansion

The following uses are only permitted when in compliance with the 78th Street Heritage Farm Master Plan and are related to agricultural use or agricultural education:

- Office use
- Commercial use
- Public service use
- Residential — one Single Family house
- Light Industrial use

78th Street Heritage Farm Plan Site Example

The site plan example below illustrates the community-generated master plan. The following elements express potential future enhancements for the 78th Street Heritage Farm. The location/siting of these features and other logistics will be determined through the master planning phase. The Master Plan is located in Exhibit 1 of this Appendix F.

Figure 4-25. Aerial map of the 78th Street site.

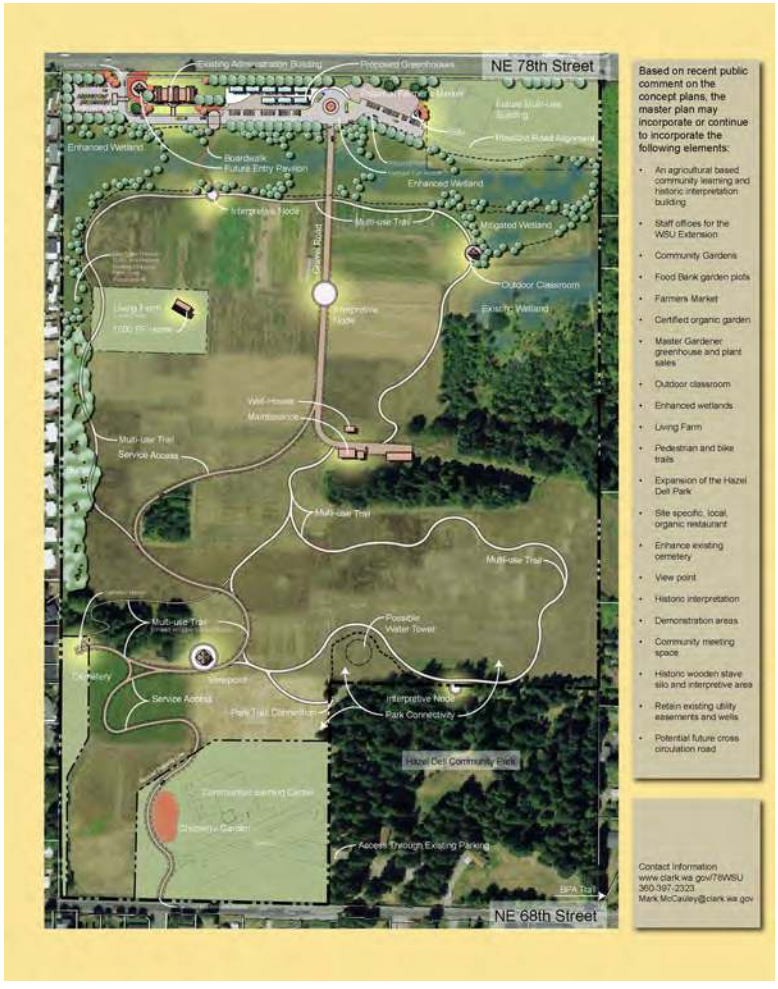


Figure 4-26. Master Plan of the 78th Street Heritage Farm Property.

5 Site Design Toolbox

5.0 Introduction

5.0.1 Purpose

The Site Design Toolbox provides direction in the layout of buildings, side and rear yards, open spaces, parking areas, and internal walkways and streets consistent with the overall goals and objectives of the Highway 99 Sub-Area Plan. Due to the wide range of lot sizes, shapes, land uses, and environmental conditions within the sub-area, there is no singular one-size fits-all approach in designing these sites. However, there is a strong desire for:

- Compatibility between developments (see Section 5.1)
- Better connectivity (pedestrian and vehicular) between sites in commercial and multifamily areas (see Sections 5.1, 5.3, and 5.4)
- The creation of pedestrian-oriented spaces associated with commercial developments in activity centers (see Section 5.2)
- Usable and attractive on-site open space for multifamily developments (see Section 5.2); Promoting shared parking and minimizing the impact of parking facilities on the physical and visual environment (see Section 5.5)
- Provide for a safe environment using Crime Prevention Through Environmental Design (CPTED) principles.

5.0.2 Applicability

The standards in this chapter apply to all non-residential and multifamily development unless otherwise noted herein.

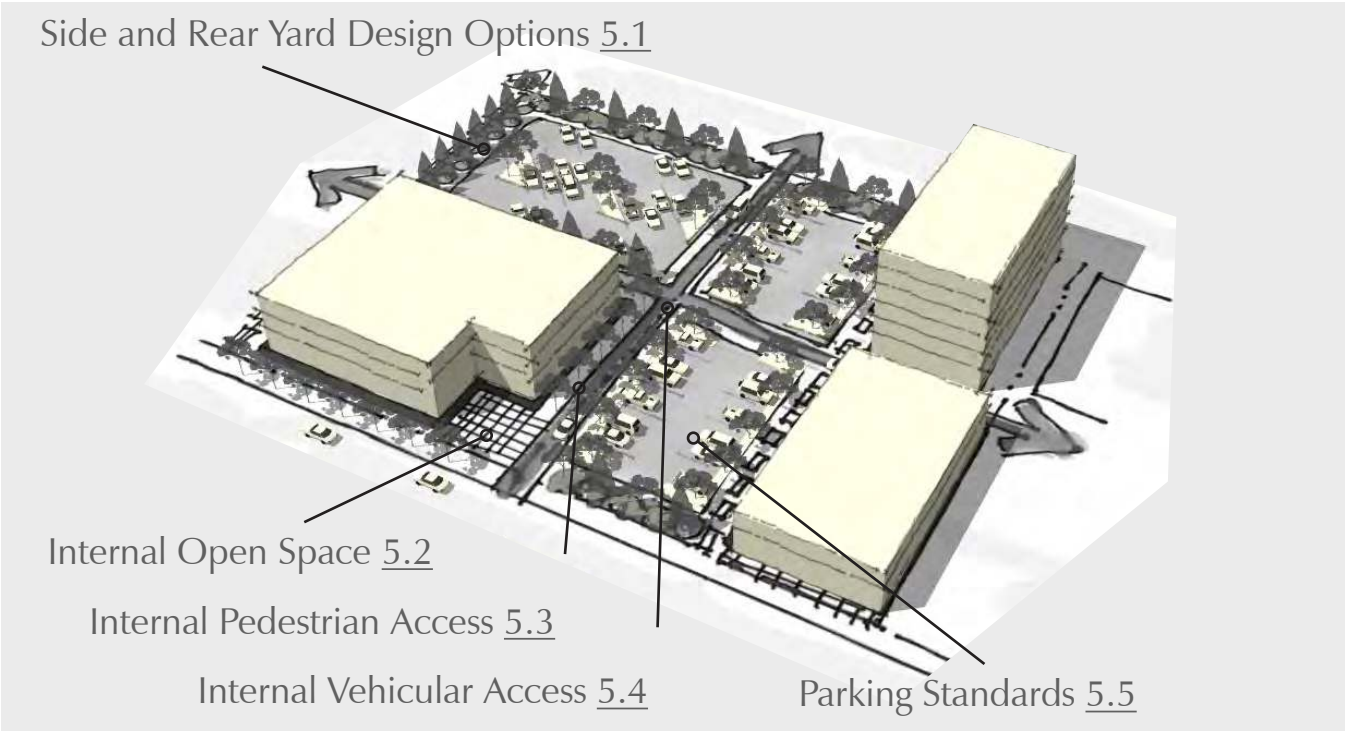


Figure 9-1. Example development within an Activity Center, incorporating site design elements found in this chapter.

5.1 Side and Rear Yard Design Options

INTENT

- To provide side and rear yard design options that enhance the area's pedestrian environment and the setting for development.
- To provide flexible standards that allow property owners to maximize on-site development opportunities while meeting community design goals.
- To provide compatibility between conflicting uses.

In districts that provide for a such a wide range of uses, it's impossible to develop one-size fits all standards for side and rear yards. In the long run, there's a desire along the Highway 99 corridor to use the side and rear yards to enhance internal pedestrian and/or vehicular circulation due to the current lot and incomplete street grid configuration. For example, rather than fenced and isolated commercial properties, each with their own private parking lots, a configuration with a shared internal drive along the property line with a walkway would be much more desirable.

However, there will likely be situations where a buffer will be desired between current and proposed uses due to potential conflicts and compatibility issues. Thus the design options included here provide provisions for buffer fencing and/or screening landscaping to allow for flexibility in resolving conflicts. The Highway 99 Sub-Area will redevelop and the ultimate design of the side and rear yards should take into account this possibility.

5.1.1 Side and Rear Yard Checklist

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

☐ Provide an internal roadway or public street along the property line (See Section 5.4.1 Vehicular Circulation Network). Where the roadway is constructed entirely within the subject property, at least 5 feet landscaping shall be provided between the road and the property line. (a)

☐ Provide a trail or other internal walkway along the property line. This may be required in some areas to implement the Trails Plan set forth in Section 9.3. Trails that span the property line require recordation of a document that will appear in the deed records to advise future purchasers of both properties of the agreement. Other trails require at least 5 feet of landscaping between the trail and the property line. (b)

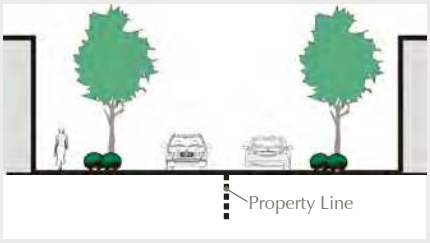


Figure 9-2. Internal roadway. (a)

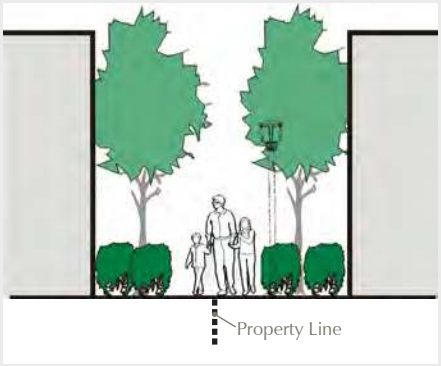


Figure 9-3. Shared walkway (b)

Figure 9-4. Internal walkway example between different mutilfamily developments (Redmond, WA)

Figure 9-5. This internal access road runs along property lines in Juanita Village (Kirkland, WA).

☐ Provide a zero-lot line fire wall for commercial or mixed-use developments within Activity Centers or Transitional Areas. This configuration provides for the maximum use of property. Developments are encouraged to consider the design implications to the adjacent property. (c)

☐ Retain existing native or desirable mature vegetation along the side or back property line. (d)

☐ Provide Type A landscaping at least 10 feet deep along the side and/or back property lines. A fence may be included with the landscaping. This option may be used only where options (a), (b), (c), or (d) above are not viable as determined by the Responsible Official. (e)

☐ A rain garden or other low-impact development measure may be incorporated as part of the treatments above. (f)

☐ Shared parking measure may be incorporated as part of the treatments above. (g)

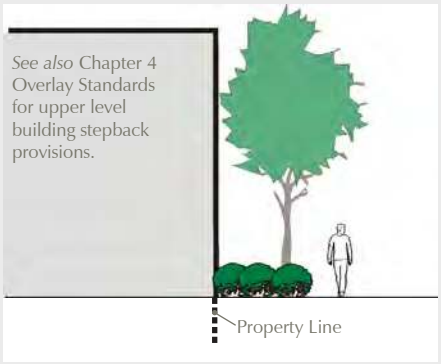


Figure 9-6. Zero lot-line firewall. (c)

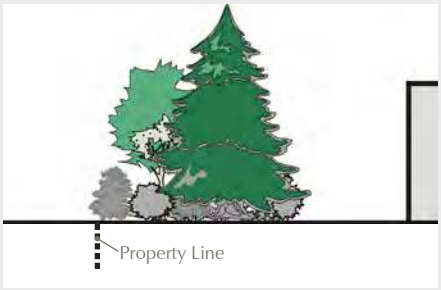


Figure 9-7. Retain native vegetation along side yard (d)

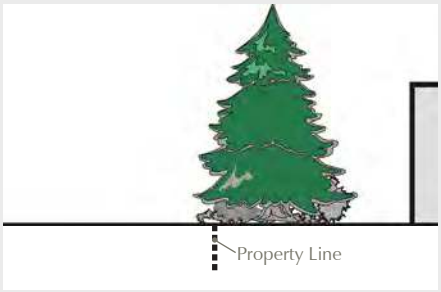


Figure 9-8. Type A landscaping along side yard (e)

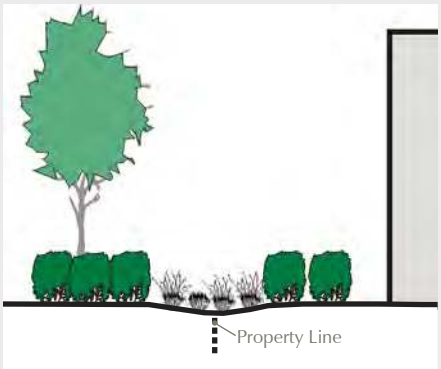


Figure 9-9. Rain garden along side yard (f)

5.1.2 Solar Access and Privacy Along Side and Rear Yards

Buildings or portions thereof containing dwelling units whose solar access is only from the applicable side of the building (facing towards the side property line) shall be set back from the applicable side or rear property lines at least 15 feet.

Balconies or rooftop decks within 15 horizontal feet of a side property line must utilize balcony rails with no more than 30 percent transparency to minimize privacy impacts to adjacent properties.

Departures may be granted to the above standard provided the design treatment meets the intent of the standards and guidelines with respect to the subject property and current or vested uses on the adjacent property.

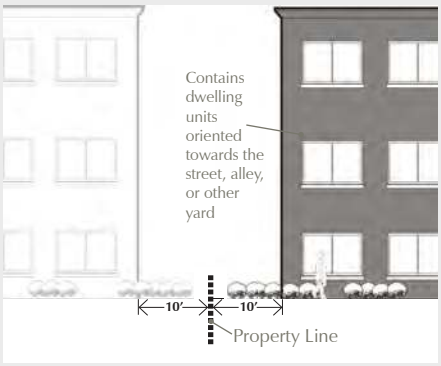


Figure 9-10. Ten foot side or rear yard setbacks are acceptable if units along applicable yard have solar access to street

5.1.3 Side and Rear Yards Along Freeways

With nearly four miles of interstate frontage and over 100,000 motorists passing by daily, views of the sub-area from Interstate 5 are of critical importance to the sub-area's visual character.

Each of the following design elements are required for rear yards adjacent to and visible from the freeway:

(1) Screen visible service areas, storage yards, and blank walls: Provide at least 10 feet of Type A or B landscaping and/or the retention of desirable native or existing screening shall be used along the applicable side/rear yard to screen unwanted views. Fences may be used in conjunction with landscaping, but not as a substitute for landscaping.

(2) Screen parking areas: Provide at least 10 feet of Type A, B, or C Landscaping between the freeway right-of-way and visible parking areas. Clustering required trees within the landscaped area may be permitted to enhance visibility into site where desired.

(3) Treatment of large buildings: Large buildings (100 feet or more in width as viewed from freeway) that are/will be visible from the freeway shall utilize a combination of landscaping elements and facade articulation techniques. Specifically, such buildings shall utilize at least one of the following articulation treatments:

- ☐ Combination of vertical building modulation with roofline modulation. The dimensions must be substantial enough to break up the massing of the building and add visual interest from the freeway. Changes of building materials and color with vertical building modulation techniques can be very effective. (a)

- ☐ Changes in building materials or siding style, if used in conjunction

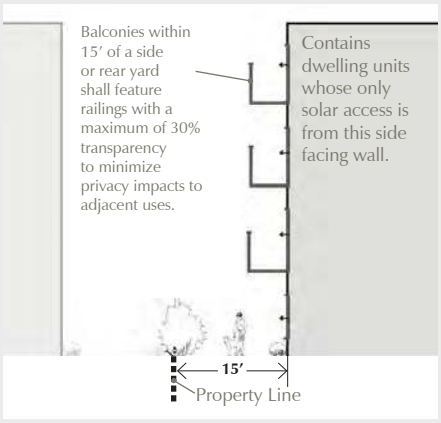


Figure 9-11. Illustrating special solar access setback requirements along the side and rear yard.

Figure 9-12. Use landscaping to avoid this scenario.

with vertical building modulation. (b)

- ☐ Horizontal banding or other design details that effectively add visual interest to the building as viewed from the freeway. Examples could be the use of vertical trellis system planted with vines, or decorative panels that effectively contrast with other façade materials. (c)

- ☐ Distinctive use of vertical landscaping elements in front of the façade that help to articulate the façade. This can be particularly effective where used in conjunction with vertical building modulation, where columnar evergreens are used in recessed portions of the façade and perhaps other lower trees and/or shrubs are used on projecting portions of the façade. (d)

Buildings that will effectively be screened by topography and/ or landscaping elements within a period of three years will be exempted from the above façade articulation standards.

5.1.4 Side and Rear Yards Along Natural Areas

Developments shall take advantage of adjacent natural areas (creeks or wetland/ buffer areas) by orienting uses to them and/ or providing a trail or shared pathway along the edge of natural areas.

5.1.5 Side and Rear Yards Along Established Single Family Residential Areas

Development of all structures within 50 feet of the exterior property line of the development site when adjacent to established single family residential zoned areas, shall not exceed the number of stories for the adjacent site.

Figure 9-13. Regal Cinemas successfully uses vertical building modulation, material detailing, and some landscaping elements to add visual interest from the freeway.

Figure 9-14. While visibility into sites from the freeway may be desirable for vehicular sales, at least a partial vegetative screen will be required.

Figure 9-15. Apartments orient to creek and pathway is provided as an amenity to development and neighborhood.

5.2 Internal Open Space Requirements

INTENT

- To provide a variety of pedestrian areas in retail and mixed-use areas.
- To provide safe, attractive, and usable open spaces that promote pedestrian activity.
- To create usable space that is suitable for leisure or recreational activities for residents.
- To create open space that contributes to the residential setting.
- To promote the use of a variety of types of open spaces for multifamily uses.

5.2.1 Pedestrian-Oriented Space Design Criteria

Applicability: Chapter 4 *Overlay Standards* require non-residential uses to provide pedestrian-oriented space within Activity Centers per the standards below.

These spaces are intended to be small publicly accessible spaces that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing and provide visual amenities that can contribute to the unique character of the sub-area.

Design criteria for pedestrian-oriented space open space:

(1) 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 paragraphs (2) through (4) below shall not apply to sidewalks, where used as pedestrian-oriented space.

(2) All of the following design elements are required for pedestrian oriented space:

(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) Paved walking surfaces of either concrete or other paving surfaces.

(c) Pedestrian-scaled lighting (no more than 14 feet in height). Lighting may be on-site or building-mounted.

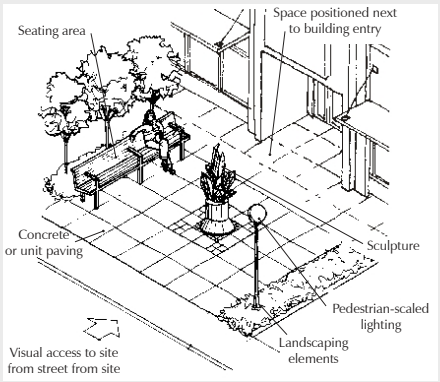


Figure 9-16. Example of a pedestrian-oriented space.

Figure 9-17. Widened sidewalk area may be used to comply with pedestrian-oriented space standards (Orenco Station,

Figure 9-18. Interior courtyard example (University Village, Seattle, WA).

Figure 9-19. Forecourt plaza used for outdoor dining in Bend, Oregon.

(3) The following features are encouraged within a pedestrian-oriented space:

(a)Pedestrian amenities such as a benches, water feature, drinking fountain, and/or distinctive paving or artwork.

(b)Provide pedestrian-oriented facades on some or all buildings facing the space.

(c)Consideration of the sun angle and the wind pattern in the design of the space.

(d)Areas along building edges that allow for outdoor eating areas and a planted buffer.

(e) Movable seating.

(4) The following features are prohibited within a pedestrian-oriented space:

(a)Asphalt pavement, except where continuous asphalt paths intersect with the space.

(b)Adjacent and unscreened chain link fences.

(c) Unscreened blank walls.

(d)Adjacent and unscreened dumpsters or service areas.

Figure 9-20. This entryway includes benches that are integrated into the architecture (Clark County).

Figure 9-21. A good plaza example (Greenlake, Seattle, WA).

Figure 9-22. Good consideration of sun exposure with a sculpture that uses wind activation (Clark County).

Figure 9-23. This plaza space is poorly located and lacks the necessary amenities that are needed to encourage people to

5.2.2 Internal Open Space for Multifamily Uses

Applicability: These standards apply to all apartments which require on-site open space equivalent of 10 percent of livable floor area. For open space requirements specific to townhouses and other housing types, see Chapter 7 *Housing Type Standards*.

Table 5-22. Types of multifamily open spaces and maximum percentage of use towards meeting requirements.

Applicable Standard	**Multifamily Open Space Type**	**Maximum % of use to meet requirement specified in Chapter 4**
5.2.2 (1)	Common open space	100%
5.2.2 (2)	Private balconies and decks	50%
5.2.2 (3)	Shared rooftop decks	50% for mixed-use buildings; 25% for other buildings
5.2.2 (4)	Indoor recreation areas	25% for mixed-use buildings; 0% for other buildings

(1) Common open space: Where accessible to all residents, common open space may count for up to 100 percent of the required open space. This includes landscaped courtyards or decks, shared front porches, gardens with walkways, children's play areas, or other multi-purpose recreational and/or green spaces. Upper level courtyards shall qualify as common open space provided they meet the standards herein and are directly visible from dwelling units in the building (if it's on top of the building, then it's a rooftop deck). Special requirements and recommendations for common open spaces include the following:

(a) Required setback areas shall not count towards the open space requirement, except for spaces that meets the dimensional and design requirements and guidelines herein.

(b) Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than 15 feet in lenth (except for front porches).

(c) Spaces (particularly children's play areas) shall be visible from dwelling units and/or positioned near pedestrian activity.

(d) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities.

(e) Individual entries shall be provided onto common open space from adjacent ground floor residential units, where applicable. Low walls or hedges (less than three feet in height) shall be used to provide clear definition of semi-private and common

Figure 9-26. Common open space example (Vancouver, WA).

Figure 9-27. Common open space example (Bainbridge Island, WA).

Figure 9-24. Recessed courtyard within a mixed-use building (Bellevue, WA). This space can be used to meet both non-residential ad residential open space

Figure 9-25. Common, usable open space within a multifamily development (Bainbridge Island, WA).

spaces.

(f)Separate common space from ground floor windows, streets, service areas and parking lots with landscaping, low-level fencing.

(g)Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.

(h)Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception.

(i)Shared front porches qualify as common open space provided no dimension is less than eight feet and the porch is open on at least two sides.

(j)Driveways and vehicular access areas shall not qualify as common open space.

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

(3) Shared rooftop decks: Decks on the rooftops of multifamily developments may count for up to 50 percent of the required open space for mixed-use buildings and up to 25 percent in other buildings if such spaces meet all of the following requirements:

(a)Space must be accessible (ADA) to all dwelling units.

(b)Space must provide amenities such as seating areas, landscaping, and/or other features.

(c)Space must feature hard surfacing.

(d)Space must incorporate features such as enclosures and lighting.

Figure 9-28. Pocket-park play area within a townhouse development (Issaquah, WA).

Figure 9-29. Private balconies and ground floor porch buffered from the public sidewalk with landscaping (Bainbridge Island, WA).

Figure 9-30. Rooftop deck with landscaping (Washington, DC).

5.3 Internal Pedestrian Access

INTENT

- To provide safe and direct pedestrian access in commercial areas to accommodate pedestrian movement patterns, to minimize conflicts between pedestrians and vehicular traffic, and to provide pedestrian connections to neighborhoods.
- To provide safe routes for the pedestrian and disabled person across parking, to entries, and between buildings.
- To provide attractive internal pedestrian routes that promote walking and enhance the character of the area.
- To provide a network of pedestrian walkways that can be expanded over time.
- To encourage pedestrian amenities along walkways, such as artwork, landscaping elements, and architectural details.

5.3.1 Pedestrian Access and Connectivity

Applicants shall successfully demonstrate how the proposal includes an integrated pedestrian circulation system that connects buildings, open space, and parking areas with the adjacent street sidewalk system and adjacent properties.

(1) Buildings with entries not facing the street should have a clear and obvious pedestrian access way from the street to the entry.

(2) Parking lot walkways: Paved walkways shall be at least 11 feet in width.

Trees in grates or planting strips may be integrated with the walkway provided the paved area is no less than 8 feet in width. Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material, landscaped strips, and/ or by using a raised walkway, provided that it is ADA accessible.

Trees and pedestrian-scaled lighting (maximum 18 feet in height) shall be used to clearly define pedestrian walkways or other pedestrian areas within the parking area.

(3) Connectivity to adjacent sites:

(a) Where abutting developed land provides walkway stub-outs, easements, or other methods to provide the opportunity for future walkway connections, the interior network of the new development shall be designed to utilize these connections.

(b) Buildings and internal pedestrian access shall be configured to allow future redevelopment on applicable adjacent sites to connect to the project's internal walkways. Examples include

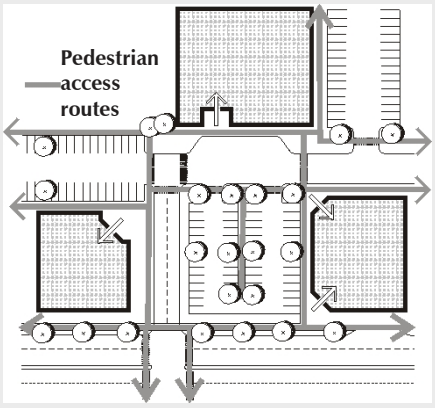


Figure 9-31. An example of an integrated pedestrian circulation system. Note the connections from the street, between buildings, through parking lots, and to adjacent sites.

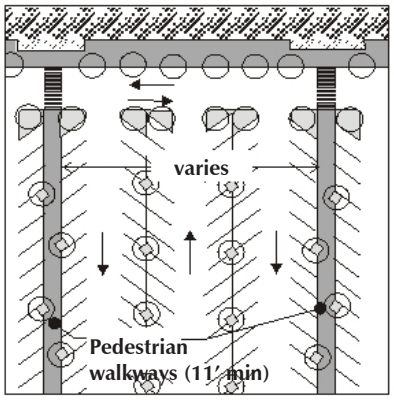


Figure 9-32. An example of a parking lot design that includes pedestrian routes.

