

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Discussing Ordinance No. 871 – Amending Certain Sections of the Shoreline Development Code to Provide for Townhouse Design Standards
DEPARTMENT:	Planning & Community Development
PRESENTED BY:	Catie Lee, AICP, Associate Planner Nora Gierloff, AICP, Planning Manager Rachael Markle, AICP, Director
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

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

The current design standards for townhouses are found in Shoreline Municipal Code (SMC) Sections 20.50.120 through 20.50.210 - Multifamily and Single-Family Attached Residential Design. Proposed Ordinance No. 871 (Attachment A) would amend these and other sections of the code to update the townhouse design standards. If the proposed ordinance is approved, most of the current section will be deleted in its entirety and replaced with "Single-Family Attached Residential Design."

The regulations in SMC 20.50.220 through 20.50.250 – Subchapter 4, Commercial Zone Standards, will regulate all multifamily development in the City regardless of zoning district. Other Development Code sections, such as Definitions - SMC Chapter 20.20, Unit Lot Subdivision - SMC 20.30.410(B)(4), and Landscaping - SMC 20.50 Subchapter 7, need to be amended in conjunction with the townhouse design standards amendments.

The overarching goal of the proposed amendments is to yield quality townhouse developments that add value to the community. The Planning Commission has reviewed and recommended adoption of the amendments in proposed Ordinance No. 871. Tonight, Council will discuss this proposed ordinance, and the proposed ordinance is currently scheduled to be brought back to Council for action on January 13, 2020.

RESOURCE/FINANCIAL IMPACT:

No resource impacts are anticipated as a result of this discussion. If Council adopts proposed Ordinance No. 871, the new regulations are likely to slow townhouse redevelopment while developers adjust to the new requirements and in many instances will assemble more than one property to create a code-compliant development. This slowdown will be reflected in reduced permit application fee revenue for the City related to townhouse development.

RECOMMENDATION

No formal action is required by Council at this time. The Planning Commission has recommended adoption of the proposed amendments in Ordinance No. 871. Staff believes that the regulations proposed by staff to the Planning Commission on October 3, 2019, particularly regarding site configuration, are more reflective of the design standards contemplated with the adoption of the MUR zoning and as such would recommend that Council amend the regulations so that they align with what was proposed and presented by staff at the October 3rd Planning Commission Public Hearing (Attachment C). However, if Ordinance No. 871, as recommended by the Planning Commission, is preferred by Council, then staff recommends adoption of Ordinance No. 871 with the additional staff recommended amendments as identified in Attachment D to this staff report. The proposed ordinance will be brought back for potential adoption on January 13, 2020.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

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

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

To this end, research was conducted by staff earlier this year that looked at the zoning code of twenty-two (22) jurisdictions in the Pacific Northwest as it pertains to townhouse design standards. City staff met with internal and external stakeholders in a series of nine (9) meetings from January to June this year. An online visual preference survey was open the month of April that received 534 total responses. On August 1, 2019 before the Planning Commission meeting, a public workshop was held. City staff made a presentation after which the meeting divided into two smaller groups to discuss site design and building design. Ten (10) community members were in attendance. City staff and several Planning Commissioners also attended the workshop. Summaries of project development and stakeholder input are further detailed in staff reports, and their associated attachments, to the Planning Commission.

Planning Commission Review

The Planning Commission held two study sessions on this topic on August 1 and September 5, 2019, and a Public Hearing on October 3, 2019. Staff reports for these Planning Commission agenda items, along with the meeting minutes and public comments, can be found at the following links:

- August 1st:
<http://www.shorelinewa.gov/Home/Components/Calendar/Event/14008/182?toggle=allpast>.
- September 5th:
<http://www.shorelinewa.gov/Home/Components/Calendar/Event/14014/182?toggle=allpast>.
- October 3rd:
<http://www.shorelinewa.gov/Home/Components/Calendar/Event/14018/182?toggle=allpast>.

On October 3rd, following the Public Hearing, the Planning Commission voted 4-1 to recommend the proposed townhouse residential design standards as proposed in Exhibit A to proposed Ordinance No. 871. A cover memo from Planning Commission

Chair Bill Montero, which states the Planning Commission's recommendation, is attached to this staff report as Attachment B.

DISCUSSION

All of the proposed Development Code amendments recommended by the Planning Commission, which are included in Exhibit A to proposed Ordinance No. 871, are also highlighted below. Each section includes a description of the amendment and explanation of the amendment.

Staff believes that the regulations proposed by staff to the Planning Commission on October 3, 2019, particularly regarding site configuration, are more reflective of the design standards contemplated with the adoption of the MUR zoning and as such would recommend that Council amend the regulations so that they align with what was proposed and presented by staff at the October 3rd Planning Commission Public Hearing (Attachment C). More information about the site configuration Planning Commission discussion is found later in this report.

However, if Ordinance No. 871, as recommended by the Planning Commission, is preferred by Council, then staff recommends adoption of Ordinance No. 871 with the additional staff recommended amendments as identified in Attachment D to this staff report and identified below. Staff is also recommending amendments that add graphics to the code, make the graphics more accurate, or correct minor clerical errors, such as an incorrect code references, that are currently not included in the Planning Commission's recommendation.

Amendment #1 – SMC 20.20 – Definitions

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

Explanation – The proposed amendments to the Definitions subsection, which either add definitions or amend definitions already in the code, fall under one of the following categories:

- Definition of an architectural feature;
- Clarification/creation of terms related to Unit Lot Subdivision; or
- Provision of new policy direction; this relates to the Mixed Single-Family Attached Development definition and Shared-Space definition. These two items are further described below.

20.20.034 – M Definitions – Add definition for Mixed Single-Family Attached Development: A residential development where at least 70 percent of the dwelling units are single-family attached units with the remaining single-family detached units.

- Currently if a development wants to include both single-family detached and single-family attached units within the same subdivision, the single-family detached lots are treated as parent lots, meaning there is no flexibility for those lots in meeting required dimensional standards such as hardscape. What this means is it is difficult, or near impossible, to get such a mix of building types in one development. Providing flexibility in this area would be beneficial in getting subdivisions with a mixture of building types.

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

- This concept accommodates vehicle and pedestrian users in the same space by having traffic calming elements such as special pavement and landscaping. This allows flexibility on narrow sites while safely maintaining access for all mobility modes.

Additional Staff Recommendation (included in Attachment D) - If Council is supportive of proposed Ordinance No. 871 as recommended by the Planning Commission, then staff recommends that SMC 20.20.034 – M Definitions – definition for Mixed Single-Family Attached Development, be amended to read:

“A residential development where at least 60 ~~70~~ percent of the dwelling units are single-family attached units with the remaining single-family detached units.”

The exception for lots up to 70 feet wide to only have 30 percent of units within a site be located between the property line and a 25-foot distance from the front property line, the configuration shown below would not meet this requirement. The duplex in the rear equals 66% of the units on site, not the 70% required by the definition. Therefore, staff proposes that “70 percent” be changed to “60 percent.”

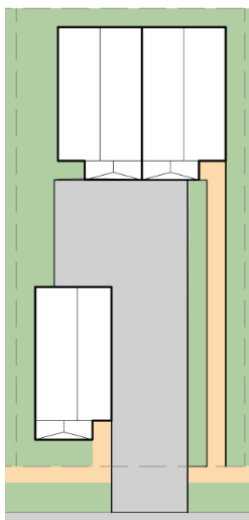


Illustration of Single-Family Attached Units Consisting of 60 Percent of the Units in a Development

Amendment #2 – SMC 20.30.410 Preliminary subdivision review procedures and criteria.

These amendments clarify aspects of the Unit Lot Development subsection.

Explanation – These amendments clarify that the category of subdivision is “Unit Lot Subdivision” not “Unit Lot Development” and further clarifies there are two types of Unit Lot Subdivision (ULS) in the code currently, Unit Lot Development and Zero Lot Line Development. These amendments also add a third type eligible for Unit Lot Subdivision - “Mixed Single-Family Attached Development.” This form of subdivision consists of a “parent” lot (the original lot) and “child” lots (the smaller, unit lots). This new type allows for both detached and attached units within the same ULS. Each unit lot is allowed flexibility on certain dimensional standards, such as internal setbacks and hardscape coverage, but the overall site (parent lot) shall meet all dimensional standards.

Amendment #3 – SMC 20.50.020 Dimensional requirements. Footnote (2) to Table 20.50.020(1) Densities and Dimensions in Residential Zones and Table 20.50.020(2) Densities and Dimensions in Mixed Use Residential Zones.

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

Explanation – This change is related to Amendment #2 on Unit Lot Subdivision. It adds “Mixed Single-Family Attached Development” to Footnote (2).

Amendment #4 – SMC 20.50.040 Setbacks – Designation and measurement.

1. Projections into Setback.

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

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

3. Eaves shall not project:

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

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

Explanation – This proposal allows eaves to project into five-foot setbacks on single-family attached and mixed single-family attached developments and allows balconies to project into setbacks, when the setback is greater than five feet. Eaves have a minimal impact on light and air to adjacent properties, which are the traditional justifications for setbacks, and also add very little bulk to the look of a building, while providing much needed weather protection. The code already allows for structures such as bay windows to project into required setbacks greater than five-feet, this change adds balcony to the list. This allowance for balconies will contribute to the visual interest of a building while having minimal impact on the intended purpose of setbacks (allowance for light and air).

Amendment #5 – SMC 20.50, Subchapter 3 (20.50.120 through 20.50.190).

These amendments delete language relating to multifamily development. This subchapter will now be entitled “Single-Family Attached Residential Design” and will set forth development standards related to this use as outlined below:

- *20.50.120 Purpose* –Proposed amendments in this section apply to single-family attached and mixed single-family attached only and removes “multifamily.” The proposal is for the standards to apply to these uses in all zoning districts except for R-4, R-6 and Neighborhood Business (NB), which is where the current Single-Family Attached Residential Design standards apply.
- *20.50.130 Administrative design review (ADR)* – This proposed amendment deletes reference to specific sections, creating the allowance for ADR to any regulation within the design standards.
- *20.50.140 Thresholds – Required site improvements* – This proposed amendment removes language calling out specific zoning districts and proposes language stating that the section applies to the single-family attached use in the zoning districts subject to the subchapter.
- *20.50.150 Overlapping standards* – This proposed language is the same language in 20.50.240(B), which are the Commercial Zone Design standards. It allows for some standards to overlap, as long as functions are not diminished.
- *20.50.160 Site Design – Standards*

- *A. Setbacks* – This language is proposed to be relocated from 20.50.130 except the diagram will be deleted. This diagram is already in the parking design standards (Exception 20.50.410(I)(1)). There is no need to also include it in this section.
- *B. Parking* –
 - 1. This language exists in the current code, but the proposal removes the word “carport” and changes “street” to “right-of-way” throughout.
 - 2. This language is proposed to be deleted that allows parking between the building and the street due to site limitations like topography. This exception is needed more with the multifamily building type. Most townhouses provide parking in garages. In the rare instance this would be needed to due to site constraints, the applicant could request Administrative Design Review to allow it.
 - 3. The proposed language is to prohibit carports, which is a policy change.
- *C. Site Configuration* – This proposed requirement means that 40 percent of the units within a given site must be located close to the street. On lots up to 70 feet wide, only 30 percent of units must be located close to the street. Lots in MUR-45’ have a different standard—besides an access drive that meets city standards, the rest of the lot needs to be filled with buildings. This means on a single mid-block lot that a perpendicular-oriented building will continue to be allowed.
- *D. Site Access and Circulation* – Lots with dead-end access drives 150 feet or longer must provide a turnaround facility that accommodates a Fire Department Aid Car (would also accommodate other box trucks like UPS/FedEx delivery). If adjoining lots are being developed at the same time, and are under common ownership, the projects must consolidate vehicle access points. Each unit must have pedestrian access to the public sidewalk. There are two options for meeting the pedestrian access requirement: a walkway separated from vehicle access or shared-space that meets certain requirements (shared vehicle/pedestrian spaces are often referred to as “woonerfs”, which is the Dutch word for this concept).
- *E. Storage space and staging area for the collection of solid waste* – New standards for storage and collection are proposed. There are various options based on the number of units proposed within a development. The proposed language is based on a meeting between City staff, Recology staff and the Developer Stakeholder Group. (The Developer Stakeholder Group holds a quarterly meeting coordinated by the City’s Permit Services Manager and is a forum for local developers to discuss items of interest and/or concern with City staff.)
- *F. Accessory structures* – This reorganizes the existing prohibition on shipping containers into its own subsection.
- *G. Utility and mechanical equipment* – This is new language that is modeled from the Commercial Zone Design standards in SMC 20.50.240(J). Utility and mechanical equipment must be designed to minimize visibility to the public.
- *H. Outdoor space* – This is a new requirement since outdoor space requirements do not currently apply to townhouse developments. For

developments with nine (9) or fewer units, the proposal has two options to comply with the standard—either provide private outdoor space for each unit or provide common outdoor space accessible to all units. For developments with ten (10) or more units, the proposal requires providing both private outdoor space for each unit and common outdoor space accessible to all units.

- *I. Façade landscaping* – This references façade landscaping requirements applicable to townhouse proposals in the proposed SMC 20.50.485.
- *20.50.170 Building Design – Standards*
 - *A. Building orientation*
 - 1. Requires units with frontage on the street to have the primary pedestrian entrance oriented to the street.
 - 2. Requires buildings with frontage on multiple streets to have a pedestrian entrance oriented to at least one street. Which street will be determined by the Director using criteria such as right-of-way classification, lot orientation and site configuration.
 - *B. Building modulation, massing, and articulation*
 - 1. Requires each unit to have a covered entry with weather protection.
 - 2. Requires buildings to use at least three (3) types of variation on the front façade from a menu of choices that includes offsets (setbacks), stepbacks, changes in roofline, balconies, garage door(s) located to the rear/side, dormers, living green wall, trim, and increased fenestration beyond what is required in (3). Because of Change 1 at the Planning Commission, staff recommends that for buildings in MUR-45' this variation be provided not only on the front facing the street, but also the side of the building facing the access drive. This will help mitigate the perpendicular site configuration by adding variation to otherwise “boxy” buildings facing the access drive.
 - 3. Blank walls are not allowed. Facades must have a certain percentage of fenestration/landscaping. (Fenestration means exterior openings in a building like doors and windows.)
 - 4. Garage(s) that face the street must meet certain standards aimed at diminishing their dominance on the street.
 - *C. Building materials* – This requires visually heavier materials to be located below lighter materials (e.g., stone located below wood). Requires trim to be a contrasting color. Prohibits certain materials like T-111 siding and uncoated zinc and copper. Prohibiting uncoated zinc and copper on new and remodeled buildings is a best practice the City learned about as part of its Salmon Safe Certification. Since we are now aware of the harmful impact of these materials, staff is proposing a prohibition on using these materials on new townhouse developments.
- *20.50.180 Outdoor Lighting – Standards* – Most of the existing section is retained, with some changes that provide clarification. Standards on pedestrian lighting are relocated from other existing sections proposed to be deleted.
- *20.50.190 Fences and walls – Standards* – Most of the existing section is retained with a new requirement on the maximum percentage of fence that can

be solid in front yard. Chain link is added to the list of prohibited fence materials and specifies quality fencing materials.

Explanation – The new design standards are crafted with the intent of creating a relationship between the development and the street. When done consistently over time, this pattern becomes the fabric of walkable neighborhoods. It is particularly important in the MUR-35' and MUR-45' zoning districts to achieve the walkable, pedestrian-friendly built environment envisioned by the 145th and 185th Sub-Area Plans, as noted below:

The 185th Street Station Subarea will transform into a vibrant transit-oriented village with a variety of housing choices for people of various income levels and preserving the livable qualities that Shoreline citizens cherish. Over time, public and private investment will enhance the village setting, creating a walkable, safe, healthy, and livable place for people of all ages and cultures. People will be able to easily walk and bicycle to and from the light rail station, shopping, parks, schools, and other community locations from their homes. Neighborhood-oriented businesses and services will emerge as the village grows, along with places for civic celebrations, social gatherings, and public art. Eventually, the new transit-oriented village will become one of the most desirable places to live in Shoreline.

Vision Statement from the 185th Street Station Subarea Plan, March 2015

This is in contrast to many recent developments which are oriented perpendicular to the street in a linear configuration (see photo examples).



New Townhouse Building in the MUR-45' Zoning District



New Townhouse Building in the MUR-45' Zoning District

The proposed regulations prioritize pedestrians by prescribing a base-level of visual interest by prohibiting blank walls and requiring building articulation methods, such as changing the roofline and varying the setback between adjoining units. The requirement in all zones, except MUR-45', that 30 or 40 percent of units be located within 25 feet of the front property line will create community-facing developments. In the MUR-45' zone we will continue to see redevelopment of single mid-block lots in this perpendicular fashion, though with an end unit that has a door facing the street and additional design details on the street facade.

Additional Staff Recommendation (included in Attachment D) - If Council is supportive of proposed Ordinance No. 871 as recommended by the Planning Commission, then staff recommends that Council revise SMC 20.50.170(B)(2) to state:

“for buildings that are oriented perpendicular to the public right-of-way in MUR-45', at least three (3) of the following elements shall be provided on the side of the structure facing the public right-of-way and at least three (3) of the following elements shall be provided on the side of the structure overlooking the vehicular access.”

Amendment #6 – SMC 20.50, Subchapter 4 (Subsections 20.50.220 through 20.50.235).

This subchapter will be amended to have the Commercial Zone design standards apply to the Multifamily use.

Explanation – Nearly all multifamily development in the City is taking place in Commercial Zoning districts which are already subject to these design standards. There are differences between the requirements in this subchapter and the requirements

being deleted in Subchapter 3, but staff has examined the changes and considers these design standards an improvement over the previous multifamily standards.

