

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adopting 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 checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input 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 City Council discussed proposed Ordinance No. 871 on November 25, 2019 and had comments and/or concerns on some of the amendments. Staff has reflected those comments/concerns in the Discussion section of this report. Tonight, Council is scheduled to adopt proposed Ordinance No. 871.

RESOURCE/FINANCIAL IMPACT:

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

Staff recommends that Council adopt Ordinance No. 871 as recommended by the Planning Commission with the amendments proposed by staff for Amendment Nos. 1-9, 14, 15 and the amendment proposed by Mayor Hall for Amendment No. 18. Should the Council reject Amendment No. 14, and pass Amendment No. 10 and/or Amendment No. 16, then staff recommends passing Amendment Nos. 11, 12 and 13. If Amendment No. 17 is passed, then Amendment No. 18 is not needed and visa versa. A flow chart depicting these recommendations is attached as **Attachment B** to this staff report.

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

BACKGROUND

Research was conducted by staff earlier this year that looked at the zoning code of 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.

November 25, 2019 City Council Review

The Council discussed the proposed Development Code amendments on November 25, 2019. The staff report for this Council discussion can be found at the following link: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2019/staffreport112519-9a.pdf>.

The Council had comments and/or concerns on some of the amendments, which staff has reflected in the Discussion section of this report below. Tonight, Council is scheduled to discuss and adopt proposed Ordinance No. 871. If Council desires to amend the Planning Commission's recommendation, staff has provided the Council with proposed motion language.

During the November 25, 2019 Council meeting, Councilmember Scully also inquired how many lots in MUR-35' and MUR-45' are 70 feet wide or less. Based on data

compiled by staff, out of 752 lots, there are 375 lots under 70 feet wide. This is 50 percent of the lots in MUR-35' and MUR-45'.

DISCUSSION

Council reviewed the Planning Commission's recommendation on November 25, 2019. During the discussion, Council identified questions and/or concerns on several of the amendments that may result in modifications by the City Council to the Planning Commission recommendation. The Planning Commission recommendation, staff recommendation and Councilmember recommendations are outlined in **Attachment C** to this staff report.

To address the modifications proposed by the Planning Commission, staff and the City Council, this discussion is divided into five sections:

- A. In **Section A (Amendment Nos. 1-9)**, staff will address amendments that need to be made to the Planning Commission recommendation to address clerical errors and provide accuracy in the code illustrations. Staff recommends acceptance of these amendments in a single motion and has provided language for this motion at the end of Section A.
- B. In **Section B (Amendment No. 10)**, illustrations are included that reflect the language recommend by the Planning Commission at its October 3, 2019 Public Hearing in regard to proposed SMC 20.50.160.C - Site Configuration. This is a single motion.
- C. In **Section C (Amendment Nos. 11-13)**, staff will address amendments proposed by staff if the Planning Commission recommendation related to site configuration is the desired language. These are individual motions.
- D. In **Section D (Amendment Nos. 14-15)**, staff will address amendments proposed by staff that reflect the code language presented at the October 3, 2019 Planning Commission Public Hearing. These are individual motions.
- E. In **Section E (Amendment Nos. 16-18)**, staff will address the amendments identified by Councilmembers at the November 25, 2019 meeting. These are individual motions.

The sections are organized as follows:

- Amendment number;
- Justification for the potential amendment;
- Planning Commission's recommended language and/or illustration;
- Amendment language and/or illustration; and
- Amendatory motion language.

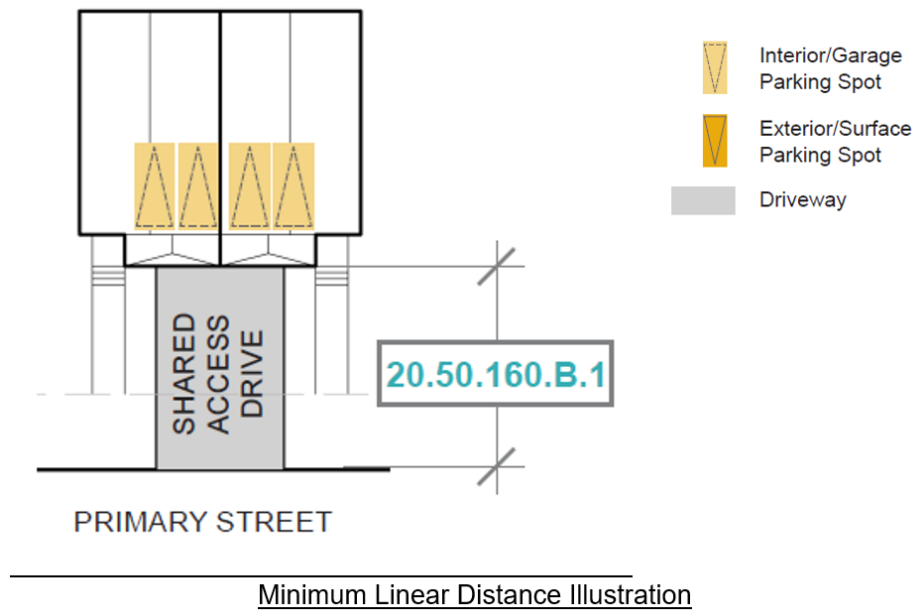
SECTION A CLERICAL ERRORS AND ACCURATE ILLUSTRATIONS AMENDMENTS (Motion language at end of this Section)

Note: The need for the amendments in this section are due to staff error in the draft presented at the October 3, 2019 Planning Commission Public Hearing. Many of the illustrations contained minor errors, such as inaccurate code

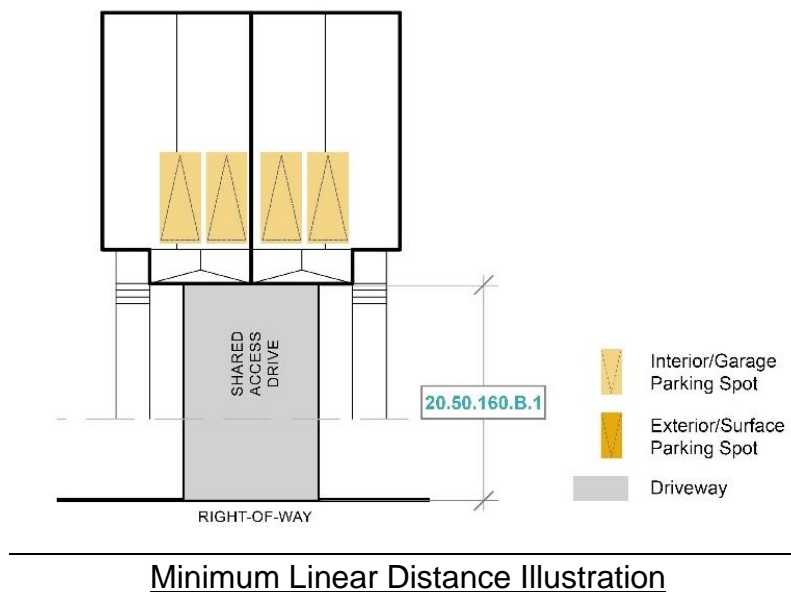
references, while others did not adequately communicate the code standard. Attachment C provides a chart that shows a side-by-side comparison of the Planning Commission recommendation and proposed staff and City Council amendments.

Amendment #1

Justification: This illustration needs to be updated to change the words “Primary Street” to “Right-of-Way” for accuracy and consistency with the other illustrations. Planning Commission illustration for 20.50.160(B)(1), uses term “Primary Street”:



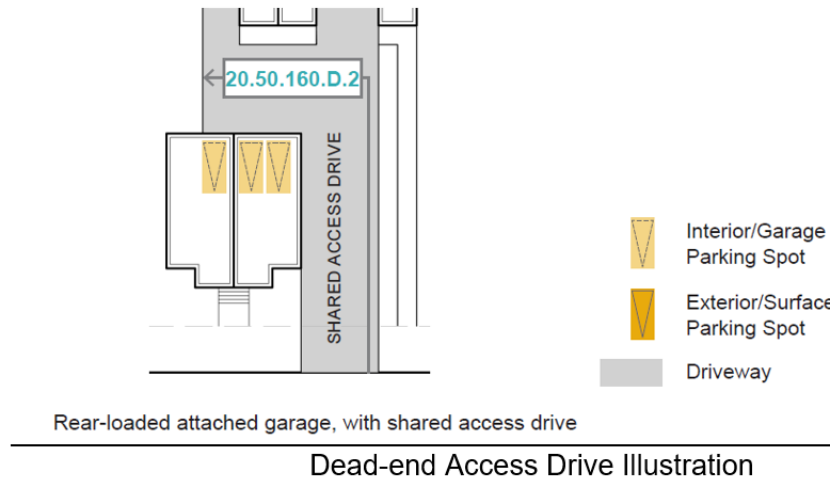
Amended illustration and new illustration for 20.50.160(B)(1), uses term “Right-of-Way”:



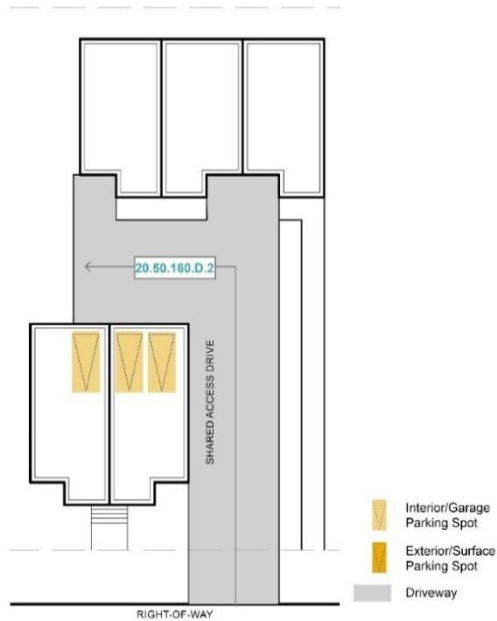
Amendment #2

Justification: The Planning Commission illustration for a dead-end access drive is not clear in its depiction of the proposed code standard. The amended illustration clarifies that a turnaround facility is not needed in this instance since the measurement of the access drive from the curb to its furthest extent is less than 150 feet. A new illustration is proposed to show a scenario that requires a turnaround facility. In this example, the distance from the curb to the furthest extent of driveway without the turnaround facility is 170 feet. The turnaround facility depicted is based on a draft Standard Detail produced by the Public Works Department in the forthcoming update to the Engineering Development Manual (“EDM”) that will take place in March 2020. The EDM is a technical manual and the most appropriate document to provide such engineering details. The illustration shown here depicts the basic concept but for the actual specifications the designer needs to reference the EDM.