Figure 9-33. Parking lot walkway example connecting to the main building entryway.

internal walkway stub-outs, "T" walkway intersections near the property line, or the capability of constructing a new vehicular connection based on the location and design of buildings.

(c)Exceptions to (a) and (b) above:

(i) On-site environmental conditions, such as a creek, wetland, and/or steep slopes either prevent the connection or reduce the need for such a connection as determined by the Responsible Official.

(ii) Applicable adjacent site is unlikely to be redeveloped in the near future based on the assessed value of site improvements versus the value of the land. Properties where the value of improvements on the land exceeds the value of the underlying land shall be considered unlikely to be redeveloped in the near future.

(iii) Internal pedestrian connections are not needed if such a connection prevents development that is consistent with the vision for the sub-area.

(iv) Trail Connections: New developments on sites showing proposed trails on applicable regulatory maps in Chapter 2 shall comply with the trail provisions in Section 9.3.

5.3.2 Walkway Width and Design

(1) Walkway widths and design:

(a)Sidewalks and walkways along the facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:

(i) Street trees shall be placed at an average of 30 feet on-center and placed in grates (except where trees are placed in planting strips). Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building facade must be provided.

(ii) Planting strips may be used between any vehicle access or parking area and the walkway, provided that the required trees are included and the walkway is at least 8 feet in width.

(iii) Pedestrian-scaled lighting may be used as a substitute to the required street trees provided they are used at the same intervals.

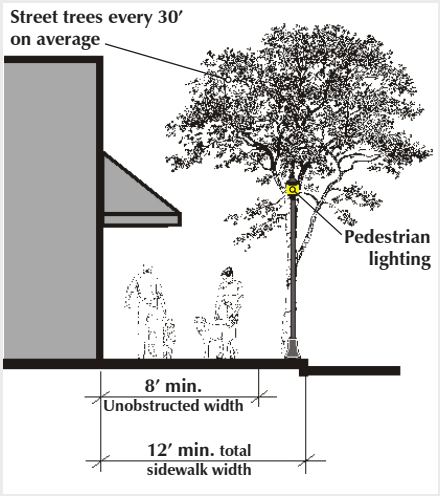


Figure 9-34. Minimum internal walkway requirements along the facade of mixed-use and retail buildings 100 feet or more in width

Figure 9-35. An example of an acceptable pedestrian walkway with pedestrian-scaled lighting (University Village, Seattle, WA).

Figure 9-36. Treeless strip mall walkways like the one in front of these shops are prohibited.

(2) Landscaping along walkways:

(a)Pedestrian walks shall be separated from structures at least 3 feet for landscaping, except where the adjacent building features a pedestrian-oriented façade or other treatment..

(b)All internal walkways shall feature at least one tree for every 30 feet of walkway on average, provided the total number of trees meets the minimum requirements.

(c) As an alternative to some of the required street trees, developments may provide pedestrian-scaled light fixtures at the same spacing. However, no less than one tree per 60 lineal feet of the required walkway shall be required.

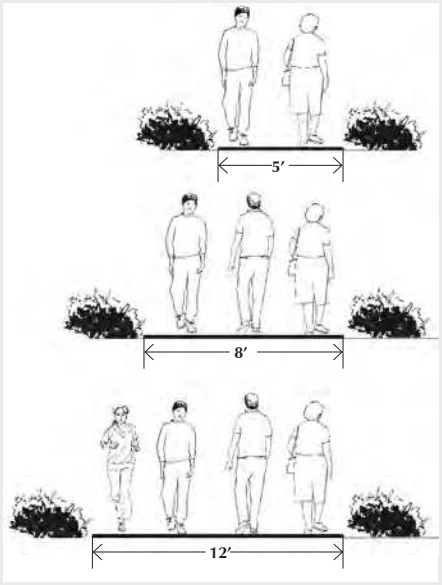


Figure 9-37. Illustration of widths necessary to accommodate different anticipated numbers of users.

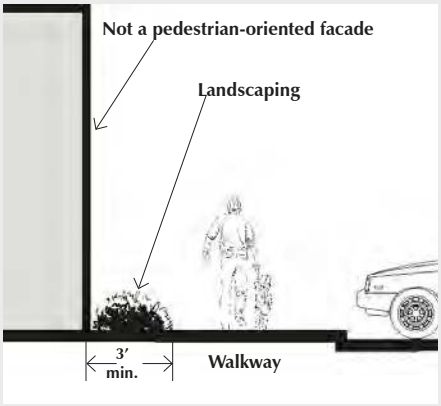


Figure 9-38. An example sketch of landscaping between buildings and walkways.

Figure 9-39. An example of a walkway with bollards that include light fixtures to clearly define the pedestrian access where it crosses a driveway (Clark County).

Figure 9-40. Elevated planter between a walkway and building (Vancouver, WA).

Figure 9-41. A good example of a wall design treatment along an internal walkway that adds visual interest at a pedestrian scale (Walnut

5.4 Internal Vehicular Access

INTENT

- To create a safe, convenient, and efficient network for vehicle circulation and parking.
- To mitigate traffic impacts and to conform to the county's objectives for better traffic circulation.
- To enhance the visual character of interior access roads.
- To minimize conflicts with pedestrian circulation and activity.

5.4.1 Vehicular Circulation Network

Interior vehicular connections between streets may be required as indicated by the applicable regulatory map in Chapter 2.

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

(1) Large site circulation: Only sites larger than two acres and deeper than 150 feet (as measured perpendicular to fronting right-of-way) are required to facilitate enhanced internal vehicular connections. Specifically:

(a) Where abutting developed land provides road stub-outs, easements, or other methods to provide the opportunity for future road connections, the interior network of the new development shall be designed to utilize these connections.

(b) Buildings and internal vehicular access shall be configured to allow future redevelopment on applicable adjacent sites to connect to the project's internal roads. Examples include internal road stub-outs, "T" intersections near the property line, or the capability of constructing a new vehicular connection based on the location and design of buildings.

(c) Departures to (a) and (b) above will be approved if the Responsible Official determines that any of the following apply:

(i) On-site environmental conditions make such a connection cost prohibitive or undesirable.

(ii) Applicable adjacent site is unlikely to be redeveloped in the near future based on the assessed value of site improvements versus the value of the land.

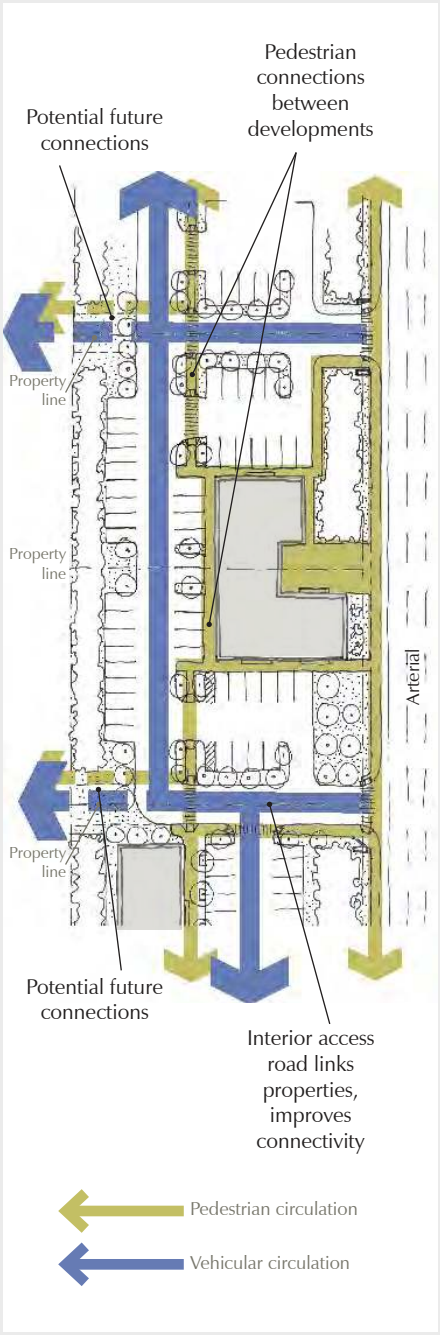


Figure 9-42. Illustrating good vehicular and pedestrian circulation for development along an arterial.

(iii) An internal vehicular connection is not needed due to the size and/or configuration of the lot and/or surrounding lots and/or such a connection prevents development.

(iv) Adjacent zoning (such as light industrial next to a residential zone or single family next to any commercial zone).

Figure 9-45. Good examples of internal access roads designed to look and function like pedestrian friendly streets. Top image is in Mill Creek, WA, bottom image is in Juanita Village (Kirkland, WA).

Case Study

This case study site (Normandy Park, WA) is very similar to the Highway 99 corridor: Vehicular dominated strip with a combination of aging and upgraded commercial developments. The aerial below shows the current conditions on a site anticipated for redevelopment along the arterial corridor. The site plan at bottom shows a desirable configuration after redevelopment.

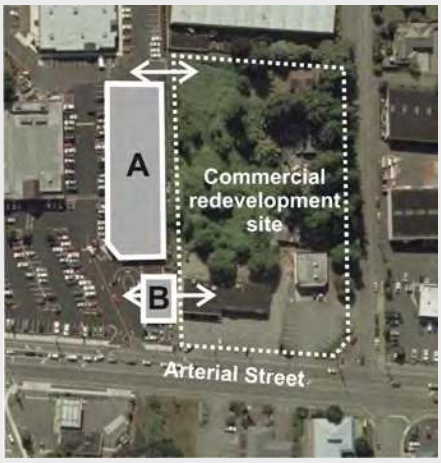


Figure 9-43. Current on-site conditions. The configuration of existing Buildings A and B make vehicular and pedestrian connectivity a challenge, but there are

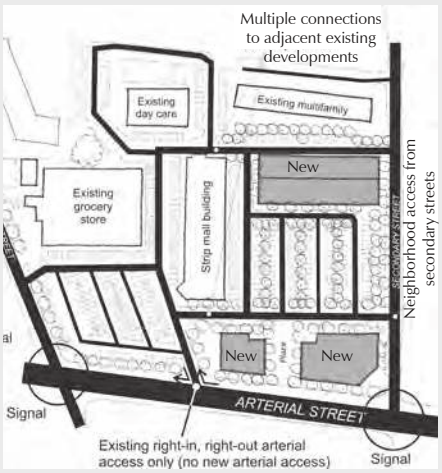


Figure 9-44. The redevelopment scenario above provides multiple internal pedestrian and vehicular connections to the existing commercial development adjacent, while also meeting design goals

5.4.2 Driveway Standards

(1) Number & separation of driveways. Parking lot entrances shall be restricted to no more than one entrance and exit lane per 300 lineal feet (lf) of frontage. Properties with less than 300lf of frontage shall be restricted to one entrance and exit lane for vehicular access. For corner properties, the separate street frontages shall be measured separately.

(2) Corner lots. Vehicular access to corner lots shall be located on the lowest classified roadway.

(3) Driveway widths. Driveway lanes shall be no wider than 11 feet per entry or exit lane unless wider lanes are appropriate for the use and the design does not significantly impact vehicular circulation, public safety, pedestrian movement, or visual qualities.

(4) Driveway throat depth. The minimum required driveway throat depth along designated arterial and collector streets shall be 60 feet.

Good / Bad Driveway Examples

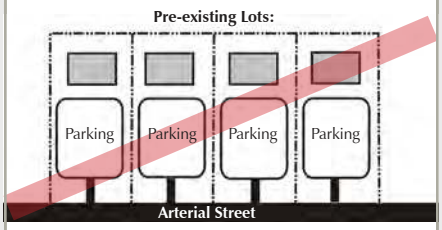


Figure 9-46. Unacceptable example: A separate driveway for each lot.

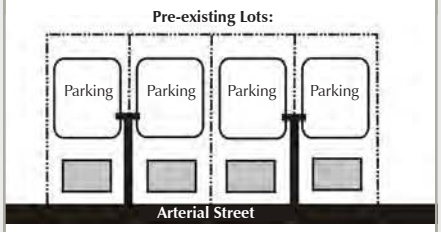


Figure 9-47. Acceptable multi-driveway example: Shared driveways between adjacent parcels.

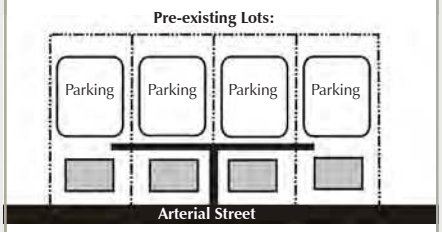


Figure 9-48. Best multi-driveway example: A private access road that serves all properties via an easement

Figure 9-49. Inadequate throat depths for every driveway.

Figure 9-50. More appropriate driveway throat depth, which allows for turn lane stacking.

5.5 Parking Standards

INTENT

- To provide flexibility in how developments accommodate parking.
- To physically and visually integrate parking garages with other uses.
- To reduce the overall impact of parking garages when they are located in proximity to the designated pedestrian environment.

5.5.1 Parking

(1) Developments are exempt from complying with CCC 40.340.010(B), The following are encouraged and may qualify for limited fee reductions:

(a)Multifamily dwelling studio unit: 1 space/dwelling unit.

(b)Senior housing: 1 space/dwelling unit.

(c)Tandem parking (one car behind the other) may be used for all housing types, provided the spaces are identified for the exclusive use of a designated dwelling unit.

(d)On-street parking spaces directly fronting the applicable use shall count in the calculations for off-street parking requirements.

(e)Innovative, sustainable amenities including, but not limited to electric power connections, Smart car parking spaces, carpool, and bicycle parking shall count in the calculations for parking requirements.

(2) Shared parking between and among uses is encouraged.

5.5.2 Surface Parking Lot Location Standards

Chapter 4 provides standards for parking lot location and maximum frontage standards along streets for each of the overlay districts.

(1) Location refers to areas where the parking shall be located with respect to on site buildings. For example, Side/Rear means that parking shall be placed to the side or rear of buildings and not in front.

(2) Maximum Frontage refers to the maximum percentage of the total site frontage that parking and vehicular access areas may occupy. Areas that qualify as parking and vehicular access areas include any paved areas between the street and a building that

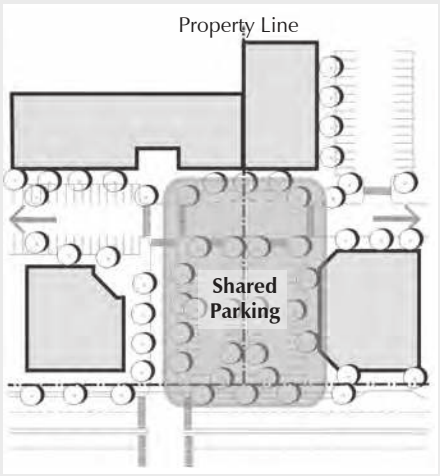
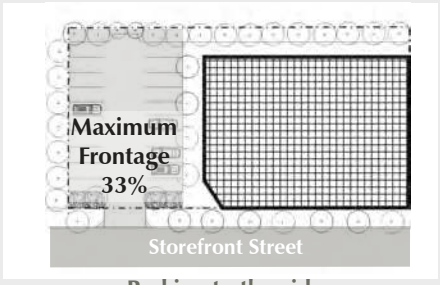
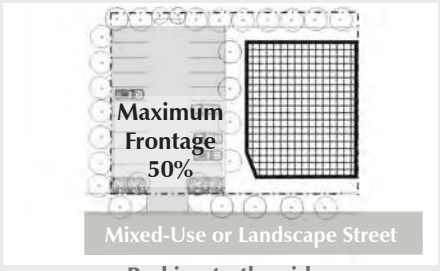


Figure 9-51. Shared parking example.



Parking to the side



Parking to the side

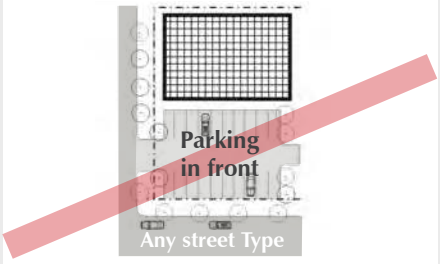


Figure 9-52. Parking lot location standards for streets in Activity Centers.

accommodate vehicular access (including drive-through lanes) or storage of vehicles. Parking areas enclosed within a building are not subject to these maximum frontage standards.

See Figure 5.52 for illustrations on how developments can comply with applicable requirements along Storefront Streets and Mixed-Use or Landscape Streets in Activity Centers.

Departures: In recognizing that creative alternatives may be created that can better meet the intent and/or unique site constraints (such as a sites in Activity Centers fronting on three different Mixed-Use streets) exist that prevent compliance with this prescriptive standard, an opportunity to depart from these standards is available. Criteria for approving departures:

(a) Alternative building/parking configuration allows for a more desirable development configuration in terms of business, pedestrian access and amenities. The illustrative site plan shown in Figure 5.58 provides a good example; or

(b) Site constraints prevent conformance. For example, a wedge shaped parcel with the narrow end along the street frontage might prevent the building from locating close to the street; and

(c) For departures that fall under either (a) or (b) above, developments shall mitigate the negative impacts of the parking and vehicular access elements along the street by:

(i) Parking lots with more than 64 feet of frontage on a street shall include an architectural feature (in addition to the required landscaping). Examples could include a landscaped trellis, decorative low wall (perhaps doubling as a sitting ledge), weather protection element, or architectural columns.

(ii) Increased pedestrian-oriented space (twice the minimum normal requirement or 4 sq.ft. per 1 lineal foot along street frontages) designed per Section 5.2.1.

Figure 9-53. Decorative columns along shaped planting bed.

Figure 9-54. Planting bed in front of low wall.

Figure 9-56. Elevated planter with sitting edge.

Figure 9-57. Trellis structure along parking lot edging a sidewalk.

Case Study: Illustrative site plan with departure to parking lot location standards

The site plan example below was developed to show how a portion of the Totem Town Center could be developed over time consistent with the development standards and in this case, a departure. Highway 99, NE 78th Street, and NE 13th Avenue are all designated Mixed-Use streets per the Chapter 2 regulatory maps. All of those streets allow for up to 50% parking and vehicular access elements along those street frontages. The site plan easily meets those requirements along Highway 99 and NE 13th Avenue with buildings mostly lined along those streets. But a very large parking lot fronts onto NE 78th Street – and it certainly would not meet the 50% requirement.

However, the configuration with a new east-west "Storefront Street" which is largely lined with storefront retail and mixed-use buildings and several small plaza spaces would be worth the trade off of increased parking along NE 78th Street. The buildings are concentrated in areas that are closer to multifamily areas and can better take advantage of Cougar Creek as an amenity. Plus, the new street provides auto circulation benefits by taking pressure off of NE 78th Street. To somewhat mitigate for the increased parking along NE 78th Street, the plan would call for wide and attractive sidewalks along the street with a generous landscaped buffer and some architectural treatments that help to define the street edge and provide visual interest to pedestrians traveling along the sidewalk (particularly if next to a bus stop).

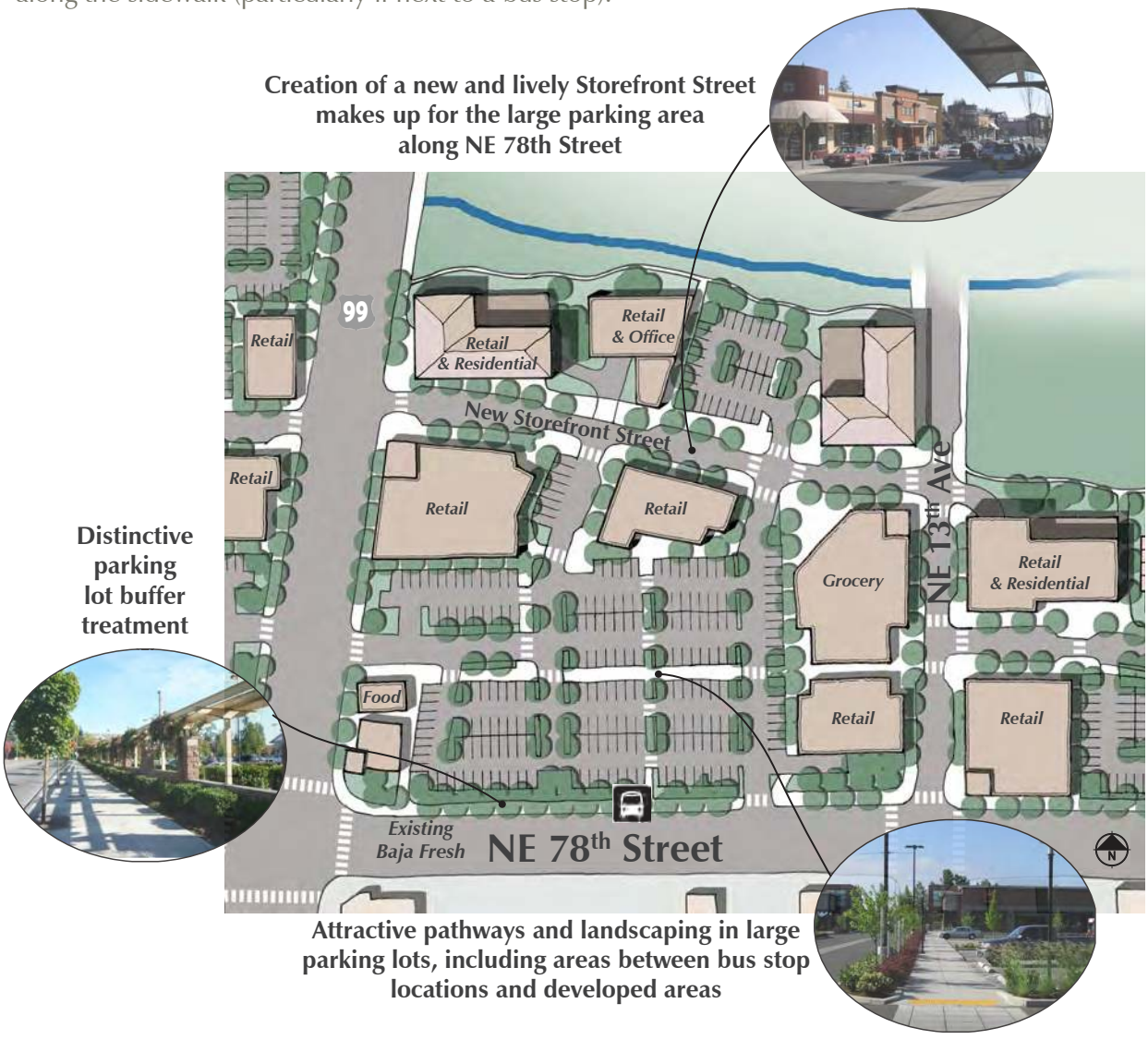


Figure 9-58. This example site plan shows how a portion of Totem Town Center could redevelop over time consistent with the standards herein and departure to the parking lot location standards for NE 78th Street (a designated Mixed-Use Street).

5.5.3 Drive-Through Facilities

(1) Building facades shall comply with the following standards:

(a) Building facades facing the street or pedestrian oriented open space are subject to the transparency requirements.

(b) Building facades are subject to applicable building design standards set forth in Chapter 6, including the façade articulation requirements per Section 6.1.2, building details provisions per Section 6.2.1, building materials standards per Section 6.3, and blank wall treatment standards per Section 6.4.

(c) Drive-through lanes shall be separated from the sidewalk by a planting strip with Type C landscaping at least 3 feet in width.

(d) Drive-through lanes shall not restrict pedestrian access between the sidewalk and on-site buildings. Where pedestrian routes cross drive-through lanes, a crosswalk that is raised or features a change in texture and/or other treatment must be utilized to enhance the safety of the pedestrian crossing.

(e) Building facades that are not visible from the street or pedestrian-oriented space are subject to blank wall treatment but not the transparency requirements.

Figure 9-59. While the example above wouldn't meet all of the transparency, landscaping, and pedestrian access standards herein, the weather protection elements, mural, and use of materials help to mitigate the impact of the drive-

Figure 9-60. The landscaping in front of the Riverview Bank's drive through meets the intent of the standards and the canopy certainly adds visual interest. However, more windows would be needed on the façade to comply with transparency requirements herein (15% would be required for this property, within the

5.5.4 Parking Structure Design Standards

(1) Storefront Streets. Parking structures on designated Storefront Streets shall provide space (at least 18 feet in width) for ground-floor commercial uses along street frontages for a minimum of 75 percent of the frontage width. The entire façade facing a pedestrian-oriented street shall feature a pedestrian-oriented façade.

(2) Landscaped setbacks. Parking structures adjacent to non-storefront streets and not meeting storefront standards on the ground floor shall be set back at least 10 feet from the sidewalk and feature landscaping between the sidewalk and the structure. Alternative measures shall be considered, provided the treatment meets the Intent of the standards.

(3)Complementary design. Parking garages visible from a street shall be designed to be complementary with adjacent buildings. This can be accomplished by using similar building forms, and materials.

Figure 9-61. This parking garage integrates storefronts and a plaza space along its sidewalk frontage (Santa Cruz, CA).

Figure 9-62. The trellis and vines, landscaping, and facade design is a good example of design treatments for garages visible from an internal access road (Mill

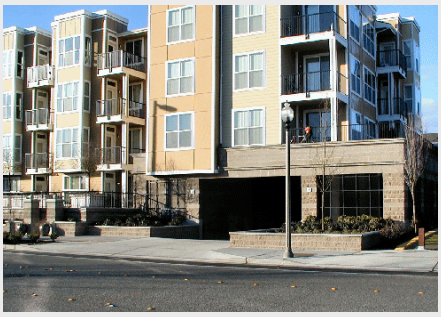


Figure 9-63. An example of a parking structure entry integrated in the pedestrian environment (Redmond, WA).

Figure 9-64. Parking is hidden from view by screening.

Figure 9-65. Building appears to float over the parking.

6 Building Design Toolbox

6.0 Introduction

6.0.1 Purpose

The Building Design Toolbox provides direction in the ways that each building contributes to the pedestrian environment. While the individual building designs will vary according to uses, owners, and economic conditions, the overall goals and objectives of the Highway 99 Sub-Area Plan are implicit in the guidance of these building design standards.

The concepts behind the regulations are intended to create:

- Human scale of buildings through articulation, modulation, and details. (see Section 6.1-6.2)
- A consistent pedestrian environment, where gaps like blank walls are avoided. (see Section 6.4)
- Corners that are inviting to pedestrians or mark gateways to activity centers. (see Section 6.5)

6.0.2 Applicability

Applicability: The standards in this chapter apply to all non-residential and multifamily development unless otherwise noted herein.