Amendment #7 – SMC 20.50, Subchapter 7 Landscaping.

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

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

B.

1. Landscaping shall be provided at a depth of at least 50 percent of the required front yard setback. The depth of required landscaping for properties with frontage on 145th Street or 185th Street shall be calculated by subtracting the amount of right-of-way dedication easement.

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

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

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

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

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

20.50.490 Landscaping along interior lot line – Standards.

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

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

Explanation – The current landscaping regulations call out “multifamily development” and “nonresidential development” but do not speak to single-family attached development, which means there is currently no requirement. This proposal would require interior landscaping (landscaping alongside and rear setbacks) as well as between the building and street. Requiring landscaping will help soften the massing of these buildings, particularly when the landscaping has matured. Staff is recommending one change based on the Planning Commission recommendation for site configuration in MUR-45’. If you assume a 60-foot wide lot in MUR-45’ with a five-foot setback on each side, a 20-foot wide access drive and 4-foot walkway, the townhouses will only be 26 feet deep, which is not a typical depth for townhouses. Therefore, staff is recommending the interior landscaping requirement be waived on the side that does not abut vehicular access. That allows another five-feet to achieve a townhouse width of 31 feet which is more typical.

Additional Staff Recommendation (included in Attachment D) - If Council is supportive of proposed Ordinance No. 871 as recommended by the Planning Commission, then staff recommends that Council revise SMC 20.50.490(B) to state:

“Single-family attached and mixed single-family developments in the MUR-45’ zoning district with building(s) oriented perpendicular to the public right-of-way are exempt from this requirement on the interior setback that does not abut vehicular access.”

Amendment #8 – SMC 20.70.450 Access types and widths.

A. Table 20.70.450 – Access Types and Widths.

<i>Dwelling Type and Number</i>	<i>Engineering Development Manual Access Types and Width</i>
<i>Single-Family Detached – 1 unit</i>	<i>Residential</i>
<i>Single-Family Detached – 2 – 4 units</i>	<i>Shared</i>
<i>Single-Family Detached – 5 or more units</i>	<i>Private or Public Street</i>
<i>Commercial, Public Facility</i>	<i>Commercial</i>

<i>Dwelling Type and Number</i>	<i>Engineering Development Manual Access Types and Width</i>
<i>Single-Family Attached, <u>Mixed Single-Family Attached</u> or Multifamily</i>	<i>Multifamily</i>

Explanation – Since this new type of development is proposed elsewhere in the code it is important to establish what it would be considered in terms of an access type. Since a majority of the units will be single-family attached in a mixed single-family attached development, and they shall comply with the design regulations, it makes sense to put it in the same category as single-family attached for determining the access type.

Proposed Code Amendment Issues Raised by the Planning Commission – Site Configuration and Weather Protection

Site Configuration Code Language – SMC 20.50.160(C)

At the October 3rd Public Hearing, most of the discussion among the Commission centered on the proposed site configuration language in SMC 20.50.160(C). This section requires that 40% of the units be within 25 feet of the front setback. The options presented by staff at the September 5th study session were revisited. Some Commissioners did not like the original proposed language or the options presented, stating that the original language would disenfranchise property owners of single mid-block lots, and the other options presented would not lead to desired design.

At the two Planning Commission study sessions and the Public Hearing, staff explained that the proposed site configuration language (SMC 20.50.160.C) requiring 40 percent of the units to be within 25 feet of front property line, would lead to one of three possible outcomes on single mid-block lots: fewer units would be built, skinnier units would be built, or more than one lot would need to be assembled to achieve a code compliant redevelopment. Based on feedback from the Planning Commission at the August 1st study session, two options were presented at the September 5th study session:

- Option 1) Allow an exception for lots 60 wide or less to only have 30% of units within 25 feet of the front property line; or
- Option 2) Rewrite the section so that except for vehicular access, buildings must fill the lot frontage.

The design implications of Option 2 are that single mid-block lots will continue to be developed in the configuration now commonly seen throughout the City, with buildings oriented perpendicular to the street in a linear configuration. Other parts of the proposed design standards would require the side of the building facing the street to contain more visual interest, such as doors and windows, than what we currently see, but ultimately these developments are not creating a relationship with the street that leads to a pedestrian-friendly built environment, which is the vision of the MUR zoning districts.

Option 1 for lots in MUR-45' would mean more than one lot is needed for redevelopment. On the standard mid-block lot (60 feet wide by 120 feet deep) two (2) units would not meet minimum density, and three (3) units with one (1) unit detached at the front of the site and oriented to the street, and two attached units in the rear, would not be allowed since detached single-family dwelling is not an allowed use in the MUR-45' zoning district.

At the September 5th study session, the Planning Commission directed staff to keep the original proposed language to require 40 percent of the units to be within 25 feet of front property line, instead of choosing one of the options presented.

At the October 3rd Public Hearing, the Commission revisited the options from the September 5th study session and discussed a compromise of Option 1 for all zoning districts except MUR-45', and Option 2 for the MUR-45' zoning district. The Planning Commission ultimately recommended approval of the Townhouse Design Standard code amendments with a change to this section of the proposed code amendments.

The staff-proposed language that was included in the October 3rd Draft Code provided to the Planning Commission was as follows section (also included below are illustrations of site configurations that meet the proposed code):

20.50.160(C) Site Configuration. At least 40 percent of units within a site shall be located between the property line and a 25-foot distance from the property line to create a "street wall" which enhances the streetscape and overall pedestrian experience.

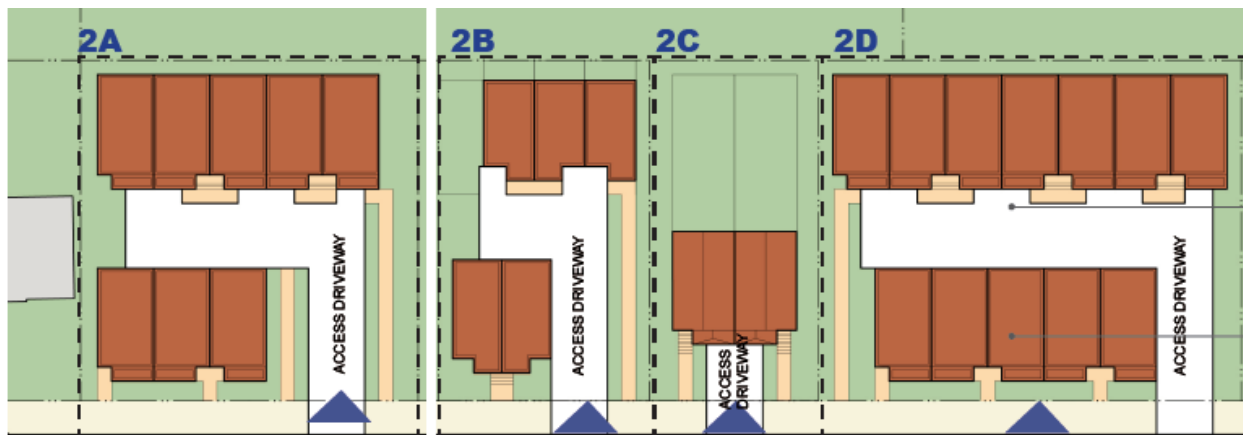


Illustration of four different sites that all meet the staff-proposed requirement.



Picture of townhouses that meet the staff-proposed requirement

The Planning Commission ultimately recommended the following code language for this section (also included below are illustrations of site configurations that meet the proposed code). This is the language that is currently included in Exhibit A to proposed Ordinance No. 871.

20.50.160(C) Site Configuration.

1. To create a street wall which enhances the streetscape and overall pedestrian experience, the following applies to lots in all zoning districts except for lots in the MUR-45' zoning district:

- a. On lots up to 70 feet in width, at least 30 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.*

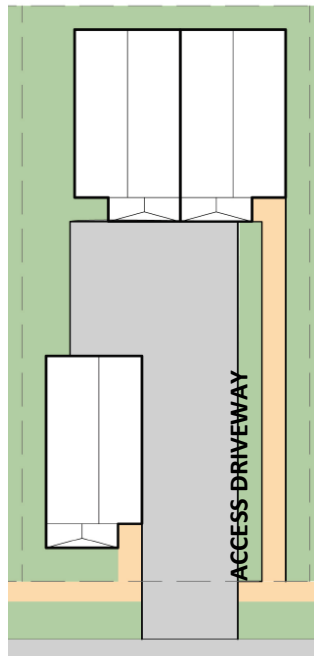


Illustration of a site that meets the proposed requirement.

b. On lots greater than 70 feet in width, at least 40 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.

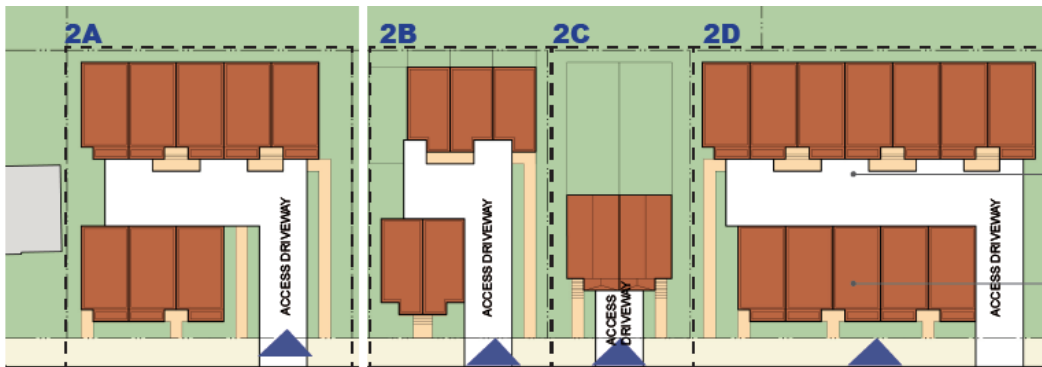


Illustration of four different sites that all meet the proposed requirement.

2. For all lots in the MUR-45' zoning district, buildings shall be located to create a street wall which enhances the streetscape and overall pedestrian experience. Except for vehicular access that meets the requirements of the Engineering Development Manual and the Development Code, buildings shall fill the lot frontage. All units with frontage shall be oriented to the public right(s)-of-way.

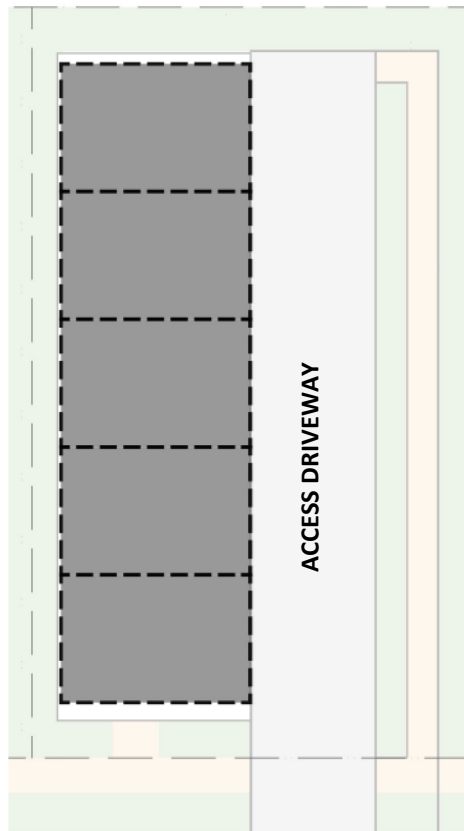


Illustration of a site that meets the proposed requirement.

When considering whether to approve the proposed regulations with the changes recommended by the Planning Commission, it is important to examine the results of the regulations. The constraints faced are largely due to the suburban context of the City; these lots were laid out (platted) with no alley system (in virtually the entire city) with the intent that each 60-foot wide by 120-foot deep lot would contain one single-family residence. They were designed for low-density, auto-oriented development. Redevelopment of these lots into dense, pedestrian-oriented areas is difficult without lot assemblage.

The original staff proposal in 20.50.160(C) that 40 percent of units be located within 25 feet of the front property line would eliminate the type of development that is oriented perpendicular to the street in a linear configuration. But for single mid-block lots, it would also lead to three potential outcomes which were outlined in the August 1st and September 5th staff reports to Planning Commission: 1) fewer units would be built, 2) skinnier units would be built, or 3) lots would need to be assembled. For the owner/developer of a single mid-block lot, this means the project may not be built in the first place (fewer units), the units may not be marketable (skinnier units), or they would need to buy an adjacent lot (or sell their lot). As part of this discussion, the Planning Commission grappled with the policy question or whether the greater public benefit of creating street-facing developments is worth the impacts, which could include a slow-down on townhouse development and the additional step of lot assemblage.

As noted earlier, staff believes that the site configuration regulations proposed by staff to the Planning Commission on October 3, 2019 are more reflective of the design

standards contemplated with the adoption of the MUR zoning and as such would recommend that Council amend the regulations as identified in Attachment C.

Weather Protection Code Language – SMC 20.50.170 (B)(1)

The Planning Commission also spent time discussing the code language in proposed SMC 20.50.170(B)(1). The proposed language that was included in the October 3rd Draft Code provided to the Planning Commission was as follows:

20.50.170(B)(1). Each unit shall have a covered entry or porch with weather protection at least 30 square feet with a minimum width of six (6) feet and minimum depth of four (4) feet.

Following Planning Commission discussion at the October 3rd Public Hearing, the Planning Commission ultimately recommended the following code language for this section:

20.50.170(B)(1). Each unit shall have a covered entry or porch with weather protection at least 20 square feet with a minimum width of four (4) feet and minimum depth of three (3) feet.

Proposed Code Illustrations

Exhibit A to proposed Ordinance No. 871 includes illustrations of the proposed code regulations. The illustrations were produced by the City’s consultant on this project, LMN Architects. The illustrations have not been updated since the October 3, 2019 Planning Commission meeting in awareness of the project’s budget. Once the City Council has provided direction to staff for code language to be adopted, staff will direct the consultant to update the illustrations, which will be included at the January 13, 2020 City Council adoption meeting.

RESOURCE/FINANCIAL IMPACT

No resource impacts are anticipated as a result of this discussion. If Council adopts Ordinance No. 871 on January 13, 2020, the new regulations are likely to slow townhouse redevelopment while developers adjust to the new requirements and in many instances will assemble more than one property to create a code-compliant development. This slowdown will be reflected in reduced permit application fee revenue for the City related to townhouse development.

RECOMMENDATION

No formal action is required by Council at this time. The Planning Commission has recommended adoption of the proposed amendments in Ordinance No. 871. Staff believes that the regulations proposed by staff to the Planning Commission on October 3, 2019, particularly regarding site configuration, are more reflective of the design standards contemplated with the adoption of the MUR zoning and as such would recommend that Council amend the regulations so that they align with what was proposed and presented by staff at the October 3rd Planning Commission Public Hearing (Attachment C). However, if Ordinance No. 871, as recommended by the Planning Commission, is preferred by Council, then staff recommends adoption of

Ordinance No. 871 with the additional staff recommended amendments as identified in Attachment D to this staff report. The proposed ordinance will be brought back for potential adoption on January 13, 2020.

ATTACHMENTS

Attachment A – Proposed Ordinance No. 871

Attachment A, Exhibit A – Planning Commission Recommended Code Amendments

Attachment B – Planning Commission October 17, 2019 Memo to Council

Attachment C - Staff Recommended Amendments to Townhouse Site Configuration Code – SMC 20.50.160(C)

Attachment D – Staff Recommended Amendments Based on Planning Commission Proposed Development Code Amendments

ORDINANCE NO. 871

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING CERTAIN SECTIONS OF THE SHORELINE MUNICIPAL CODE TITLE 20, THE UNIFIED DEVELOPMENT CODE, TO PROVIDE FOR DESIGN STANDARDS FOR SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT.

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington, and planning pursuant to the Growth Management Act, Title 36.70A RCW; and

WHEREAS, the City has experienced increasing demand for single-family attached residential development in various zoning districts of the City; and

WHEREAS, single-family attached residential development includes townhomes, duplex, and rowhouses; and

WHEREAS, the City's current standards being utilized from this type of development are better suited for multi-family buildings, such as apartments, and do not provide for developments that are both functional and add value to the community by creating desirable places to live; and

WHEREAS, amendments are needed for SMC Chapters 20.20, 20.30, 20.50, and 20.70 to provide for new standards for single-family attached residential development; and

WHEREAS, the City conducted extensive research including reviewing standards of other jurisdictions, conducting a total of nine (9) internal and external stakeholder meetings between January 2019 and June 2019, and providing for an online visual preference survey during April 2019; and

WHEREAS, on August 1, 2019 and September 5, 2019, the City of Shoreline Planning Commission reviewed the proposed Development Code amendments; and

WHEREAS, on October 3, 2019, the City of Shoreline Planning Commission held a public hearing on the proposed Development Code amendments so as to receive public testimony; and

WHEREAS, at the conclusion of public hearing, the City of Shoreline Planning Commission voted that the proposed Development Code amendments, as amended by the Planning Commission, be approved by the City Council; and

WHEREAS, on November 25, 2019, the City Council held a study session on the proposed Development Code amendments; and

WHEREAS, the City Council has considered the entire public record, public comments, written and oral, and the Planning Commission's recommendation; and

WHEREAS, the City provided public notice of the proposed Development Code amendments and the public hearing as provided in SMC 20.30.070; and

WHEREAS, pursuant to RCW 36.70A.370, the City has utilized the process established by the Washington State Attorney General so as to assure the protection of private property rights; and

WHEREAS, pursuant to RCW 36.70A.106, the City has provided the Washington State Department of Commerce with a 60-day notice of its intent to adopt the proposed Development Code amendments; and

WHEREAS, the environmental impacts of the proposed Development Code amendments resulted in the issuance of a Determination of Non-Significance (DNS) on August 13, 2019; and

WHEREAS, the City Council has determined that the amendments are consistent with and implement the Shoreline Comprehensive Plan and serves the purpose of the Unified Development Code as set forth in SMC 20.10.020;

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

Section 1. Amendment. Title 20 of the Shoreline Municipal Code, Unified Development Code, is amended as set forth in Exhibit A to this Ordinance.