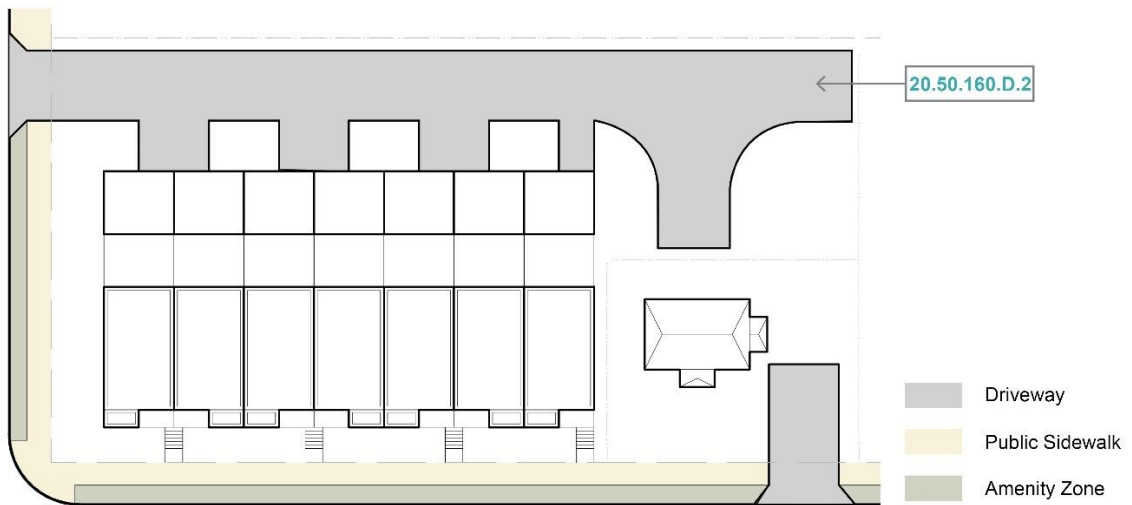
Planning Commission illustration for 20.50.160(D)(2):



Amended illustration and new illustration for 20.50.160(D)(2):



Dead-end Access Drive Illustration 1: Access drive is less than 150 feet, so a turnaround facility is not required



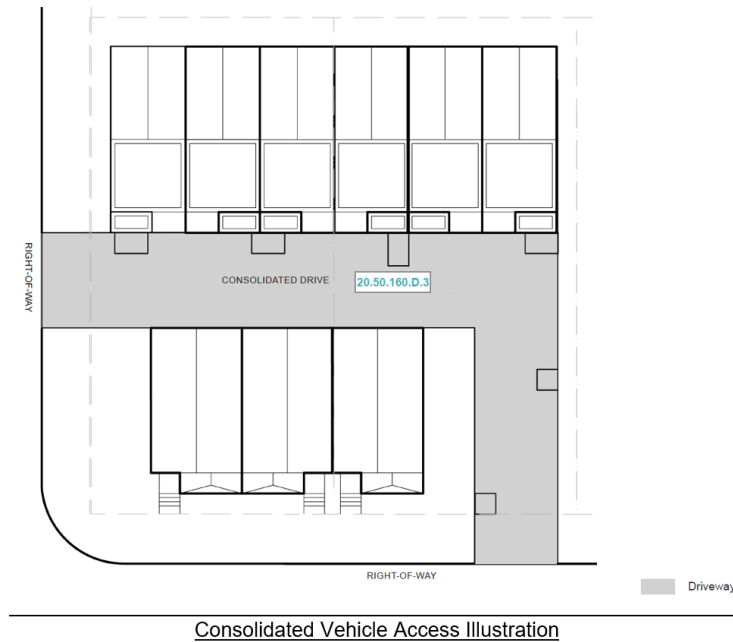
Dead-end Access Drive Illustration 2: Access drive is more than 150 feet, so a turnaround facility is required

Amendment #3

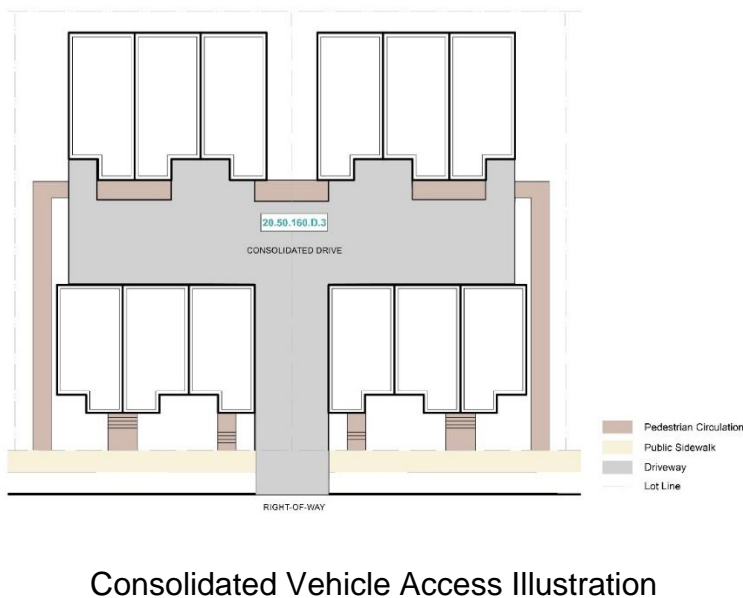
Justification: The Planning Commission illustration for consolidated vehicle access is not a good example of the proposed code standard. In the configuration shown, the City would require a lot merger since proposed structures straddle an existing lot line.

The amended illustration is an accurate depiction of the proposed code standard: two separate lots, being developed concurrently, are exempt from the side yard landscaping requirement if they share an access drive. In every other regard, such as compliance with dimensional standards such as setbacks and the rest of the design standards, each site shall comply individually with code standards.

Planning Commission illustration for 20.50.160(D)(3):



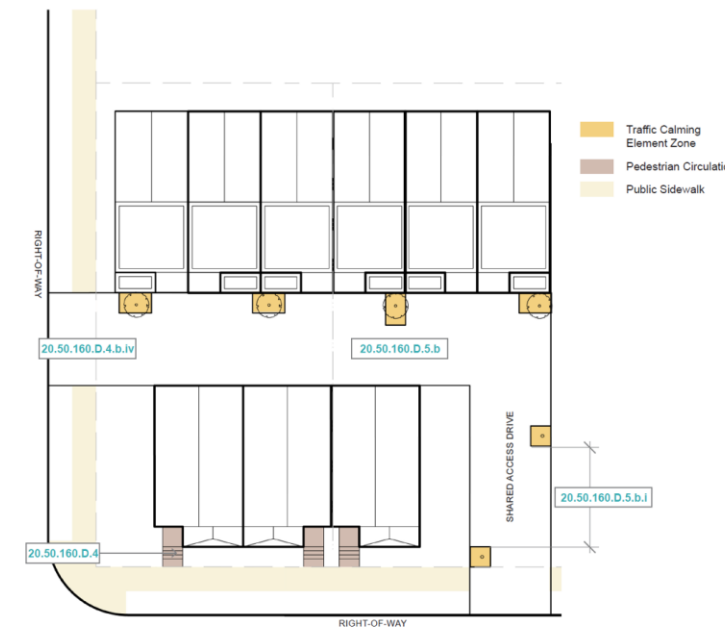
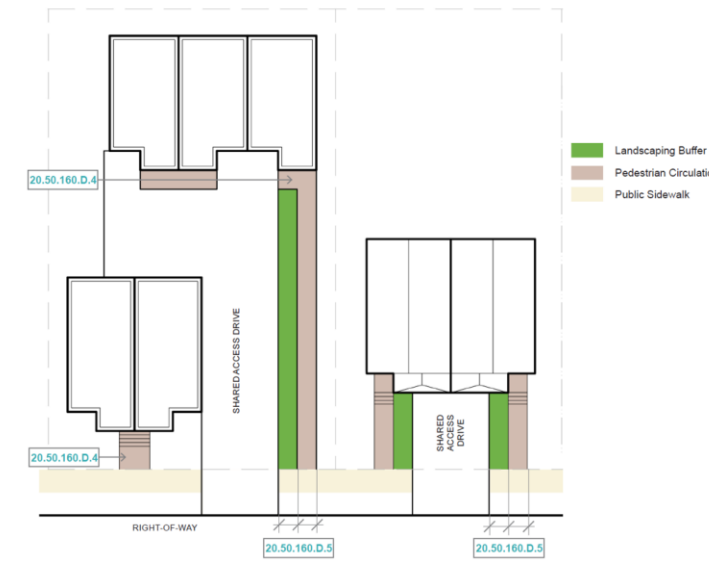
Amended illustration for 20.50.160(D)(3):



Amendment #4

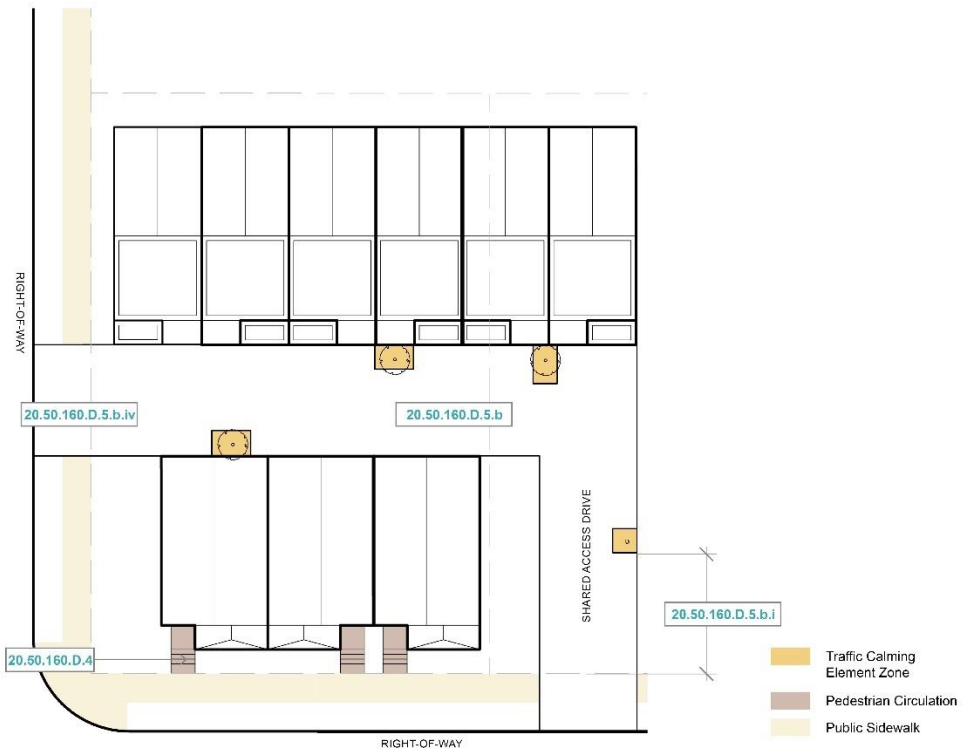
Justification: The second illustration from the Planning Commission recommended code for site access and circulation shows a planter box or bollard immediately as a vehicle would turn onto the site. The amended second illustration removes this element to allow for turning onto the site. The only change to the first illustration is placement of the legend.