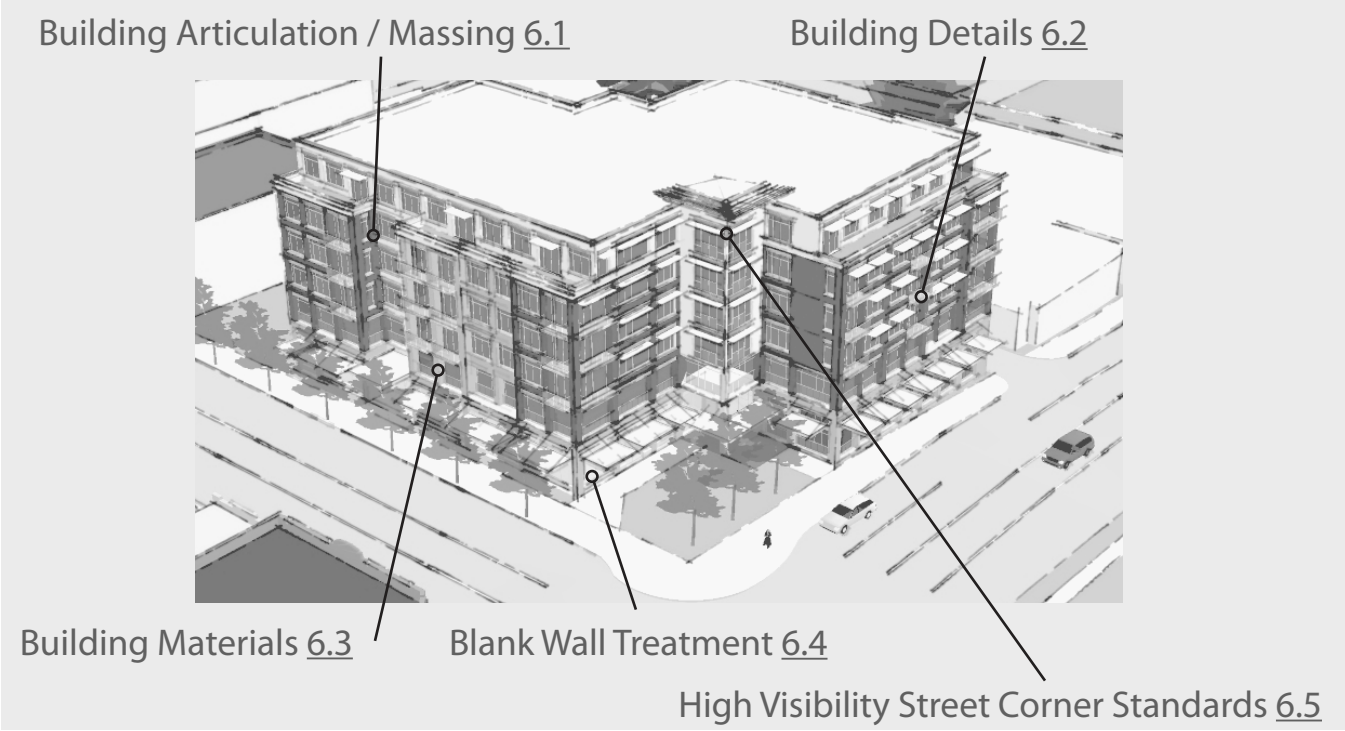


Figure 6-1. Example development within an Activity Center, incorporating site design elements found in this chapter.

6.1 Building Articulation and Massing

INTENT

- To reduce the scale of large buildings and add visual interest.
- To encourage architectural design that contributes to the pedestrian environment.

6.1.1 Storefront Articulation Checklist

Building façades on Storefront Streets and all other façades adjacent to public sidewalks shall include articulation features every 40 feet to create a pattern of small storefronts.

At least two of the following articulation methods must be employed at intervals no greater than 40 feet:

- ☐ Use of window and/or entries that reinforce the pattern of small storefront spaces.
- ☐ Use of weather protection features that reinforce small storefronts. For example, for a business that occupies 120 feet of frontage, use three separate awnings to break down the scale of the storefronts.
- ☐ Change of roofline per Standard 6.1.4.
- ☐ Placement of building columns or vertical piers that reinforce a small storefront pattern.
- ☐ Change in building material or siding style.
- ☐ Other methods that meet the intent of the standards.

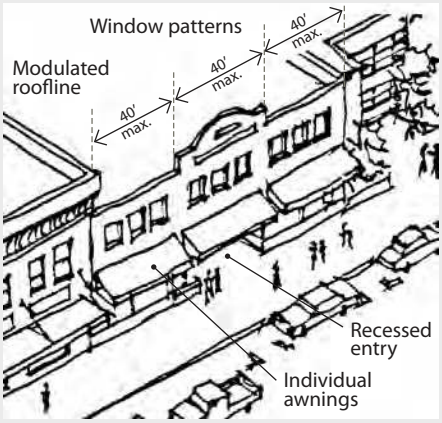


Figure 6-2. This building uses distinct window patterns, separate awnings, and roofline modulation at 40-foot intervals.

Figure 6-3. This building uses distinct window patterns, vertical piers, and separate awnings to articulate the façade (Bend, OR).

Figure 6-4. This building is designed to look like several small buildings, each with a distinct façade (Juanita, Kirkland, WA)

Figure 6-5. No substantial façade articulations.

6.1.2 Façade Articulation Checklist - Other Non-Residential

All other non-residential building façades containing a public entry and/or facing a street, park, or pedestrian-oriented space must include articulation features every 60 feet to provide visual interest and reduce the perceived scale of large buildings.

At least three of the following articulation methods must be employed at intervals no greater than 60 feet:

- ☐ Window patterns and/or entries that reinforce the pattern of storefront spaces; e.g., groups of windows that repeat no more than every 60 feet as opposed to a uniform row, or "ribbon," of windows.
- ☐ Weather protection features that reinforce storefronts. For example, for a building façade that is 180 feet wide, use three separate awnings to articulate the façade.
- ☐ Change of roofline as described per Standard 6.1.4.
- ☐ Providing vertical building modulation of at least two feet in depth and four feet in width if tied with a change in roofline as described in Standard 6.1.4 below or change in building materials or siding style. Otherwise, the minimum depth and width of the modulation shall be 10 and 20 feet, respectively.
- ☐ Placement of building columns or vertical piers that reinforce a storefront pattern.
- ☐ Change in building material or siding style.
- ☐ Vertical elements such as planters, art pieces, or other features that repeat at intervals of 60 feet or less.
- ☐ Design that features a top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline. The articulation interval does not apply to this option.
- ☐ Other methods that meet the intent of the standards.

Exemptions: Service station canopies and developments in the Light Industrial zone (not including buildings on the NE 78th Street Property) are exempt from these standards unless otherwise noted.

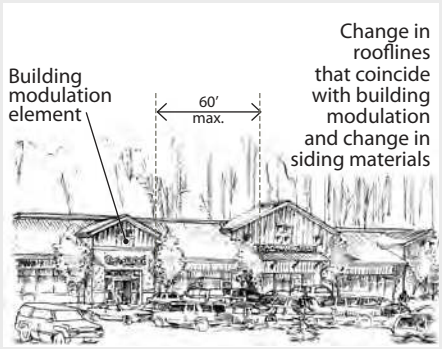


Figure 6-6. Façade articulation example.

Figure 6-7. Storefront window patterns, vertical modulation and material changes are effectively used on this façade (Bellevue, WA).

Figure 6-8. The change in roofline combined with the vertical modulation along the façade make this an acceptable design (Bellevue, WA).

Figure 6-9. With a flat façade and single roofline, this development example does not meet the articulation requirements.

6.1.3 Multifamily Buildings Articulation Checklist

Residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no more than 30 feet along all façades facing a street, park, common open space, and common parking areas:

- ☐ Repeating distinctive window patterns at intervals of 30 feet or less.
- ☐ Vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet, respectively, if tied to a change in color or building material and/or roofline modulation as defined in Standard 6.1.4. Otherwise, the minimum depth and width of modulation is 10 and 15 feet, respectively. Balconies may be used to meet the modulation if they are recessed or projected from the façade by at least 18 inches.
- ☐ Change of roofline, as described per Standard 6.1.4.
- ☐ Horizontal modulation (upper level step-backs).
- ☐ Articulation of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline. The articulation interval does not apply to this option.
- ☐ Building elements such as bay windows, porches, canopies, chimneys, or other repetitive feature that effectively articulates the façade.
- ☐ Other methods that effectively reduce the perceived scale of the building and add visual interest.

Figure 6-10. An example sketch of a multi-story building that meets the articulation standards.

Figure 6-11. This building uses projecting balconies, roofline modulation, and repeating window patterns (White Rock, BC).

Figure 6-12. This building uses vertical building modulation (recessed balconies), repeating windows, and a distinctive top/middle/bottom (Mercer Island, WA).

Figure 6-13. Roofline modulation alone does not help this building to meet articulation standards.

6.1.4 Roofline Modulation Checklist

In order to qualify as an articulation feature in Standards 6.1.1-6.1.3, rooflines must be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice or wall, or a broken or articulated roofline.

Modulation shall consist of <u>one of the following</u>:

- ☐ For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques described in Standards 6.1.2 and 6.1.3 above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of 4 feet or 0.2 multiplied by the wall height.
- ☐ A pitched roofline or gabled roofline segment of at least 20 feet in width. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above.
- ☐ A combination of the above.

Figure 6-14. Roofline modulation example (Issaquah, WA).

Figure 6-15. A combination of flat and pitched rooflines (Woodinville, WA).

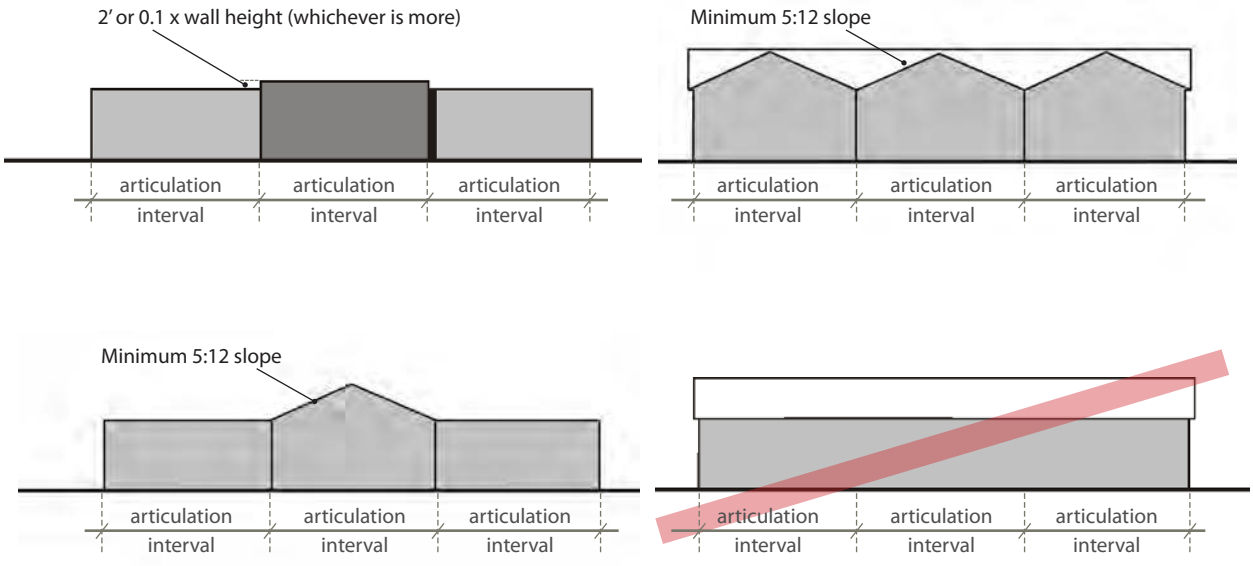


Figure 6-16. These comparisons of rooflines express the difference between what is and is not acceptable within these standards.

6.1.5 Massing of Large-Scale Retail Uses

Standards herein are applicable to individual retail uses with at least 50,000 square feet of floor area and façades greater than 150 feet in width.

(1) Prominent entry. The storefront shall integrate a prominent entry feature combining substantial roofline modulation with vertical building modulation and a distinctive change in materials and/or colors.

(2) Roofline modulation. The minimum vertical dimension of roofline modulation (required above) is the greater of 6 feet or 0.3 multiplied by the wall height (finish grade to top of the wall).

(3) Façades wider than 300 feet shall incorporate at least two entry/ articulation features (if there is only one entry, the second feature may be less prominent).

Departures: see Standard 6.1.7 for criteria for departures to this standard.

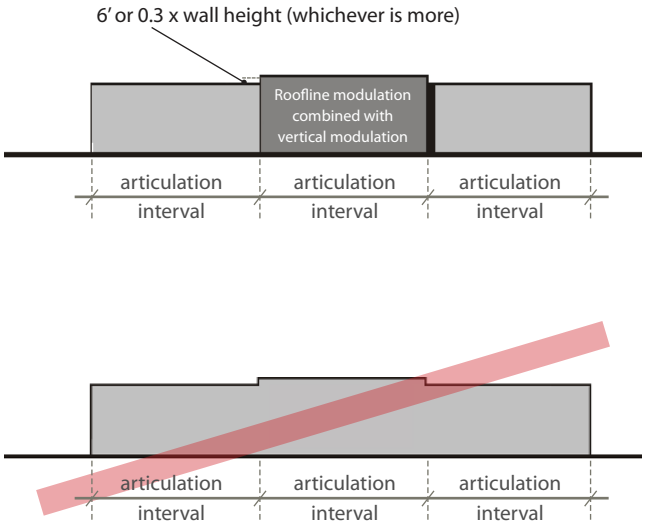


Figure 6-20. Modulation standards for large-scale retail buildings.

Figure 6-17. This prominent entryway projects into the sidewalk (Woodinville, WA).

Figure 6-18. This large scale retail space entryway reaches out to the pedestrian space (Bellevue, WA).

Figure 6-19. This building has a simple, prominent entryway with a pitched roof, and distinctive use of materials and colors (Monroe, WA).

6.1.6 Maximum Façade Width Checklist

For most buildings, small-scale façade articulation features are sufficient to contribute to the pedestrian-oriented environment add visual interest. Larger buildings need more substantial modulation features to break up the massing and add visual interest.

Façades wider than 120 feet shall include at least one of the following features to break up the massing of the building:

(a) Provide vertical building modulation at least 20 feet deep and 30 feet wide. For two-story buildings with Storefront frontage, the modulation must extend through the upper floor of the building. For multi-story buildings with any frontage, the modulation must extend through more than one-half of the building floors.

(b) Use of a contrasting vertical modulated design component featuring all of the following:

(i) Component extends through all floors above the first floor fronting on the street. Upper floors that are stepped back more than 10 feet from the façade are exempt.

(ii) Utilizes a change in building materials that effectively contrasts from the rest of the façade.

(iii) Component is modulated vertically from the rest of the façade by an average of 6 inches.

(iv) Component is designed to provide roofline modulation per Standard 6.1.4.

(c) Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting façades must employ all of the following:

(i) Different building materials and/or configuration of building materials per Standard 6.3.

(ii) Contrasting window design (sizes or configurations).

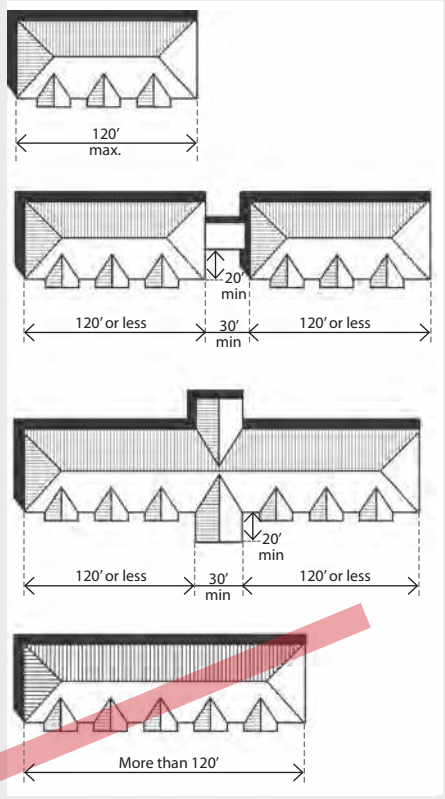


Figure 6-21. Maximum façade width standards.

Figure 6-22. The leaning glass wall in the middle of the upper floors effectively breaks up the massing of this façade (Seattle, WA).

Figure 6-23. Contrasting articulation make this look like three different buildings (Mercer Island, WA).

Figure 6-24. Street front courtyards break up the massing of this Bellevue mixed-use building (left). The older mixed-use building (right), uses small-scale modulation features, but more substantial modulation is needed to effectively break up the massing.

6.2 Building Details

INTENT

- To encourage the incorporation of design details and small-scale elements into building façades that are attractive at a pedestrian scale.

6.2.1 Details Toolbox for Non-Residential and Mixed-use Façades

The façades of non-residential and mixed-use buildings shall employ at least one detail element from each of the three categories below for each façade facing a public street or private internal access road and containing a public entry.

Detail elements shall be featured at 30-foot intervals along designated Storefront Streets and 60-foot intervals for all other applicable façades. For example, a large building with multiple storefronts will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the standards.

(1) Window and/or entry treatment:

- ☐ Display windows divided into a grid of multiple panes.
- ☐ Transom windows.
- ☐ Roll-up windows/doors.
- ☐ Other distinctive window treatment that meets the intent of the standards.
- ☐ Recessed entry.
- ☐ Decorative door.
- ☐ Arcade.
- ☐ Landscaped trellises or other decorative element that incorporates landscaping near the building entry.
- ☐ Other decorative or specially designed entry treatment that meets the intent of the standards.

Figure 6-25. This building uses a decorative arcade, steel canopies, custom light fixtures, and a distinctive mix of materials. (Vancouver, WA)

Figure 6-26. This local building (Center Square) uses decorative materials, lighting, transom windows, and a steel canopy.

Figure 6-27. This building uses decorative materials, windows, lighting, and canopies. The Year of Construction plaque is also a nice detail (Juanita, Kirkland, WA).

(2) Building elements and façade details:

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

(3) Building materials and other façade elements:

- ☐ Decorative building materials/use of building materials. Examples include decorative use of brick, tile, stonework, or pre-cast concrete.
- ☐ Artwork on building (such as a mural) or bas-relief sculpture.
- ☐ Decorative kick-plate, pier, beltcourse, or other similar feature.
- ☐ Hand-crafted material, such as special wrought iron or carved wood.
- ☐ Other details that meet the intent of the standards.

Figure 6-28. This façade uses a roll-up door, steel canopy, and decorative lighting (Portland, OR).

Figure 6-29. This façade uses a decorative door, windows, materials, blade sign and a retractable awning (Seattle, WA).

Figure 6-30. The tile work would marginally qualify as a detail, but the simple wood canopy would not and no other features here would qualify as a detail.

6.2.2 Details Toolbox for Multifamily Buildings

All multifamily building façades containing the building/unit's primary pedestrian entrance shall be enhanced with appropriate details. Each of the types of details listed below are worth one point unless otherwise noted.

Multifamily building façades must achieve the equivalent of four points worth of architectural details. Detail options:

- ☐ Decorative porch or entries with distinct design and use of materials.
- ☐ Decorative molding/ framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.
- ☐ Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.
- ☐ Decorative light fixtures with a diffuse light source for each building entry.
- ☐ Brick or stonework covering more than 10 percent of the façade (2 points).
- ☐ Decorative building materials employing one of the following:
  - (i) Decorative moldings, brackets, wave trim or lattice work.
  - (ii) Decorative brick or stonework.
  - (iii) Other materials with decorative or textural qualities as approved by the Responsible Official.
- ☐ Decorative roofline design, including multiple gables and/or dormers or other design that adds visual interest.
- ☐ Decorative railings, grill work, or terraced landscape beds integrated along the façade of the building.

Figure 6-31. These townhomes use a decorative terrace frontage plus decorative windows, materials, and roofline treatment (Vancouver, BC).

Figure 6-32. These townhomes use brick, decorative windows, and a decorative entry design (Issaquah, WA).

Figure 6-33. This building uses a decorative entry design plus decorative materials, windows, and roofline treatment (Redmond, WA).

Figure 6-34. No features on this building would qualify as a detail.

6.2.3 Secondary Public Access for Commercial Buildings

Whereas these standards encourage (and sometimes require) businesses to front on streets rather than parking lots, a large number of customers use the "secondary" entry off of a parking lot. Such businesses that have secondary public access shall comply with all of the following measures:

(1) Weather protection at least 3 feet deep is required over each secondary entry.

(2) A sign may be applied to the awning provided that the sign complies with other regulations and guidelines.

(3) There must be at least two foot-candles illumination at the ground surface.

(4) At least one of the design elements noted in Standard 6.2.1 above must be incorporated within or adjacent to the secondary entry.

(5) A transparent door or window is required.

Figure 6-35. An example of acceptable secondary entries (Snoqualmie, WA).

Figure 6-36. Weather protection would improve this secondary entrance.

Figure 6-37. An example of recessed windows.

Figure 6-38. An example of trimmed windows.

Figure 6-39. An example of unacceptable window design.

6.3 Building Materials

INTENT

- To encourage high-quality building materials that enhance the character of the area.
- To discourage poor materials with high life-cycle costs.
- To encourage the use of materials that reduce the visual bulk of large buildings.

6.3.1 Metal Siding Standards[1]

Masonry, concrete, or other durable material must be incorporated between metal siding and the ground plane (at least 2 feet above grade).

6.3.2 Concrete Block Standards[1]

When used for the primary façade (containing the primary pedestrian entrance), buildings are encouraged to incorporate a combination of textures and/or colors. For example, combining split or rock-façade units with smooth blocks can create distinctive patterns.

Specifically, a singular style and texture of concrete block may comprise no more than 50 percent of a façade facing a street or open space.

6.3.3 Stucco Standards[1]

(1) Proper trimming. Stucco and similar troweled finishes (including Exterior Insulation and Finish system or "EIFS") must be sheltered from extreme weather and are limited to no more than 50 percent of façades containing a customer or resident entry.

(2) Treatment near ground level. Stucco, EIFS, and similar surfaces should not extend below 2 feet above the ground plane. Concrete, masonry, or other durable material must be used below the 2-feet-above-grade line.

[1] Departures will be considered to the above Building Materials standards provided the use of materials and the façade design meets the intent of the standards.

Figure 6-40. This building uses an acceptable combination of metal siding, concrete block and wood shingles (Duvall, WA).

Figure 6-41. An example of an acceptable mix of smooth and split-faced concrete blocks (Bellevue, WA).

Figure 6-42. This building employs a single type of concrete block, but it comprises less than 50% of the façade (Snoqualmie, WA).

Figure 6-43. This building combines stucco and concrete block.

6.3.4 Prohibited materials

The following materials are prohibited:

(1) Mirrored glass covering more than 10 percent of a façade.

(2) Chain-link fencing. Exceptions: Green or black vinyl covered chain link fencing may be used for parks, recreational uses, nurseries, and other uses requiring outdoor storage. Standard chain link fencing may be used for temporary construction purposes.

(3) Back-lit vinyl awnings used as signs.

Figure 6-44. Acceptable use of stucco and concrete block. Note how concrete base is used for stucco portions of the façade (Mill Creek, WA).

Figure 6-45. Masonry or concrete would be required within 2 feet of ground for this metal sided storefront.

Figure 6-46. Stucco covering more than 50 percent of the façade is prohibited.

6.4 Blank Wall Treatment

INTENT

- To avoid blank walls that degrade the pedestrian and visual environment of the neighborhood
- To promote design treatments that add visual interest to blank walls

6.4.1 Blank Wall Definition

A wall (including building façades and retaining walls) is considered a blank wall if: A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door with glazing; or any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door with glazing.

6.4.2 Blank Wall Standards

(1) Untreated blank walls visible from a street, customer parking lot, park, common open space, or pedestrian pathway are prohibited.

(2) Methods to treat blank walls can include:

(a) Display windows at least 18 inches deep and integrated into the façade (tack on display cases don't qualify).

(b) Landscape planting bed at least 5 feet wide or a raised planter bed at least 16 inches high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or screen at least 75 percent of the wall's surface within three years. The landscaping must be combined with other features such as sculpture or other permanent art installation.

(c) A vertical trellis in front of the wall with climbing vines or plant materials.

(3) Firewalls along property lines are exempt from the above standards, but where they are visible to the public, they shall include horizontal and/or vertical banding or other design treatments.

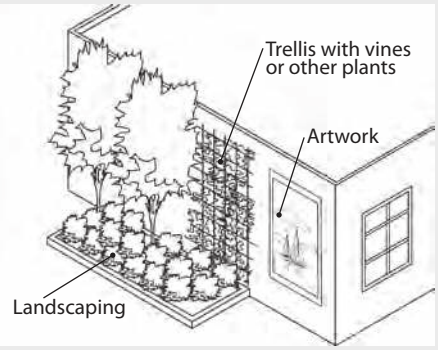


Figure 6-47. Blank wall treatment example.


Figure 6-48. Elevated planter and trellis add interest to an otherwise blank wall.

Figure 6-49. Acceptable fire wall design.


Figure 6-50. Unacceptable blank wall.

6.5 High Visibility Street Corner

INTENT

- To enhance the character and identity of the sub-area and individual activity centers within the sub-area.
- To enhance the pedestrian environment at street corners.

Figure 6-51. The symbol indicating where a designated High Visibility Street Corner is located on the regulatory maps in Chapter 2.

6.5.1 Street Corner Site Design Options

All development proposals located at designated high visibility street corner sites shall include at least one of the design treatments described below:

☐ Locate a building within 15 feet of the street corner.

☐ Provide pedestrian-oriented space (at least 200 square feet) at the corner leading directly to a building entry or entries.

☐ Install substantial landscaping adjacent to the street corner outside the line-of-sight visual triangle. The subject area must be 900 square feet of ground surface area with a combination of trees, shrubs, perennials, and ground cover that provides four-season interest.

☐ Signs that denote the name of the area/activity center are encouraged. Business signage located outside of the street corner landscaped area shall be located and designed to avoid visual competition with the corner design element.

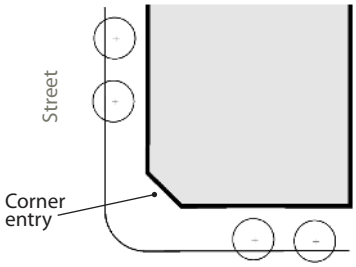


Figure 6-52. Building placed up to the street corner with entry

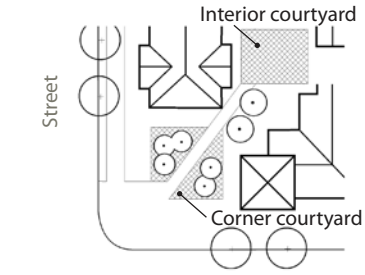


Figure 6-53. Pedestrian-oriented space adjacent to the corner.