Section 2. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 3. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any person or situation.

Section 4. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON JANUARY 13, 2020.

Mayor

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik Smith
City Clerk

Margaret King
City Attorney

Date of Publication: , 2020
Effective Date: , 2020

Ordinance No. 871 – Exhibit A

- **SMC Chapter 20.20 Definitions**

20.20.012 B definitions.

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

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

20.20.018 E definitions.

Entry Means a door where a person enters a building.

20.20.020 F definitions.

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

20.20.032 L definitions.

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

20.20.034 M definitions.

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

20.20.046 S definitions.

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

Street wall A wall or portion of a wall of a building facing a public right-of-way that frames the public realm, creating a sense of enclosure for pedestrians.

20.20.050 U definitions.

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

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

20.20.060 Z definitions.

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

- **Chapter 20.30, Subchapter 7 Subdivisions**

20.30.410 Preliminary subdivision review procedures and criteria.

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

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

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

4. Unit Lot Subdivision Development.

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

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

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

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

e. ~~Within the parent lot or overall site, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement set forth on the face of the plat, to be recorded with King County Records and Licensing Services Division.~~

f. The final plat shall note all conditions of approval. The final plat shall also note that unit lots are is not a separate buildable lots independent of the

overall development, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot and shall be noted on the plat, to be recorded with King County Records and Licensing Services Division.

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

- **Chapter 20.50, Subchapter 1 Dimensions and Density for Development**

20.50.020 Dimensional requirements.

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

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

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Base Density: Dwelling Units/Acre	4 du/ac	6 du/ac (7)	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac	Based on bldg. bulk limits
Min. Density	4 du/ac	4 du/ac	4 du/ac	6 du/ac	8 du/ac	10 du/ac	12 du/ac	Based on bldg. bulk limits
Min. Lot Width (2)	50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	N/A
Min. Lot Area (2) (13)	7,200 sq ft	7,200 sq ft	5,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft	N/A
Min. Front Yard Setback (2) (3) (14)	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft

Residential Zones								
STANDARDS	R-4	R-6	R-8	R-12	R-18	R-24	R-48	TC-4
Min. Rear Yard Setback (2) (4) (5)	15 ft	15 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Min. Side Yard Setback (2) (4) (5)	5 ft min.	5 ft min.	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Base Height (9)	30 ft (35 ft with pitched roof)	30 ft (35 ft with pitched roof)	35 ft	35 ft	35 ft (40 ft with pitched roof)	35 ft (40 ft with pitched roof) (16)	35 ft (40 ft with pitched roof) (8) (16)	35 ft (16)
Max. Building Coverage (2) (6)	35%	35%	45%	55%	60%	70%	70%	N/A
Max. Hardscape (2) (6)	45%	50%	65%	75%	85%	85%	90%	90%

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

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

STANDARDS	MUR-35'	MUR-45'	MUR-70' (10)
Base Density: Dwelling Units/Acre	N/A	N/A	N/A
Min. Density	12 du/ac (17)	18 du/ac	48 du/ac
Min. Lot Width (2)	N/A	N/A	N/A
Min. Lot Area (2)	N/A	N/A	N/A
Min. Front Yard Setback (2) (3)	0 ft if located on an arterial street 10 ft on nonarterial street 22 ft if located on 145th Street (15)	15 ft if located on 185th Street (15) 0 ft if located on an arterial street 10 ft on nonarterial street	15 ft if located on 185th Street (15) 22 ft if located on 145th Street (15) 0 ft if located on an arterial street

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

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

(1) Repealed by Ord. 462.

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

20.50.040 Setbacks – Designation and measurement.

I. Projections into Setback.

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

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

3. Eaves shall not project:

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

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

-
- **Chapter 20.50, Subchapter 3 Multifamily and Single-Family Attached Residential Design**

Subchapter 3. Multifamily and Single-Family Attached Residential Design

20.50.120 Purpose.

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

- A. To encourage development of attractive residential areas that are compatible when considered within the context of the surrounding area.
- B. To enhance the aesthetic appeal of new ~~multifamily residential~~ single-family attached buildings by encouraging high quality, creative and innovative site and building design.
- C. To meet the recreation needs of project residents by providing open spaces within the project site.
- D. ~~To establish a well-defined streetscape by setting back structures for a depth that allows landscaped front yards, thus creating more privacy (separation from the street) for residents.~~
- E. ~~To minimize the visual and surface water runoff impacts by encouraging parking to be located under the building.~~

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

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

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

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

20.50.12230 Administrative design review.

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

20.50.12540 Thresholds – Required site improvements.

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

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

B. When aggregate building construction valuations for issued permits, within any cumulative five-year period after March 30, 2013, exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.

20.50.150 Overlapping Standards.

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

20.50.130 Site planning – Setbacks – Standards.

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

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

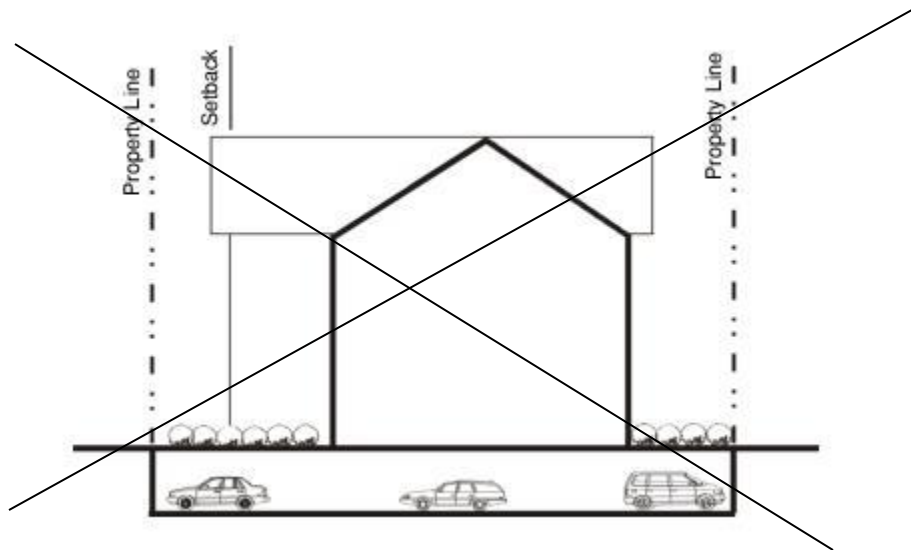


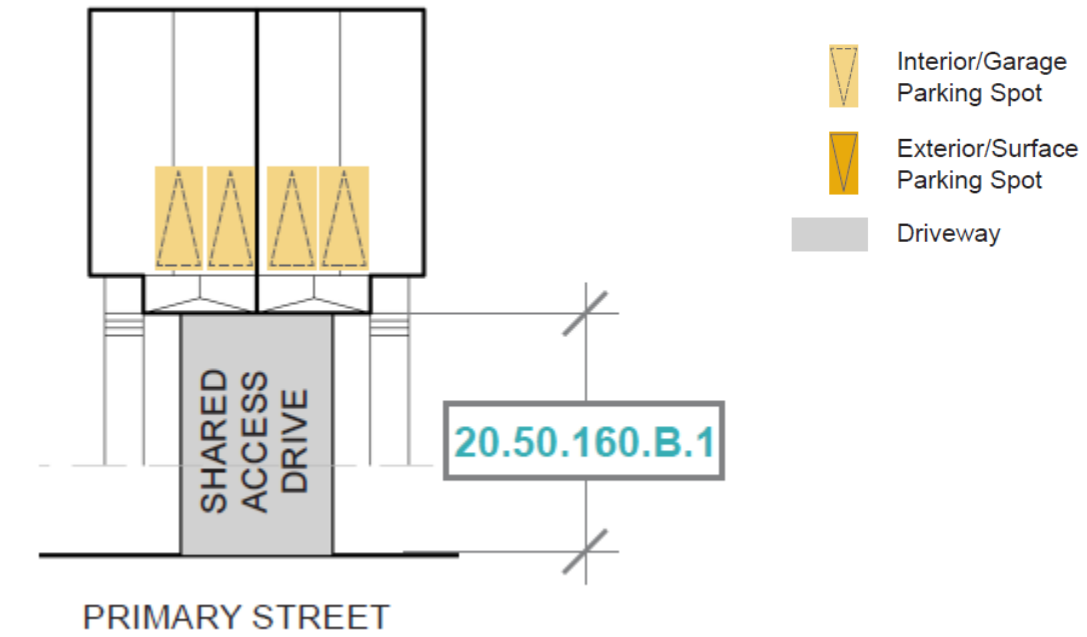
Figure Exception to 20.50.130(1): Diagram of multifamily structure with underground parking within a required setback.

20.50.1640 Parking – Access and location Site Design – Standards.

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

B. Parking

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



Minimum Linear Distance Illustration

~~G2. Above-ground Surface parking shall be located behind or to the side of buildings. Parking between the street property line and the building shall be allowed only when authorized by the Director due to physical limitations of the site.~~

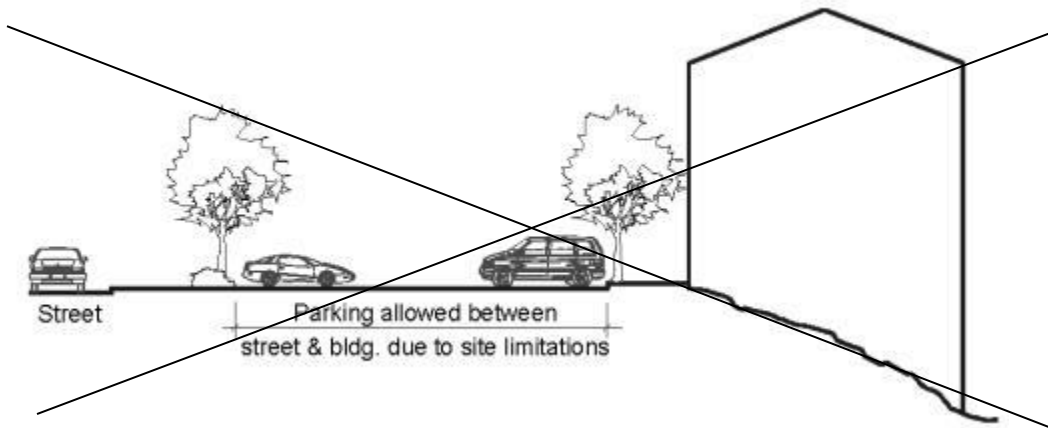
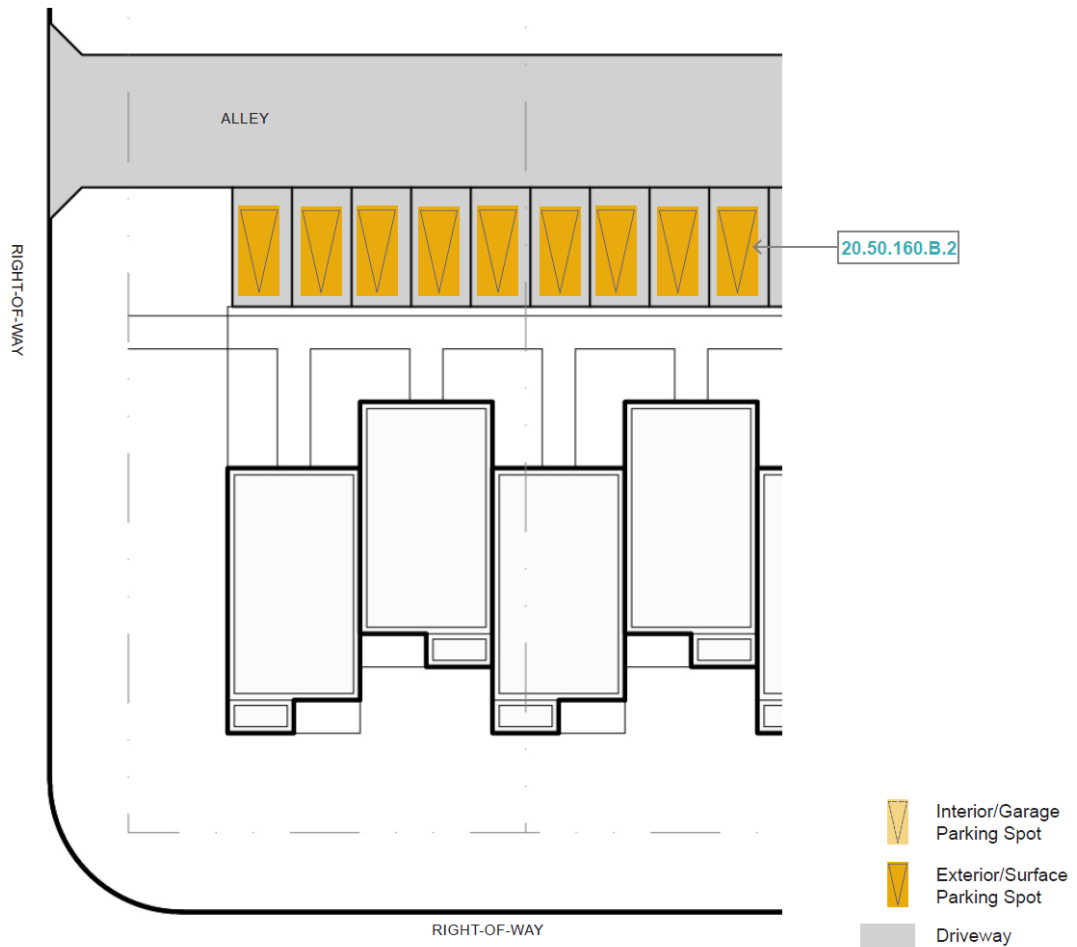


Figure 20.50.140(C): Example of parking location between the building and the street, which is necessary due to the steep slope.



Shared surface parking with alley

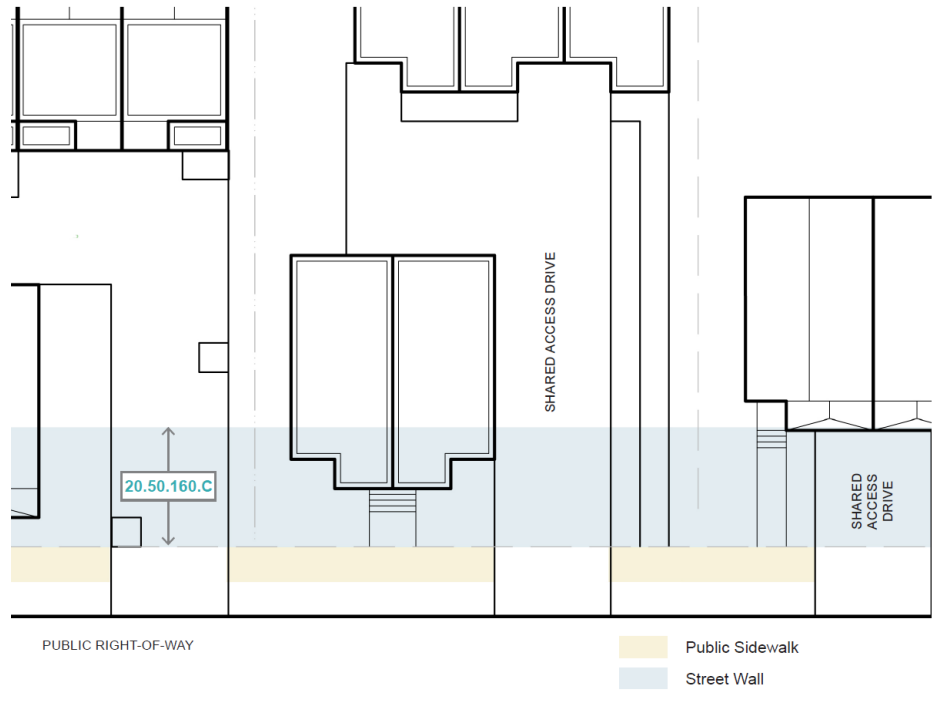
Surface Parking Illustration

3. Carports are prohibited.

C. Site Configuration.

1. To create a street wall which enhances the streetscape and overall pedestrian experience, the following applies to lots in all zoning districts except for lots in the MUR-45' zoning district:
 - a. On lots up to 70 feet in width, at least 30 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.
 - b. On lots greater than 70 feet in width, at least 40 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.
2. For all lots in the MUR-45' zoning district, buildings shall be located to create a street wall which enhances the streetscape and overall pedestrian

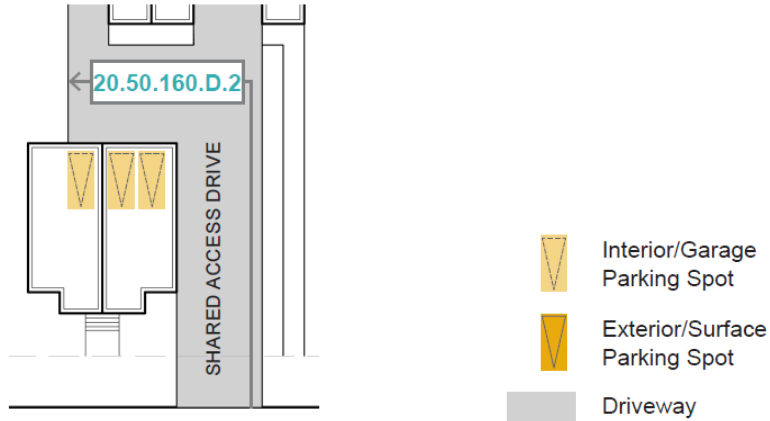
experience. Except for vehicular access that meets the requirements of the Engineering Development Manual and the Development Code, buildings shall fill the lot frontage. All units with frontage shall be oriented to the public right(s)-of-way.