Planning Commission illustrations for 20.50.160(D)(4) and (5):



Site Access and Circulation Illustrations

Amended illustrations for 20.50.160(D)(4) and (5):

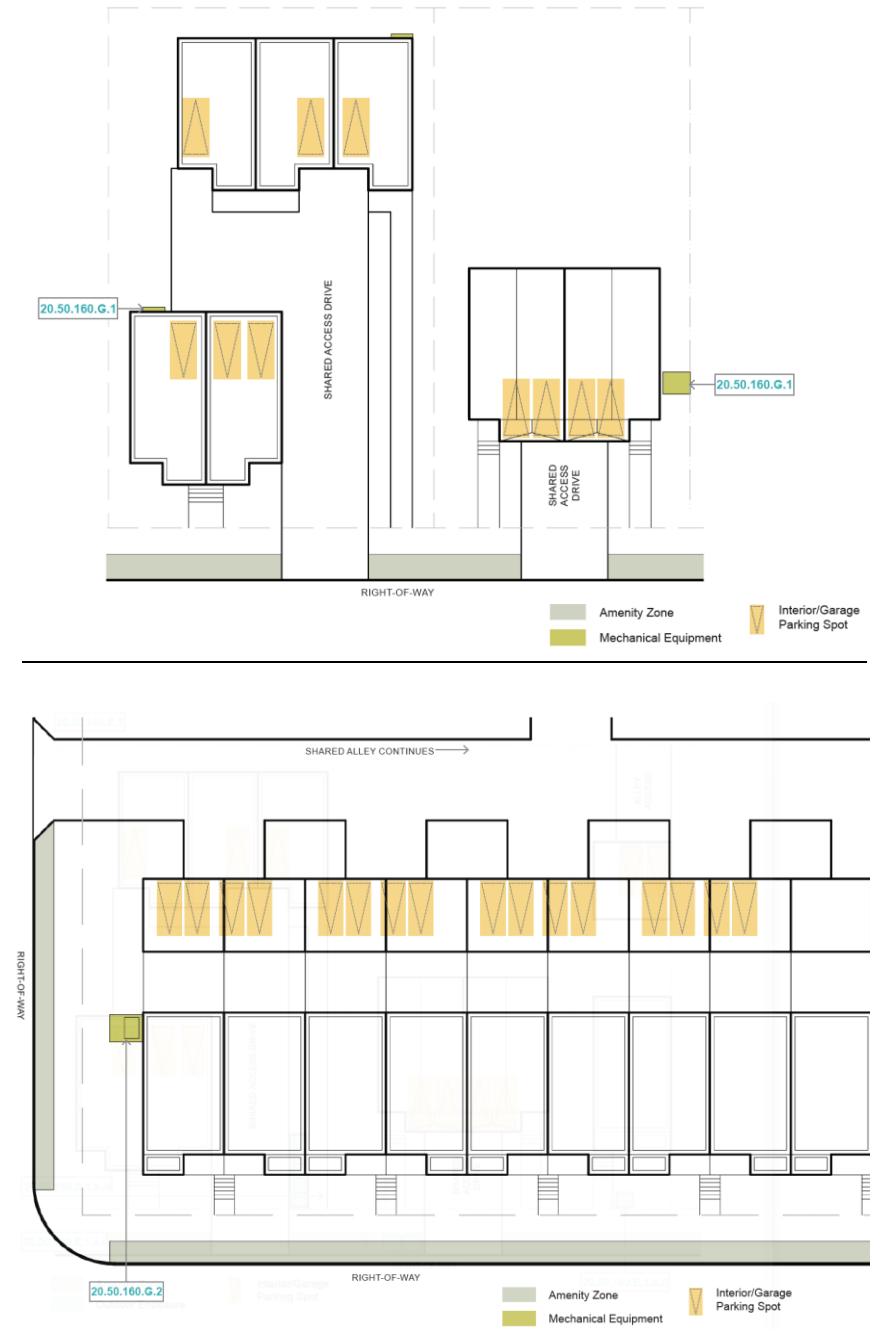


Site Access and Circulation Illustrations

Amendment #5

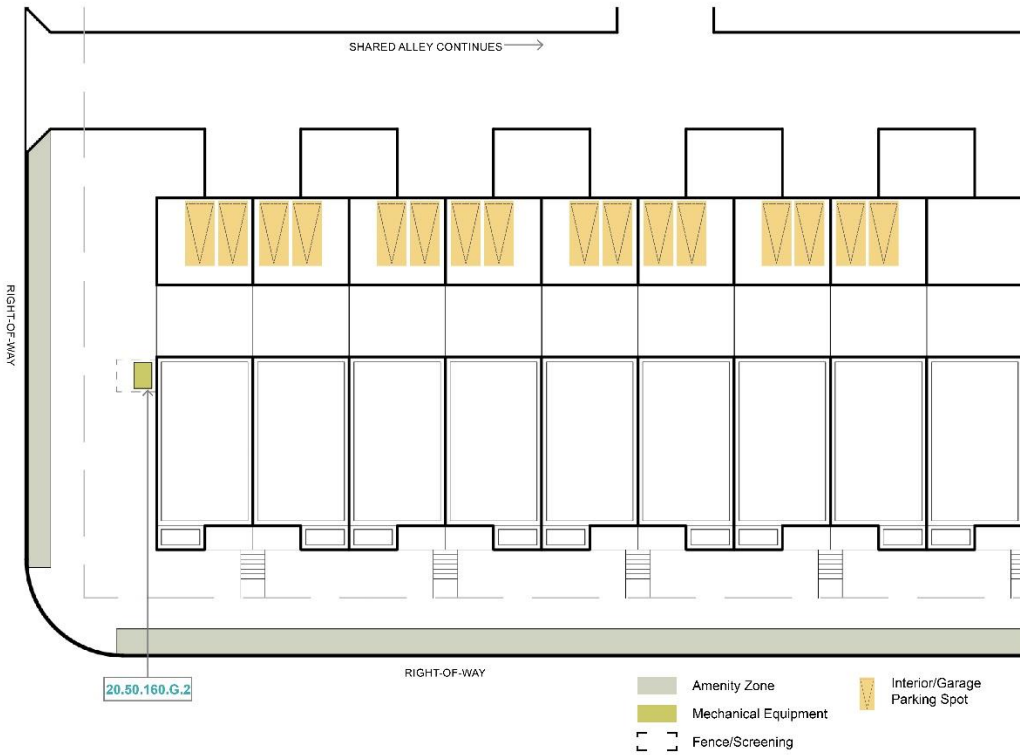
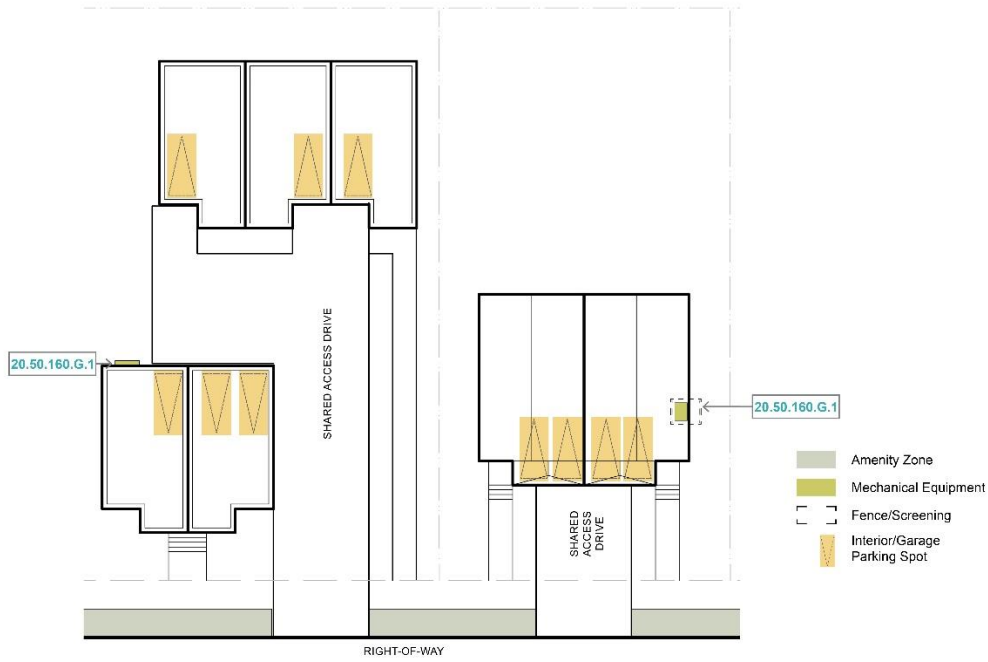
Justification: The first illustration from the Planning Commission illustrations for utility and mechanical equipment shows mechanical equipment projecting into a five-foot setback larger than the size allowed by code. The second illustration from the Planning Commission illustrations for utility and mechanical equipment is not clear that screening is provided. The amended first illustration shows code compliant mechanical equipment that is out of the setback and is screened. The amended second illustration contains screening that is called out in the legend.

Planning Commission illustrations for 20.50.160(G):



Utility and Mechanical Equipment Illustrations

Amended illustrations for 20.50.160(G):

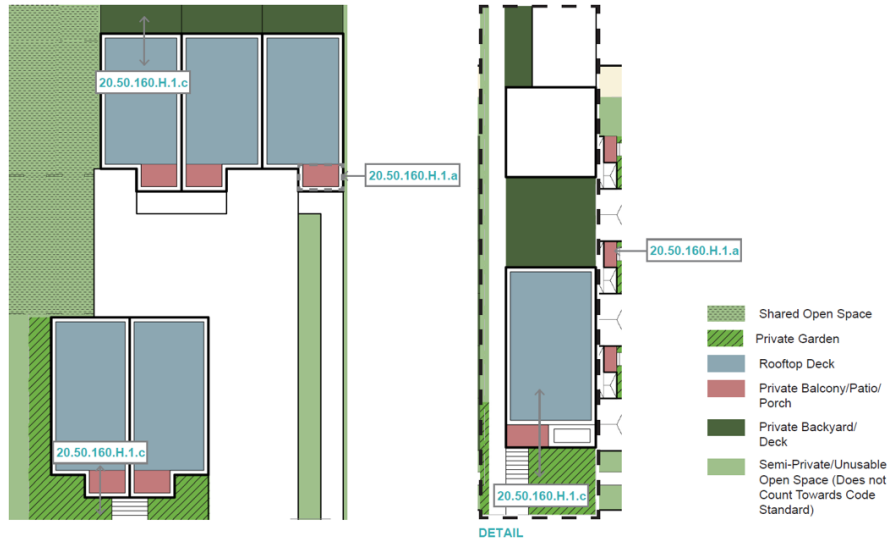


Utility and Mechanical Equipment Illustrations

Amendment #6

Justification: The Planning Commission illustrations contain inaccurate references to “20.50.160.H.1.c” which does not exist. The amended illustrations contain the correct reference to “20.50.H.1.a” and “20.50.H.1.a.iii.”