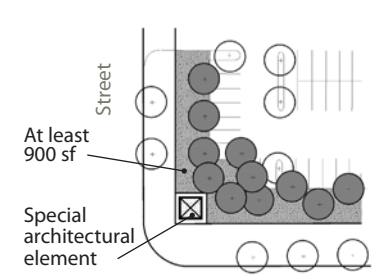


Figure 6-54. Substantial landscaping adjacent to the corner.

6.5.2 Street Corner Building Design Standards

Buildings located within 30 feet of the street corner shall provide one or more of the elements listed below on the building corner:

- ☐ A cropped or curved building corner with pedestrian entry.
- ☐ A bay window or turret.
- ☐ A clock or bell tower.
- ☐ Balconies above the ground floor.
- ☐ Sculpture or artwork element.
- ☐ Distinctive use of façade materials.
- ☐ Other special or unique corner building treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building.

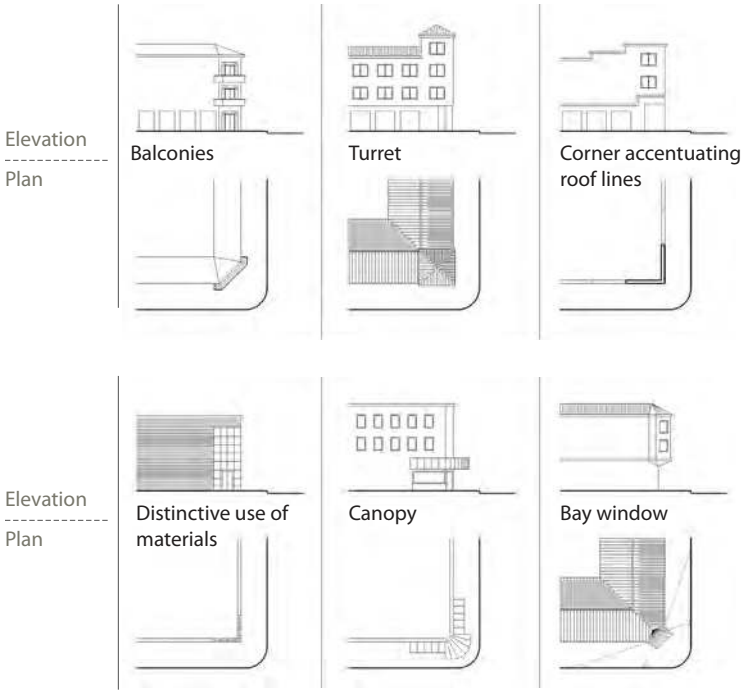


Figure 6-59. Acceptable corner treatments in both elevation and plan.

Figure 6-55. Building with cropped corner and small corner pedestrian space.

Figure 6-56. A turret-like feature with corner canopy and cropped entry (Kirkland, WA).

Figure 6-57. A cropped corner entry with distinctive materials and balcony (Bend, OR).

Figure 6-58. A street corner plaza (Bainbridge Island, WA).

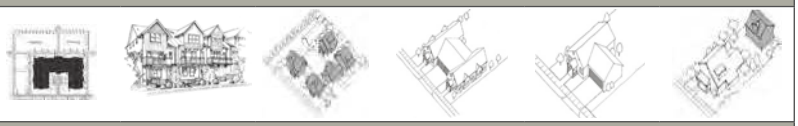
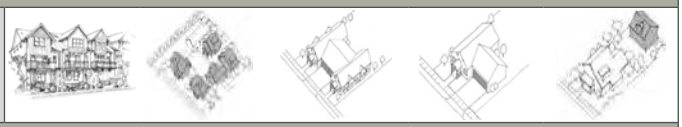
7 Housing Type Standards

7.0 Introduction

7.0.1 Purpose

The purpose of this chapter is to identify standards that are unique to specific types of housing and that are not otherwise addressed in other chapters of this code. Not ALL housing types are included, however. Standards for the design of other housing types not referenced in this chapter are addressed in other chapters of this code; for example, Chapter 3 for frontage design, Chapter 4 for overlay standards, and Chapters 5, 6, and 8 for site, building, service area, and landscaping design for stacked flats and other housing types permitted by the underlying zoning and qualify as multifamily housing.

Table 7-1. Reference table for housing type standards.

Overlay									
Activity Center Permitted Housing Types									
Transitional Area Permitted Housing Types[1]									
Multifamily Permitted Housing Types									
Mixed-Residential Permitted Housing Types									
Single-Family Residential Permitted Housing Types									
78th Street Property Permitted Housing Types									
SECTION	7.1 Mid-Rise Apartment	7.2 Low-Rise Apartment	7.3 Walk-Up Apartment	7.4 Garden Apartment	7.5 Town-house	7.6 Cottage Housing	7.7 Duplex	7.8 Single-Family	7.9 ADU

[1] For Transitional areas, all housing types are only permitted when integrated in a mixed-use development, vertically or horizontally.

7.0.2 Applicability

Standards for each of the housing types described herein apply to all subject housing types developed throughout the sub-area. Where there is a conflict between the standards herein and other standards in this code, the standards herein shall apply.

7.0.3 Relationship with Other Code Chapters

Unless otherwise noted for specific housing types herein, the following standards are set forth in other chapters in this document:

- Permitted frontage types: See Chapter 3, Frontage Type Standards (also see Table 7-2 to the right)
- Front setbacks and frontage options: See Chapter 3, Frontage Type Standards
- Locations for permitted housing type: See Chapter 4, Overlay Standards
- Density requirements: See Chapter 4, Overlay Standards
- Height limits: See Chapter 4, Overlay Standards
- Side and rear yard setbacks: See Chapter 4, Overlay Standards
- Parking requirements: See Chapter 5, Site Design Standards
- Service areas, mechanical equipment, lighting, landscaping and signage: See Chapter 8, General Provisions

7.0.4 Other Housing Types

Below is a partial list of other housing types that are not specified in this chapter, but with references to other key code sections (in addition to Chapters 2, 3, 5, and 8 to which conformance are required for all uses) herein that provide design requirements:

- Boarding Houses – Subject to Single Family Housing standards herein if in a single family context or subject to Chapter 6 (Building Design Toolbox) and Chapter 8 (General Provisions) if within a multifamily context, as determined by the Responsible Official.
- Family Day Care Centers – Subject to Single Family Housing standards herein.
- Retirement Housing Facility – Subject to Chapter 4 (Building Design Toolbox) and Chapter 8 (General Provisions).
- Residential Care Homes - Subject to Single Family Housing standards herein.
- Residential Care Facilities - Subject to Chapter 5 (Site Design Toolbox), Chapter 6 (Building Design Toolbox) and Chapter 8 (General Provisions).
- Mobile Homes on individual lots - Subject to Single Family Housing standards herein.

Table 7-2. Frontages permitted per housing type.

	Permitted Frontages[1]				
	Stoop	Light Court	Terraced Yard	Fenced Yard	Comon Yard
Housing Types[2]					
Mid-Rise Apartment	✓	✓	✓	✓	✓
Low-Rise Apartment	✓	✓	✓	✓	✓
Walk-Up Apartment	✓	✓	✓	✓	✓
Garden Apartment	✓	✓	✓	✓	✓
Townhouses	✓	✓	✓	✓	✓
Cottage Housing			✓	✓	✓
Duplexes			✓	✓	✓
Single Family			✓	✓	✓

[1] All housing types that are permitted to utilize Stoop and Light Court frontages may also utilize Storefront and Forecourt frontages, provided the ground floor contains non-residential uses.
[2] Accessory Dwelling Units are not included in this chart because they do not have a frontage presence on the street.

✓ Permitted Only in Multifamily and Activity Center Overlays
- Can also be permitted in Transitional Areas when integrated into a horizontal or vertical mixed-use development.
- Subject to height limits specified in Chapters 2 and 4.

✓ Permitted in ALL applicable Overlays where the housing type is permitted

7.1 Mid-Rise Apartment

INTENT

- To encourage buildings with landmark height to add visual interest.
- To allow a diversity of housing options in more urbanized areas.
- To ensure minimal visual impact from parking garage entries.
- To ensure compatibility with the single family neighborhoods.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
[1] ✓					

[1] Only permitted in Activity Centers which allow for 5-6 story buildings.

7.1.1 Mid-Rise Apartments Description

Mid-rise apartments refer to five to six story buildings served by elevators and structured parking (within or under the building). These buildings are typically constructed with a concrete base and four or five wood-framed floors above. They could be single-purpose residential or mixed-use buildings with retail and/ or office on one or more floors.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

Figure 7-1. This mid-rise apartment succeeds in following the set of building and site design standards. (Seattle, WA- Ballard neighborhood)

7.1.2 Mid-Rise Apartments Site Design

The site design standards for Mid-rise apartments are located in Chapters 5 and 8 and include the following sections:

- 5.1 Side and Rear Yard Design Options
- 5.2.2 Internal Open Space for Multifamily Uses
- 5.5.3 Parking Structure Design Standards
- 8.1 - 8.3 Service Area, Lighting, and Landscaping Standards

Figure 7-2. Corner balconies and landscaping help to make this mid-rise building a landmark for pedestrians. (location, WA)

7.1.3 Mid-Rise Building Design

The building design standards that apply to Mid-rise apartments can be found in Chapter 6, Building Design Toolbox, and include the following sections and sub-sections:

- 6.1.3 Multifamily Buildings Articulation Checklist
- 6.1.6 Maximum Facade Checklist
- 6.2.2 Details Toolbox for Multifamily Buildings
- 6.2.4 Window Design for Residential Uses
- 6.3 Building Materials
- 6.4 Blank Wall Treatment
- 6.5 High Visibility Street Corner

Figure 7-3. Section diagram depicting a typical mid-rise apartment with underground parking.

7.2 Low-Rise Apartment

INTENT

- To enhance a pedestrian-friendly environment.
- To increase density and diversity within and near Activity Centers.
- To ensure minimal visual impact from parking garage entries.
- To ensure compatibility with the single family neighborhoods.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
✓	✓ [1]	✓			

[1] Only permitted as part of a vertical or horizontal mixed-use development.

7.2.1 Low-Rise Apartment Description

Low-rise apartments refer to three to four story buildings served by elevators and structured parking (within or under the building). These buildings could be single-purpose residential or mixed-use buildings with retail and/ or office on one or more floors.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

Figure 7-4. Mixed-use retail with low-rise apartment above. Parking is likely located on the ground floor, behind the retail. (Mercer Island, WA)

7.2.2 Low-Rise Apartments Site Design

The site design standards for Mid-rise apartments are located in Chapters 5 and 8 and include the following sections:

- 5.1 Side and Rear Yard Design Options (including all sub-sections)
- 5.2.2 Internal Open Space for Multifamily Uses
- 5.5.3 Parking Structure Design Standards
- 8.1 - 8.3 Service Area, Lighting, and Landscaping Standards

Figure 7-5. A landscape setback and bay windows help to soften the transition between pedestrians and the low-rise residential building. (Sammamish, WA)

7.2.3 Low-Rise Building Design

The building design standards that apply to Low-rise apartments can be found in Chapter 6, Building Design Toolbox, and include the following sections and sub-sections:

- 6.1.3 Multifamily Buildings Articulation Checklist
- 6.1.6 Maximum Facade Checklist
- 6.2.2 Details Toolbox for Multifamily Buildings
- 6.2.4 Window Design for Residential Uses
- 6.3 Building Materials
- 6.4 Blank Wall Treatment
- 6.5 High Visibility Street Corner

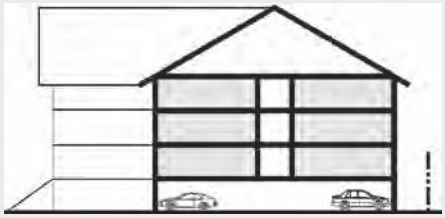


Figure 7-6. Section diagram depicting a typical low-rise apartment with underground parking.

7.3 Walk-Up Apartments

INTENT

- To enhance a pedestrian-friendly environment.
- To contribute towards a diversity of housing options and affordability
- To ensure minimal visual impact with parking lot areas.
- To ensure compatibility with the single family neighborhoods.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
✓	✓ [1]	✓			

[1] Only permitted as part of a vertical or horizontal mixed-use development.

7.3.1 Walk-Up Apartment Description

Walk-up apartments refer to stacked dwelling units (two to three floors) that rely on surface parking.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

Figure 7-7. Walk-up apartments with balconies creating prominent corner treatment (suitable for the High Visibility Corner Street Corner standard). (location, WA)

7.3.2 Walk-Up Apartments Site Design

The site design standards for Mid-rise apartments are located in Chapters 5 and 8 and include the following sections:

- 5.1 Side and Rear Yard Design Options (including all sub-sections)
- 5.2.2 Internal Open Space for Multifamily Uses
- 8.1 - 8.3 Service Area, Lighting, and Landscaping Standards

7.3.4 Walk-Up Apartment Building Design

The building design standards that apply to Walk-Up apartments can be found in Chapter 6, Building Design Toolbox, and include the following sections and sub-sections:

- 6.1.3 Multifamily Buildings Articulation Checklist
- 6.1.6 Maximum Facade Checklist
- 6.2.2 Details Toolbox for Multifamily Buildings
- 6.2.4 Window Design for Residential Uses
- 6.3 Building Materials
- 6.4 Blank Wall Treatment
- 6.5 High Visibility Street Corner

Figure 7-8. Walk-up apartments with landscaping to separate private decks from sidewalks. (Bainbridge Island, WA)

7.4 Garden Apartment

INTENT

- To provide for attractive garden courtyard spaces that enhance the character of the street and the livability for residents.
- To activate courtyards as entryways.
- To provide pleasant views and natural light for residents.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
✓	✓ [1]	✓	✓		

[1] Only permitted as part of a vertical or horizontal mixed-use development.

7.4.1 Garden Apartment Description

Garden apartments are dwellings organized around an adjacent garden courtyard that orients to the street. The courtyard has a paved path to the covered entryways of the building and is landscaped in a way that relates to the building. Garden apartments may be condominiums or fee simple lots, provided they are subdivided to meet the standards herein.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

Figure 7-9. This courtyard apartment features a corner open space area with a short iron fence (location unknown).

7.4.2 Garden Courtyard Design

(1) Location. The garden courtyard must be a shared open space fronting on the street with no dimension less than 15 feet. Garden courtyards may front towards the side or rear yards if they are in addition to the courtyards that front onto the street. If the courtyard is oriented to the north, the shared open spaces must be at least 20 feet in each direction. Dwelling units must border the courtyard on at least two sides.

Figure 7-10. Two-story units surrounding a shared garden courtyard (Bainbridge Island, WA).

(2) Design. Semi-private spaces may be included in the courtyard provided fences or hedges or less than 3 feet in height and the shared portion of the courtyard meets the minimum dimensions noted above. Open space design must meet the requirements in Section 5.2.2 Internal Open Space for Multifamily Uses.

Figure 7-11. A brick walkway leads through the garden courtyard to the apartment entryway (Seattle, WA).

(3) Landscaping. The applicant must show how the landscaping plan of the garden courtyard relates to the architecture of the building.

(4) Safety. The geometry of the courtyard must not include corners that could allow for entrapment per CPTED guidelines.

(5) Fences. A fence separating the courtyard from the street is permitted provided it is no taller than 3 feet and complies with Fenced Yard frontage standards per Chapter 3.

Figure 7-12. Garden courtyard with paving (location unknown).

7.4.3 Configuration and Orientation

(1) Parking garages and driveways:

(a) Garages and driveways shall be placed to the side, or rear of garden apartments. Underground parking is also an option.

(b) Where a garage faces the side yard, but is visible from the street, the garage shall incorporate a window on the streetfront facade so that it appears to be a habitable portion of the building. The window size and design must be consistent with the windows on habitable portions of the building.

(2) Entries. The garden apartments must have at least one prominent entryway that is visible and accessible from the primary street. There must be a paved path through the courtyard that links the street to the building entry.

7.4.4 Garden Apartment Building Design

(1) Windows on the street and/or courtyard. All dwelling units adjacent to courtyard gardens must provide transparent windows and/or doors on at least 15 percent of the facade (this includes any upper levels, if applicable).

(2) Building design. Garden apartments should gardens must comply with the applicable multifamily building design provisions set forth in Chapter 6.

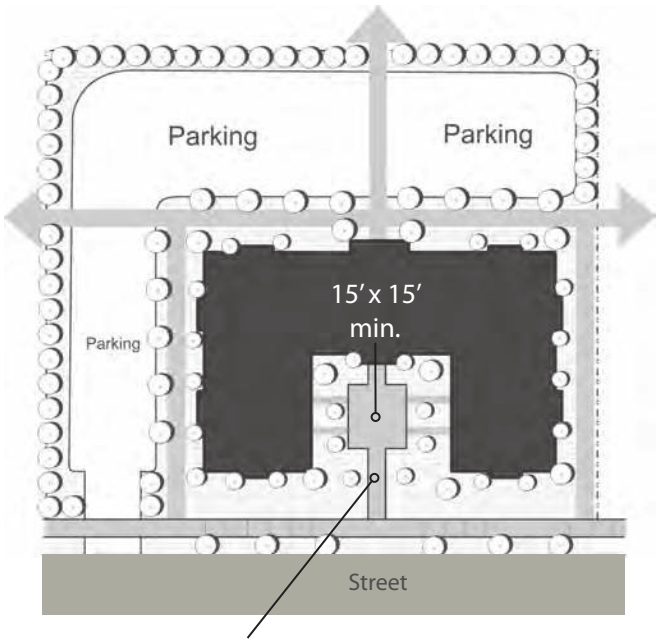


Figure 7-13. Garden apartment layout example.

Figure 7-14. This courtyard features a low fence and gate along the street and apartment buildings on opposite sides (Redmond, WA).

7.5 Townhouses

INTENT

- To ensure that townhouse developments enhance the character of the street.
- To provide adequate private and common o0pen space for townhouse developments.
- To reduce the impact of garages and driveways on the pedestrian environment.
- To reduce the apparent bulk and scale of townhouse buildings.
- To promote architectural variety that adds visual interest to the neighborhood.

7.5.1 Townhouse Description

Townhouses are a form of attached single-family housing where two or more dwelling units share one or more common walls with other dwelling units. Townhouses may be condominiums or fee simple lots, provided they are subdivided to meet the standards herein.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

7.5.2 Townhouse Configuration and Orientation

(1) Code applicability. Townhouses shall be exempt from development criteria set forth in Table 40.260.230-1, CCC 40.260.230, except for minimum density (all overlays) and maximum density (Single Family Overlay only).

(2) Building size. Maximum number of units in one building: Six.

(3) Entries. Townhouse buildings within 50 feet of a street must all have individual ground-related entries accessible from the street. Exception: Configurations where townhouse buildings are perpendicular to the street are permitted provided the entries are visible from the street and there is clear pedestrian access leading from the street to units within the building. Configurations where enclosed rear yards back up to a street are prohibited.

(4) Driveways. Private individual driveways off of a street are prohibited. Vehicular access shall be from an alley or private internal drive. Exceptions may be made for new streets internal to developments provided garage doors occupy no more than 50 percent of the ground floor frontage of townhouse buildings and landscaping strips at least 5 feet wide separate driveways. Tandem garages may be used to help reduce garage frontages.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
✓	✓ [1]	✓	✓	✓ [2]	

[1] Only permitted as part of a vertical or horizontal mixed-use development.

[2] Townhomes are only permitted within the Single Family Overlay when part of a Planned Unit Development.

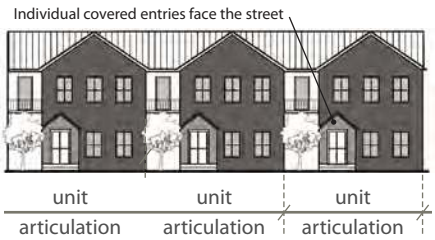


Figure 7-15. Townhouse articulation.

Figure 7-16. Townhouses facing the street with garages in back (Issaquah Highlands, WA).

Figure 7-17. Townhouses with semi-private yards and balconies (Bainbridge Island, WA).

Figure 7-18. Bad: Individual private driveways from a street; no landscaping.

7.5.3 Townhouse Open Space

Minimum private open space: 200 square feet attached and accessible from each unit. This may include landscaped front and/or rear yards, porches, patios, and balconies. Driveways and minimum required landscape buffers may not be included in the calculations. Up to 50 percent of the required private open space can be provided as additional common open space designed to meet the standards set forth in Section 5.2.2.

7.5.4 Internal drive aisles

(1) Minimum width. Internal drive aisles must meet minimum fire code widths.

(2) Minimum building separation along internal drive aisles shall be 20 feet.

(3) Upper level building projections over drive aisles are limited to 3 feet, and must comply with building seperation standards in (2) above.

(4) Private internal streets. Standards for townhouse units served by private internal streets (rather than streets or alleys):

(a) Individual driveways shall be separated by planting strips at least 5 feet wide and 4 feet deep. Building projections over the planting strip are not allowed.

(b) The use of tandem parking garages are encouraged as an alternative to standard two-car garages as a way to de-emphasize garages and their visual impact on the development.

(c) Developments shall limit private driveway depths to 10 feet or less to encourage residents to keep vehicles in their garage and not in the driveway. Separate guest/overflow parking spaces shall be provided on-site.

Figure 7-19. Tandem garages separated by planting strips. Note entry trellis (Bellevue, WA).

Figure 7-20. Well-landscaped alley (primary entrance off public street). Note balconies (Lake Oswego, OR).

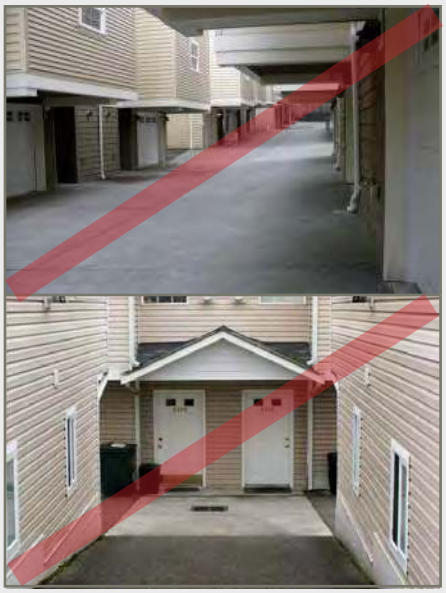


Figure 7-21. Inappropriate drive aissle design.

7.5.5 Townhouse Building Design

(1) Emphasize pedestrian entries. New developments must give greater emphasize to individual pedestrian entrances rather than private garages. All dwelling units shall provide a porch or covered entry (width of entry and at least 3 feet deep). For units where the primary pedestrian entrance is along the same façade as the private garage, a decorative trellis or other similar architectural feature used to highlight the pedestrian entrance shall also be required the following:

(2) Repetition with variety. Townhouse developments shall employ one or more of the following "repetition with variety" design options:

(a) Reversing the elevation of two out of four dwellings for townhouses.

(b) Providing different building elevations for external townhouse units (versus internal units) by changing the roofline, articulation, windows, and/or building modulation patterns (see Figure 7-15).

(c) Adding a different dwelling design or different scale of the same design, where a one-story version of the basic dwelling design where two stories are typical (or a two story design where three stories are typical).

(d) While the variable use of color on buildings can be effective in reducing the perceived scale of the building and adding visual interest, color changes alone are not sufficient to meet the intent of the standards.

Figure 7-22. Front yard area effectively used as semi-private open space (Orenco Station, OR).

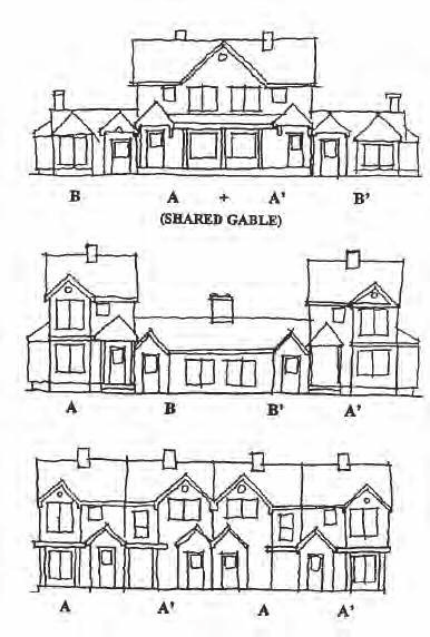


Figure 7-23. Examples of repetition with variety.

Figure 7-24. Good example of repetition with variety (Snoqualmie, WA).

7.6 Cottage Housing

INTENT

- To provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, single person households).
- To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards.
- To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments, remain smaller and incur less visual impact than standard sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.
- To provide centrally located and functional common open space that fosters a sense of community and a sense of openness in cottage housing developments.
- To provide private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.
- To ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.
- To ensure that there is compatibility between an existing single family neighborhood and new development.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
	✓ [1]	✓	✓	✓	

[1] Only permitted as part of a vertical or horizontal mixed-use development.

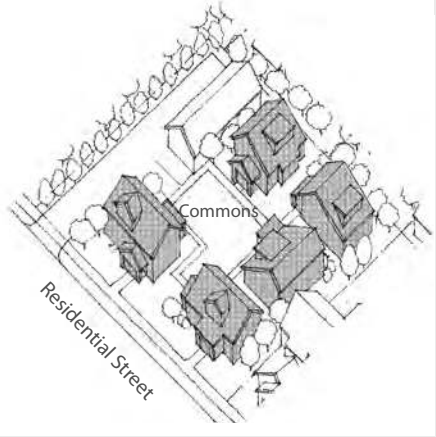


Figure 7-25. Cottage housing example. Note arrangement with central commons, connecting walkways, porches orienting to street and commons, varied roof forms, and parking off to the side.

Figure 7-26. Greenwood cottages (Seattle, WA).

Figure 7-27. Example of accessory dewlling units built over garages for cottage development (Issaquah, WA).

7.6.1 Cottage Housing Description

Cottages are small detached single family dwellings clustered around a common open space. Cottages may be condominiums or fee simple lots, provided they are subdivided to meet the standards herein. See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

7.6.2 Cottage Density Bonus

Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density. For example, six cottages are calculated as three dwelling units.

7.6.3 Cottage Configuration and Orientation

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

(2) Maximum floor area: 1,200 square feet

(3) Maximum floor area/ground or main floor: 800 square feet

(4) Minimum distance between structures (Including accessory structures): 10 feet

(5) Minimum parking spaces: 1.5 spaces/cottage

(6) ADU provision. Up to two accessory dwelling units (ADU's) may be built over detached garages per each cottage cluster provided they do not exceed 600 square feet in floor area and comply with applicable ADU standards set forth in Section 7.9 herein and CCC 40.260.020.