Site Configuration Illustration

D. Site Access and Circulation

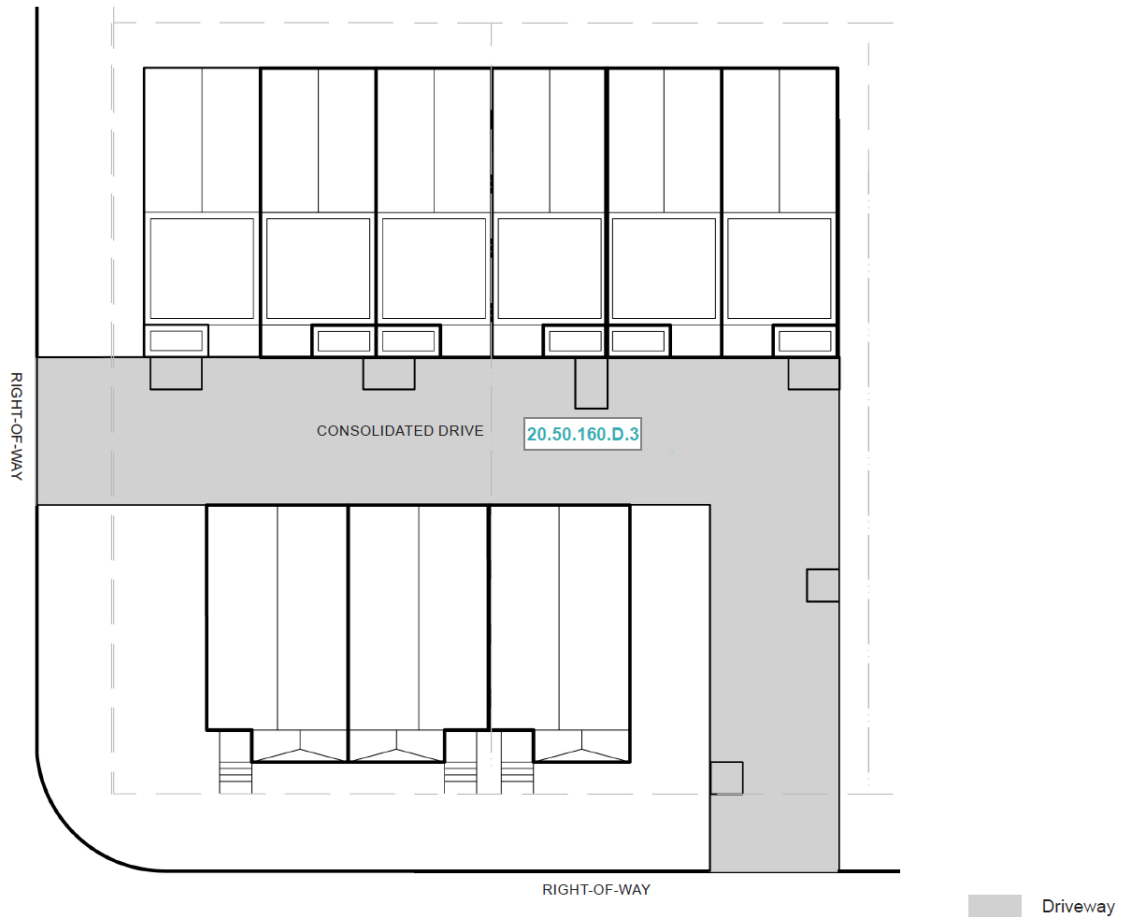
1. Vehicle access requirements are contained in the Engineering Development Manual.
2. On lots with dead-end access drives with a length of 150 feet or greater, measured from the face of curb to the end of the access drive pavement, a turnaround facility shall be provided that meets the standard detail contained in the Engineering Development Manual or, if no standard is provided, the standard detail required by the Public Works Director.



Rear-loaded attached garage, with shared access drive

Dead-end Access Drive Illustration

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



Consolidated Vehicle Access Illustration

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

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

a. Onsite pedestrian access shall be separated from vehicular circulation and a minimum of four (4) feet wide. Separated from vehicular circulation means (1) there is at least five (5) linear feet of landscaping between the closest edge of the vehicular circulation area and closest edge of the pedestrian access or (2) separation by a building. For buildings that do not front on the public right(s)-of-way, this requirement shall be considered met if pedestrian access is provided from a public sidewalk to the building(s); or

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

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

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

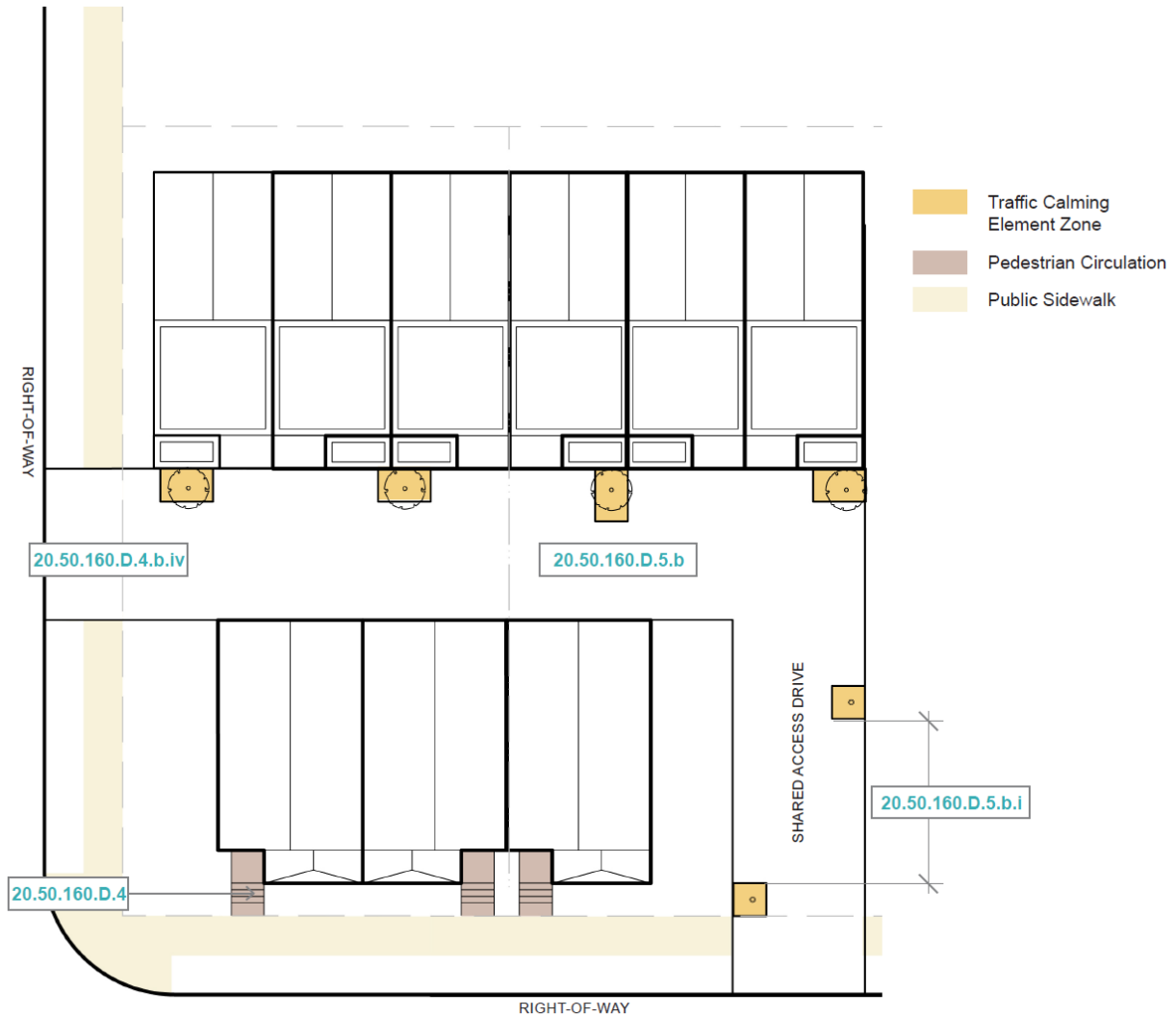
iii. The shared-space shall relate to the building(s) by having elements that allow for informal surveillance, including doors, windows, porches, stoops and balconies oriented towards the shared circulation space; and

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



Building Relationship to Shared-Space Image





Site Access and Circulation Illustrations

D.— Avoid parking layouts that dominate a development. Coordinate siting of parking areas, pedestrian connections and open space to promote easily accessible, centrally located open space. Parking lots and access drives shall be lined on both sides with five-foot-wide walks and/or landscaping in addition to frontage and landscaping standards.

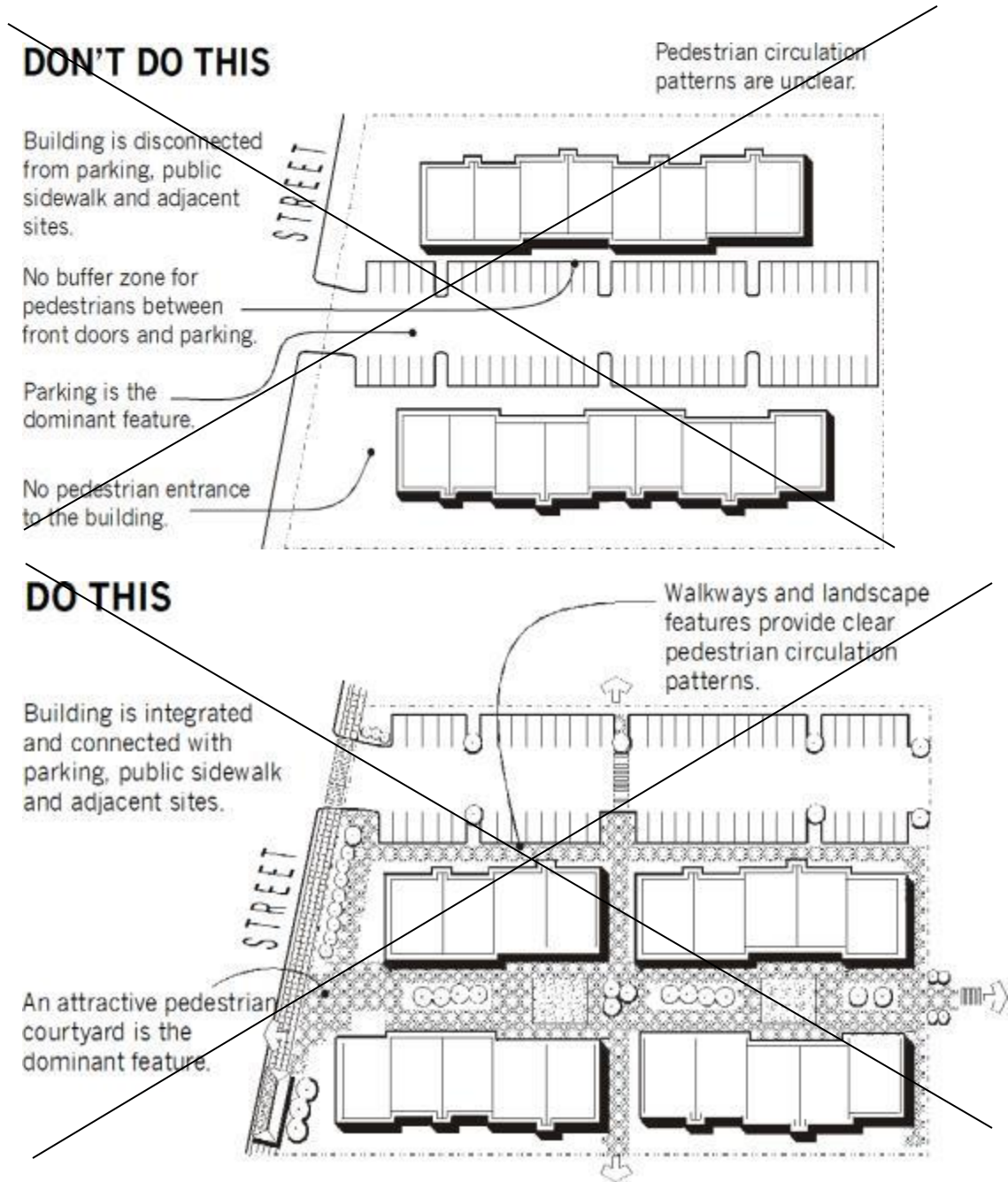


Figure 20.50.140(D): Avoid parking that dominates the site. Encourage parking located behind or on the side of buildings and common open space between buildings.

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

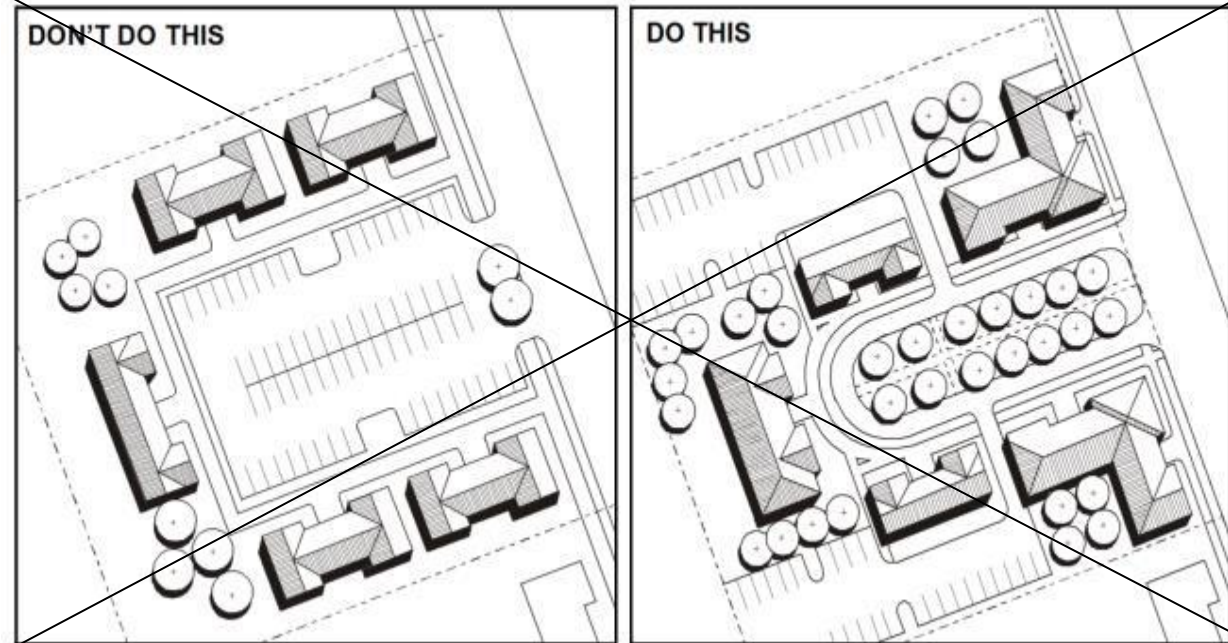


Figure 20.50.140(E): Examples of breaking up parking and siting it behind buildings. Such development creates an attractive open space and avoids the impact of a large central parking lot.

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

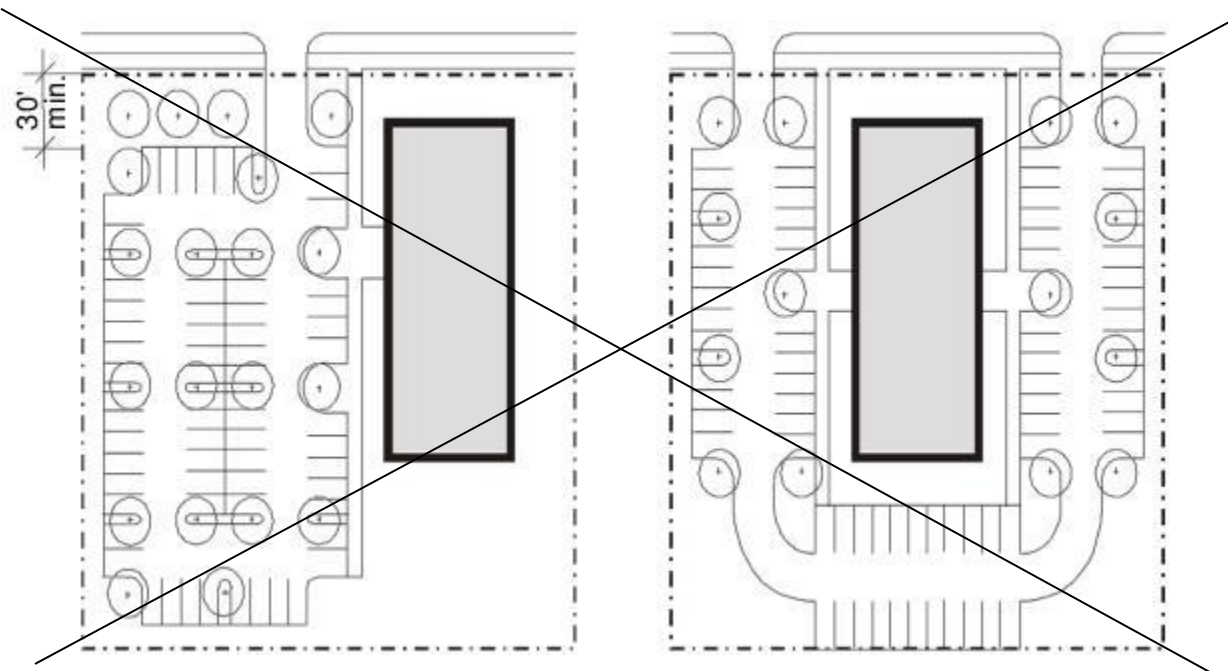


Figure Exception to 20.50.140(E): A consolidated parking scheme (left) with more than 30 spaces may be permitted if it is buffered from the street and produces improvements from a separated parking scheme (right), such as a better open space layout, fewer curb cuts, etc.