Planning Commission illustration for 20.50.160(H):



Open Space Illustration 2

Amended illustration for 20.50.160(H):



Open Space Illustration 2

Amendment #7

Justification: The Planning Commission images contained the same code reference pointing to each image (20.50.160(H)(2)). Since the images will appear directly below the code language it is not necessary. In the amended version these references have been removed.

Planning Commission images for 20.50.160(H):



Open Space Images

Amended images for 20.50.160(H):



Open Space Images

Amendment #8

Justification: The Planning Commission illustration omitted the landscaping symbol from the legend. The amended illustration includes the landscaping symbol on the legend.

Planning Commission image for Building Modulation, Massing and Articulation Illustration 1 in 20.50.170(B):



Building Modulation, Massing and Articulation Illustration 1

Amended image for Building Modulation, Massing and Articulation Illustration 1 in 20.50.170(B):

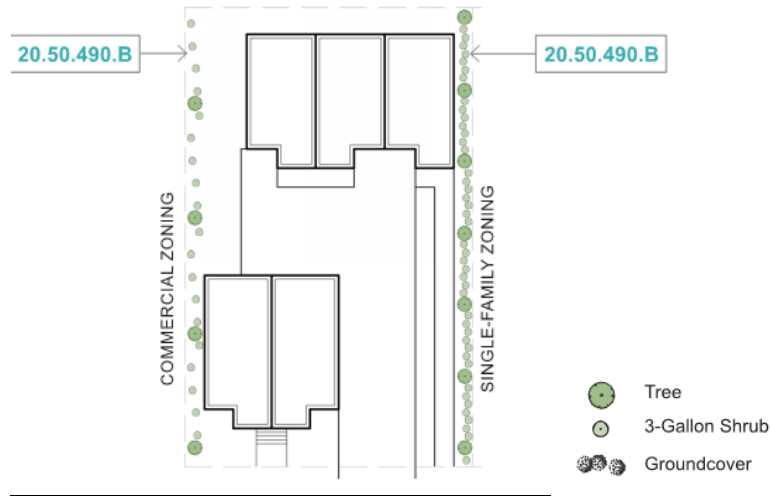


Building Modulation, Massing and Articulation Illustration 1

Amendment #9

Justification: The Planning Commission illustration omitted the required landscaping along the rear setback. The amended illustration includes the required landscaping along the rear setback.

Planning Commission image for Single-family Attached and Mixed Single-family Interior Landscaping Illustration in 20.50.490:



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

Amended image for Single-family Attached and Mixed Single-family Interior Landscaping Illustration in 20.50.490:



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

Motion Language to Accept Proposed Amendment Nos. 1-9

A motion is needed to amend the Planning Commission's recommendation of approval for the Amendments discussed in Section A of this staff report above. Staff recommends that these amendments be accepted through a single motion to accept the amended language and illustrations. Therefore, a Councilmember would need to make the following motion:

→ *Amendatory Motion:*

I move that the Planning Commission's recommendation be amended to reflect the clerical errors and accurate illustrations as shown in Section A of the January 6, 2020 Staff Report.

SECTION B AMENDMENTS PROPOSED BY PLANNING COMMISSION (Motion language at end of section)

Note: This amendment contains illustrations that reflect the language recommended by the Planning Commission at its October 3, 2019 meeting.

Amendment #10

Justification: The Planning Commission recommended this language related to site configuration at the October 3, 2019 Public Hearing so illustrations were not available at that time depicting the code standard. Since that time, staff coordinated with the City's consultant on this project to develop illustrations that demonstrate the standard.

Planning Commission recommendation:

20.50.160(C) Site Configuration.

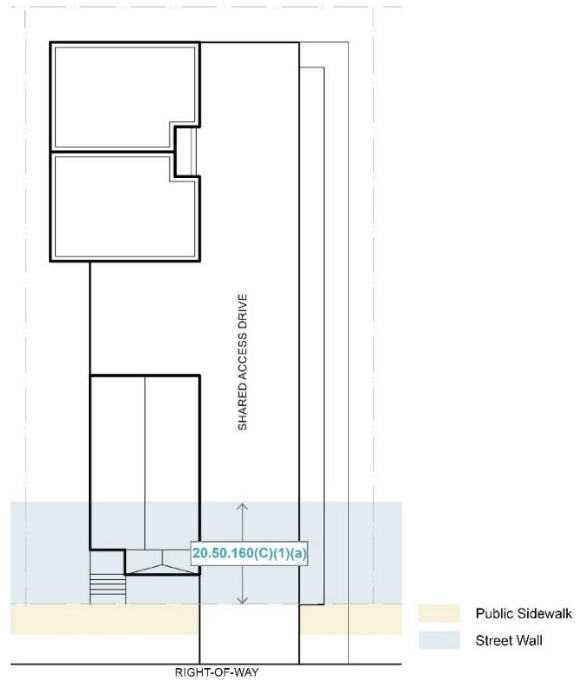
1. To create a street wall which enhances the streetscape and overall pedestrian experience, the following applies to lots in all zoning districts except for lots in the MUR-45' zoning district:

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.

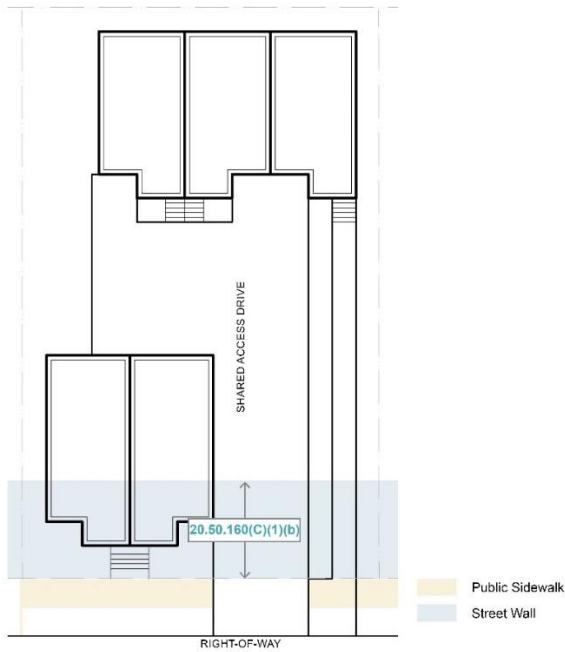
b. On lots greater than 70 feet in width, at least 40 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.

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.

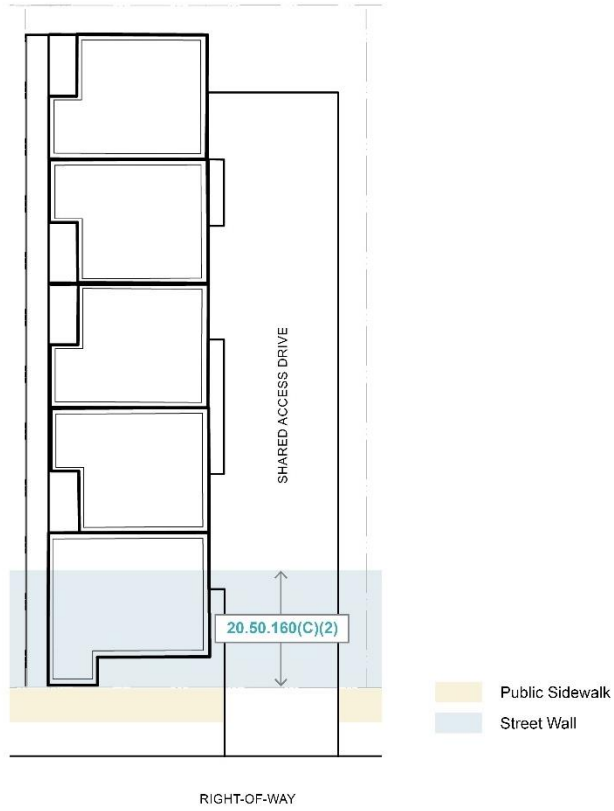
Proposed amendment—illustrations that demonstrate the language, to be added after code language:



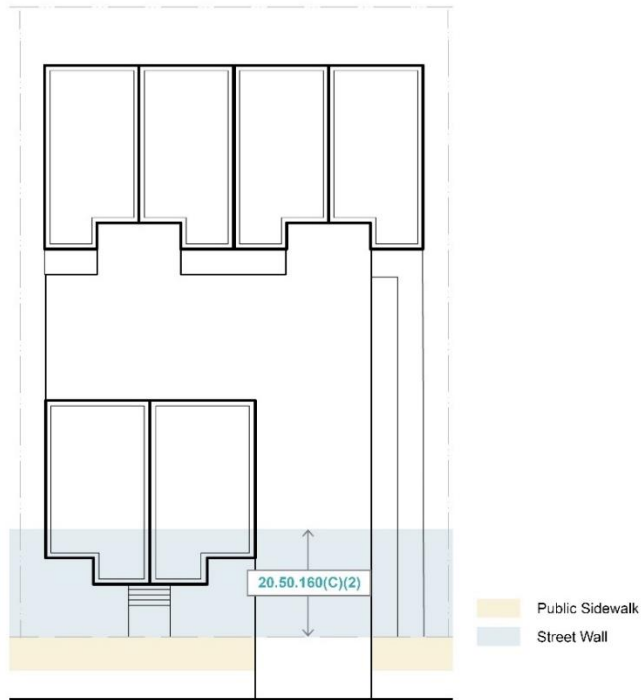
Site Configuration Illustration 1



Site Configuration Illustration 2



Site Configuration Illustration 3: Narrow Lot in MUR-45'



Site Configuration Illustration 4: Wide Lot in MUR-45'

→ Amendatory Motion:

I move that the Planning Commission's recommendation be amended to include the four (4) site configuration illustrations as set forth in Section B of the January 6, 2020 Staff Report for visual support of SMC 20.50.160(C) Site Configuration.

SECTION C
AMENDMENTS PROPOSED BY STAFF IF PLANNING COMMISSION
RECOMMENDATION ADOPTED
(Motion language at end of each amendment)

Note: These amendments address impacts of the Planning Commission recommended language on site configuration.

Amendment #11

Justification: The Planning Commission recommendation for an exception for lots up to 70 feet wide to only have 30% of units within a site be located between the property line and a 25-foot distance from the front property line, the configuration with one detached unit in the front and a duplex tucked behind, 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."

Planning Commission recommendation:

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.

City staff amendment with change highlighted and language proposed for removal shown in strikethrough:

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.

→ Amendatory Motion:

I move that the Planning Commission's recommendation for SMC 20.20.034 M, the definition of Mixed Single-Family Attached Development, be amended to state that "at least 60 percent" of the units are single-family attached units.

Amendment #12

Justification: Since the Planning Commission recommendation will continue to allow buildings to be oriented perpendicular to the street, in a linear configuration, it is important to not only add visual interest to the part of the building facing the street, but also to break up the massing of the part of the building facing the access drive. Breaking up the massing of the building through the variation techniques described in the code language will make the building look more human-scale and add visual relief as viewed from the street. Without this amendment, 20 feet wide of hardscape (access drive) next to a 30-foot wide unarticulated building will appear stark, monotonous and monolithic.