7.6.4 Cottage Open Space

(1) Common space. Minimum of 400 square feet/ unit. Design criteria:

(a) Shall abut at least 50 percent of the cottages in a cottage cluster.

(b) Shall have cottages abutting on at least two sides.

(c) Cottages shall be oriented around and have the main entry from the common open space.

(d) Cottages shall be within 60 feet walking distance of the common open space.

(e) Open space shall include at least one courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

(2) Private open space. Minimum of 200 square feet/unit. Private open space shall be adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope) and oriented toward the common open space as much as possible, with no dimension less than 10 feet.

7.6.5 Cottage Building Design

(1) Covered entry. Cottages located adjacent to a public street shall provide a covered entry feature (with a minimum dimension of 6 feet by 6 feet facing the street).

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

(3) Maximum height. 25 feet for cottages and ADU's built over garages; 18 feet for accessory structures.

(4) Pitched roofs. All portions of roofs over 18 feet in height must be pitched with a minimum slope of 6:12.

(5) Character and Diversity. Cottages and accessory buildings within

Case Study

Danielson Grove
Kirkland, WA

Developed by The Cottage Company and Ross Chapin AIA, each cottage is "built green/energy star" certified and on its own lot. Homes range from 1-, 2-, and 3-bedrooms. The project was developed under Kirkland's Innovative Housing Demonstrative Program.

Figure 7-28. Danielson Grove Site plan.

Figure 7-29. Central commons area. Note alternate porch designs and semi-private front yard areas.

Figure 7-30. Danielson Grove Cottages in second, northern cluster.

a particular cluster shall be designed within the same "family" of architectural styles. Examples include:

(a) Similar building/roof form and pitch.

(b) Similar siding materials.

(c) Similar porch detailing.

(d) Similar window trim.

A diversity of cottages can be achieved within a "family" of styles by:

(e) Alternating porch styles (such as roof forms).

(f) Alternating siding details on facades and/or roof gables.

(g) Different siding color.

Case Study

Conover Commons
Redmond, WA

Also developed by The Cottage Company and Ross Chapin AIA, Conover Commons is certified as a 3-star "built green" community. Half of the site is a woodland area designated as a Native Growth Protection Area.

Figure 7-31. Bird's eye view of Conover Commons.

Figure 7-32. Comover Commons Cottages surrounding commons.

Figure 7-33. Commons with "commons room" shared by commons residents.

7.7 Duplexes

INTENT

- To enhance the character of the street.
- To de-emphasize the garage and driveways as a major visual element along the street.
- To promote design techniques that emphasizes that there are two distinct units with each building.
- To provide usable yard space for residents.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
	[1] ✓	✓	✓	[2] ✓	

[1] Only permitted as part of a vertical or horizontal mixed-use development.

[2] Duplexes are only permitted on corner lots.

7.7.1 Duplex Description

Duplexes are a set of two single family homes that share at least one wall. The standards herein apply to all duplexes, whether units are condominiums or fee simple lots.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

7.7.2 Duplex Configuration and Orientation

(1) Garages and driveways:

(a) Garages fronting the street shall be setback a minimum of 20 feet.

(b) The garage face or side wall shall occupy no more than 50 percent of the ground-level facade facing the street.

(c) Where the garage faces the side yard, but is directly visible from the street, the garage shall incorporate a window on the streetfront facade so that it appears to be a habitable portion of the house. The window size and design must be compatible with the windows on habitable portions of the house.

(2) Driveways shall be shared and no greater than 20 feet in width.

(3) Entries. All duplexes must contain entries visible and accessible from the street.

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

(5) Corner duplexes. Duplexes located on corner lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling. Where no alley is available for vehicular access, separate driveways for each unit may be placed on opposite streets.

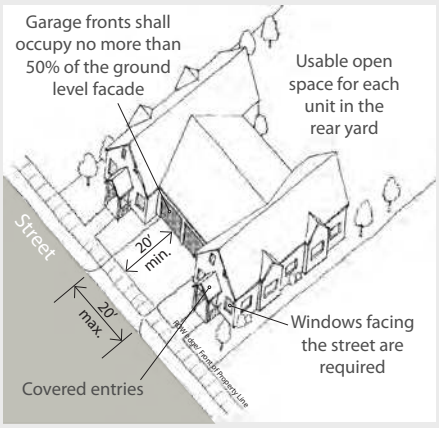


Figure 7-34. Duplex standards.

Figure 7-35. Corner duplex example where entrances are on opposite streets (location unknown).

Figure 7-36. Duplex with garage access off alley (Issaquah, WA).

7.7.3 Usable Open Space

Each unit shall feature a usable private open space with no dimension less than 15 feet. The required open space shall not be within the designated front yard.

7.7.4 Duplex Building Design

(1) Covered entry. Duplexes shall provide separate covered entries for each dwelling unit with a minimum dimension of 4 feet by 6 feet.

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

(3) Roof form. Duplexes shall use roofline modulation techniques to distinguish each unit within the building. Continuous rooflines are not acceptable.

Figure 7-37. Driveways are at either side of each dwelling unit within the duplex.

Figure 7-38. Garages are recessed between the dwelling units within a duplex.

Figure 7-39. Garages occupy more than 50% of the ground-level façade facing the street.

Figure 7-40. Garages occupy more than 50% of the ground-level façade facing the street.

7.8 Single Family Housing

INTENT

- To enhance the character of the street.
- To de-emphasize the garage and driveways as a major visual element along the street.
- To provide usable yard space for residents.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
			✓	✓	✓ [1]

[1] Only one Single Familly home is permitted to be built.

7.8.1 Single Family Description

Single family homes are detatched buildings often surrounded with open space, each intended as a living space for one family.

See Chapters 2, 3, and 4 for use provisions, permitted frontages, and overlay district standards.

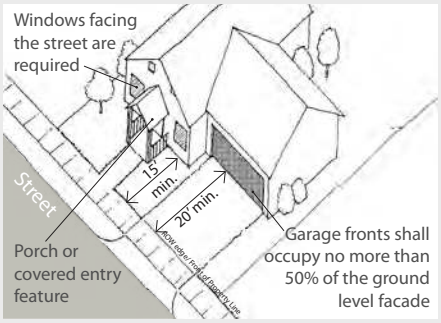


Figure 7-41. Single-family design standards.

7.8.2 Standards for Traditional Single-Family Lots

(1) Garages placement:

(a) Where lots front on a street and where vehicular access is from the street, garages or carports shall be set back at least 5 feet behind the front wall of the house or front edge of an unenclosed porch. On corner lots, this standard shall only apply to the designated front yard.

(b) The garage face shall occupy no more than 50 percent of the ground-level façade facing the street.

(c) Where lots abut an alley, the garage or off-street parking area shall take access from the alley, unless precluded by steep topography greater than 15% grade.

(2) Driveway standards:

(a) No more than one driveway per dwelling unit.

(b) Driveways for individual lots 50 feet or wider may be up to 20 feet in width.

(c) Driveways for individual lots less than 50 feet wide may be up to 12 feet in width. Tandem parking configurations may be used to accommodate two-car garages.

(3) Covered entry. All houses shall provide a covered entry with a minimum dimension of 4 feet by 6 feet. Porches up to 200 square feet may project into the front yard.

Figure 7-42. Note set-back garage (Snoqualmie Ridge, WA).

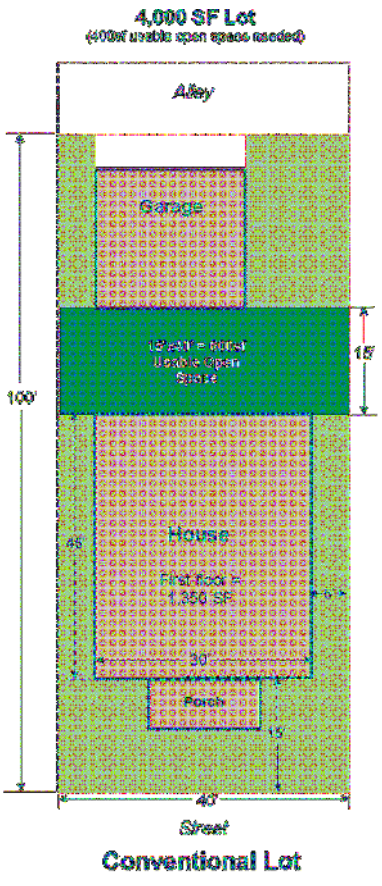
Figure 7-43. Garages in rear off an alley (Issaquah Highlands, WA)

Figure 7-44. Bad example: Garages are dominant design feature.

(4) Windows on the street. Transparent windows and/or doors are required on at least 10 percent of the facade (all vertical surfaces facing the street).

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

Figure 7-46. For zero lot-line homes, a 15x15 space is the minimum size necessary to fit desirable yard elements, such as a picnic table, barbeque, sandbox/play area, and some landscaping.



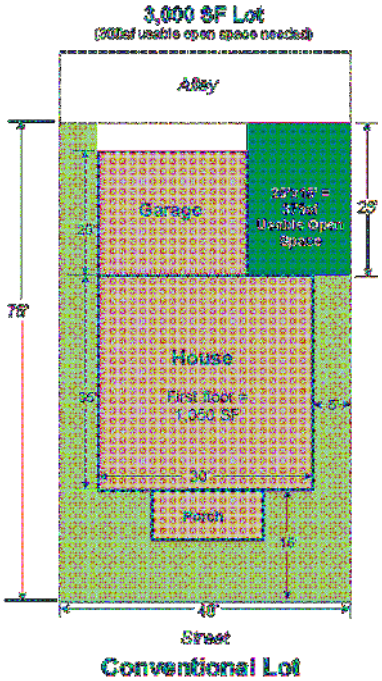


Figure 7-45. Small lot examples that meet open space standards.

7.8.3 Standards for Zero Lot Line Homes

This is a configuration where the house and/or garage is built up to one of the side property lines, providing the opportunity for more usable side yard space. Standards are subject to the provisions of CCC40.260.060 and the following supplemental standards:

(1) Placement. Dwelling units and accessory structures may be placed on one interior side property line. The opposite side yard shall be at least 10 feet in width. Dwelling units on separate lots may not be attached.

(2) Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls along a zero lot line structure are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows.

(3) Eaves along a zero lot line may project a maximum of 18 inches over the adjacent property line.

(4) Minimum usable open space is 15 feet by 15 feet.

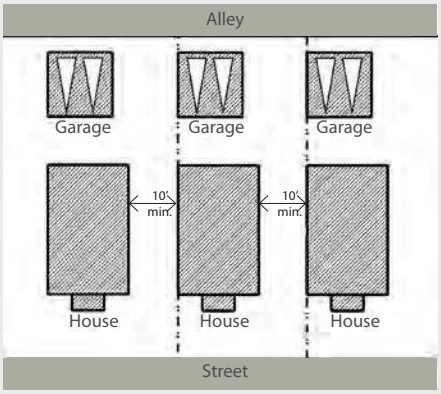


Figure 7-47. Zero lot-line homes.

Figure 7-48. Side yard and privacy wall example, in a zero lot-line configuration (Lacey, WA).

7.8.4 Reciprocal Use Easement Lots

This works similar to the zero lot line configuration, except that the homes and accessory structures meet the standard setbacks and easements are granted on one side yard to allow consolidated use of the side yard by the adjacent property. Also, configurations providing for reciprocal use easements in the rear yard are allowed to maximize usable open space.

(1) Reciprocal easements shall be noted on the plat.

(2) Privacy wall. In order to maintain privacy, no windows, doors, air conditioning units, or any other types of openings in the walls of a structure along a reciprocal use easement are allowed except for windows that do not allow for visibility into the side yard of the adjacent lot. Examples include clerestory or obscured windows.

(3) Open space. Areas within reciprocal use easements may count towards usable open space requirements for applicable lots.

7.8.5 Standards for Pedestrian-Only Entry Lots

This includes configurations where one or more lots are clustered around a pedestrian easement and/or common open space and do not front on a street. Standards:

(1) A pedestrian entry easement shall be provided to all homes that do not front on a street, alley, or common open space.

(2) Easement width. Pedestrian entry easements shall be a minimum of 15 feet wide with a five-foot minimum sidewalk.

(3) Garages. These lots must contain private detached or shared garages off an alley or other access.

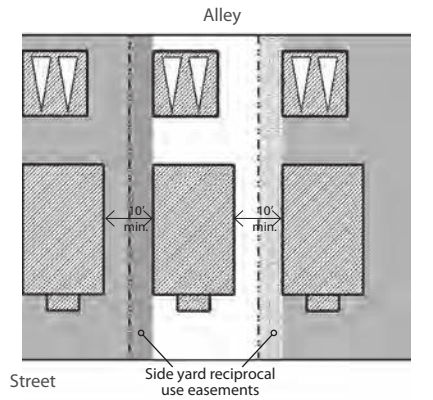


Figure 7-49. Reciprocal easement lots.

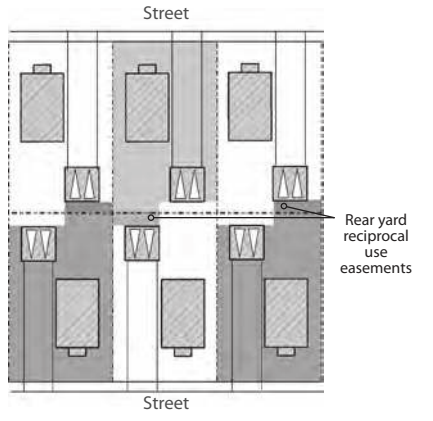


Figure 7-50. Reciprocal easment lots. Shades denote yard areas that can be used by each lot.

Figure 7-51. Pedestrian-only entry lot configuration example.

Figure 7-52. Homes configured around a landscaped common open space (Issaquah Highlands, WA).

7.8.6 Standards for Courtyard Access Lots

This includes a series of lots clustered around a private internal roadway. Standards:

(1) Maximum number of lots served by a courtyard access: Five (this includes lots fronting the street on either side of the courtyard access).

(2) Maximum length of a courtyard access: 100 feet (or deeper if approved by the local fire department).

(3) Surface width of courtyard access: 15 feet. Due to the limited length, wider drives are unnecessary (safety and function) and undesirable (aesthetics).

(4) An easement of 20 feet in width shall be secured over the applicable parcels to allow lots legal access to the public street. A maintenance agreement shall be required for all applicable lots and must be recorded on the final plat.

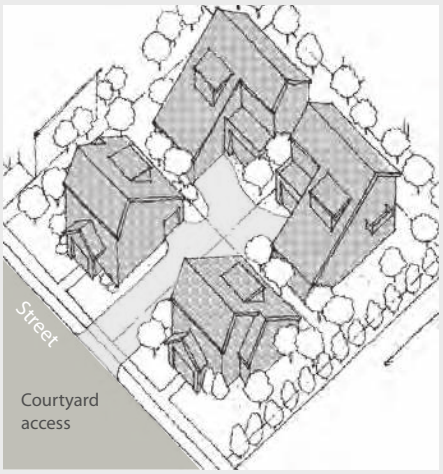


Figure 7-53. Courtyard access lot configuration.

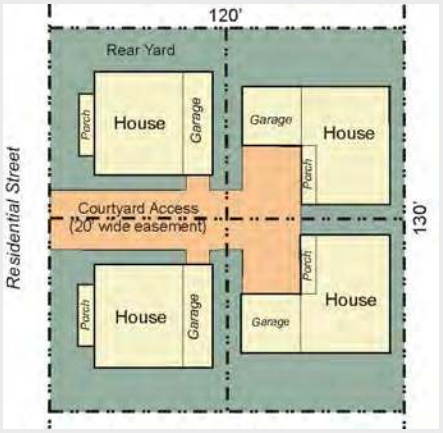


Figure 7-54. Example of a courtyard access lot configuration.

Figure 7-55. Homes configured around a shared, paved courtyard (Issaquah Highlands, WA).

7.9 Accessory Dwelling Units (ADU)

INTENT

- Provide for a range of choices of housing in the county.
- Provide additional dwelling units, thereby increasing densities with minimal cost and disruption to existing neighborhoods.
- Allow individuals and smaller households to retain large houses as residences.
- Enhance options for families by providing opportunities for older or younger relatives to live in proximity while maintaining a degree of privacy.
- To ensure that ADUs minimize negative impacts to the neighborhood.

Overlays where housing type is permitted					
Activity Center	Trans-itional Areas	Multi-Family	Mixed	Single Family	78th Street Property
	✓	✓	✓	✓	

7.9.1 Accessory Dwelling Unit Description

An accessory dwelling unit (ADU) is an additional smaller, subordinate dwelling unit on a lot with, or in, an existing or new house. Because ADU's do not have a frontage presence on the street, there are no frontage restrictions for ADU's.

See Chapters 2 and 4 for use provisions, and overlay district standards.

7.9.2 ADU Standards

ADU's are subject to the provisions of CCC40.260.020 and the following standards:

(1) ADU entrances may not be visible from the street. Exception: Corner lots, where the primary house and ADU have entrances on opposite streets.

(2) The footprint of a detached accessory dwelling unit shall not occupy more the 40 percent of the rear yard.

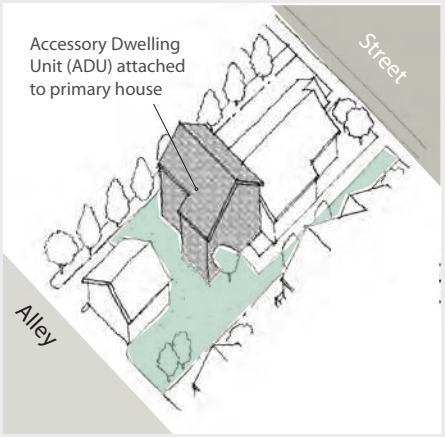


Figure 7-56. Example of an ADU added to the rear of an existing house.

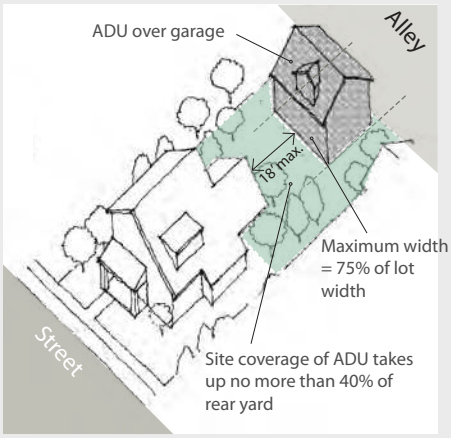


Figure 7-57. ADU built over a garage off an alley.

Figure 7-58. ADU built over a garage off an alley (Orenco Station, OR).

8 General Provisions

8.0 Introduction

8.0.1 Purpose

This chapter provides standards for service areas, lighting, landscaping, and signage consistent with the overall goals and objectives of the Highway 99 Sub-Area Plan. While there is no singular one-size fits-all approach in designing these elements of the site, the standards herein strive to accommodate for both the auto-focused and pedestrian-focused needs within the sub-area.

Goals for this chapter:

- Thoughtfully screened service and storage areas (see Section 8.1)
- Well-lit and pleasantly landscaped pedestrian environments (see Sections 8.2-8.3)
- Enhanced visual environment with appropriate signage and landscaping (see Sections 8.3-8.4)

8.0.2 Applicability:

The standards in this chapter apply to all non-residential, mixed-use, and multifamily development unless otherwise noted herein.

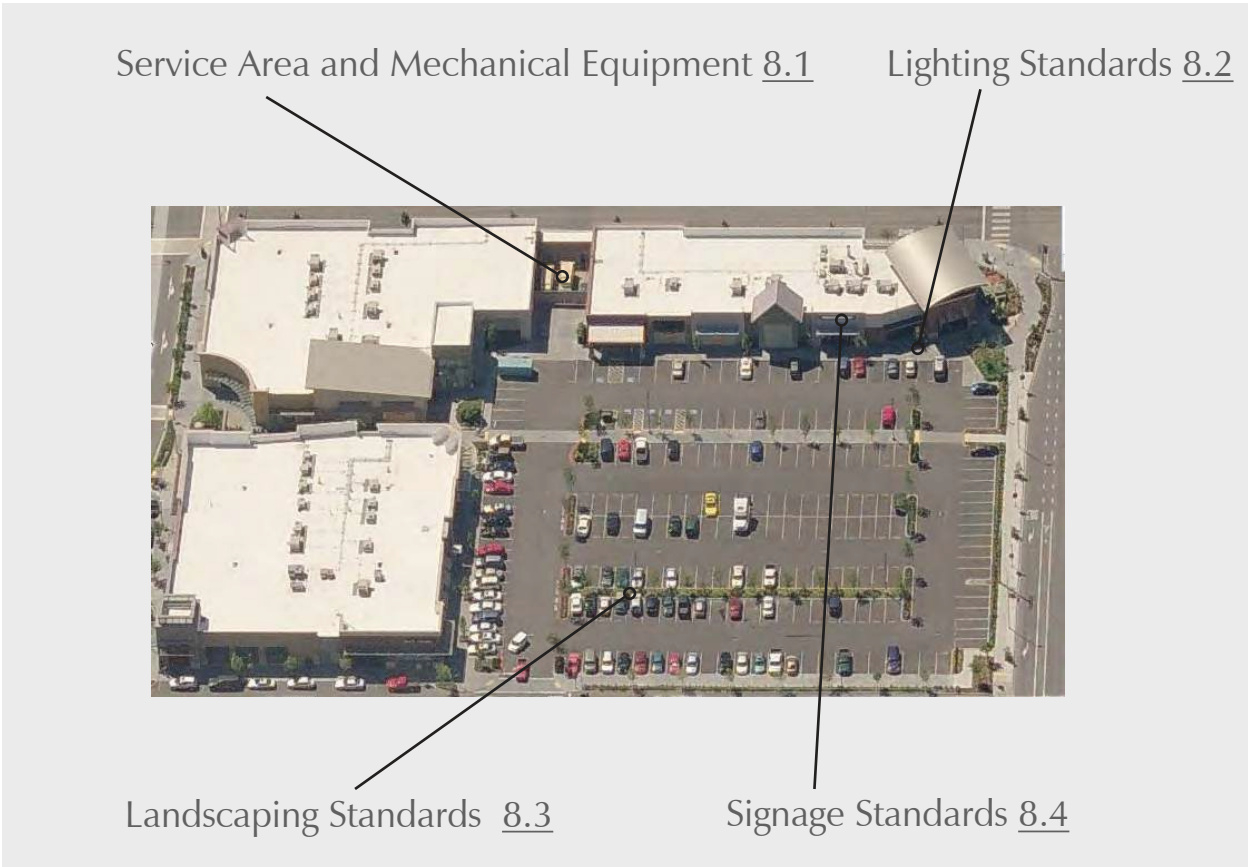


Figure 8-1. An example of design elements addressed in this chapter.

8.1 Service Area and Mechanical Equipment

INTENT

- To minimize the negative visual, noise, odor, and physical impacts of service elements on adjacent land uses and the pedestrian environment.
- To screen the potential negative impacts of visible service and storage elements.
- To encourage thoughtful siting of service and storage elements that balance functional needs with the desire to screen its negative impacts.

8.1.1 Service Element Location and Design

All developments shall provide a designated spot for service elements (trash and recycling). Such elements shall meet the following requirements:

(1) Service element location. Service areas shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.

(2) Service area paving. The designated spot for service elements shall be paved with concrete.

(3) Trash/recycling enclosure. Appropriate enclosure of the common trash and recycling elements shall be required, as determined by the Responsible Official. Requirements and considerations:

(a) Preferably, service enclosures are integrated into the building itself.

(b) Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence at least six feet high. Developments shall use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block or stone.

(c) The sides and rear of the enclosure must be screened with landscaping at least 3 feet high (as defined in Section 8.3) at least 5 feet wide in visible locations as determined by the Responsible Official to soften the views of the screening element and add visual interest.

(d) Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.

(e) Weather protection of recyclables shall be ensured by using

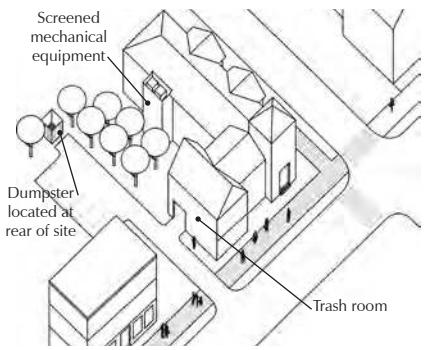


Figure 8-2. Locate service areas and mechanical equipment to minimize impacts on the pedestrian environment.

Figure 8-3. Materials for the service enclosure are consistent with the architecture of the primary building.

Figure 8-4. Note service enclosure materials and landscape screening .

Figure 8-5. This service area is located away from pedestrian areas ~~and uses quality building materials~~.

weather-proof containers or by providing a roof over the storage area.

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

8.1.2 Utility Meters and Other Service Utility Apparatus

These elements shall be located and/or designed to minimize their visibility to the public. Preferred locations are off alleys, service drives, within or under buildings or other locations away from the street. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

8.1.3 Rooftop Mechanical Equipment

All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

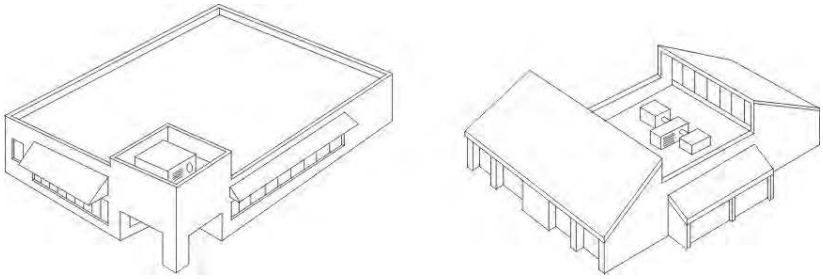


Figure 8-10. Example of roof-mounted mechanical equipment.

Figure 8-6. These utility meters are accessible for functional use, but thoughtfully located and screened.

Figure 8-7. The elevated planters help, but it's still an undesirable scenario along a public street.

Figure 8-8. Avoid exposed utility meters placed directly on the street sidewalk.

Figure 8-9. Avoid this kind of design. The meters are the dominant visual feature, not integrated with the overall design of the structure.

8.2 Lighting Standards

INTENT

- To encourage the judicious use of lighting in conjunction with other security methods to increase site safety.
- To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
- To encourage night sky visibility and to reduce the general illumination of the sky in Clark County.
- To reduce the horizontal glare and vertical light trespass from a development onto adjacent parcels and natural features.