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

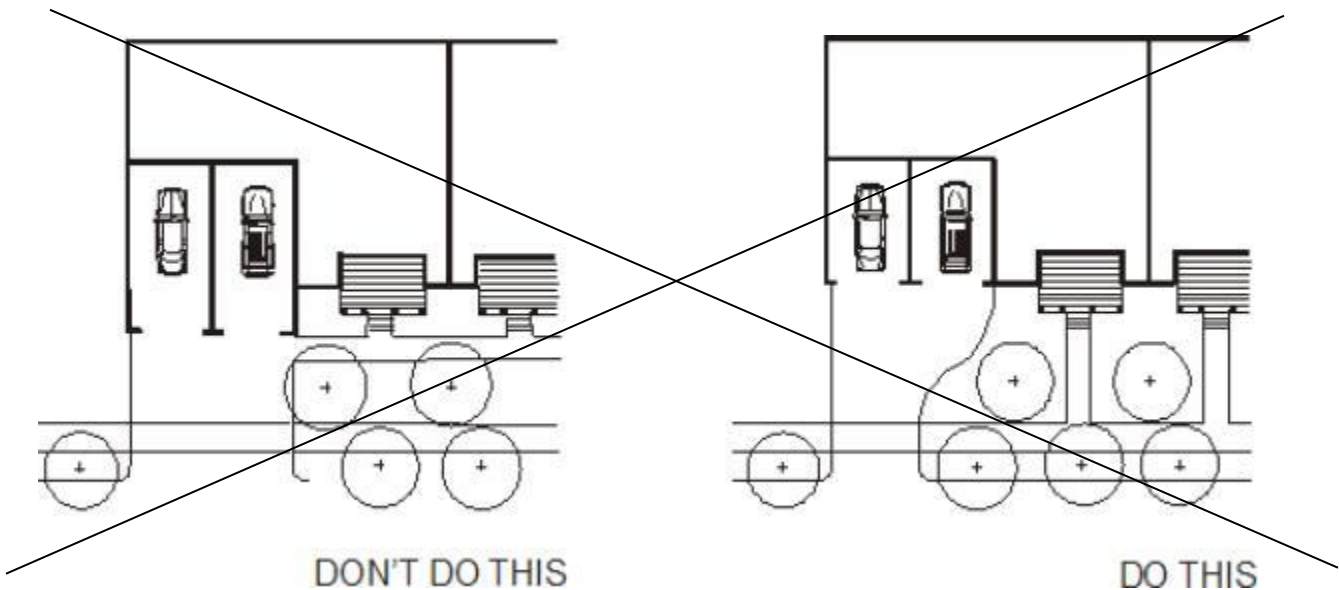


Figure 20.50.140(F), (G): Example of limiting the impact of garage entrances by building them flush with the facade, reducing their width, providing landscaping, and pedestrian access.

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

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

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

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

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

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

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

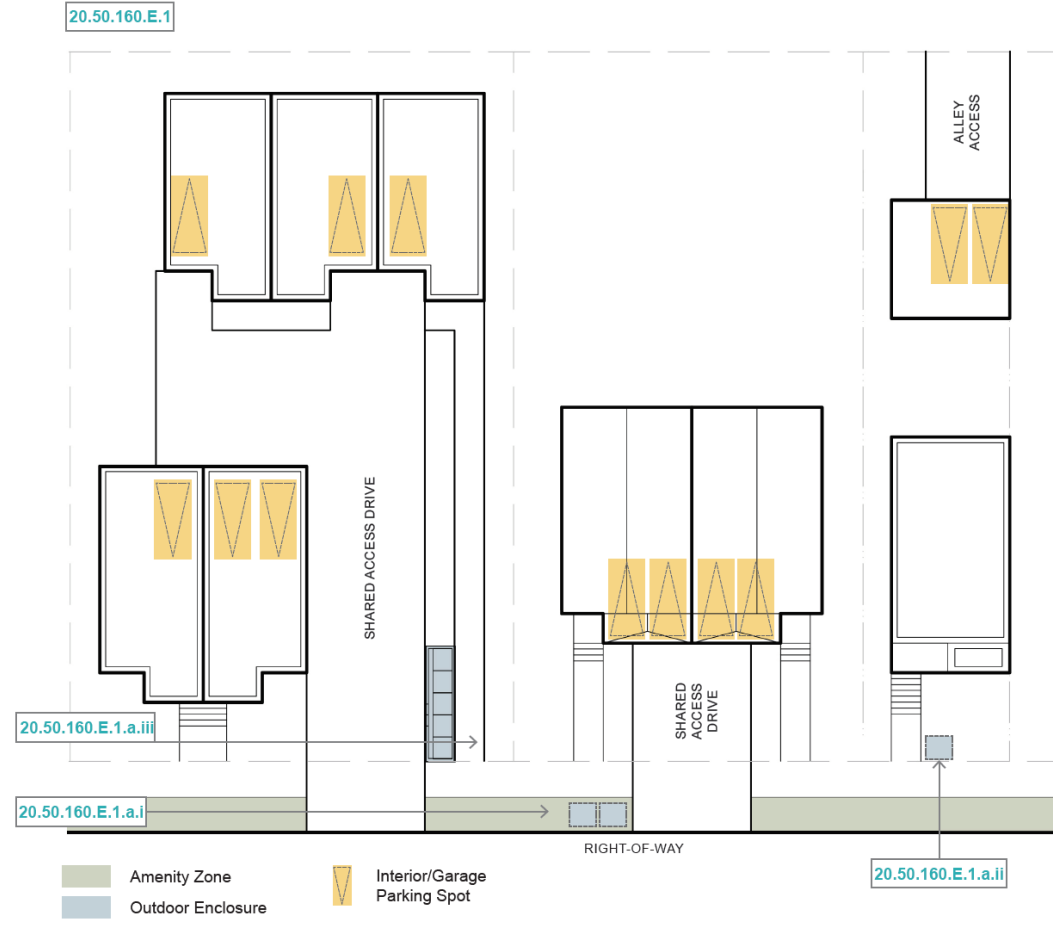
iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.

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

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

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

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

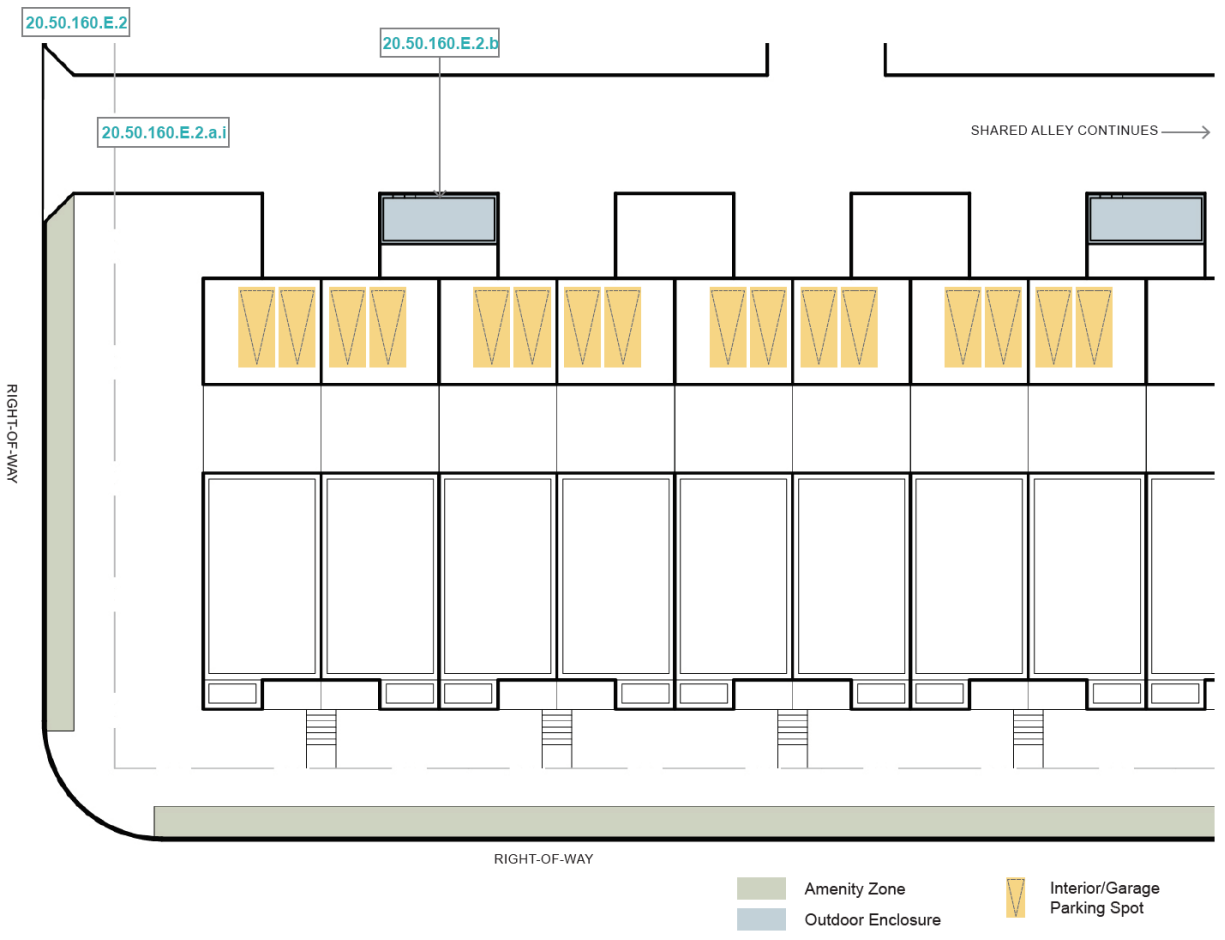


Solid Waste Storage and Staging Area Illustration 1

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

- a. If the storage space is provided in the individual unit garages it shall be its own dedicated area and shall not overlap with space needed for required vehicle parking. Staging areas shall abut vehicle access drives, but shall not obstruct vehicle circulation, and shall comply with one (1) of the following:
 - i. The vehicle access shall not dead-end, but provide a through connection to a public right-of-way; or
 - ii. The site shall contain a turnaround that meets the standard detail required by the Public Works Director.
- b. If the storage space and staging area is provided in a common indoor trash room or room(s), or in a common outdoor enclosure or enclosure(s), it shall comply with the following:

- i. Access to and maintenance of the trash room(s) or enclosure(s), and billing shall be addressed in a Covenants, Conditions and Restrictions document to be recorded prior to development permit issuance; and
- ii. The City’s solid waste purveyor provides written confirmation it will service the location of the trash room(s); and
- iii. If the storage space is provided in an outdoor enclosure or enclosure(s), it shall be completely screened.



Solid Waste Storage and Staging Area Illustration 2

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

BF. Accessory Structures.

1. Shipping containers are ~~not allowed~~ prohibited.

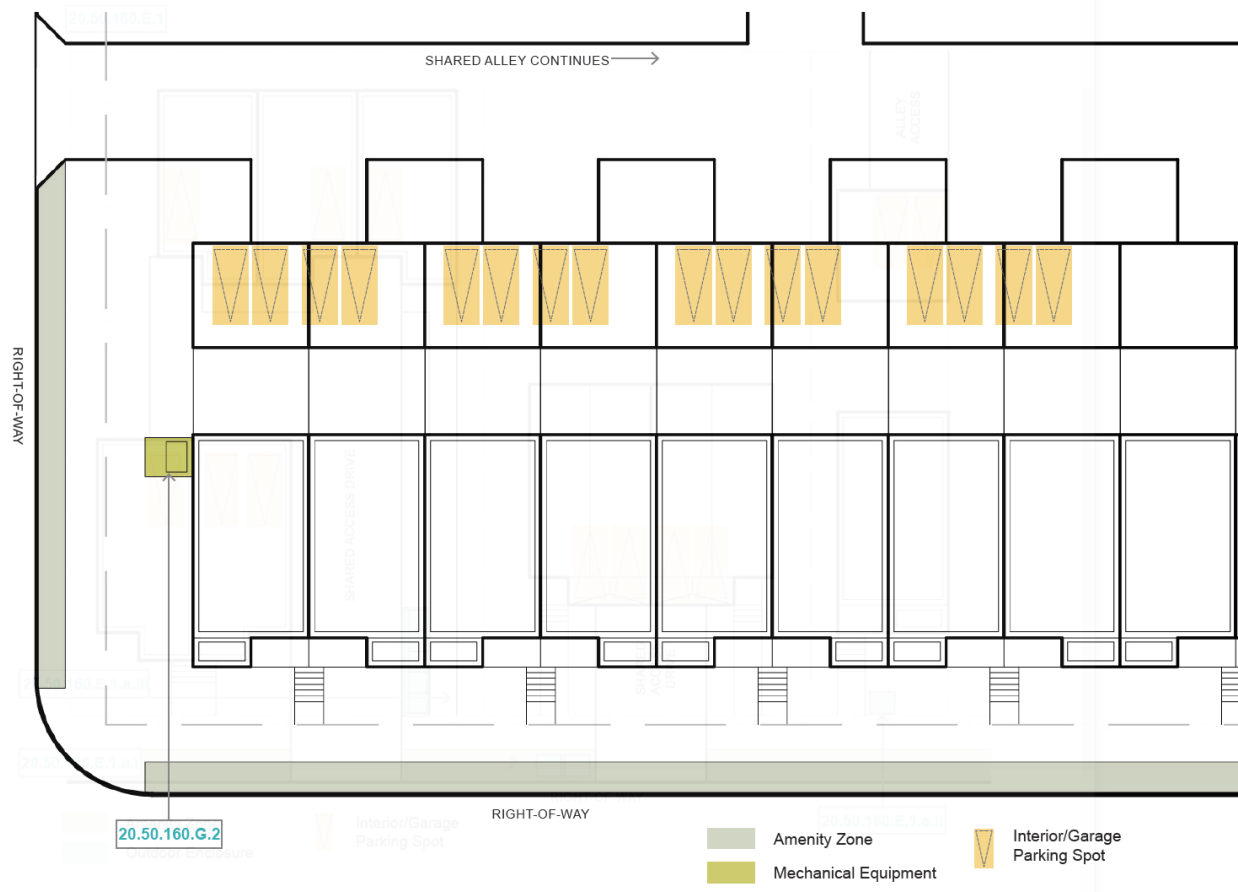
G. Utility and Mechanical Equipment

1. Mechanical and utility equipment shall be located and designed to minimize its visibility by the public. Preferred locations are off alleys; access drives; within, atop, or under buildings; underground; or other locations away from the public right-of-way. Equipment shall not intrude into required pedestrian areas.

2. Ground-mounted mechanical equipment shall be fully enclosed within an opaque fence or wall, or it shall be screened with dense landscaping from pedestrian view from the public right-of-way. Chain-link fencing with slats is prohibited.

3. All exterior building-mounted mechanical equipment, with the exception of solar collectors or wind power generating equipment, shall be screened from pedestrian view by integration with the building's architecture through such elements as parapet walls, false roofs, roof wells, clerestories, equipment rooms, materials and colors.





Utility and Mechanical Equipment Illustrations

20.50.160 H. Open Outdoor space – Standards.

1. Parcels with nine (9) or fewer units shall comply with one (1) of the following requirements:

a. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:

i. No single outdoor space to be counted as part of this requirement shall be less than 50 square feet with no dimension less than six lineal (6) feet;

ii. Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director; and

iii. The private outdoor space shall be directly accessible from the associated unit.

b. Each development shall provide a minimum of 800 square feet of common outdoor space, whichever is greater, that complies with all of the following standards:

i. No dimension shall be less than ten (10) lineal feet.

ii. Common outdoor space includes rooftop decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.

iii. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:

A. A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;

B. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and

C. Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")

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

2. Parcels with ten (10) or more units shall comply with all of the following requirements:

a. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:

i. No single outdoor space to be counted as part of this requirement shall be less than 50 square feet with no dimension less than six lineal (6) feet;

ii. Private outdoor space includes balconies, patios, decks, porches, gardens, or any other outdoor space that meets the purpose of this section, as approved by the Director; and

iii. The private outdoor space shall be directly accessible from the associated unit.

b. Each development shall provide a minimum of 800 square feet or 50 square feet per unit of common outdoor space, whichever is greater, that complies with all of the following standards:

i. No dimension shall be less than ten (10) lineal feet.

ii. Common outdoor space includes rooftop decks, gardens, courtyards, or any other outdoor space that meets the purpose of this section, as approved by the Director.