Planning Commission recommendation for 20.50.170(B)(2):

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.~~

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.

City staff amendment for 20.50.170(B)(2) with change highlighted:

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.~~

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 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:

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.

→ Amendatory Motion:

I move that the Planning Commission’s recommendation for the introduction of SMC 20.50.170(B)(2) Building Modulation, Massing, and Articulation, be amended to include the following language immediately after the phrase “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 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 #13

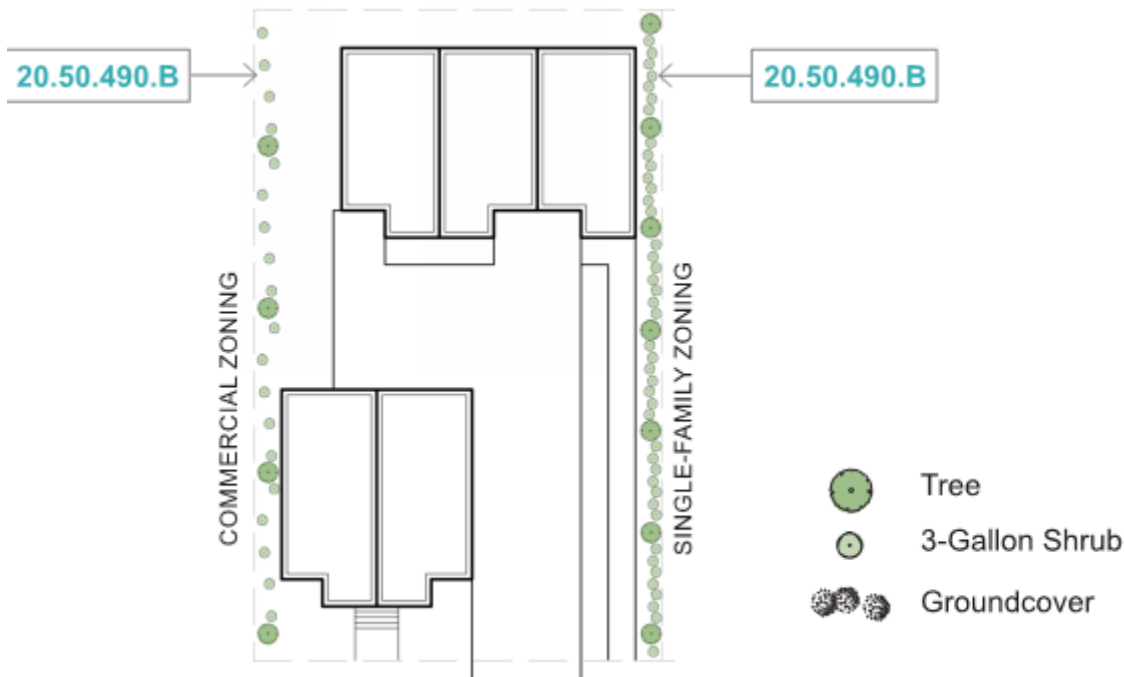
Justification: Staff is recommending this amendment based on the Planning Commission recommendation for site configuration in MUR-45’. If you assume a 60-foot wide lot in MUR-45’ with a five-foot setback on each side, a 20-foot wide access drive and 4-foot walkway, the townhouses will only be 26 feet 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.

Planning Commission recommendation for 20.50.490(B):

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

City staff amendment for 20.50.490(B) with change highlighted and Illustration 2 added:

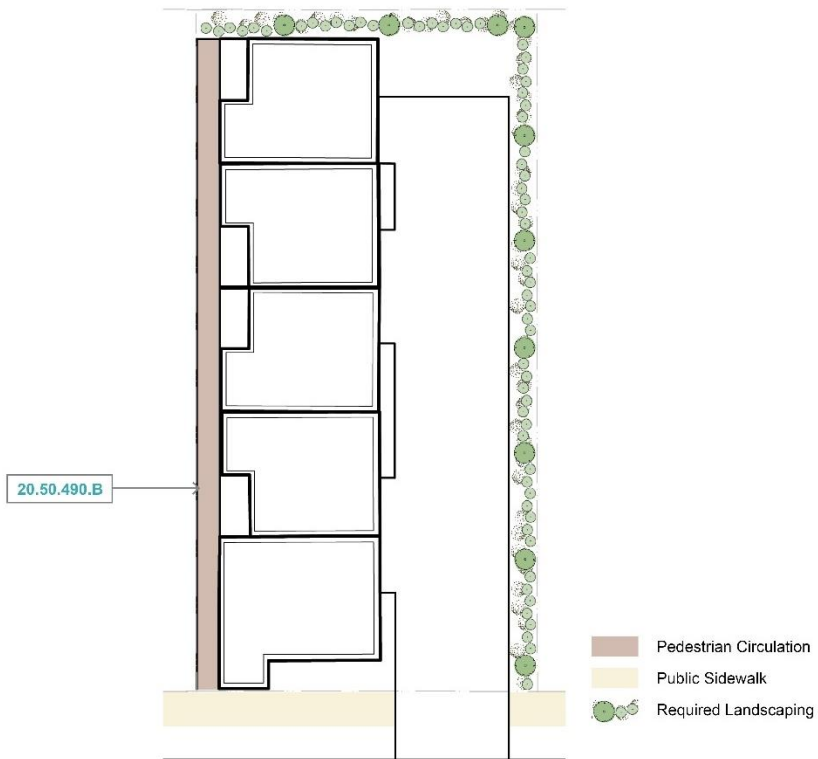
20.50.490 Landscaping along interior lot line – Standards.

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 1



Single-family Attached and Mixed Single-family Interior Landscaping Illustration 2

→ Amendatory Motions:

I move that the Planning Commission's recommendation for SMC 20.50.490(B) Landscaping Standards, be amended to include the following waiver language at the end of the existing paragraph:

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.

And, I further move that "Illustration 2" as shown on Page 25 of the January 6, 2020 staff report be included to reflect this additional language in SMC 20.50.490(B).

SECTION D
AMENDMENTS PROPOSED BY STAFF
(Motion language at end of each amendment)

Note: These amendments reflect the language proposed by staff in the draft presented at the October 3, 2019 Planning Commission Public Hearing.

Amendment #14

Justification: This amendment addresses the policy issue discussed at the November 25, 2019 City Council meeting. Requiring a certain percentage of units face the street creates a relationship between the development and the community and enhances the pedestrian experience. This type of walkable neighborhood was outlined in the visioning statements for the 145th and 185th Station Area Plans. The staff proposal will lead to one of three outcomes: 1) Fewer units; 2) Skinnier units; 3) Lot assemblage. The third outcome of lot assemblage is most likely.

Planning Commission recommendation for 20.50.160(C):

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.

City staff amendment for 20.50.160(C) with amendment highlighted and language proposed for removal shown in strikethrough:

20.50.160(C) Site Configuration.

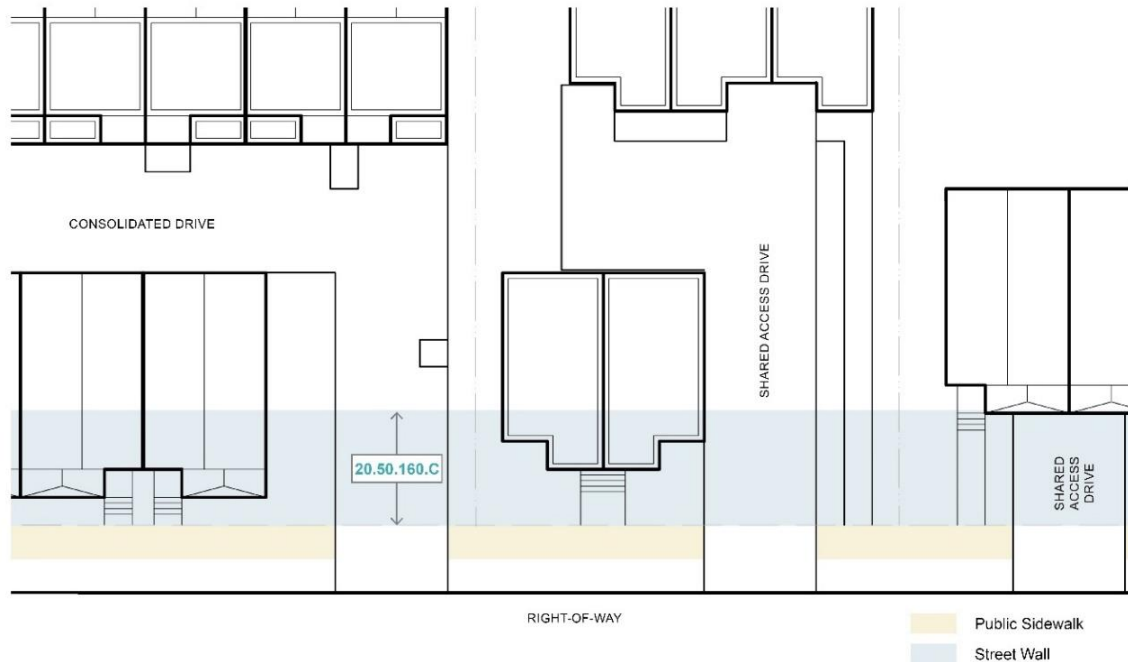
At least 40 percent of units within a site shall be located between the front property line and a 25-foot distance from the front property line to create a "street wall" which enhances the streetscape and overall pedestrian experience.

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

→ Amendatory Motion:

I move that the Planning Commission’s recommendation for SMC 20.50.160(C) Site Configuration, be deleted in its entirety and replaced with the following language:

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.

And, I further move that the “Site Configuration Illustration” as shown on Page 28 of the January 6, 2020 staff report, be included to reflect the new language for SMC 20.50.160(C).

Amendment #15

Justification: At the August 1, 2019 Public Workshop and Planning Commission study session which followed the workshop, the language presented by staff regarding minimum dimensions of weather protection was “at least 30 square feet with no dimension less than five lineal (5) feet.” The Planning Commission had no comments at the August 1, 2019 meeting, but feedback received in the Public Workshop was that there needs to be room for two people to stand at an entry so they are covered from the rain. Therefore, at the September 5, 2019 Planning Commission study session, staff proposed changing the language to a “minimum width of six (6) feet and minimum depth of four (4) feet.” This recommendation was based on two things: 1) Adequate coverage

of two people at an entry; 2) Recognition that wood building materials come in two-foot intervals, meaning an odd number does not make as much sense. This resulted in a scaled down minimum depth (from 5 feet to 4 feet), but an increased minimum width (from 5 feet to 6 feet). Planning Commission was agreeable to this staff recommendation at the September 5, 2019 study session. At the October 3, 2019 Public Hearing, a local architect provided written comment on this proposed standard. His recommendation was a minimum width of four (4) feet and a minimum depth of three (3) feet. The reason he articulated for the minimum width was based on a standard three-foot wide door with associated jamb/wall thickness to add up to four (4) feet. The reason he articulated for the minimum depth was based on 18-inch eaves allowed to encroach into a five-foot side yard setback, and an 18-inch recess, meaning more overall building square footage for living space rather than a porch. Based on the recommendation from the architect, the Planning Commission recommended a minimum width of four (4) feet and a minimum depth of three (3) feet at its October 3, 2019 Public Hearing. The essential difference between the two proposals is providing adequate weather protection for one (1) person versus two (2) people.