Figure 8-11. Use smaller scale lighting fixtures to create consistent lighting throughout the pedestrian areas.

8.2.1 Lighting Standards and Guidelines

Appropriate lighting levels are required in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, alleys, circulation areas, and other open space areas.

Figure 8-12. Avoid large scale lighting that allow unlit gaps within the pedestrian areas.

New development shall provide site lighting that meets the following criteria:

(1) Minimum and maximum lighting levels. All public areas shall be lighted with average minimum and maximum levels as follows:

(a) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candle.

(b) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles.

(c) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

Figure 8-13. Space the lighting appropriately so that pedestrian areas are consistently lit.

(2) Consistent lighting levels. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

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

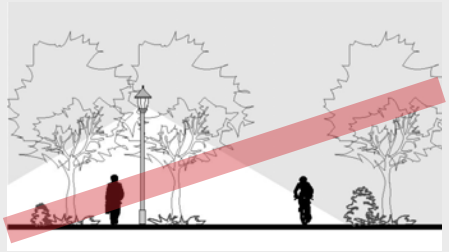


Figure 8-14. Avoid gaps in lighting within pedestrian areas.

(4) Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity.

(5) Minimize lighting trespass. Lighting must be designed to minimize trespass onto adjacent private parcels, except for shared

use facilities such as a pathway, parking lot, or common service area. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it.

Figure 8-15. Pedestrian-scaled street lighting in a commercial area (Auburn, WA).

Figure 8-16. Pedestrian-scaled lighting in a shopping center (University Village, Seattle, WA).

Figure 8-17. Pedestrian-scaled lighting in a shopping center (Clark County, WA).

Figure 8-18. Pedestrian-scaled lighting in a shopping center (Clark County, WA).

8.3 Landscaping Standards

INTENT

- To promote low-impact development utilizing landscaping.
- To maintain and enhance the character of the sub-area.
- To encourage the use of attractive and drought tolerant plant materials native to Clark County.
- To promote tree retention and the protection of existing native vegetation.
- To define, break up, and screen parking areas to reduce potentially negative impacts on adjacent uses.
- To ensure the long term maintenance and attractiveness of landscape plantings.

Figure 8-19. Good landscaping can enhance the streetscape and livability of developments (Portland, OR).

8.3.1 About the Landscaping Standards

As noted in the introduction to this chapter, standards herein apply to non-residential and multifamily development unless otherwise noted herein. As with most other chapters, the provisions herein are often interrelated with standards set forth in different chapters. Cross-referencing is used in such cases to help the user understand the details of applicable standards. Below is a break down of the subsections on landscaping:

- 8.3.2 Plant Materials Standards
  Provides plant material standards for trees, shrubs, ground cover, and soil augmentation.
- 8.3.3 Landscaping Typology Standards
  Provides standards for several defined landscaping types to serve a variety of purposes.
- 8.3.4 Landscape Site Design Standards
  Provides standards for landscape plans and parking lot landscaping.
- 8.3.5 Irrigation, Maintenance, Enforcement
  Provides standards for irrigation, maintenance, and enforcement.

Figure 8-20. Low-impact-development (LID) techniques integrated into required parking lot landscaping (Northgate Mall, Seattle, WA).

8.3.2 Plant Material Standards

(1) Native and naturalized plant species:

New landscaping materials shall include drought resistant species native to the coastal region of the Pacific Northwest or non-invasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest.

(2) Tree standards and guidelines:

Unless otherwise noted herein, required trees shall meet the following standards at time of planting:

(a) Required trees within parking areas shall be a minimum caliper of two inches (as measured six inches above the root ball) and a minimum height of 10 feet at the time of planting.

(b) Required deciduous trees (other than street trees) shall be fully branched, have a minimum caliper of 1-1/2 inches (as measured six inches above the root ball), and a minimum height of 8 feet at the time of planting.

(c) Required evergreen trees (other than street trees) shall be fully branched and a minimum of 6 feet in height, measured from the treetop to the ground, at the time of planting.

(3) Shrub standard: Shrubs, except for ornamental grasses, shall utilize minimum 2-gallon container size at the time of planting.

Desirable Landscaping Examples

Figure 8-21. Multifamily common open space (Bainbridge Island, WA).

Figure 8-22. Multifamily common open space (Kent Station, WA).

Figure 8-23. Multifamily common open space (Vancouver, WA).

(4) Ground cover standards and guidelines:

(a) Ground covers shall be planted and spaced to result in total coverage of the required landscape area within three years, or as per recommendations by a licensed Washington landscape architect or Washington-certified Professional Horticulturist (CPH) as follows:

(i) Four inch pots at 18-inches on-center.

(ii) One-gallon or greater sized containers at 24-inches on-center.

(b) Grass is acceptable as ground cover in landscaped areas.

(c) Ground cover areas shall contain at least 2-inches of composted organic material at finished grade.

(5) Soil augmentation and mulching:

(a) Existing soils shall be augmented with a 2-inch layer of fully composted organic material tilled a minimum of 6-inches deep prior to initial planting.

(b) Landscape areas shall be covered with at least 2 inches of mulch to minimize evaporation. Mulch shall consist of materials such as yard waste, sawdust, and/or manure that is fully composted.

(c) Berm/mound standards. Berms or mounds shall be no steeper than 3(horizontal):1(vertical). Any slopes steeper than 3:1 (2:1 is maximum permitted by the city for fill slopes) need erosion control netting or other erosion control methods in planting areas not covered by grass (e.g., rockery).

(d) Tree/shrub height and location. The landscape plan should plan for the mature size of trees and major shrubs to avoid interference with windows, decks or lighting.

Figure 8-24. Desirable planting strip example and a good alternative to grass (Redmond, WA).

Figure 8-25. A good example of where grass can be attractively used and double as a play area in a retail setting (Kent Station, WA).

Figure 8-26. Poor use of grass. White it's cheaper to install, maintenance costs are higher and a mixture of low shrubs would provide a better visual impact.

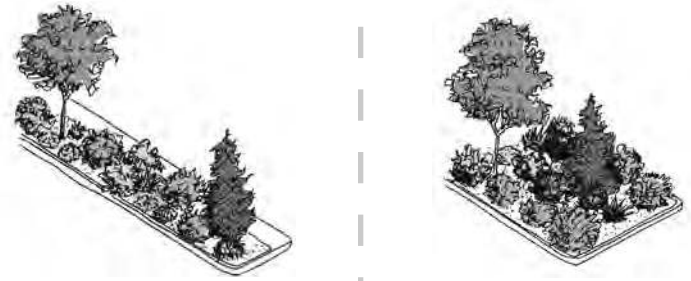
8.3.3 Landscaping Typology Standards

Below are described five landscaping types. These landscaping types may be required by different sections of code: For side and rear yard buffer requirements, see Chapter 5. For landscaping along development frontages near the street, see Chapter 3. For internal parking lot landscaping, see Section 8.3.3 herein.

Narrow Landscape Strip *Wide Landscape Strip*

(1) Type A Landscaping, p. 119
To provide a dense landscaping screen where a visual separation of uses is warranted.

(2) Type B Landscaping, p. 120
To provide a moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment.



(3) Type C Landscaping, p. 121
To provide visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.

(4) Type D Landscaping, p. 122
To create a decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas.

(5) Type E Landscaping, p. 123
To enhance natural areas and to integrate developments into existing conditions.

Type A Landscaping

INTENT

- To provide a dense landscaping screen where a visual separation of uses is warranted.

(1) For landscaping strips up to 15 feet wide:

(a) At least one row of evergreen trees, minimum 6 feet in height at time of planting and 15 feet maximum separation, or as per recommendations by a Wasington licensed landscape architect or Washington-certified Professional Horticulturist (CPH).

(b) Permitted evergreen tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.

(c) Shrubs at a minimum rate of one shrub per 20 square feet of landscaped area.

(d) Ground cover.

(2) For landscaping strips wider than 15 feet:

(a) A minimum of one evergreen tree at least 6 feet tall for every 150 square feet arranged in a manner to obstruct views into the property.

(b) Permitted evergreen tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.

Figure 8-27. Type A Landscaping strips up to 15′ wide

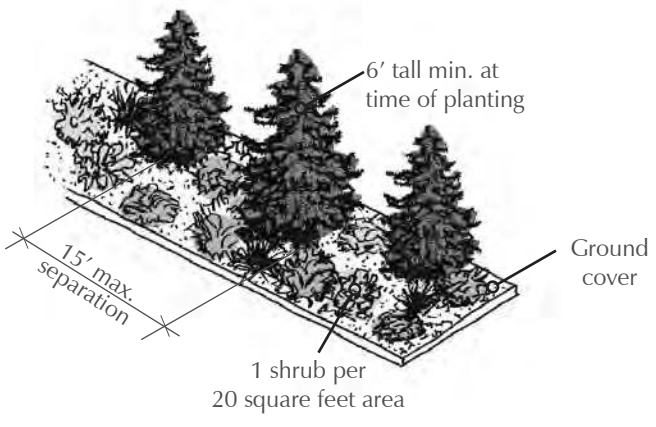
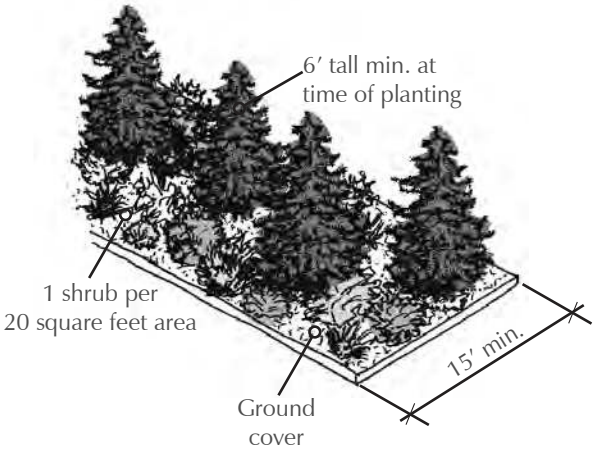


Figure 8-28. Type A Landscaping strips wider than 15′



Type B Landscaping

INTENT

- To provide a moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment.

(1) For landscaping strips up to 15 feet wide:

(a) Informal groupings of evergreen (minimum 6 feet in height at time of planting) and/or deciduous. At least 50 percent of the trees must be evergreen. Trees to be spaced at an average of 20 feet on-center, or as per recommendations by a Washington licensed landscape architect or Washington-certified Professional Horticulturist (CPH). Trees may be grouped in asymmetrical arrangements.

(b) Permitted tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.

(c) Shrubs at a minimum rate of one shrub per 20 square feet of landscaped area. Shrubs designed for screening shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.

(d) Ground cover.

(2) For landscaping strips wider than 15 feet:

(a) At least one tree per 300 square feet of landscaped area. At least 50 percent of the trees must be evergreen.

(b) Tree species, shrubs, and ground cover as required above.

Figure 8-29. Type B Landscaping strips up to 15′ wide

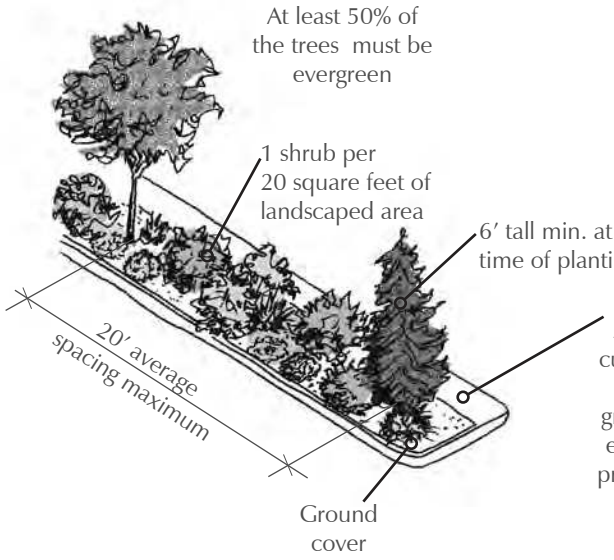
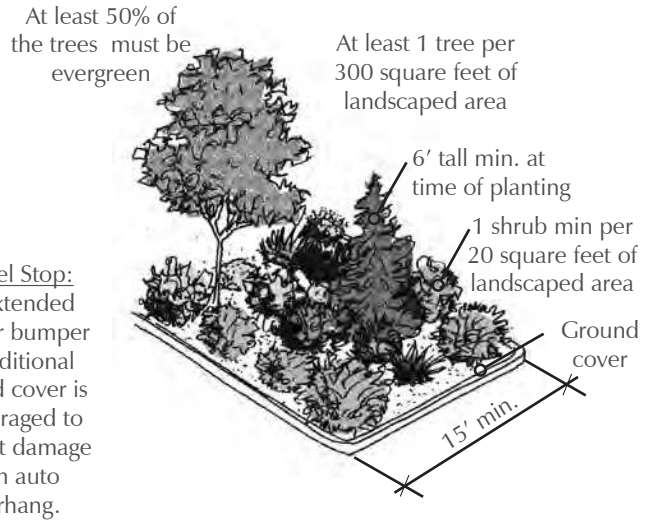


Figure 8-30. Type B Landscaping strips wider than 15′



Type C Landscaping

INTENT

- To provide visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.

(1) For landscaping strips 5 To 20 feet wide:

(a) Trees at 20 feet on-center, or as per recommendations by a Washington licensed landscape architect or a Washington-certified Professional Horticulturist (CPH).

(b) Permitted tree species are those that provide for a canopy for shading.

(c) Shrubs at a minimum rate of one shrub per 20 square feet of landscaped area.

(d) Ground cover.

(e) Maintain trees and shrubs to maximize pedestrian visibility (generally between 3 and 8 feet above grade).

(2) For landscaping strips wider than 20 feet:

(a) At least one tree per 300 square feet of landscaped area or as required by a Washington licensed landscape architect or a CPH.

(b) Place trees to create a canopy in desired locations without obstructing necessary view corridors.

(c) Tree species, shrubs, and ground cover as required above.

Figure 8-31. Type C Landscaping strips 5′ to 20′ wide

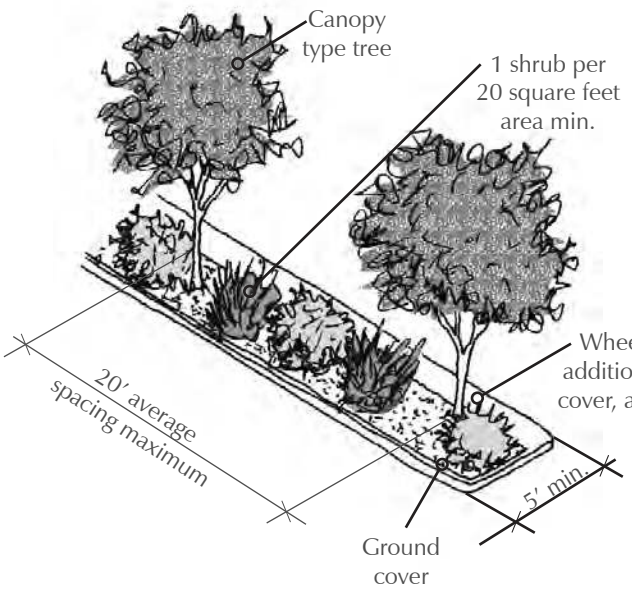
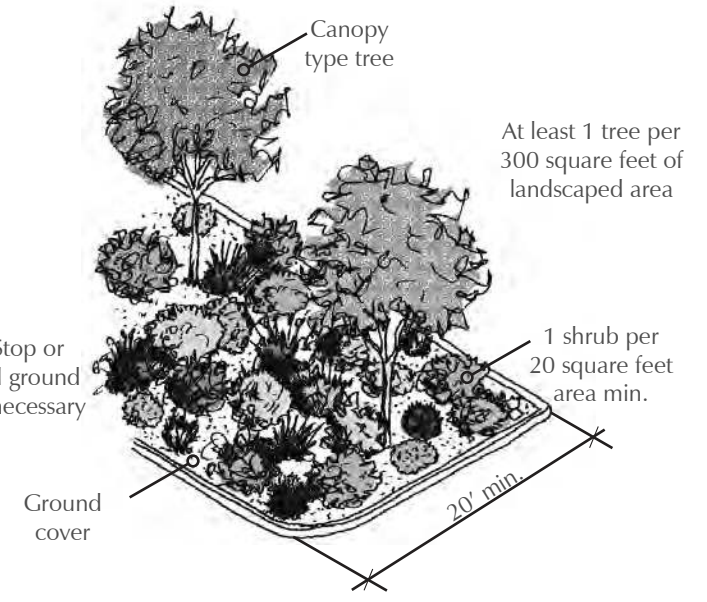


Figure 8-32. Type B Landscaping strips wider than 20′



Type D Landscaping

INTENT

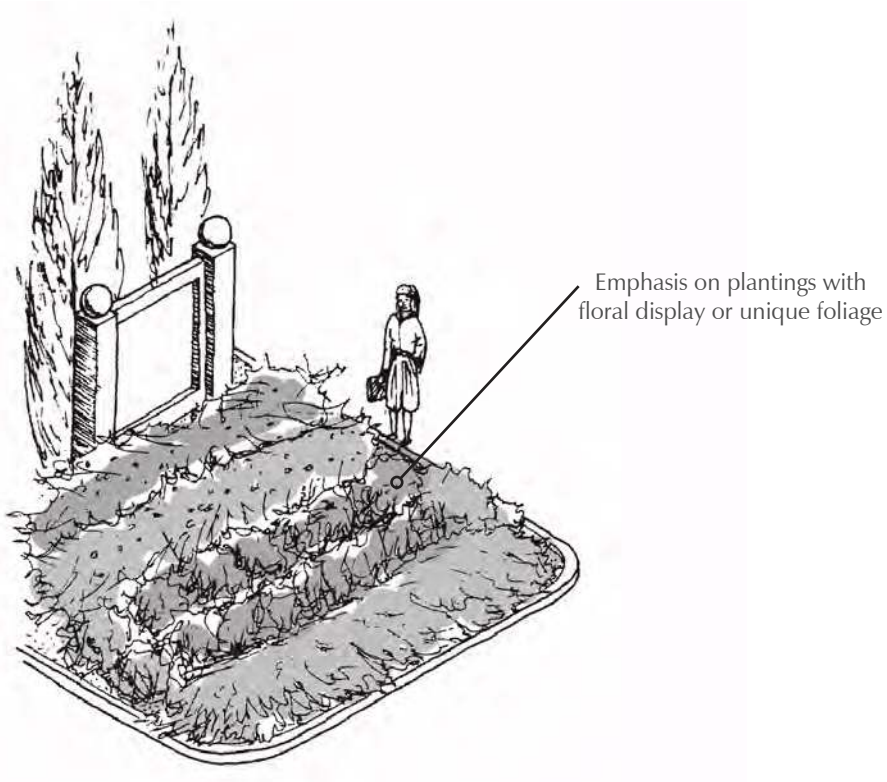
- To create a decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas.

(1) For all landscaped areas:

(a) At least 50 percent of which must exhibit decorative floral or foliage. They shall be planted to cover the allocated area within three years.

(b) The remaining 50 percent of the landscaped area may be planted with trees, shrubs, ground cover, or cultivated flower beds.

Figure 8-33. Type D Landscaping example



Type E Landscaping

INTENT

- To enhance natural areas and to integrate developments into existing conditions.

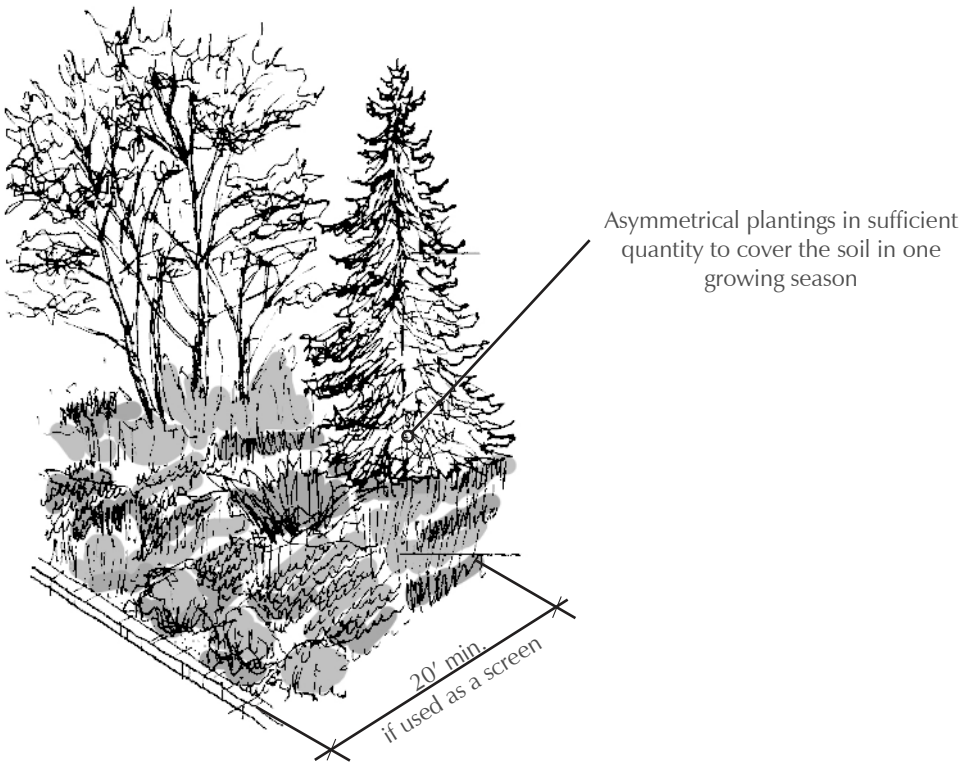
(1) For all landscaped areas:

(a) Landscaping shall primarily consist of trees, shrubs, and ground covers that are native to Clark County and are appropriate to the conditions of the site. Non-invasive and naturalized or ornamental species may also be permitted as per recommendations by a Washington licensed landscape architect or Washington-certified Professional Horticulturist (CPH).

(b) Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.

(c) Minimum 20 feet in width if used as a screen.

Figure 8-34. Type E Landscaping example



8.3.4 Landscape Site Design Standards

(1) Landscape plans:

(a) Landscape plans for landscaping on private property and landscaping within the public right-of-way required pursuant to the UDC shall show all proposed landscape improvements described in Table 40.510.050-1.

(b) The required Landscape Plan shall be prepared by a Washington licensed landscape architect or Washington-certified Professional Horticulturist (CPH).

(2) Surface parking lot landscaping:

(a) Parking lot perimeters:

(i) For parking lots adjacent to public streets, use Type C landscaping at least 6 feet deep and no less than the minimum applicable building setback (whichever is more). For developments using storefronts along a portion of the site's frontage, alternative parking lot screens can include a decorative low wall (3 feet in height, maximum), an elevated landscape planter (16 inches to 3 feet tall and at least 3 feet wide), or other decorative screening feature that adds visual interest from the street and sidewalk, yet maintains eye-level visibility into the site as determined by the Responsible Official.

(ii) For parking lots along internal private roadways in commercial areas, provide a planting strip at least 6 feet wide with Type C landscaping.

(iii) For parking lots along internal lot lines use Type A, B, or C landscaping at least 5 feet deep. Shared parking lots are exempt from this standard. The treatment may be modified by the Responsible Official pursuant to compliance with Side and Rear Yard Design Options (Chapter 5).

(b) Internal parking lot landscaping:

(i) 20 square feet of landscaped area utilizing Type C landscaping is required for each parking space. Parking lots containing less than 30 spaces are exempt from the landscaped area standard.

(ii) At least one tree is required for every landscaped island within a parking lot.

(iii) All parking spaces shall be within 50 feet of a landscaped island with a tree.

(iv) Landscaped islands must be at least 6 feet wide to be used in planting area calculations.

(v) Trees along internal parking lot pathways may be placed in tree grates, but the planting area will not count towards minimum landscaped area requirements.

(vi) Wheel stops, curbs or walkways shall be used to protect landscaped islands from vehicles.

(vii) Canopy trees capable of 30 foot height and spread shall be utilized for the minimum number of required trees.

Good Parking Lot Landscaping Examples

Figure 8-35. Orenco Station, OR.

Figure 8-36. Redmond Town Center, WA.

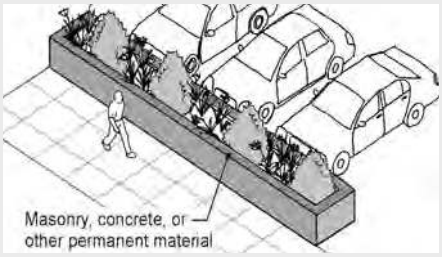


Figure 8-37. Elevated landscape planter screening a parking lot.

Figure 8-38. Not enough internal landscaping

(viii) Rain gardens and swales may be integrated into required landscaped areas.

(ix) Alternative internal parking lot landscaping designs will be considered provided they meet the intent of the standards.

(3) Foundation planting:

All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

(a) The landscaped area must be at least three feet wide.

(b) There must be at least one three-gallon shrub for every three lineal feet of foundation.

(c) Ground cover plants must fully cover the remainder of the landscaped area.

(d) Other design alternatives will be considered provided they meet the intent of the standards.

Figure 8-39. A good example of foundation planting (and effective blank wall treatment) (Vancouver, WA).

Figure 8-40. Low shrubs around the foundation of this apartment building provide for an attractive transition between the public and private realm (Redmond Ridge, WA).

Figure 8-41. Shrubs like those in the two images above would certainly help screen this concrete building foundation.

8.3.5 Irrigation, Maintenance, and Enforcement

(1) Timing of installation:

That applicant shall install landscaping and screening required by this section consistent with the approved site plan or an approved modification thereto before the county issues an occupancy permit or final inspection for the development in question; provided, the Responsible Official may defer installation of plant materials for up to six months after the county issues an occupancy permit or final inspection for the development in question if the Responsible Official finds doing so increases the likely survival of plants.

(2) Installation standards:

The applicant shall show and comply with the following:

(a) Plant materials will be installed to current nursery industry standards.

(b) Plant materials shall be properly supported to ensure survival. Support devices such as guy wires or stakes shall not interfere with vehicular or pedestrian movement.

(c) Existing trees and plant materials to be retained shall be protected during construction, such as by use of chain link or other sturdy fence placed at the dripline of trees to be retained. Grading, topsoil storage, construction material storage, vehicles and equipment shall not be allowed within the dripline of trees to be retained.

(3) Verification of the installation of landscape:

In order to ensure that the landscape has been installed in conformance with the approved landscape plan(s) the applicant shall submit a copy of the approved landscape plan(s) with a letter signed and stamped by a Washington-licensed landscape architect or CPH certifying that the landscape and irrigation (if any) have been installed in accordance with the attached approved plan(s) and verifying that any plant substitutions are comparable to the approved plantings and suitable for the site. Any substituted plants shall be no smaller than those shown on the approved plan(s) and shall have similar characteristics in terms of height, drought tolerance and suitability for screening.