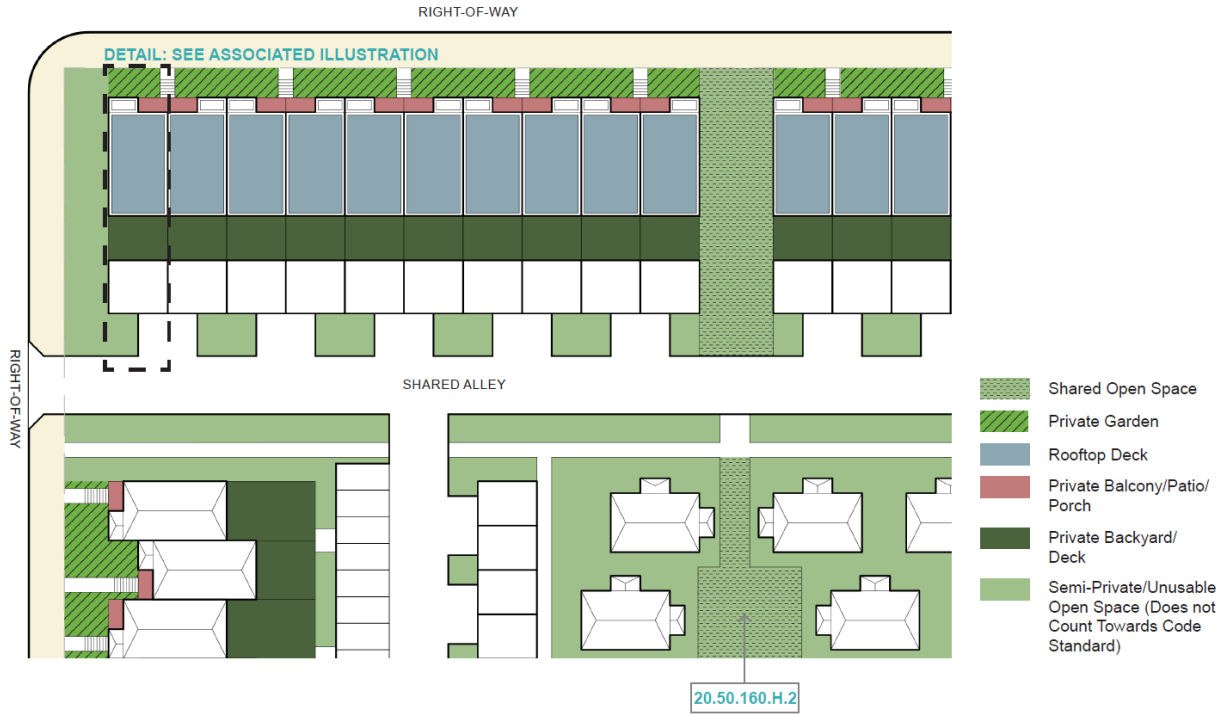
iii. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:

A. A minimum of one (1) amenity per 200 square feet is provided along the walkway through the garden/landscaped area, including landscape structures, permanently affixed tables and chairs, benches, and/or fountains;

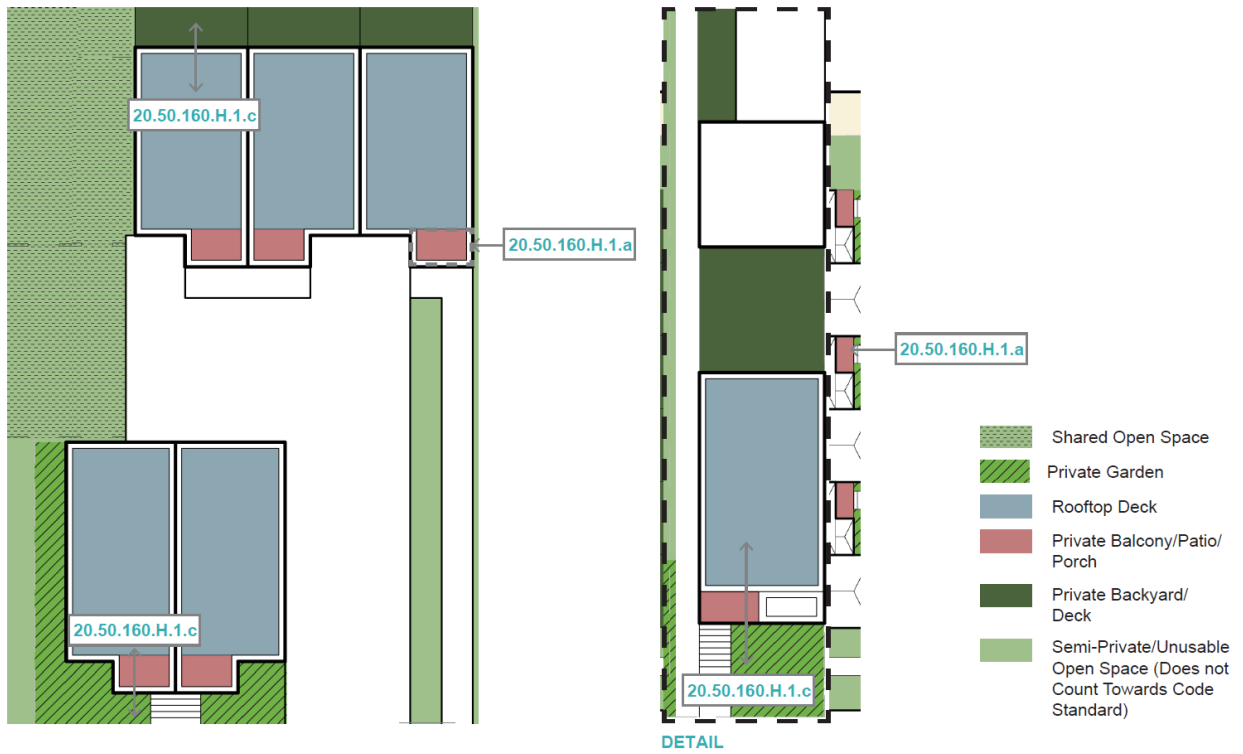
B. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and

C. Wayfinding signage is provided leading to the common outdoor space, and identification signage is provided at the entrance(s) to the common outdoor space indicating its use (e.g., "This area is common outdoor space to be used by community residents and guests.")

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



Open Space Illustration 1



Open Space Illustration 2



20.50.160.H.2

Common Garden



20.50.160.H.2

Private Patio



20.50.160.H.2

Common Rooftop
Open Space



20.50.160.H.2

Private garden



20.50.160.H.2

Common Pedestrian
Walkway



20.50.160.H.2

Private Balcony

Open Space Images

I. Façade Landscaping.

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

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

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

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

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

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

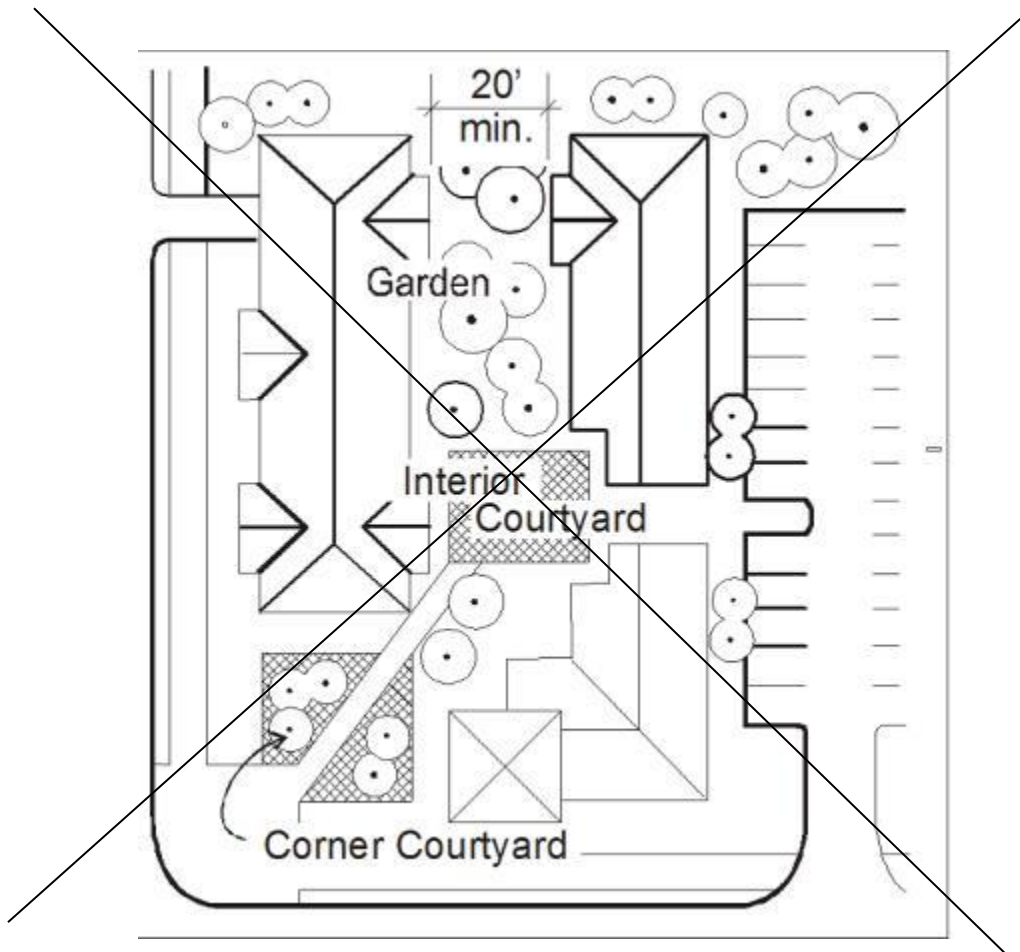


Figure 20.50.160(A): Usable outdoor open space can be created by careful siting buildings and appropriate landscape design.

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

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

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

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

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

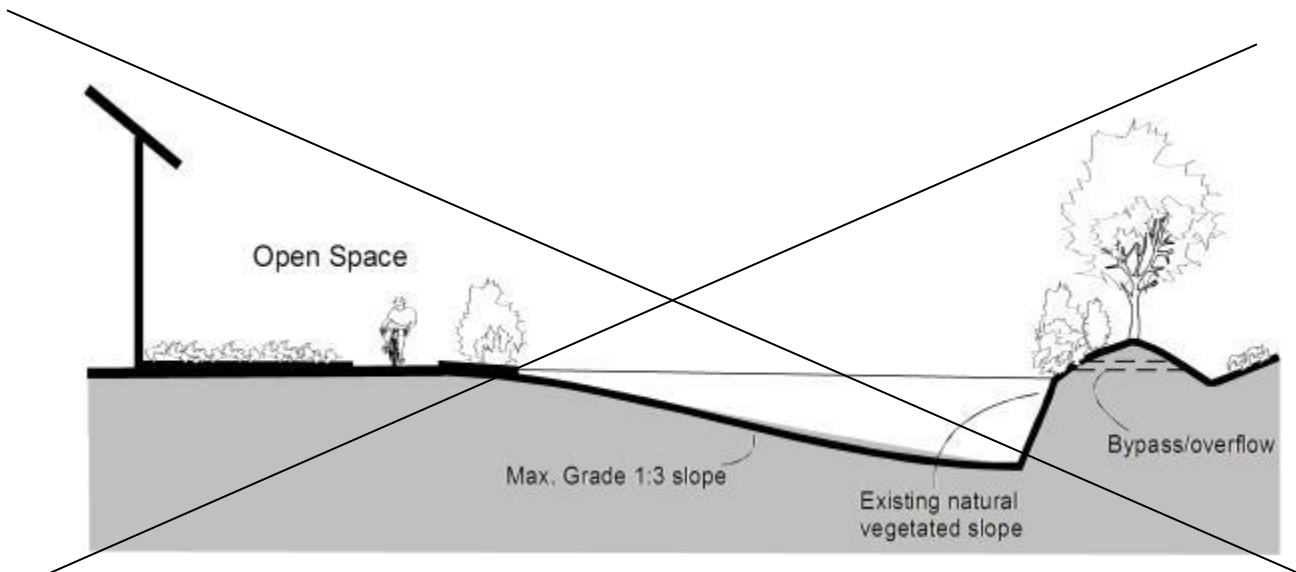


Figure Exception to 20.50.160(A)(2) and (3): Example of stormwater facility design which does not require fencing.

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

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

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

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

20.50.170 Pedestrian circulation and safety – Standards.

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

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

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

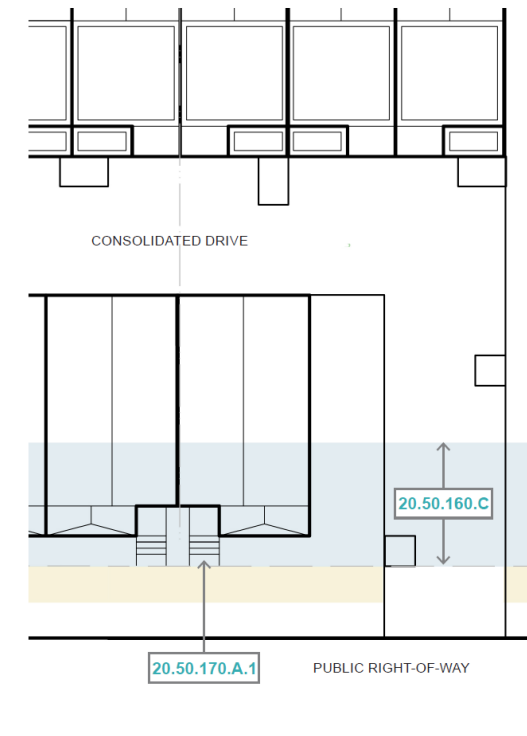
D.— Ensure that building entries are visible from the street or, if this is not possible, from other buildings and primary pedestrian routes. Illuminate building entries with at least four foot-candles of light.

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

20.50.1870 Building design – Building orientation and scale – Standards.

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

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



Primary Entry Illustration

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

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

1. Each unit shall have a covered entry or porch with weather protection at least 20 square feet with a minimum width of four (4) feet and minimum depth of three (3) feet.

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

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

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

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

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

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

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

g. Living green wall minimum of 100 square feet;

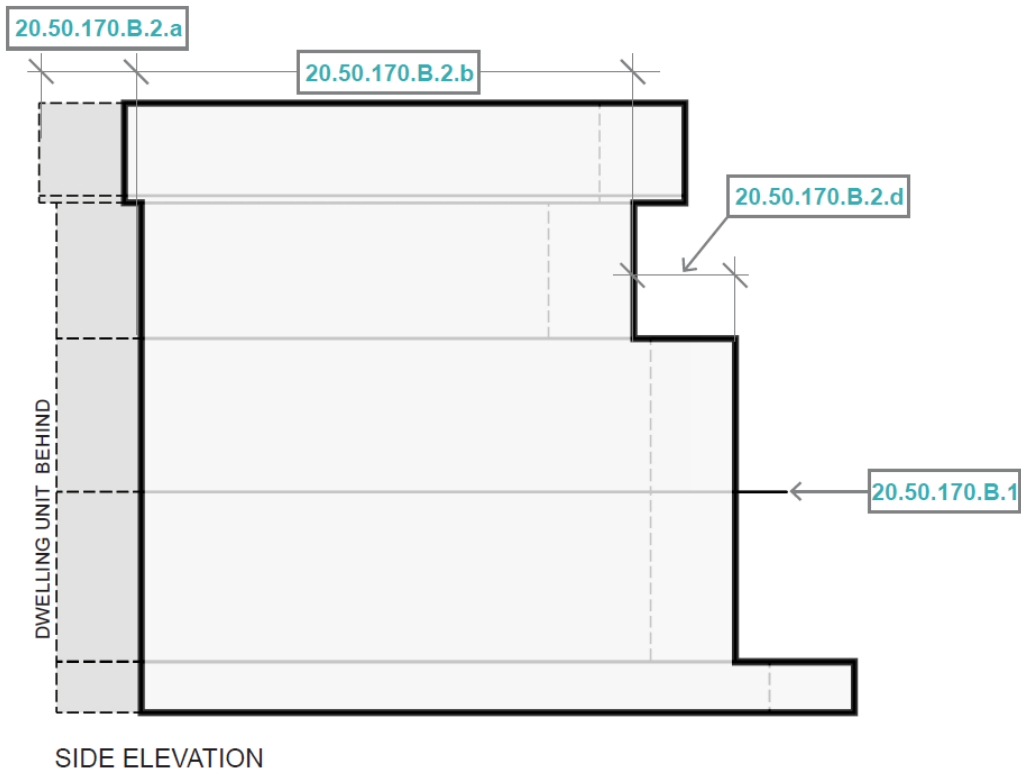
h. A façade with at least 40 percent fenestration and/or landscaping, 50 percent of which shall be fenestration;

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

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



Building Modulation, Massing and Articulation Illustration 1



Building Modulation, Massing and Articulation Illustration 2

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

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

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

c. The façade area is measured vertically, top to bottom, and horizontally edge-to-edge as illustrated in Illustration 3.

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

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



Building Modulation, Massing and Articulation Illustration 3: Illustration of No Blank Façade. The façade facing the right-of-way measures 650 square feet. The façade depicted has 235 square feet of fenestration and landscaping, which is 36 percent of the façade, meeting the requirement.



Building Modulation, Massing and Articulation Images

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

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

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

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



Public Right-of-Way Facing Garage Illustration

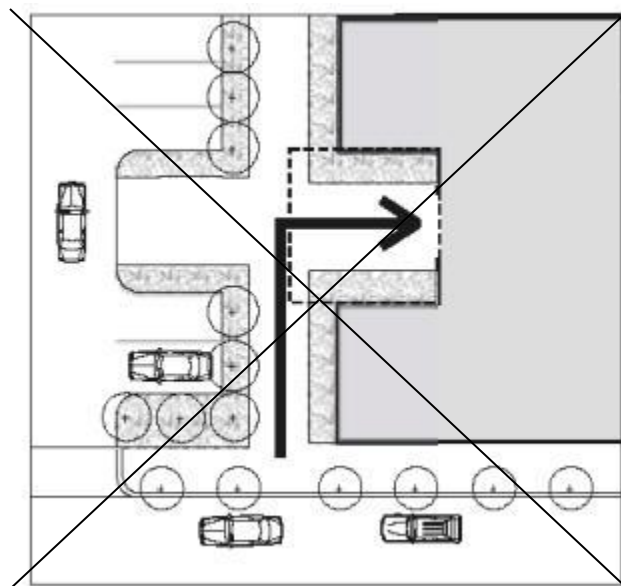


Figure 20.50.180(B): Example of connection of building entrance which is not located on a street but has a clear pedestrian walkway to it.