Planning Commission recommendation for 20.50.170(B)(1):

20.50.170(B)(1)

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.

City staff proposal for 20.50.170(B)(1) with amendment highlighted and language proposed for removal shown in strikethrough:

20.50.170(B)(1)

Each unit shall have a covered entry or porch with weather protection at least ~~20~~ 30 square feet with a minimum width of ~~four (4)~~ six (6) feet and minimum depth of ~~three (3)~~ four (4) feet.

→ Amendatory Motion:

I move that the Planning Commission's recommendation for SMC 20.50.170(B)(1) be amended to change the required area and dimensions. The new area and dimensions should be 30 square feet, minimum width of 6 feet, and minimum depth of 4 feet.

SECTION E
AMENDMENTS PROPOSED BY CITY COUNCILMEMBERS
(Motion language at end of each amendment)

Note: These amendments reflect the language proposed by City Councilmembers at the November 25, 2019 Council meeting and in a subsequent email sent to staff on November 26, 2019.

Amendment #16

Amendment Proposer: Councilmember Roberts

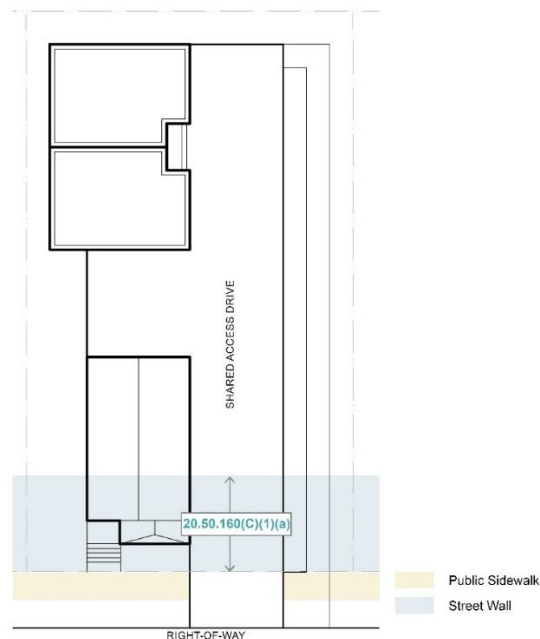
Justification: Reducing the proposed requirement from 30% to 25% of units in all zoning districts except MUR-45' that have to be within 25 feet of the front property line on lots up to 70 feet wide allows more units to be built on the site, although they will be skinnier. Note that in the 25% illustration provided, which depicts one detached unit in front and four units tucked behind, the front unit is 22 feet wide and the rear units are 16 feet wide. This is in contrast with the 30% illustration in which all units are 22 feet wide. More units are beneficial in achieving the purpose of higher density development in the MUR-35' zoning district but could also lead to undesirable outcomes such as the perpendicular-orientated, linear configuration development. This configuration is not shown in the illustration but is still feasible with a requirement of 25%.

Planning Commission recommendation for 20.50.160(C)(1)(a), and associated illustration:

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.



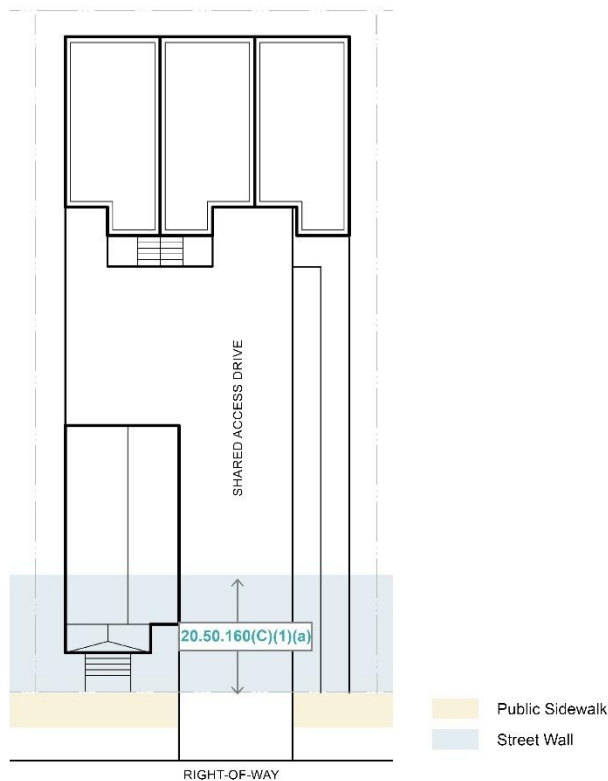
Site Configuration Illustration 1

Amendment language to proposed language for 20.50.160(C)(1)(a), and associated new illustration, based on Councilmember Roberts' comments with the amendment highlighted and language proposed for removal shown in strikethrough:

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~~ 25 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.



Site Configuration Illustration 1

→ Amendatory Motion:

I move to amend the Planning Commission's recommendation for SMC 20.50.160(C) Site Configuration, Subsection 1(a), to require at least 25 percent of the units within a site to meet the stated standards rather than the 30 percent recommended by the Planning Commission.

Amendment #17

Amendment Proposer: Councilmember Hall

Justification: This amendment would result in the same requirements for outdoor space on all developments regardless of unit count. The advantages include that more outdoor living space is provided and that a disincentive for larger developments is removed by requiring the same standards for smaller developments. A potential disadvantage is that more outdoor space means less interior living space is provided. Staff agrees with Mayor Hall's assessment that differentiating between small and larger developments with different code requirements provides an unintended consequence of favoring smaller developments. However, smaller developments are already favored in the Development Code because of the division between what is considered a "short subdivision" (nine or fewer lots) and what is considered a "formal subdivision" (ten or more lots). Short Subdivisions are a "Type B" application which is an Administrative Decision with public noticing, whereas Formal Subdivisions are a "Type C" application which is a Quasi-Judicial Decision with a public hearing at the Hearing Examiner and a decision by City Council. Both the extended timeframe for approval and public meetings provide a disincentive for Formal Subdivisions.

Planning Commission recommendation for 20.50.160(H):

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.

Amendment language to proposed language for 20.50.160(H) based on Mayor Hall's comments with amendments highlighted and language proposed for removal shown in strikethrough:

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 **Developments shall comply with all of the following requirements:**

a. 1. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:

i. a. 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. b. 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. c. The private outdoor space shall be directly accessible from the associated unit.

b. 2. 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. a. No dimension shall be less than ten (10) lineal feet.

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

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

C. iii. 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.")

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

→ Amendatory Motion:

I move to amend the Planning Commission's recommendation for SMC 20.50.160 (H) Outdoor Space, to delete Subsection 1, which speaks to parcels with 9 or fewer units, in its entirety and to delete only the following language from Subsection 2 – "Parcels with ten (10) or more units".

And, I further direct staff to adjust the subsection numbers and lettering, both in the text and the illustrations, accordingly to reflect this amendment.

Amendment #18

Amendment Proposer: Councilmember Hall

Note: This Amendment is only necessary if the previous amendment (Amendment #17) is not approved.

Justification: The Planning Commission language inaccurately omitted the words "or 50 square feet per unit." This was an oversight by staff. The amended language includes this verbiage communicating the concept of "whichever is greater" through inclusion of a per unit requirement. This error was pointed out by Mayor Hall subsequent to the November 25, 2019 City Council meeting via email communication with staff on November 26, 2019.

Planning Commission language for 20.50.160(H)(1)(b):

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:

Amendment language for 20.50.160(H)(1)(b) to proposed Planning Commission language with the change in highlighted yellow:

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:

→ Amendatory Motion:

I move to amend the Planning Commission's recommendation for SMC 20.50.160 (H)(1)(b) to include the phrase "or 50 square feet per unit" immediately after the phrase "a minimum of 800 square feet."

RESOURCE/FINANCIAL IMPACT

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

Staff recommends that Council adopt Ordinance No. 871 as recommended by the Planning Commission with the amendments proposed by staff for Amendment Nos. 1-9, 14, 15 and the amendment proposed by Mayor Hall for Amendment No. 18. Should the Council reject Amendment No. 14, and pass Amendment No. 10 and/or Amendment No. 16, then staff recommends passing Amendment Nos. 11, 12 and 13. If Amendment No. 17 is passed, then Amendment No. 18 is not needed and visa versa. A flow chart depicting these recommendations is attached as **Attachment B** to this staff report.

ATTACHMENTS

Attachment A – Proposed Ordinance No. 871
Attachment A, Exhibit A – Proposed Development Code Amendments
Attachment B – Flow Chart for Amendment Alternatives
Attachment C – Code Amendments Comparison Summary Table

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 townhouses, duplexes, 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 serve 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 6, 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, ~~t~~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

Planning Commission Recommendation
October 3, 2019

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

Planning Commission Recommendation
October 3, 2019

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.