(4) Maintenance standards:

All landscape areas shall be maintained in accordance with the following standards:

(a) All landscaping shall be maintained with respect to pruning, trimming, mowing, watering, insect control, fertilizing, or other requirements to create a healthy growing condition and attractive appearance and to maintain the purpose of the landscape type. Vegetation shall be controlled by pruning, trimming or otherwise so that it will not interfere with the maintenance or repair of any public utility, restrict pedestrian or vehicular access, or obstruct sight distance at intersections.

(b) Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within three months with the plants indicated on the approved landscape plan.

(c) All landscaped areas shall be maintained reasonably free of weeds and trash.

(d) All required landscaping that is located within public rights-of-way shall be maintained by the abutting property owner.

(5) Irrigation standards:

The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering.

All required landscaped areas in the urban growth boundary must comply with at least one of the following:

☐ A permanent built-in irrigation system with an automatic controller will serve the landscape area in question, and the system will be installed and operational before the county grants an occupancy permit or final inspection for the development in question (a).

☐ A temporary irrigation system will serve the landscape area in question; provided, to receive approval of this system, the applicant must submit a statement from a Washington-licensed landscape architect or CPH certifying that the proposed temporary irrigation system will provide sufficient water to ensure that the plant materials to be planted will survive installation and, once established, will survive without watering other than natural rainfall (b).

☐ A permanent or temporary irrigation system will not serve the landscape area in question (c); provided:

(i) The Responsible Official finds the landscape area otherwise fulfills the requirements of this section, and

(ii) The applicant submits the following with the site plan application:

- A statement from a Washington-licensed landscape architect or CPH certifying that the materials to be planted will survive without watering other than natural rainfall, and
- A plan for monitoring the survival of required vegetation on the approved site plan for at least one year and for detection and replacement of required vegetation that does not survive with like-kind material or other material approved by the Responsible Official, and
- A statement from the applicant agreeing to install an irrigation system if the Responsible Official finds one is needed to ensure survival of required vegetation, based on the results of the monitoring plan.

8.4 Signage Standards

INTENT

- To encourage signage that is both clear and of appropriate scale for the project.
- To enhance the visual qualities of signage through the use of complementary sizes, shapes, colors, and methods of illumination.
- To encourage quality signage that contributes to the character of the Highway 99 Sub-Area.
- To minimize light and glare impacts of signage on surrounding uses.

8.4.1 About the Signage Standards

The sign standards herein were crafted specifically for the Highway 99 Sub-Area, they are intended to supersede the county wide standards should a conflict arise with the provisions of CCC40.310.

The sign standards herein apply to all non-residential development within Activity Centers and Transitional Areas.

Below is a breakdown of subsections on signage:

- Permitted Sign Illumination 8.4.2
  Provides definitions and standards for sign illumination techniques.
- Sign Typology Standards 8.4.3
  Provides standards for several defined sign types to serve a variety of purposes.
- Service Station Signs 8.4.4
  Provides sign standards for service stations.
- Prohibited Signs 8.4.5
  Provides definitions and departures for prohibited signs.

Figure 8-42. Wall signs for multiple businesses (Clark County, WA).

Figure 8-43. Vertical projecting sign example (Bellevue, WA).

Figure 8-44. Awning sign example (Bellevue, WA).

Figure 8-45. Under canopy sign example (Orenco Station, OR).

8.4.2 Permitted Sign Illumination

(1) Signs with individual back-lit letters. Such signs may consist of individual letters mounted on a wall (containing necessary wiring through the wall) or individual letters placed on a raceway, where only light shines through the letters.

(2) Opaque signs where light only shines through letter openings.

(3) Back-lit cabinet monument signs are permitted in Transitional Areas and Activity Centers.

(4) Back-lit cabinet fascia signs are permitted in Transitional Areas, but NOT in Activity Centers.

(5) Shadow lighting, where letters are backlit, but light only shines through the edges of the letters.

(6) Neon signs (letters and accessory graphics).

(7) Externally lit signs. Lighting shall not create a glare problem or be directed towards the sky.

(8) Service Stations. Electronic digital gas prices are permitted within monument signs.

Other types of sign lighting not mentioned above are prohibited.

Figure 8-46. Example of a sign with individual back-lit letters (Graham, WA).

Figure 8-47. An opaque sign with illumination through letter openings (Seattle, WA).

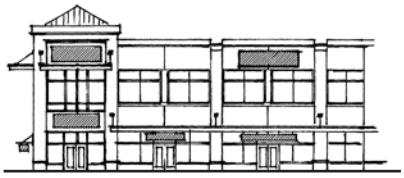
Figure 8-48. A sign with individual neon letters (Redmond Ridge, WA).

Figure 8-49. An example of a back-lit cabinet wall sign, permitted in Transitional Areas, but not in Activity Centers.

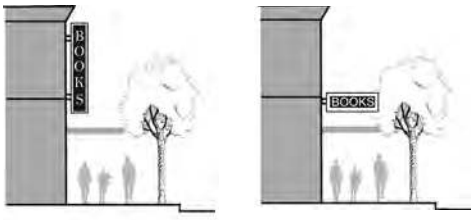
8.4.3 Sign Typology Standards

(1) Monument Signs, p. 143

(2) Wall Signs, p. 144

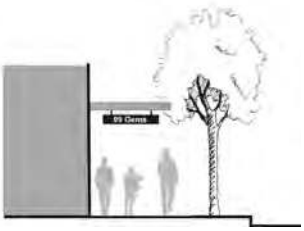


(3) Projecting and Banner Signs, p. 146



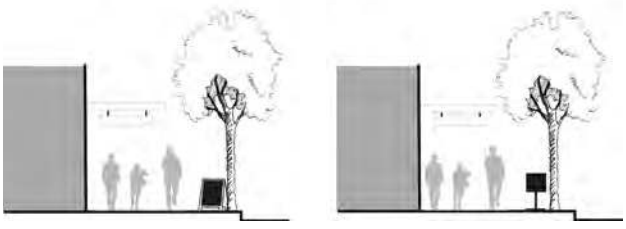
(4) Marquee or Awning Signs, p. 147

(5) Under Canopy Signs, p. 148



(6) Window Signs, p. 149

(7) A-frame & Standing Signs, p. 150



(1) **Monument Signs:**

(a) Permitted number of signs: One sign is permitted per frontage, per premises. Additional monument signs are permitted on a property with multiple driveways provided signs are at least 150 feet apart.

(b) Minimum lettering:

(i) A minimum lettering height of 6 inches for the primary business name and 3 inches for secondary business names is required for readability.

(ii) Monument signs for individual businesses are encouraged to include the street address number.

(c) Materials and design: Monument signs shall utilize materials and architectural design elements that are consistent with the architecture of new or remodeled buildings. See the figures on this page for good and bad examples.

(d) Maximum size – less than 25,000 square feet gross floor area per premises:

(i) Maximum sign height: 42 inches.

(ii) Maximum size limit: 20 square feet per sign face, up to two faces.

(e) Maximum size – 25,000-50,000 square feet gross floor area per premises:

(i) Maximum sign height: 6 feet.

(ii) Maximum size limit: 30 square feet per sign face, up to two faces.

(f) Maximum size – 50,001-100,000 square feet gross floor area per premises:

(i) Maximum sign height: 8 feet.

(ii) Maximum size limit: 50 square feet per sign face, up to two faces.

(g) Maximum size – larger than 100,000 square feet gross floor area per premises:.

(i) Maximum sign height: 12 feet.

(ii) Maximum size limit: 100 square feet per sign face, up to two faces.

(h) Landscaping around base: Minimum 1 square foot of landscaping per 1 square foot of sign face.

Figure 8-50. A sketch of an acceptable monument sign for an individual retailer under 25,000 square feet (Gig Harbor, WA.

Figure 8-51. This sign reflects the architecture and materials of the commercial building (Clark County).

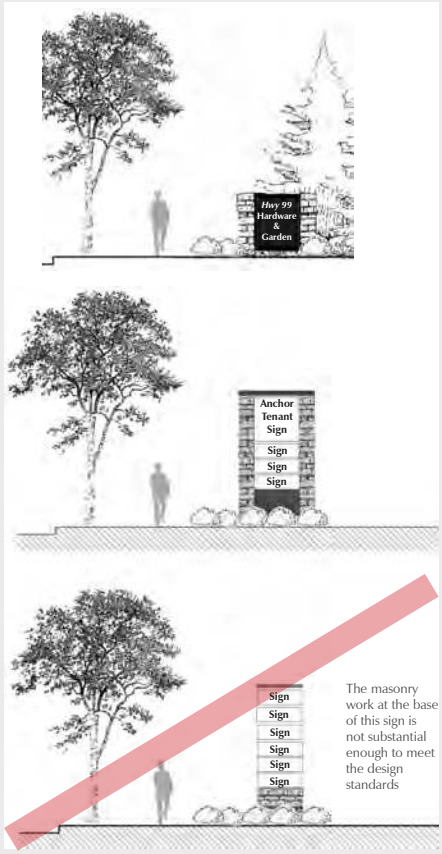


Figure 8-52. Acceptable and unacceptable monument sign design (subject to height and area standards herein).

(2) **Wall Signs:**

(a) Permitted number of signs:

(i) Tenants are allowed a maximum of one wall sign per facade that is visible from a street or customer parking lot.

(ii) Businesses may include additional smaller signs describing the types of products and/or services that the business offers, provided the sign areas collectively comply with maximum size requirements.

(iii) Commercial tenants on upper levels may include window signs or wall signs placed on façade above the business provided the permitted sign area shall be shared with tenant below.

(b) Location and design:

(i) Wall signs shall be centered, proportional, and shaped to the architectural features of the buildings.

(ii) Wall signs shall not cover windows, building trim, or ornamentation. This includes blank areas above canopies, areas between vertical piers or columns, blank areas on a gabled roof, or upper reaches of a false fronted building. Photo examples on this page show acceptable and unacceptable examples.

(c) Maximum size – all individual tenants' front facades:

(i) Sign area shall not exceed 1.5 square feet for each linear foot of the facade (the facade facing the street or as identified by the Responsible Official). Signs without internal lighting may contain a sign area of up to 2 square feet for each lineal foot of the facade.

(ii) Signage not to exceed 2/3 of overall storefront dimension.

(iii) Stacked signage is permitted.

(iv) Signage not to encroach within 3 feet of the edge of tenant frontage.

(d) Maximum size of side or rear signs – individual tenant 4,000 square feet of gross floor area or smaller:

(i) Maximum letter and logo height: 24 inches.

(ii) Maximum area: 32 square feet; without internal illumination 40 square feet.

(e) Maximum size of side or rear signs – individual tenant with 4,000 to 11,999 square feet of gross floor area:

(i) Maximum letter and logo height: 48 inches.

(ii) Maximum area: 100 square feet; without internal illumination 125 square feet.

(f) Maximum size of side or rear signs – individual tenant with 12,000 to 79,999 square feet of gross floor area:

(i) Maximum letter and logo height: 70 inches.

(ii) Maximum area: 200 square feet; without internal illumination 250 square feet.

Figure 8-53. Example wall sign configuration for a building with multi-story commercial uses. Note how signs are centered on architectural features of the façade.

Figure 8-54. Wall sign for medium-sized retailer (Seattle, WA).

Figure 8-55. Wall signs for multiple businesses (Clark County).

Figure 8-56. This painted wall sign is properly centered, but exceeds size limits, and features a conflicting projecting sign in front of it.

(g) Maximum size of side or rear signs – individual tenant with 80,000 square feet of gross floor area or larger:

(i) Maximum letter height: 8 feet.

(ii) Maximum logo height: 10 feet.

(iii) Maximum area: 300 square feet; without internal illumination 400 square feet.

(h) Maximum size – Building or Center name: A wall sign up to 100 square feet or 1 square foot for each linear foot of the facade to identify the name of the building or shopping center.

(i) Maximum size – joint businesses: A wall sign up to 50 square feet for joint business signs identifying the occupants of a commercial building and located next to the entrance.

(j) Maximum height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.

(k) Mounting:

(i) Building signs should be mounted plumb with the building, with a maximum protrusion of 1-foot unless the sign incorporates sculptural elements or architectural devices.

(ii) The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.

Figure 8-57. Example wall sign configuration centered on architectural features of the façade (Gig Harbor, WA).

Figure 8-58. Wall sign advertising second-story dental office is proportional and centered on the façade (Mill Creek, WA).

Figure 8-59. Wall sign for a franchise restaurant (Clark County).

Figure 8-60. This hat store has two wall signs, centered between piers, that advertise brand name hats sold in the store. The store name is placed on hanging sign (Seattle), WA).

(3) **Projecting and Banner Sign Standards:**

Projecting signs meeting the following conditions (a-e) are allowed for commercial uses adjacent to and facing a street.

(a) Clearance: Shall clear sidewalk by 8 feet.

(b) Projection:

(i) Horizontal oriented signs: No more than 8 feet.

(ii) Vertically oriented signs: No more than 3 feet.

(iii) Signs may project into a public rights-of-way for storefront buildings, subject to a street permit.

(c) Number of signs: One primary sign advertising business on each frontage. Additional smaller secondary signage may be included on each frontage provided the combined signage meets applicable size limits below.

(d) Size: Shall not exceed an area of 2 square feet per each 10 lineal feet of applicable building frontage.

(e) Height: Shall not extend above the building parapet, soffit, the eave line or the roof of the building, except for theaters.

(f) Location: projecting signs shall not be located directly over windows or in conflict with other signs or architectural features of the building as determined by the Responsible Official.

Banner signs meeting the projecting sign conditions above, (except where otherwise provided below) plus the following additional conditions (g-i) are allowed for commercial uses adjacent to and facing a street.

(g) Projection: No more than 4 feet.

(h) Number of signs: Multiple banner signs may be permitted on a façade provided they use consistent placement and bracket design and meet other applicable design standards herein.

(i) Size: No cumulative size limitations.

Figure 8-64. Banner sign examples. Left image - Walnut Creek, CA; Right image - Seattle, WA.

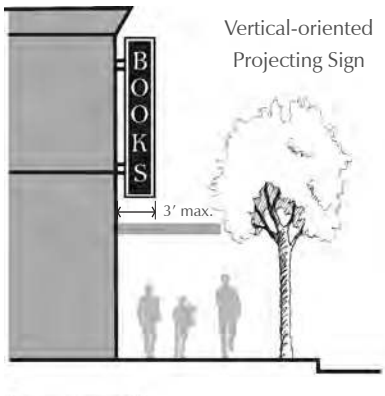


Figure 8-61. Projecting sign standards.

Figure 8-62. Neon projecting sign (North Bend, WA).

Figure 8-63. Vertical projecting sign example (Bellevue, WA).

(4) **Marquee or Awning Signs:**

Marquee or awning signs may be used in place of permitted wall signs, provided they meet the following conditions:

(a) Maximum size: Signs shall not exceed 2 feet in height and extend no more than 2/3 of the width of the applicable storefront or awning.

(b) Location: Marquee signs may be placed on the front, above, or below the marquee/canopy.

(c) Clearance: Signs shall be placed a minimum of 8 feet above the sidewalk or walkway.

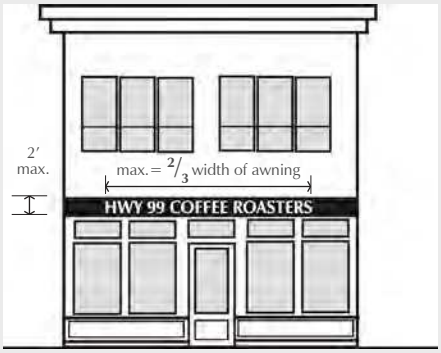


Figure 8-65. Sign placed on front of marquee.

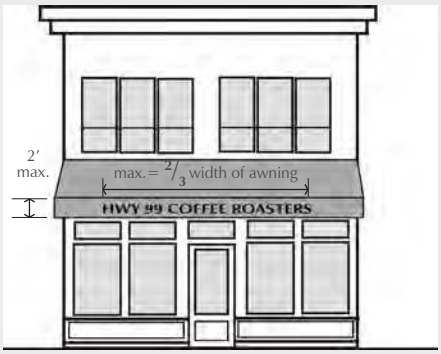


Figure 8-66. Sign placed on awning.

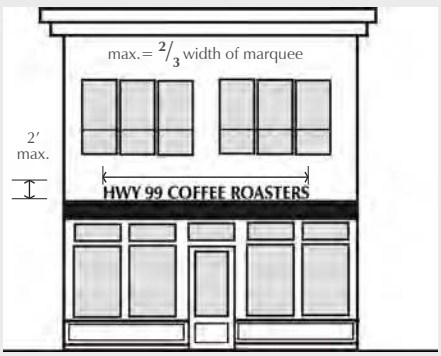


Figure 8-67. Sign placed on top of marquee.

Figure 8-68. Awning sign example (Bellevue, WA).

(5) **Under Canopy Signs:**

Signs placed under canopies meeting the following conditions are allowed for commercial uses:

(a) Projection: Under canopy shall have 1-foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.

(b) Clearance: Under canopy signs shall maintain a minimum clearance of 8 feet between the walkway and the bottom of the sign.

(c) Dimensions: Under canopy signs shall not exceed 2 feet in height.

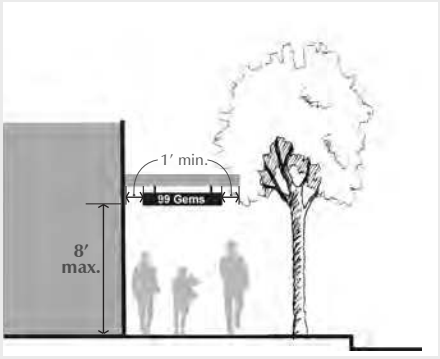


Figure 8-69. Under canopy sign standards.

Figure 8-70. Under canopy sign example (Orenco Station, OR).

Figure 8-71. Under canopy sign example (Seattle, WA).

Figure 8-72. Neon symbols like (projecting sign) this are desirable (Seattle, WA).

(6) **Window Signs:**

Window signs meeting the following conditions are allowed for commercial uses:

(a) Maximum size: Permanent and temporary window signs are limited to a maximum of 25 percent of the window area. Every effort should be made to integrate window signs with window display.

(b) Materials: Window signs constructed of neon, stained glass, gold leaf, cut vinyl, and etched glass are allowed.

(c) Internally lit neon or stained glass window signs are allowed provided they meet the above sign standards and no more than one sign for each 15 feet of building frontage.

Figure 8-73. Window sign standards.

Figure 8-74. Window sign example (Sumner, WA).

Figure 8-75. Neon window signs are acceptable provided there is no more than one sign per 15 feet of building frontage; These three signs exceed that ratio (Seattle, WA).

(8) **A-Frame and Standing Signs:**

A-frame signs meeting the following conditions are allowed for commercial uses:

(a) Signs must be within 20 feet of the applicable building entrance.

(b) Signs must be located to maintain at least 8 feet of horizontal clearance on the sidewalk for pedestrian movement.

(c) Each business shall not have more than one A-frame sign or standing sign.

(d) Signs shall be removed during non-business hours.

(e) The area of an A-frame sign shall not exceed 10 square feet; the area of a standing sign shall not exceed 4 square feet.

(f) No lighting of A-frame or standing signs is permitted.

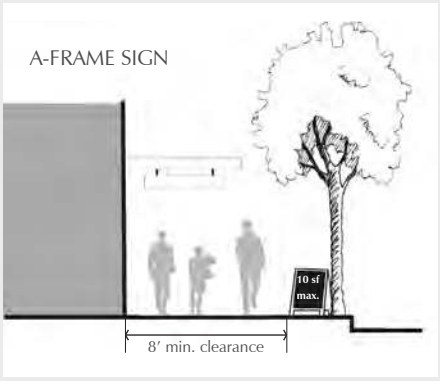


Figure 8-76. A-frame standards.

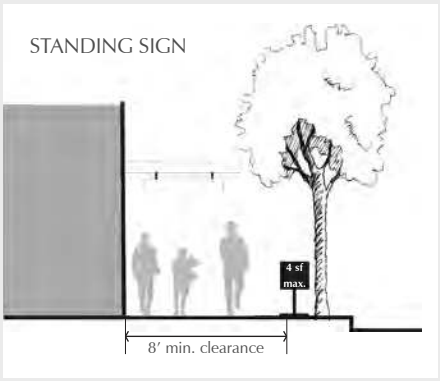


Figure 8-77. Standing sign standards.

Figure 8-78. A-frame sign example.

Figure 8-79. Standing sign example.

8.4.4 Service Station Signs

(1) Monument signs:

(a) Permitted number of signs: One per frontage.

(b) Maximum sign height: 6 feet.

(c) Maximum size limit: 30 square feet per face, up to two faces.

(d) See Monument Sign Standards set forth in Section 8.4.3(1) for provisions related to sign lettering, materials and design, and landscaping.

(e) For illumination standards, see Section 8.4.2, Permitted Sign Illumination.

(2) Wall signs mounted on service station canopies:

(a) Permitted number of signs: One per canopy facade.

(b) Maximum letter height: 2 feet.

(c) Maximum size limit: Up to 10 percent of the canopy.

(e) For illumination standards, see Section 8.4.2, Permitted Sign Illumination.

(3) Wall signs mounted on fuel dispensing islands:

One sign up to six square feet is permitted on each side of every dispensing island displaying only the service station emblem or trademark.

(4) Other permitted signs:

Other signs may be permitted at service stations (i.e. wall sign and/or window signs on the service station building) and are thus subject to applicable sign standards in this section.

Figure 8-81. Good service station signage example (St. Helena, CA).

Figure 8-80. Tall pole gas price signs like this are prohibited.

8.4.5 Prohibited Signs

Prohibited signs include:

(1) Pole-mounted signs.

(2) Signs employing video footage.

(3) Signs employing moving or flashing lights.

(4) Signs employing exposed electrical conduits.

(5) Visible ballast boxes or other equipment.

(6) Roof-mounted signs.

(7) Changeable letter signage (permanent and temporary):

i. Permitted in Transitional Areas, subject to applicable sign design and area standards.

ii. May be permitted in Activity Centers for time/temperature or for theaters or related assembly uses, as determined by the Responsible Official.

(8) Back-lit vinyl awnings used as signs.

(9) Signs on high visibility street corners shall comply with the street corner site design options in Section 6.5.1.

Figure 8-82. Signs like this with moving and flashing lights are prohibited.

Figure 8-83. Pole-mounted signs are prohibited.

Figure 8-84. Roof-mounted signs are prohibited.

9 Streets and Trails

9.0 Introduction

This chapter describes standards and guidelines for the improvement of public rights-of-way, block layout and design, and off-street trails. Below is a listing of sections within this chapter and a brief description of each.

Table 9-1. Summary of sections within Chapter 9.

Section	Title	General Description
Streets		
9.1	Streetscape Standards and Guidelines	Standards and guidelines for the design of public rights-of-way with an emphasis on pedestrian-friendly design elements.
9.2	Street Design Special Provisions	Guidelines for the amenities associated with the streetscape.
Trails		
9.3	Trails Plan	Provides for a network of sub-area trails and sidewalks, trail design standards, and implementation measures.

9.1 Streetscape Standards and Guidelines

INTENT

- To enhance the visual character of streets and the Highway 99 Sub-area.
- To enhance pedestrian mobility, comfort and safety.
- To enhance bicycle access on streets throughout the sub-area.
- To design streets to encourage and accommodate transit uses.
- To enhance environmental conditions/minimize environmental impacts.
- To enhance the setting for existing and new development.
- To promote the economic vitality of the Highway 99 Sub-Area.

9.1.1 Applicability and Implementation

Provisions within this section are intended to serve as design standards for all streets and alleys accessible to the public, yet applied with some flexibility. These standards apply to both new streets/alleys and the improvement of existing streets/alleys. The emphasis of these standards are on the sidewalk design, landscaping, and streetscape design elements. Street or alley improvements will either be initiated by the county or be constructed in conjunction with development activity by a property owner or owners.

Publicly initiated improvements warrant a public outreach process involving impacted property owners and neighborhoods. The use of public funds for street improvement projects necessitates greater specificity to the unique issues along applicable street corridors. Below are criteria upon which the Responsible Official may grant departures to the streetscape design standards herein:

(a) Unique physical/environmental conditions on-site make the required improvements cost prohibitive and/or alternative treatments better meet environmental objectives.

(b) Recent street/alley improvements were made and the difference between the recent improvements and required standards are not significant enough to warrant the cost of reconstruction.

(c) A departure is granted pursuant to extensive public outreach and the alternative design meets the intent of the standards.

(d) A departure is necessary to accommodate transit within the corridor.

(e) An alternative design better meets the intent of the standards.

9.1.2 Street Design Special Provisions

All developments are subject to the requirements of CCC-40.350 (Transportation and Circulation). However, CCC Section 40.550.010 provides the opportunity for modifications to those standards. The provisions below shall be used to incorporate streetscape design that meets the objectives of the Highway 99 Sub-Area Plan and the intent of the standards herein:

(1) Curb Bulb-outs: Construction of curb bulb-outs is required with new construction or re-development within Activity Centers where on-street parking is provided, truck traffic will be minimal and it is practical and safe to construct a complete crosswalk.

(2) Sidewalks and Planter Strips: Sidewalks separated by planting strips are required for all new and redeveloped streets in the Highway 99 Sub-Area. Sidewalk and planter strip widths in the Standard Details Manual are the minimum allowed. Departures or road modifications to sidewalk and planter strip standards contained in the Standard Details Manual shall not be approved except under extraordinary circumstances. Standard width sidewalks abutting the curb shall not be considered "an equivalent alternative which can accomplish the same design purpose" as sidewalk separated from traffic by a planter strip or tree wells. Specific standards:

(a) Sidewalks shall be separated from adjacent streets by landscaped planter strips that are at least 4 feet wide (preferably 6 feet wide where there is adequate right-of-way) per the adopted street Standard Details Manual. Sidewalks with tree wells along the curb edge per Figure 9-2 below may be used as an alternative to the planter strip.

(b) Minimum sidewalk widths are specified below, unless a departure is approved by the Responsible Official:

(i) All streets in Activity Centers: 8 feet

(ii) All streets in Transitional Areas: 6 feet, except 8 feet for Highway 99 where right-of-way widths allow.

(iii) Arterials and collectors in residential zones and all streets in Multifamily Overlays: 6 feet.

(iv) Local access roads in Single Family and Mixed-Residential Overlays: 5 feet.