C. Building Materials

Materials and colors shall comply with the following:

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



Building Materials Images

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



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

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

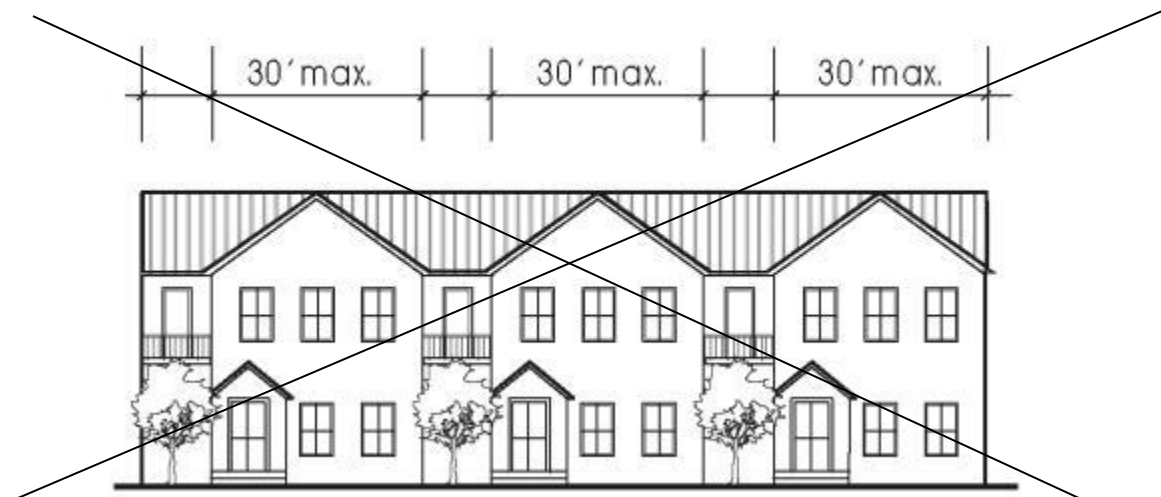


Figure 20.50.180(D): Example of articulation of facades that can help break down the scale of large buildings.

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

- 1.— Vertical offset in ridge line;
- 2.— Horizontal offset in ridge line;

3. Variations in roof pitch;
4. Gables;
5. Dormers.

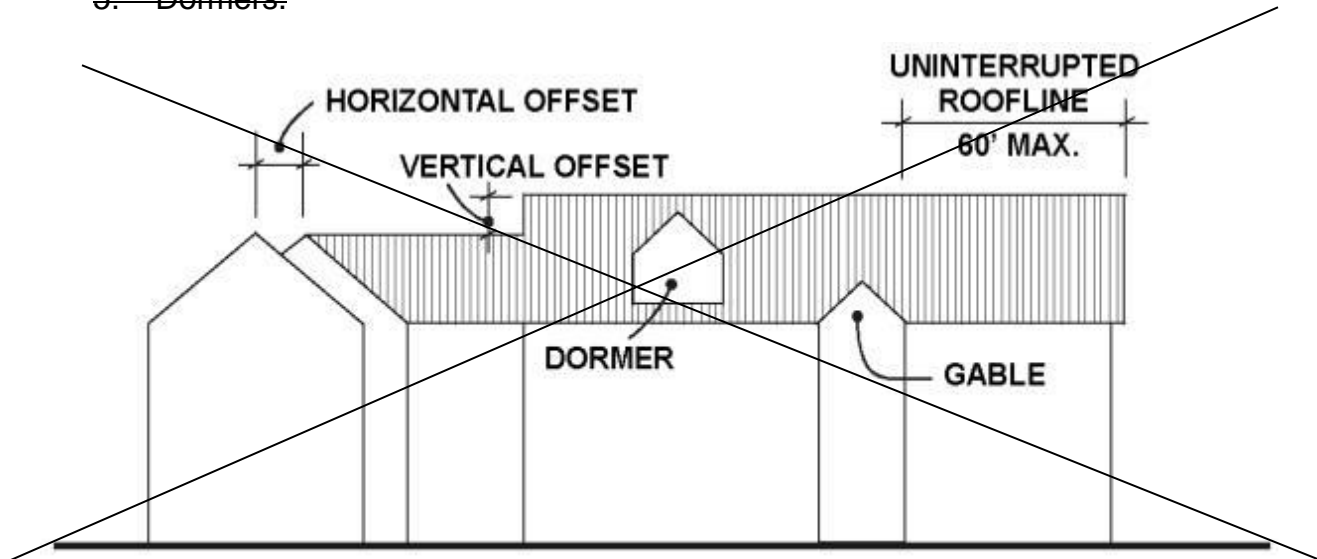


Figure 20.50.180(E): Examples of roofline variation techniques.

20.50.190 Exterior materials – Standards.

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

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

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

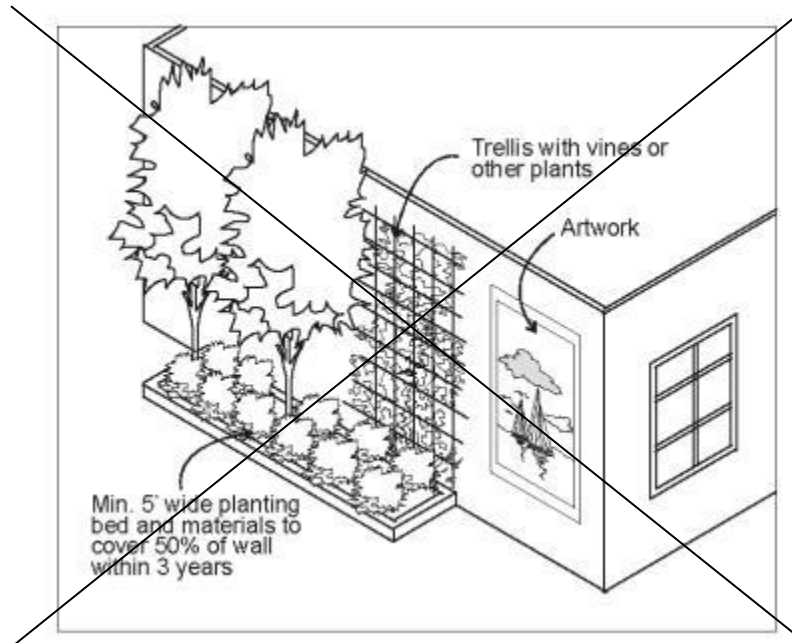


Figure 20.50.190(B): Examples of “blank” wall treatment.

20.50.200 Facade elements – Standards.

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

- 1.— Multiple rooflines or gables (beyond what is required in SMC 20.50.180(C)).
- 2.— Windows and door treatment which embellishes the facade.
- 3.— Porches.
- 4.— Unique facade treatment, such as decorative materials, trellis, arcade and other design elements.
- 5.— Dormers or fascia boards (at least 10 inches wide).
- 6.— Bay windows.

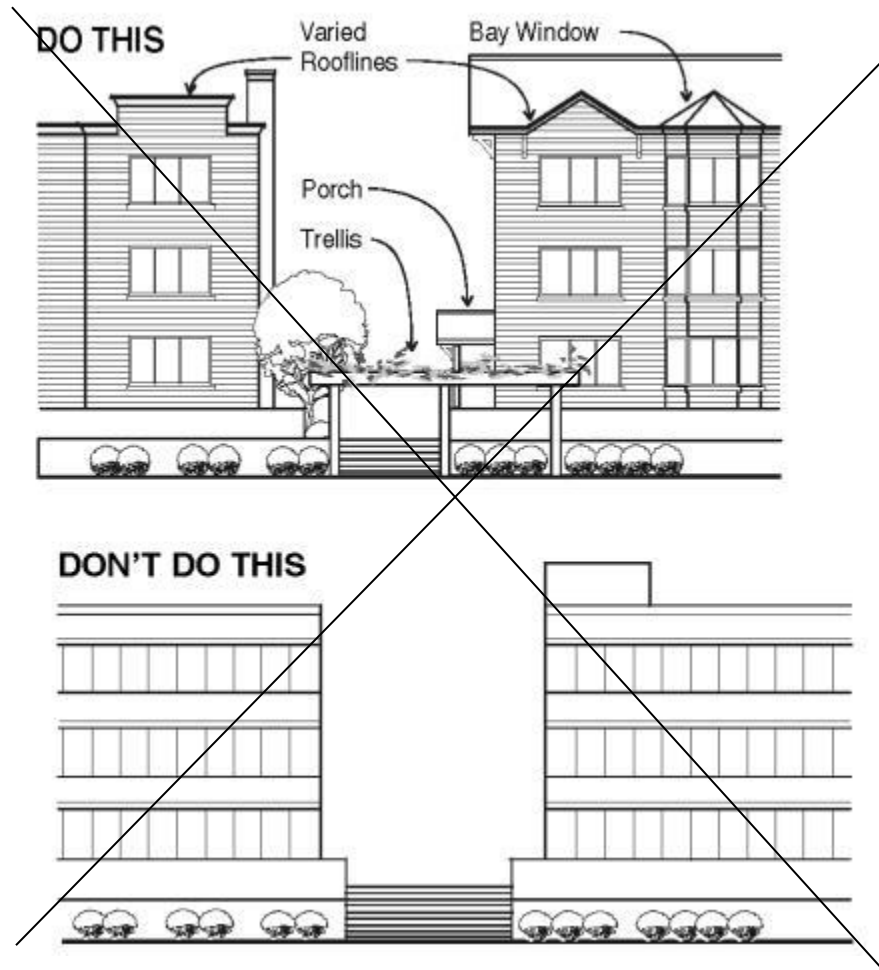


Figure 20.50.200(A): These two projects point out the importance of architectural elements. They are essentially the same building envelope except that the upper example employs varied roof lines, window details, facade articulation, a trellis, chimneys, entry details and other features that reduce the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

20.50.205180 Outdoor Lighting – Standards.

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

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

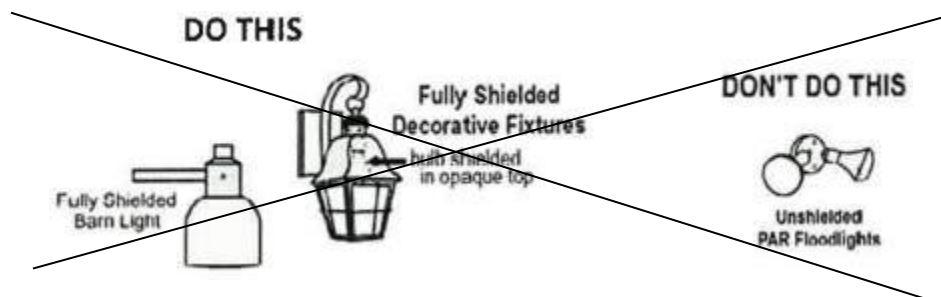
C. Building entries shall be illuminated with at least four foot-candles of light.

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

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

Exemptions:

- ~~1. Lighting required for emergency response by police, fire, or medical personnel (vehicle lights and accident/crime scene lighting).~~
- ~~21. Lighting in swimming pools and other water features governed by Article 680 of the National Electrical Code Section 321 (Lighting) of the International Swimming Pool and Spa Code, or Chapter 246-260 WAC, as applicable.~~
- ~~32. Signs and sign lighting regulated by Chapter 20.50 SMC, Subchapter 8.~~
- ~~43. Holiday and event lighting (except for outdoor searchlights and strobes).~~
- ~~5. Sports and field lighting.~~
- ~~64. Lighting triggered by an automatic emergency or security alarm system.~~



Examples of Fixtures

20.50.240190 Fences and walls – Standards.

A. Front yard. Fences and walls located within the required minimum front yard setback shall be a maximum of three feet, six inches high and shall be no more than 60 percent opaque. ~~between the minimum front yard setback line and the front property line for the street frontage that contains the main entrance to the building. Chain link fences are not permitted in the minimum front yard setback for the street frontage that contains the main entrance to the building.~~

B. Side and Rear yards. The maximum height of fences located along a side and/or rear yard property line shall be six feet.

C. Fences and walls shall be constructed of wood, wrought iron, brick, stone, or other high quality material. All chain link, electric, razor wire, and barbed wire fences, and other similar types of security fences are prohibited.

D. The height of a fence located on a retaining wall shall be measured from the finished grade at the top of the wall to the top of the fence. The overall height of the fence located on the wall shall be a maximum of six feet.

- **SMC 20.50, Subchapter 4 Commercial Zone Design**

Subchapter 4. Commercial and Multifamily Zone Design

20.50.220 Purpose.

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

20.50.225 Administrative design review.

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

20.50.230 Threshold – Required site improvements.

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

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

B. When aggregate building construction valuations for issued permits, within any cumulative five-year period ~~after March 30, 2013~~, exceed 50 percent of the County assessed or an appraised value of the existing land and structure(s) at the time of the first issued permit.

C. When a single-family land use is being converted to a commercial land use then full site improvements ~~will~~ shall be required.

20.50.235 Site planning – Setbacks – Standards.

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

- **Chapter 20.50, Subchapter 7 Landscaping**

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

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

B.

1. Landscaping shall be provided at a depth of at least 50 percent of the required front yard setback. The depth of required landscaping for properties with frontage on 145th Street or 185th Street shall be calculated by subtracting the amount of right-of-way dedication easement.

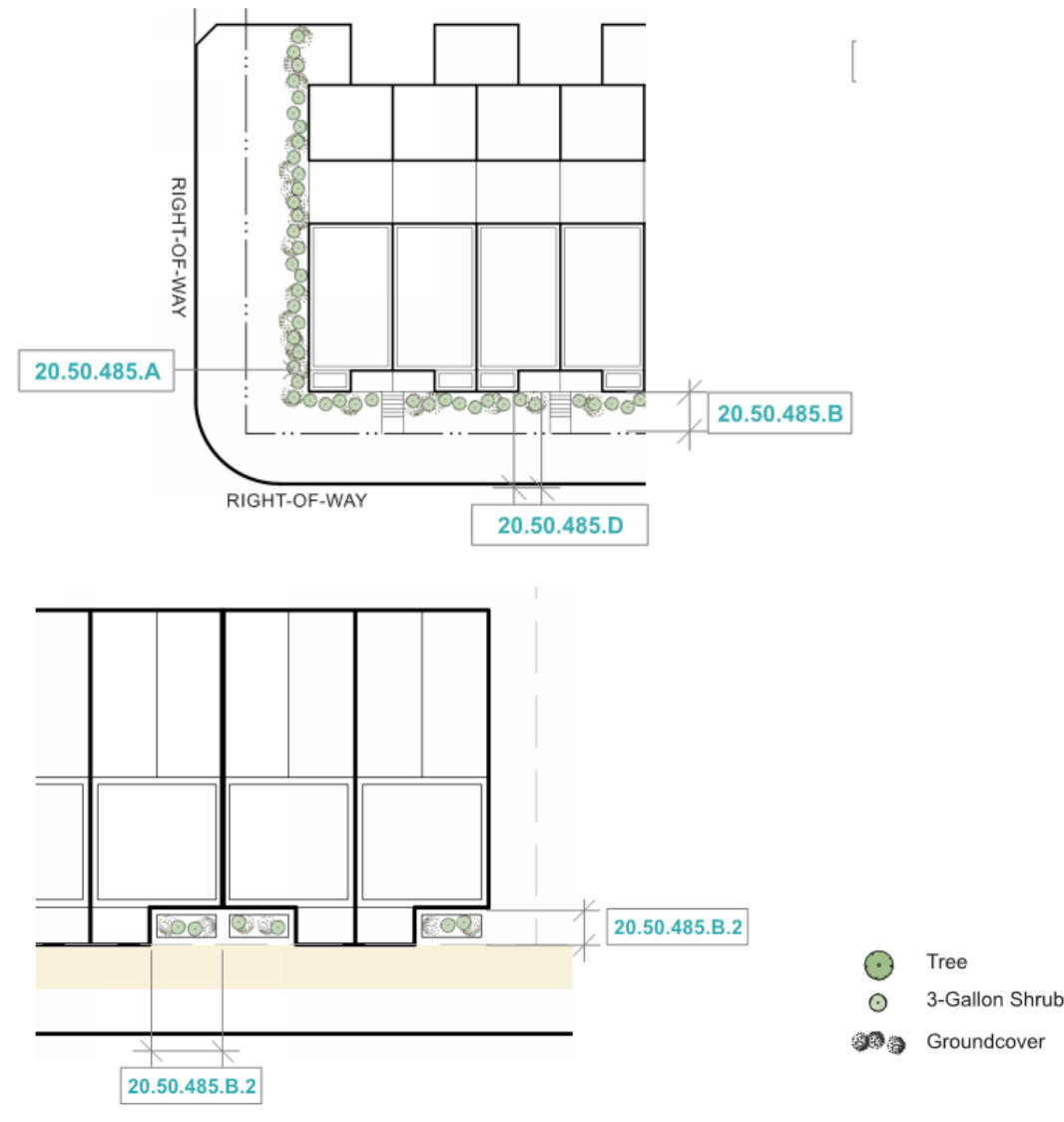
2. If a property has a required setback of zero (0) feet, landscaping shall be provided at a depth of at least four (4) feet and width at least 30 percent of the unit width. The required landscaping shall abut the entry. For example, if the unit width is 20 feet, the landscaping next to the entry shall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