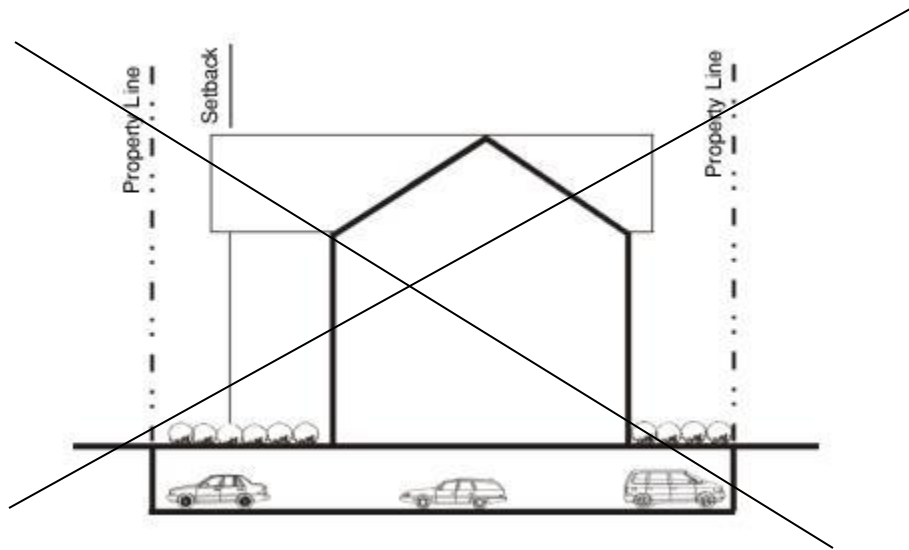


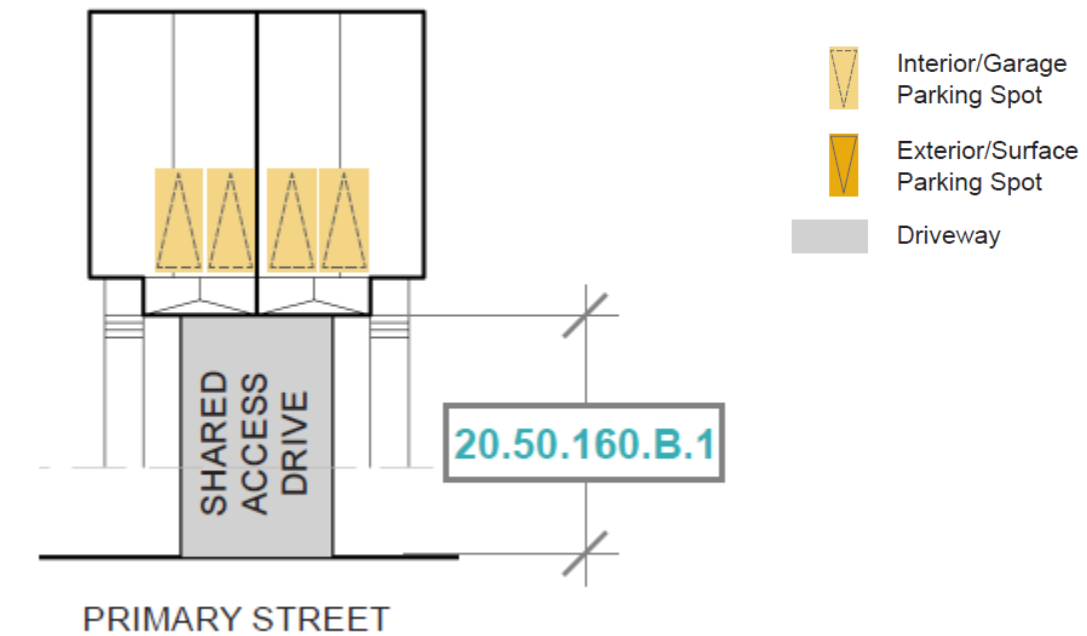
Figure Exception to 20.50.130(1): Diagram of multifamily structure with underground parking within a required setback.

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.~~

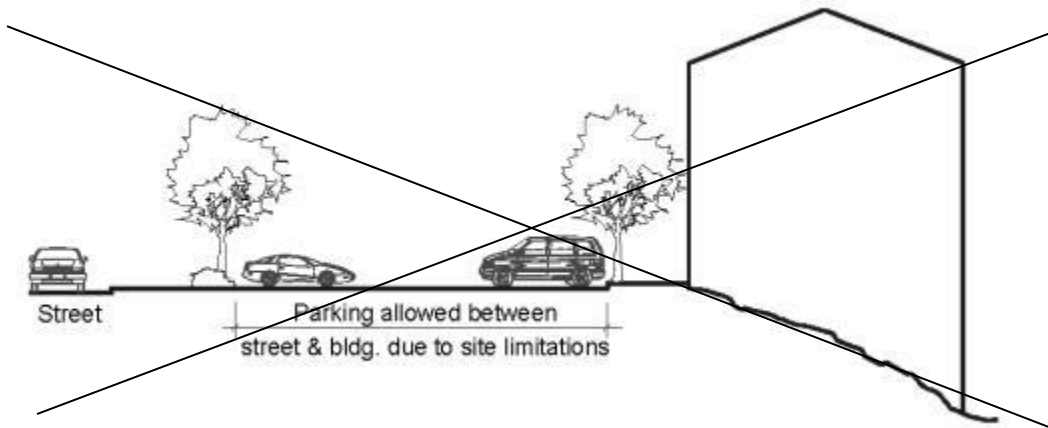
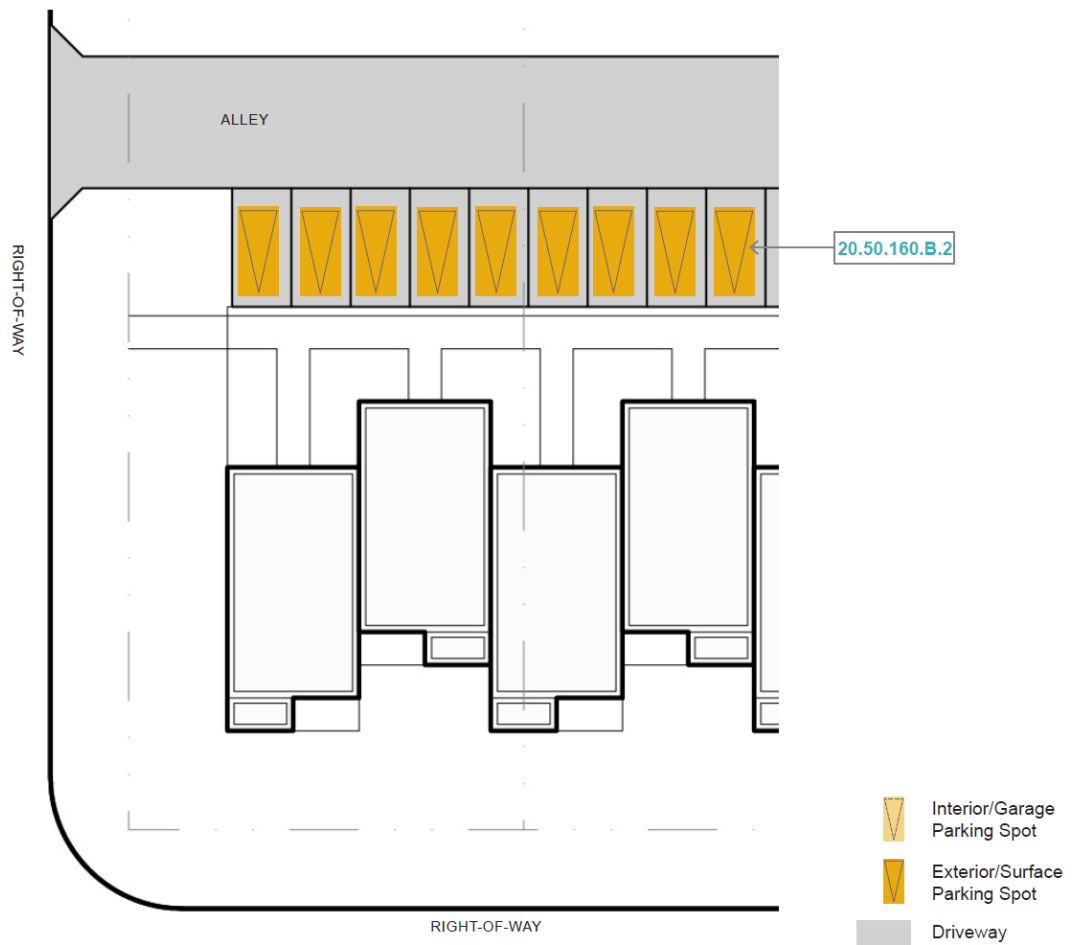


Figure 20.50.140(C): Example of parking location between the building and the street, which is necessary due to the steep slope.



Shared surface parking with alley

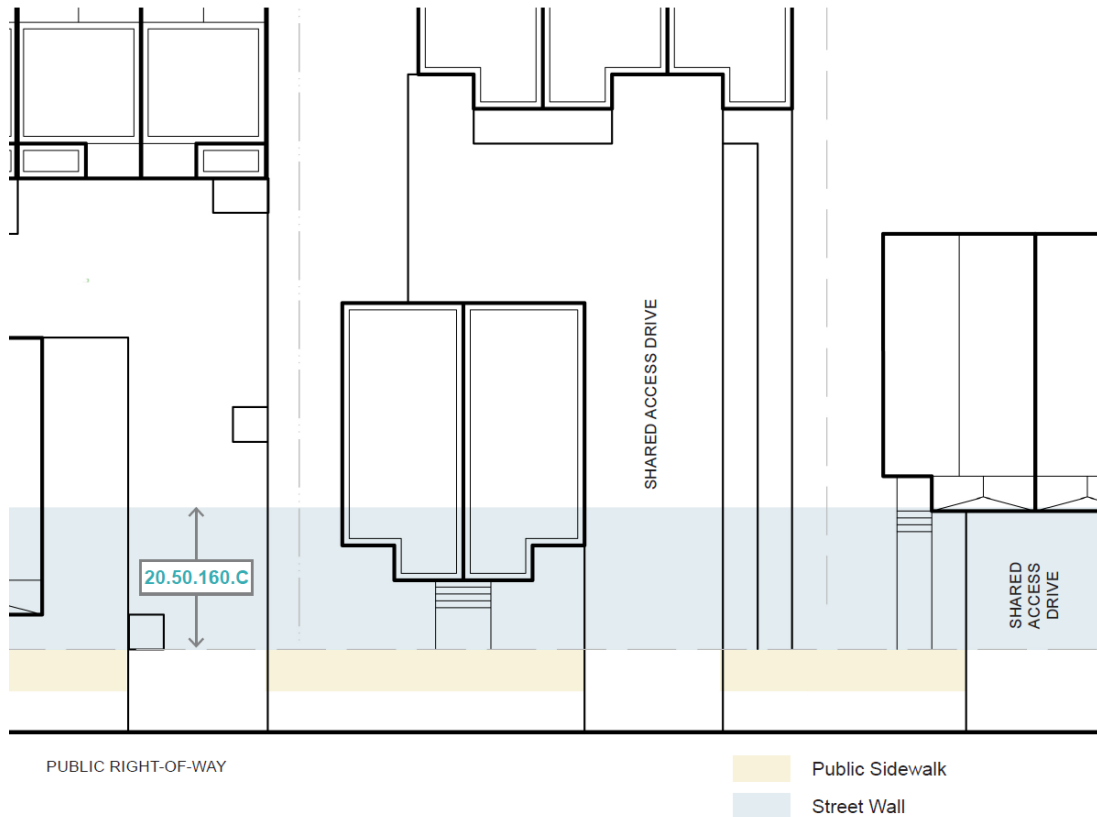
Surface Parking Illustration

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.