Figure 9-1. Curb bulb example.

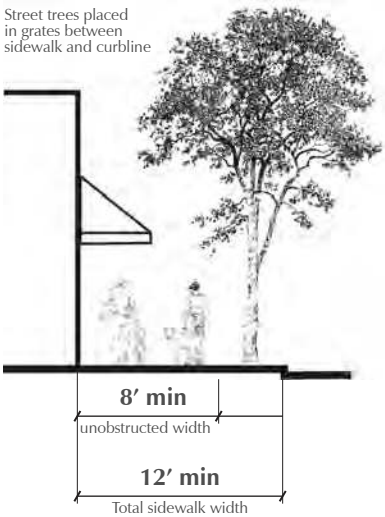


Figure 9-2. Cross-section of minimum sidewalk dimensions with trees in grates along curb edge.

Figure 9-3. Example of a sidewalk with trees in grates.

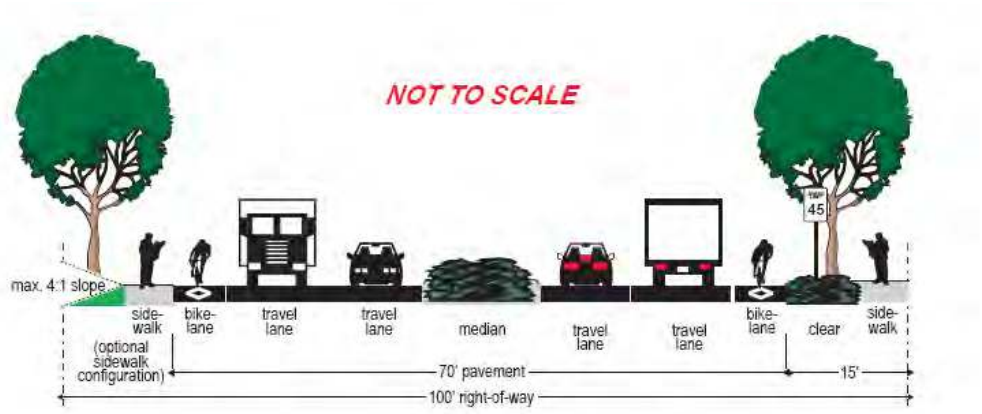
(3) Right-of-way: If necessary, additional right-of-way shall be provided to accommodate the minimum sidewalk and planter strip widths, even if this exceeds the normal right-of-way standards for the street classification. A sidewalk easement may be provided as an alternative to right-of-way dedication beyond the standard width.

(4) Conversion of Existing Sidewalks: Where there is an existing sidewalk adjacent to an arterial street (e.g. NE 78th Street), instead of removing it completely, sections can be removed for tree wells at appropriate spacing (30-foot average) and new sidewalks (at the minimum required width) can be built behind the existing sidewalk.

(5) Landscaped medians, roundabouts, traffic circles and mid-block crosswalks may be required. These features help to reduce vehicle speeds, reduce accidents, increase pedestrian safety and contribute to the area's identity and character.

(6) Woonerf street designs will be considered on streets pedestrians and cyclists have priority and travel speeds are very slow.

(7) Low impact development techniques are encouraged in the design of new streets and improvements of existing streets. Most notably, this includes the use of rain gardens and swales to accommodate stormwater within any planting strips within the public right-of-way, where soil types are conducive. Pervious pavements should be considered, particularly for sidewalks.



9.2 Streetscape Amenity Standards

INTENT

- Improve the pedestrian environment by making it easier, safer and more comfortable to walk throughout Activity Centers and Transitional Areas.

(1) Durable pedestrian furniture.

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

(2) Streetscape amenities.

Pedestrian amenities must be included along sidewalks in Activity Centers and Transitional Areas and walkways along the facades of multi-tenant retail buildings. Table 9-2 below illustrates the requirements per street type, overlay designation, and multi-tenant retail walkway. The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street, as determined by the Responsible Official.

Table 9-2. Streetscape amenity standards. The amenity features may be clustered, as the required intervals listed below are "averages".

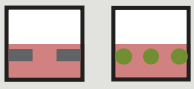
Map Index	Street-Types	Streetscape Amenity Categories See paragraphs (3) and (4) on the following pages for Category I and II amenities	
		Category I Standards	**Category II Standards**
	Storefront Street	2 features/60 lineal feet	1 feature/120 lineal feet
	All other streets in Activity Centers	1 features/60 lineal feet	1 feature/120 lineal feet for developments with >50,000sf of non-residential GFA
	All other streets in Transitional Areas	1 features/60 lineal feet	1 feature/120 lineal feet for developments with >50,000sf of non-residential GFA
	Internal walkway in front of multi-tenant retail facade	2 features/60 lineal feet	1 feature/120 lineal feet of retail façade for developments with >50,000sf of non-residential GFA

Table Notes:

- See Chapter 2 for Regulatory Maps corresponding with the Map Index and Street Types.
- Developments featuring less frontage than the required amenity intervals are exempt from the standard. Otherwise, when calculating the minimum number of amenity features, the lineal frontage shall be rounded up or down to the nearest interval. *Example:*

  Required interval: 1 feature/90 feet.
  Frontages with from 90 to 134 feet of frontage would be required to have at least one amenity feature.
  Frontages with 135 to 224 feet of frontage would be required to have at least two amenity features.
- Frontages along dead-end streets are exempt from these standards.

(3) Category I amenities. Where a feature is automatically required, other amenity features listed below shall be used to meet the amenity requirements herein.

(a) Seating. Each 6 feet of seating area or four individual seats count as one amenity element. Seating areas should generally be located in areas that provide views of pedestrian activity. Seating ledges must be at least 12 inches wide to qualify.

(b) Trash Receptacles. For designated Storefront Streets and walkways along the façade of multi-tenant retail buildings, at least one trash receptacle is required per 100 linear feet of sidewalk.

(c) Consolidated newspaper racks. The design of the racks shall be integrated with the design of the streetscape and/or architecture as determined by the Responsible Official. See Figure 9-4 for an example. Standard rack designs shall not qualify as an amenity element.

(d) Special pavement patterns and/or tree grates.

(e) Bicycle racks (above and beyond minimum requirements and/or special, decorative design, as determined by the Responsible Official.

(f) Planting beds, hanging flower baskets, and/or large semi-permanent potted plants, and/or other permanent planting elements.

(g) Decorative pavement patterns and/or tree grates.

Figure 9-4. Examples of Category I streetscape amenities.

(4) Category II amenities. Where a feature is automatically required, other amenity features listed below shall be used to meet the amenity requirements herein.

(a)Ground-mounted Pedestrian-scaled lighting (placed between 12 and 14 feet above the ground) .

(b) Informational kiosks.

(c) Transit shelters.

(d) Decorative clocks.

(e) Artwork such as sculptures, installations, or other artwork incorporated into sidewalk.

(f) Other amenities that meet the intent as determined by the Responsible Official.

Figure 9-5. Examples of Category II streetscape amenities.

9.3 Trails Plan

INTENT

- To provide for a connected, safe, and attractive trail network.
- To improve pedestrian connections between uses and destinations.
- To promote the use of trails as a major recreational amenity upon which to orient future development around.

9.3.1 Introduction

Section 9.3.4 on the following pages illustrates the Sub-Area Trails Plan.

These maps delineate the following:

- Heritage Trails and designated on-street trail routes. Most of these routes are provided within existing public rights-of-way on existing or proposed sidewalks as set forth in the Highway 99 Sub-Area Plan. Some segments are off-street trails within existing parks.
- Existing off-street trails.
- Proposed off-street trails.

9.3.2 Trail Implementation

Proposed trails shall be constructed by the developer/applicant in conjunction with new development and Level II Remodels as set forth in Chapter 1. Trails shall be provided in perpetual easements granting public access unless otherwise agreed upon by the county and the project applicant. Limited fee reductions and exemptions may be available. _New developments exempt from trail implementation:

- Individual single family homes and duplexes

9.3.3 Trail Maintenance

All trails within public rights-of-way and within dedicated trail easements shall be maintained by the county. Other trails shall be maintained by the applicable property owner or homeowners association.

Table 9-3. Design standards for proposed trails.

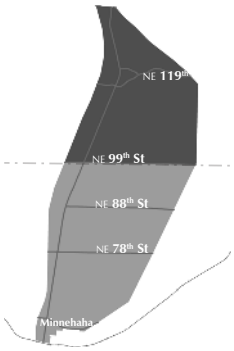
Trail	Trail Design Classification[1]	Trail Intent/ Description
Heritage Trails and other on-street trail routes	Sidewalk design per applicable street design standards.	Walking path that highlights area history and unique features.
1. Salmon Creek Trails	A1(regional shared use path)	This is part of a regional trail that is intended to extend from Salmon Creek's mouth at Lake River to its headwaters at Bells Mountain. This route connects several parks and neighborhoods with the WSU campus, Bush Prairie and Battleground.
2. BPA ROW Trail	A1 (regional shared use path)	This would become a regional trail that extends the entire length of the sub-area and beyond.
3. Tenny Creek West Trails	C2 (Walking Path, hard surfaced, 4-10' wide) or A3 standards (Primitive Trail) depending on site, use, and project design as determined by the Responsible Official.	This is intended to a series of trails built along the edge of Tenny Creek in conjunction with new development activity. The trail will serve as a recreational amenity to surrounding uses and will provide pedestrian connections between uses, Highway 99, Sarah J Anderson Elementary School, and Swan Ponds Park.
4. Tenny Creek East Trails	C2 (Walking Path, hard surfaced, 4-10' wide) or A3 standards (Primitive Trail) depending on site, use, and project design as determined by the Responsible Official.	This is intended to a series of trails built along the edge of Tenny Creek in conjunction with new development activity. The trail will serve as a recreational amenity to surrounding uses and will provide pedestrian connections between uses, streets, and Tenny Creek Park.
5. Cougar Creek Trails	A2 – Local Shared use Path (hard surfaced, 10-12' width); Secondary connections within system may be built to C2 (Walking Path, hard surfaced, 4-10' wide) or A3 standards (Primitive Trail) depending on site, use, and design as determined by the Responsible Official.	This is intended to a series of trails built along the edge of wetland buffers in conjunction with new multifamily and other development activity in the areas generally east of NE 13th Avenue and north of NE 78th Street. The trail will serve as a recreational amenity to surrounding uses and will provide pedestrian connections between uses, streets, and the Cougar Creek headwaters' park.
6. Public Facility Trails	A1 (regional shared use path)	Trail will serve as a recreational amenity and provide a pedestrian connection between NE 68th Street and NE 78th Street.

Table Notes:

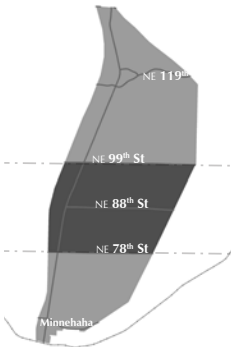
1. Trail design classifications are set forth in Clark County's Regional Trail and Bikeway Systems Plan, Section VII, Design Guidelines.

9.3.4 Highway 99 Sub-Area Trails Plan

Highway 99 Sub-Area Trails: Map A



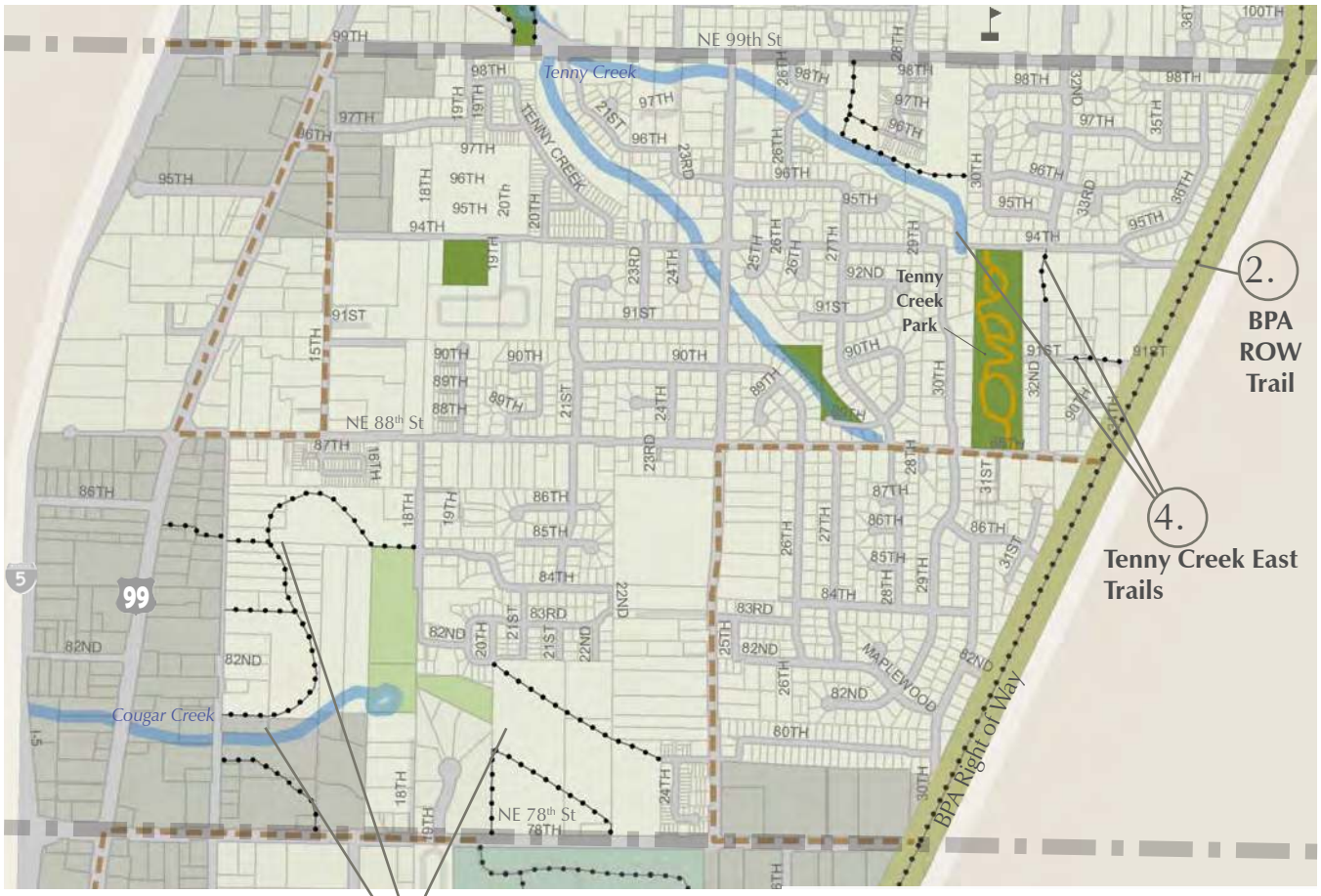
Highway 99 Sub-Area Trails: Map B



Existing Trails (off-street)

Heritage Trails (existing and proposed)

Proposed Trails



2. BPA ROW Trail

4. Tenny Creek East Trails

5. Cougar Creek trails

Creeks

Bodies of Water

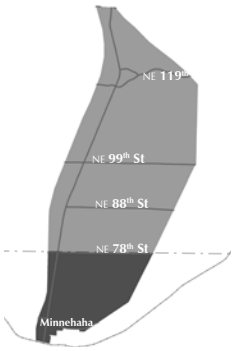
Parks

Other Public Open Space

Activity Center Overlay

10 minute walk ½ mile

Highway 99 Sub-Area Trails: Map C



Creeks

Bodies of Water

Parks

Activity Center Overlay

10 Definitions

Unless the context clearly requires otherwise, the definitions in this section shall apply to terms in Appendix F herein. Also, the definitions in CCC 40.100.070 shall apply to the terms in Appendix F herein. Where there is a conflict between the terms herein and in CCC 40.100.070, the terms herein shall apply as they are specific to Appendix F.

Activity Center: An overlay designation for select areas emphasizing uses and design treatments that attract pedestrian activity. See Chapter 2 for the distribution and layout of Activity Centers.

Arcade: A series of arches supported on piers or columns.

Articulation: The giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces.

Articulation interval: The measure of articulation, the distance before architectural elements repeat.

Art, artwork: A device, element, or feature whose primary purpose is to express, enhance, or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening, or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural, or unique specially crafted lighting, furniture, pavement, landscaping, or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose. Signs, upon approval by the Responsible Official, may be considered artwork provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered artwork.

Awning: A roof-like structure made of cloth, metal, glass, or other material, designed and intended for protection from weather and/or as a decorative embellishment, and which projects from a wall over a window, walk, door, or the like.

Balcony: An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.

Bas-relief: A sculptural carving, embossing, or casting that projects very little from the background.

Bay window: A window protruding from the main exterior wall. Typically, the bay contains a surface that lies parallel to the exterior wall and two surfaces that extend perpendicularly or diagonally out from the exterior wall. To qualify as a bay, the bay must contain a window pane that extends at least 60 percent of the length and 35 percent of the height of the surface of the bay lying parallel to the exterior wall. There need not be windows in the surfaces extending out from the exterior wall.

Blank wall: A ground floor wall or portion of a ground floor wall over 6 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door with glazing; or any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door with glazing. See Section 6.4 for applicable blank wall treatments.

Canopy: A roof-like structure designed and intended for protection from weather and/or as a decorative embellishment, and which projects from a wall over a window, walk, door, or the like. For the purposes of this code, an awning or marquee may be a type of canopy.

Common yard: A development frontage type featuring a landscaped setback that is generally level with the sidewalk. See Section 3.9 for detailed frontage type standards.

Cornice: A horizontal molding projecting along the top of a wall, building, etc.

Cottage housing: Small single-family detached dwelling units arranged around a common open space. See Section 7.3 for detailed cottage housing provisions.

CPH: Refers to Certified Professional Horticulturists. The CPH program educates, accesses and promotes Washington horticultural professionals with industry certification by the Washington State Nursery and Landscape Association (WSNLA). Certification depends upon agreement to abide by rules and regulations governing Washington CPH's. For more information: http://www.wsnla.org/WSNLAcertification.htm

Decorative: Refers to distinctive or "one-of-a-kind" elements or unusual designs that require a high level of craftsmanship as determined by the Responsible Official.

Departure: A provision that allows some flexibility in how projects comply with specific code requirements herein.

Facade: The entire building front or street wall face of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

Forecourt: A development frontage type featuring an uncovered courtyards in a storefront setting. See Section 3.4 for detailed frontage type standards.

Frontage type: Refers to the range of specific development frontage options along streets. See Chapter 3 for details.

Garden apartment: Refers to a multifamily building where dwelling units are organized around a garden courtyard that generally orients to the street. See Section 7.4 for more details.

Height, building: The maximum building height is measured by the number of stories (as defined herein) above grade. The first step in determining the maximum building height on a particular site is to determine the ground floor/first story. To qualify as the ground floor/first story, the floor shall be no more than 6 feet above or below grade for more than 50 percent of the total perimeter (or the story closest to meeting this requirement if no single story does). Exception for sloping sites: While the definition herein may allow portions of the building to exceed height limits along a street, building facades are limited to no more than one story above the applicable maximum height limit. Upper level building stepbacks of at least 10 feet or more are not considered part of the facade for the purposes of this definition.

High visibility street corner: Important street corners where special design treatments are warranted to attract pedestrian activity and enhance the visual character of the area. See Chapter 2 for applicable sites and Section 6.5 for design standards.

Horizontal building modulation: Refers to upper level building step backs. For example, this could include a building where two floors of the building front directly on the sidewalk, but the third floor is set back a distance from the front facade, and thus it may not even be visible from the sidewalk and portions of the street below. Horizontal modulation may be used to help meet building articulation and massing standards in Section 6.1. *(Also see Modulation and Vertical building modulation)*

Horizontal mixed-use: Refers to developments which feature retail or office uses mixed with residential uses on a site. The uses could be placed side by side in the same building or in separate buildings on the site. Examples include a site with an office or retail building along the street with townhouses towards the rear of the lot. To qualify as horizontal mixed-use, the retail and/or office floor area (excludes parking areas) must be designed to accommodate retail/office uses, feature minimum floor to ceiling heights of at least 13 feet, and occupy at least 50 percent of the site's ground floor frontage along the street (with minimum floor area depth of 30 feet) OR cover at least 20 percent of the site's ground level floor area, as determined by the Responsible

Official.

Internal roadways/ internal drive aisles: A private roadway that provides access to buildings and uses on a single development site or a collection of adjacent development sites.

Juliet balconies: A shallow balcony (protruding no more than 18 inches from the facade) designed to provide a safety barrier in front of french windows.

Landscaped Street: A street type designation emphasizing landscaped development frontages and building setbacks. See Chapter 2 for the distribution of Landscaped Streets and Chapter 4 for design standards in the applicable overlay district.

Lightcourt: A development frontage type featuring a combination of raised platforms and sunken courts recessed from the street level. This configuration allows two levels of the structure with direct access to the street. See Section 3.6 for detailed frontage type standards.

Livable floor area: Finished living space in a dwelling unit but not including a garage and unheated cellar.

Low-impact development: A term used to describe a land planning and engineering design approach to managing storm water runoff that emphasizes conservation and use of on-site natural features to protect water quality.

Marquee: A permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements, but which does not include a projecting roof.

Mixed Residential Overlay: An overlay designation for select areas allowing a range of multifamily and single family housing types. See Chapter 2 for the distribution and layout of Mixed Residential Overlays.

Mixed-Use Street: A street type designation which allows for a range of development frontage types. See Chapter 2 for the distribution of Mixed-Use Streets and Chapter 4 for related design standards in the applicable overlay district.

Modulation: A stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls. *(Also see Horizontal building modulation and Vertical building modulation)*

Multifamily: Refers to a structure housing more than one dwelling unit. This includes stacked flats, apartments, townhouses, triplexes, and duplexes.

Multifamily Overlay: An overlay designation for select areas emphasizing multifamily housing types. See Chapter 2 for the distribution and layout of Multifamily Overlays.

New Construction: Means starting from raw land where any existing buildings have been intentionally demolished; not accidentially destroyed by casualty or fire.

Pedestrian-oriented facades: A facade that meets the Storefront Standards per Section 3.3 (Frontage Type Standards). This includes non-residential uses on the ground floor, substantial windows/transparency, weather protection features, and pedestrian entries on the applicable facade.

Pedestrian-oriented space: Publicly accessible spaces that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing, relaxing and provide visual amenities that can contribute to the unique character of the subarea. Design criteria for pedestrian-oriented space is set forth in Section 5.2.1

Premises: For the purposes of Section 8.4, "premises" means one (1) of the following:
a. A legal lot; or

b. A combination of contiguous legal lots under one (1) ownership; or
c. A group of legal lots with common access, parking and signage.

If more than one (1) definition of "premises" can be applied to a group of lots, the choice of which definition applies shall be the owner(s) of the lots or the applicant for a sign permit representing the owner(s); provided, only one (1) definition may be applied at one (1) time to a group of lots; and provided further, all signs within the premises or subsequent revision to the premises, shall comply with the provisions of the sign code.

Rain garden: A planted depression that allows rainwater runoff from impervious urban areas like roofs, driveways, walkways, and compacted lawn areas the opportunity to be absorbed.

Regulating Plan: The layout and configuration of zoning, overlay designations, height limits, street types and high visibility street corner designations. See Chapter 2 for details.

Remodels, Level I and II: See Section 1.2 for applicable definitions.

Rooftop deck: Refers to decks on the roof of buildings that are used for recreational space for residents of multifamily dwelling units. See Section 5.2.2 for related provisions.

Senior housing: Dwelling units specifically designed for occupancy by persons of 55 years of age or older. The general term "senior housing" includes small scale senior housing and large scale senior housing. Senior housing may be in the form of multifamily or single family development types.

Single Family Overlay (or "Single Family Areas"): An overlay designation for select areas allowing for single family housing types. See Chapter 2 for the distribution and layout of Single Family Overlays.

Stepback: The distance that the upper stories of a building is required to be set back from the property line.

Stoop: A development frontage type featuring an elevated platform sited at or near the front property line. This frontage type is suited to both commercial and residential uses in denser urban settings. See Section 3.5 for detailed frontage type standards.

Storefront: A pedestrian-oriented façade with a non-residential use placed up to the edge of a sidewalk. Storefronts include substantial windows/transparency, weather protection features, and pedestrian entries on the applicable facade. See Section 3.3 for detailed frontage type standards.

Storefront Streets: A street type designation emphasizing a "main street" type of setting with storefronts adjacent to the sidewalks. See Chapter 2 for the distribution of Storefront Streets and Chapter 4 for design standards for the applicable overlay.

Story (building): The space in a building between the surface of any floor and the surface of the next floor above (or the ceiling if there is no floor above).

Street Type: Refers to one of three different street types, including Storefront Streets, Mixed-Use Streets, and Landscape Streets, which have varying development frontage standards. Street type designations are set forth in the regulatory maps of Chapter 2. Design standards for development fronting on the various street types are set forth in Chapters 3 and 4.

Terraced yard: A development frontage type where the yard is raised or terraced above the level of the sidewalk. See Section 3.7 for detailed frontage type standards.

Townhouse: A type of multifamily housing where two or more dwelling units share one or more common walls with other dwelling units. See Section 7.2 for more details.

Transitional Overlays (or "Transitional Areas"): An overlay designation for select areas intended to promote

a wide range of uses and the greatest flexibility in site design. See Chapter 2 for the distribution and layout of Transitional Areas.

Transom windows: A window or series of windows above a door and/or canopy/marquee. Transom windows bring additional light into ground floor commercial spaces since they are typically located above the storefront's weather protection features (marquee or canopy). Transom windows that open and close can provide a good source of ventilation and cooling in the summer months.

Transparency Zone: Refers to the area of the facade where transparency requirements are applied. See Section 3.0.3 for details.

Trellis: A frame supporting open latticework used as a screen or a support for growing vines or plants.

Turret: A small tower projecting from a building.

Usable open space: An outdoor space that is conducive to active or passive recreational activity. Sections 7.4 and 7.5 feature standards for usable open space associated with duplexes and single family houses, respectively.

Vertical building modulation: A stepping back or projecting forward vertical walls of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls. Vertical modulation may be used to help meet building articulation and massing standards in Section 6.1. *(Also see Horizontal building modulation and Modulation)*

Vertical mixed-use: Refers to a building that features any combination of retail, office, and/or residential mixed vertically within a building. For example, a vertical mixed-use building could use retail or office on the ground floor and residential above. Alternatively, it could include retail on the ground floor with office above or office on the ground floor with residential above. To qualify as vertical mixed-use, the retail or office on the ground floor must occupy floor area along at least 50 percent of the facade at a depth of at least 30 feet.