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

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

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

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

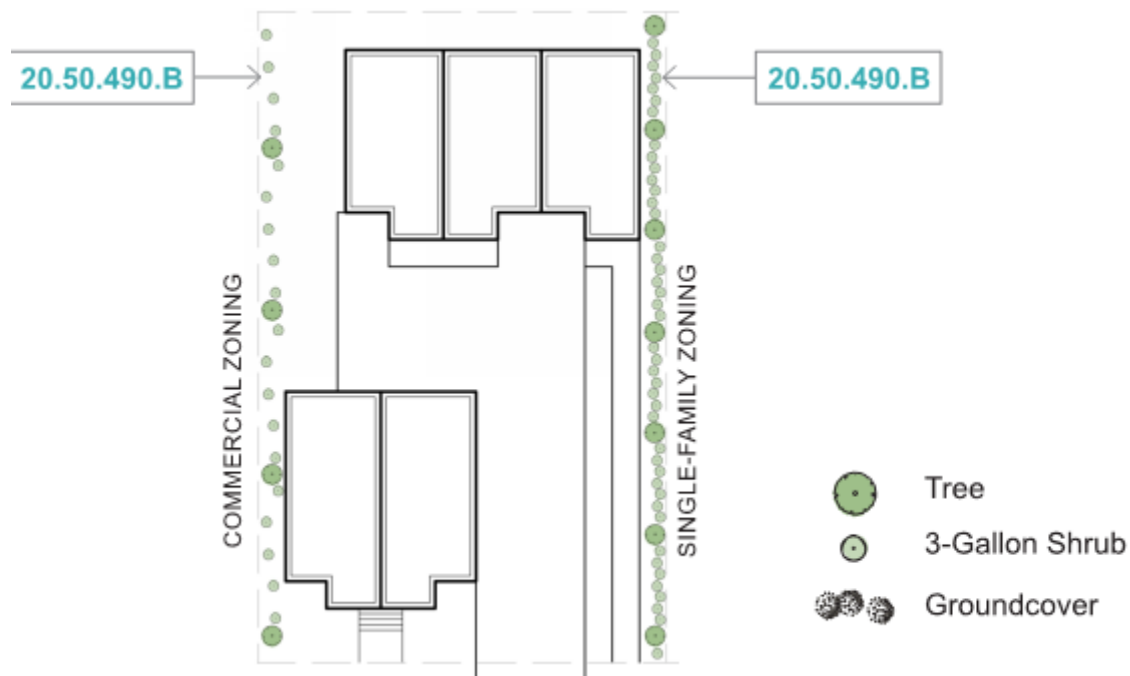


Front Façade Landscaping Illustrations

20.50.490 Landscaping along interior lot line – Standards.

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

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



Single-family Attached and Mixed Single-family Interior Landscaping Illustration

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

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

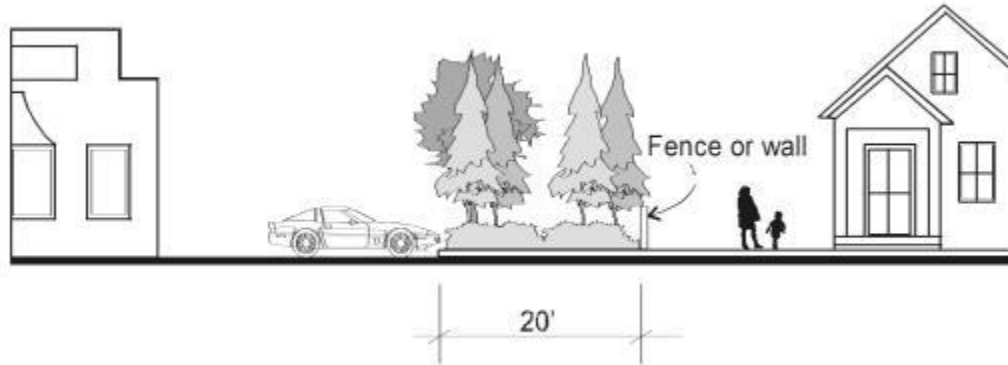


Figure 20.50.490(D): Example of parking screened from single-family house.

- **Chapter 20.70 Engineering and Utilities Development Standards**


20.70.450 Access types and widths.

A. Table 20.70.450 – Access Types and Widths.

Dwelling Type and Number	Engineering Development Manual Access Types and Width
Single-Family Detached – 1 unit	Residential
Single-Family Detached – 2 – 4 units	Shared
Single-Family Detached – 5 or more units	Private or Public Street
Commercial, Public Facility	Commercial
Single-Family Attached, <u>Mixed Single-Family Attached</u> or Multifamily	Multifamily



TO: Honorable Members of the Shoreline City Council

FROM: Bill Montero, Chair 
Shoreline Planning Commission

DATE: October 17, 2019

RE: Single-Family Attached (Townhome) Residential Design Standards

The Shoreline Planning Commission has completed its review of the Planning & Community Development Department's proposed amendments for SMC Title 20 to provide appropriate design standards for single-family attached (Townhome) residential development so as to add value to the community by creating desirable places to live.

The Planning Commission conducted study sessions on August 1, 2019 and September 5, 2019 and held a public hearing on October 3, 2019, at which the Planning Commission considered all public comment, deliberated, proposed modifications, and voted on the proposed amendments being presented to City Council.

The Planning Commission respectfully recommends that the City Council approve the proposed amendments to SMC Title 20 as attached in Attachment A, Exhibit A to the City Council's Staff Report for November 25, 2019.

20.50.160(C) Site Configuration.

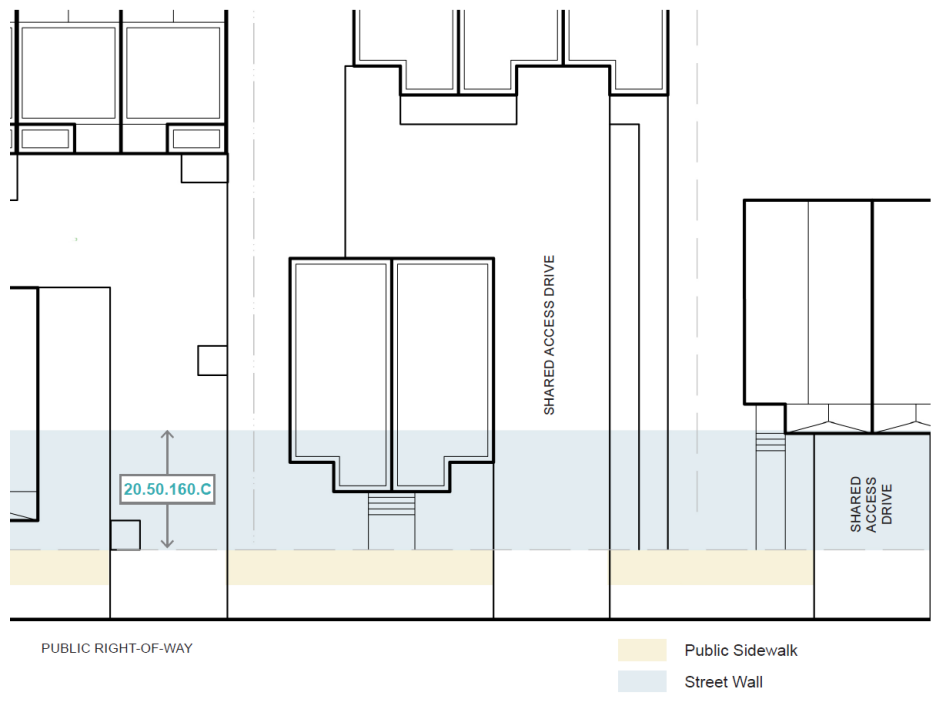
1. To create a street wall which enhances the streetscape and overall pedestrian experience, the following applies to lots in all zoning districts except for lots in the MUR-45' zoning district:

a. On lots up to 70 feet in width, at least 30 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.

b. On lots greater than 70 feet in width, at least 40 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.

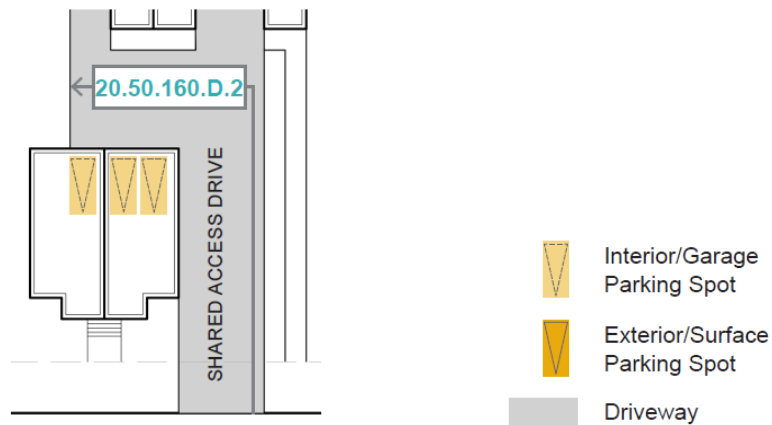
2. For all lots in the MUR-45' zoning district, buildings shall be located to create a street wall which enhances the streetscape and overall pedestrian experience. Except for vehicular access that meets the requirements of the Engineering Development Manual and the Development Code, buildings shall fill the lot frontage. All units with frontage shall be oriented to the public right(s) of way.

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



Site Configuration Illustration

Attachment C - Staff Recommendation for Proposed Townhouse Site Configuration Code Amendment



Rear-loaded attached garage, with shared access drive

Dead-end Access Drive Illustration

[Note: This illustration needs to be revised to accurately reflect the proposed code language.]

[Note that other illustrations that appear in the proposed code need to be revised to accurately depict the code language, or for minor clerical errors such as incorrect code references.]

20.20.034 M definitions.

Mixed Single-Family

Attached Development A residential development where at least **70 60** percent of the dwelling units are single-family attached units with the remaining single-family detached units.

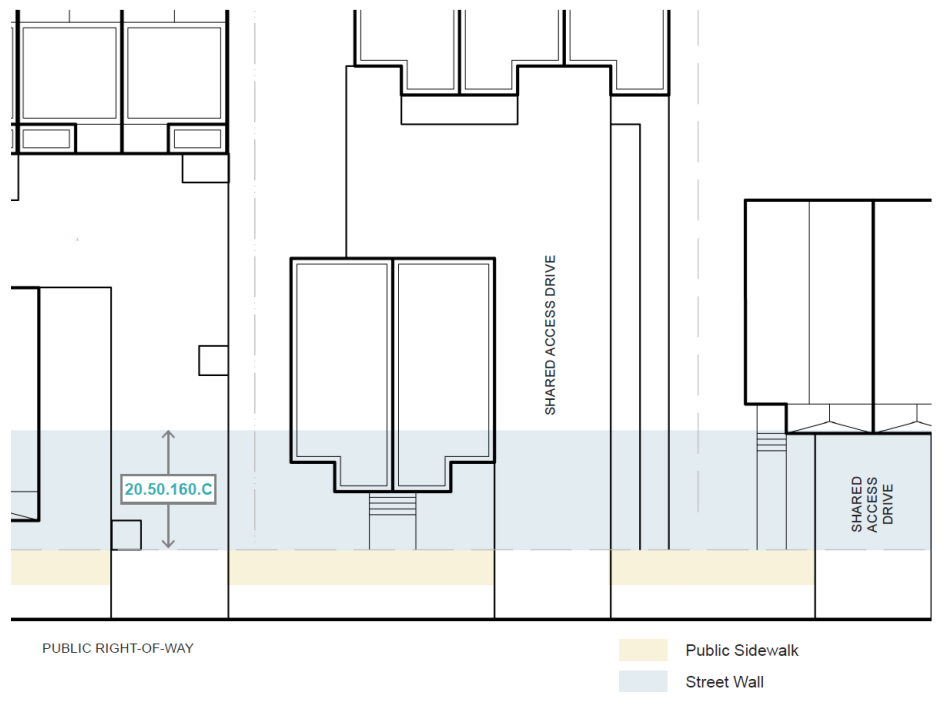
20.50.160.C. Site Configuration.

1. To create a street wall which enhances the streetscape and overall pedestrian experience, the following applies to lots in all zoning districts except for lots in the MUR-45' zoning district:

a. On lots up to 70 feet in width, at least 30 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.

b. On lots greater than 70 feet in width, at least 40 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.

2. For all lots in the MUR-45' zoning district, buildings shall be located to create a street wall which enhances the streetscape and overall pedestrian experience. Except for vehicular access that meets the requirements of the Engineering Development Manual and the Development Code, buildings shall fill the lot frontage. All units with frontage shall be oriented to the public right(s)-of-way.



Attachment D - Staff Recommended Amendments Based on
Planning Commission Proposed Development Code Amendments

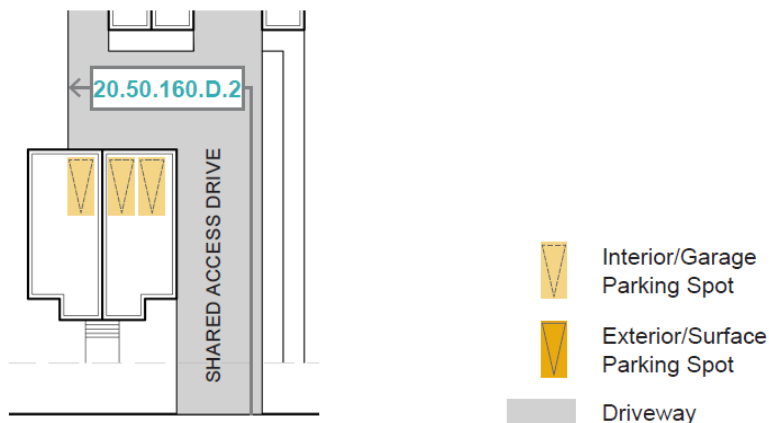
Site Configuration Illustration

[Note: This illustration only matches SMC 20.50.160.C(1)(b). If the Planning Commission's recommendation is approved, then two more illustrations are needed - one for 20.50.160.C(1)(a) and one for 20.50.160.C(2).]

20.50.160. D. Site Access and Circulation

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

2. On lots with dead-end access drives with a length of 150 feet or greater, measured from the face of curb to the end of the access drive pavement, a turnaround facility shall be provided that meets the standard detail contained in the Engineering Development Manual or, if no standard is provided, the standard detail required by the Public Works Director.



Rear-loaded attached garage, with shared access drive

Dead-end Access Drive Illustration

[Note: This illustration needs to be revised to accurately reflect the proposed code language.]

20.50.1870 Building design – Building orientation and scale – Standards.

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

1. Each unit shall have a covered entry or porch with weather protection at least 20 square feet with a minimum width of four (4) feet and minimum depth of three (3) feet.

2. Each building shall incorporate variation by using at least three (3) of the following elements on the front façade; or for buildings that are oriented perpendicular to the public right-of-way in MUR-45', at least three (3) of the

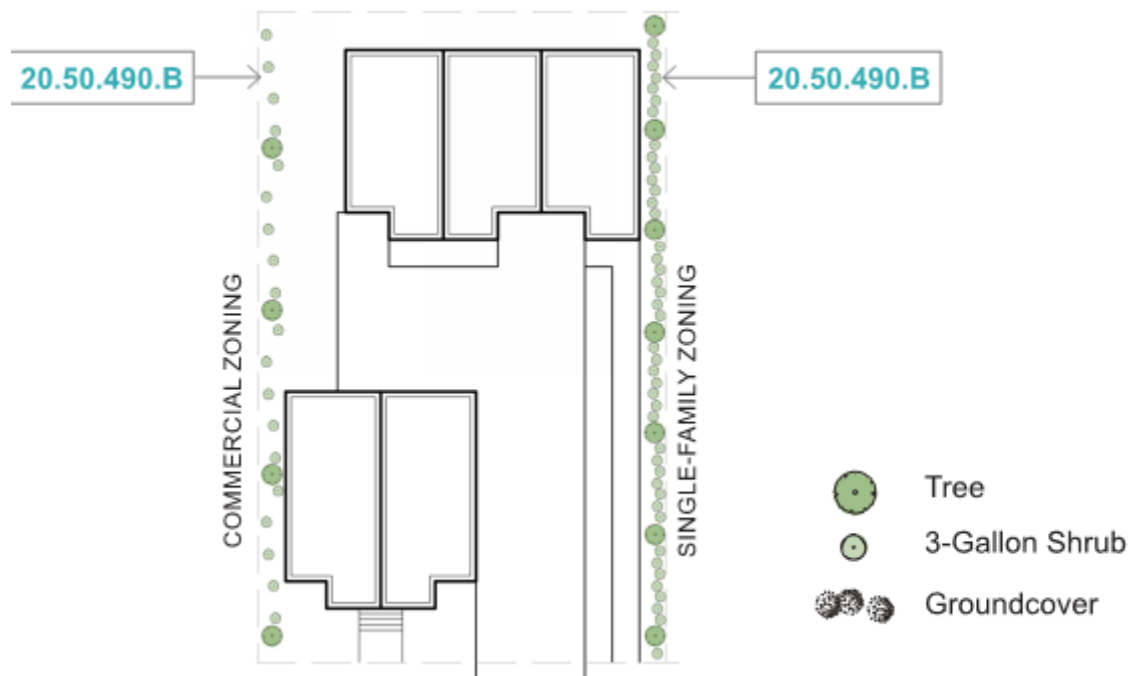
Attachment D - Staff Recommended Amendments Based on
Planning Commission Proposed Development Code Amendments

following elements shall be provided on the side of the structure facing the public right-of-way and at least three (3) of the following elements shall be provided on the side of the structure overlooking the vehicular access.

20.50.490 Landscaping along interior lot line – Standards.

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

B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback. Single-family attached and mixed single-family developments shall use Type I landscaping when adjacent to R-4 or R-6 zoning, and Type II landscaping when adjacent to all other zoning districts. Single-family attached and mixed single-family developments that have a shared access drive with an abutting property are exempt from this requirement on the side with the shared access drive. Single-family attached and mixed single-family attached developments in the MUR-45' zoning district with building(s) oriented perpendicular to the public right-of-way are exempt from this requirement on the interior setback that does not abut vehicular access.



Single-family Attached and Mixed Single-family Interior Landscaping Illustration

Attachment D - Staff Recommended Amendments Based on
Planning Commission Proposed Development Code Amendments

[Note that other illustrations that appear in the proposed code need to be revised to accurately depict the code language, or for minor clerical errors such as incorrect code references.]