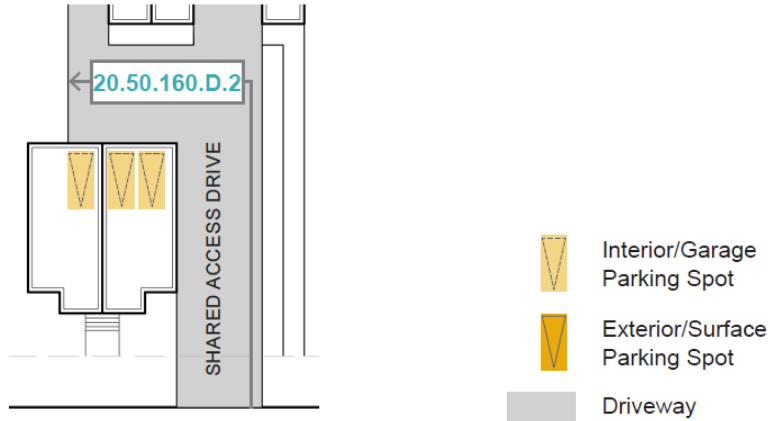


Site Configuration Illustration

D. Site Access and Circulation

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

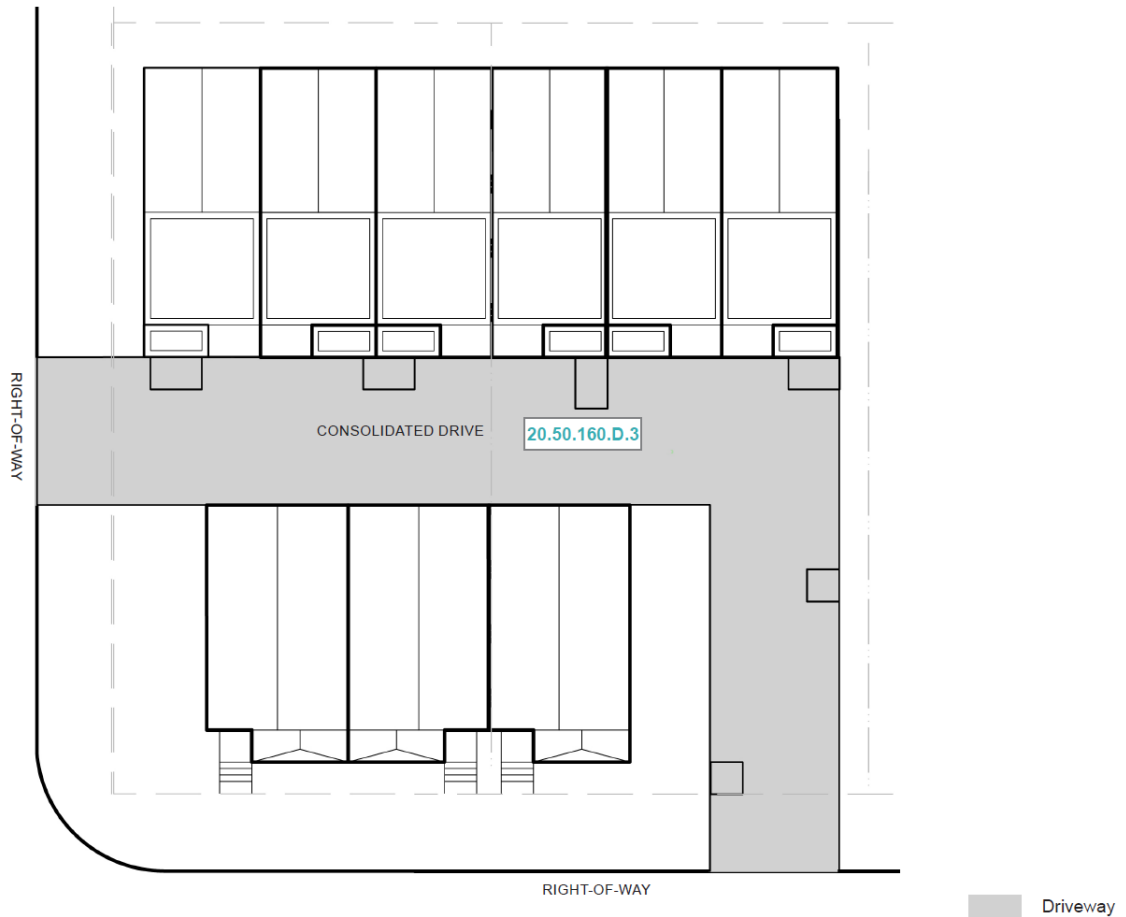
2. On lots with dead-end access drives with a length of 150 feet or greater, measured from the face of curb to the end of the access drive pavement, a turnaround facility shall be provided that meets the standard detail contained in the Engineering Development Manual or, if no standard is provided, the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

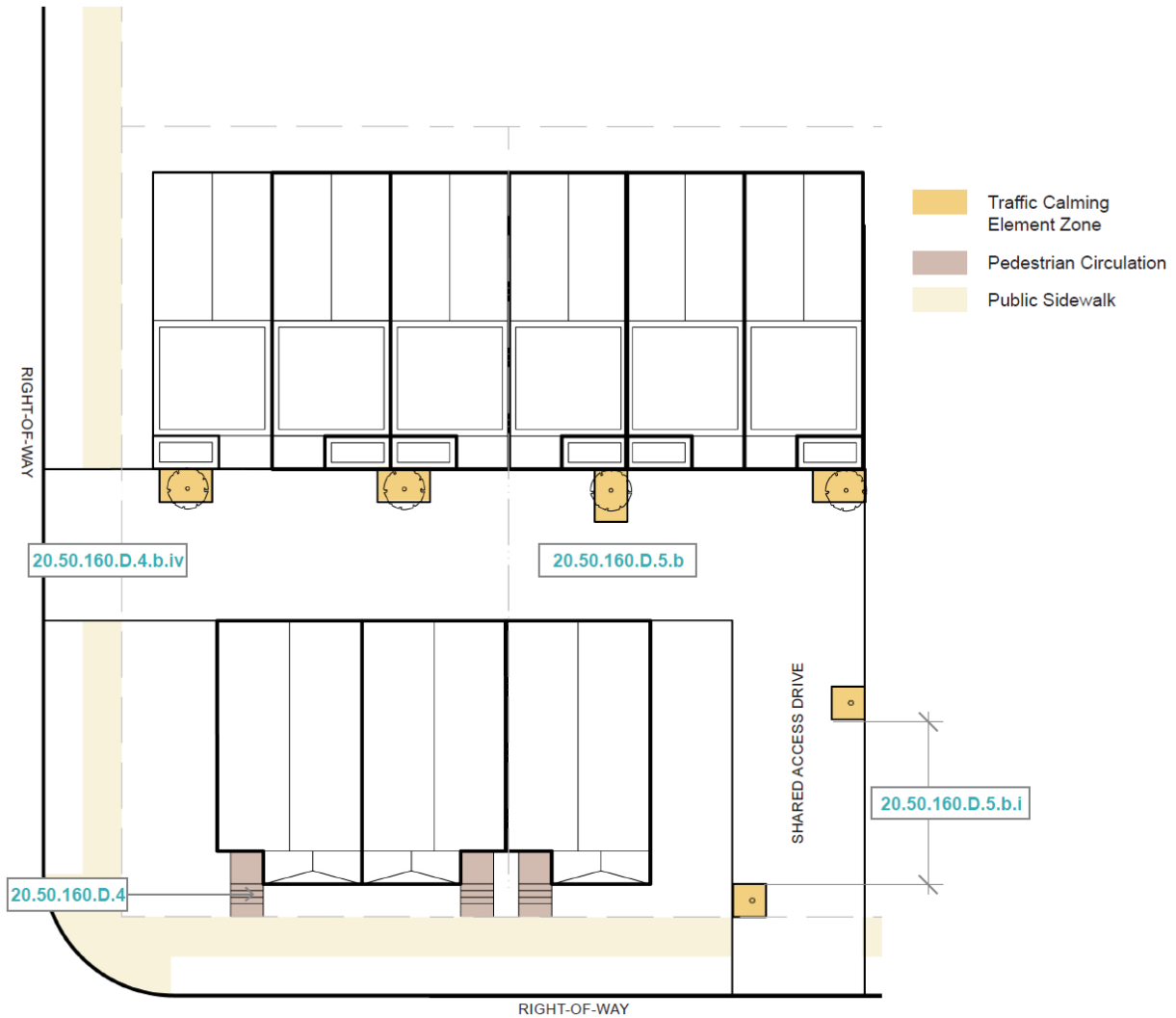


Building relation to shared space

Paving Blocks

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.

DON'T DO THIS

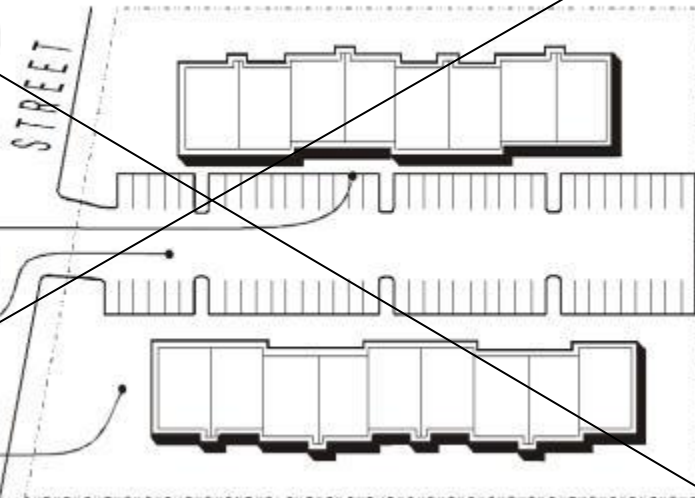
Building is disconnected from parking, public sidewalk and adjacent sites.

No buffer zone for pedestrians between front doors and parking.

Parking is the dominant feature.

No pedestrian entrance to the building.

Pedestrian circulation patterns are unclear.



DO THIS

Building is integrated and connected with parking, public sidewalk and adjacent sites.

An attractive pedestrian courtyard is the dominant feature.

Walkways and landscape features provide clear pedestrian circulation patterns.

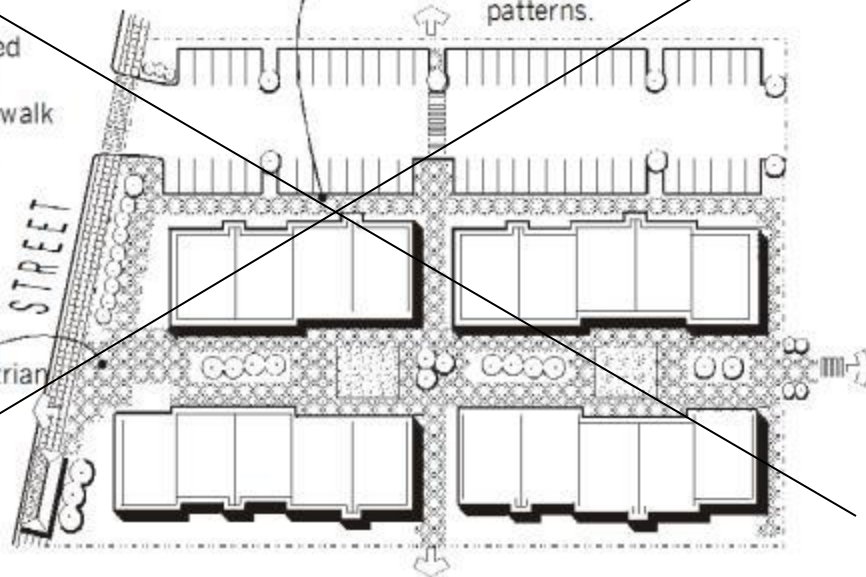


Figure 20.50.140(D): Avoid parking that dominates the site. Encourage parking located behind or on the side of buildings and common open space between buildings.

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.

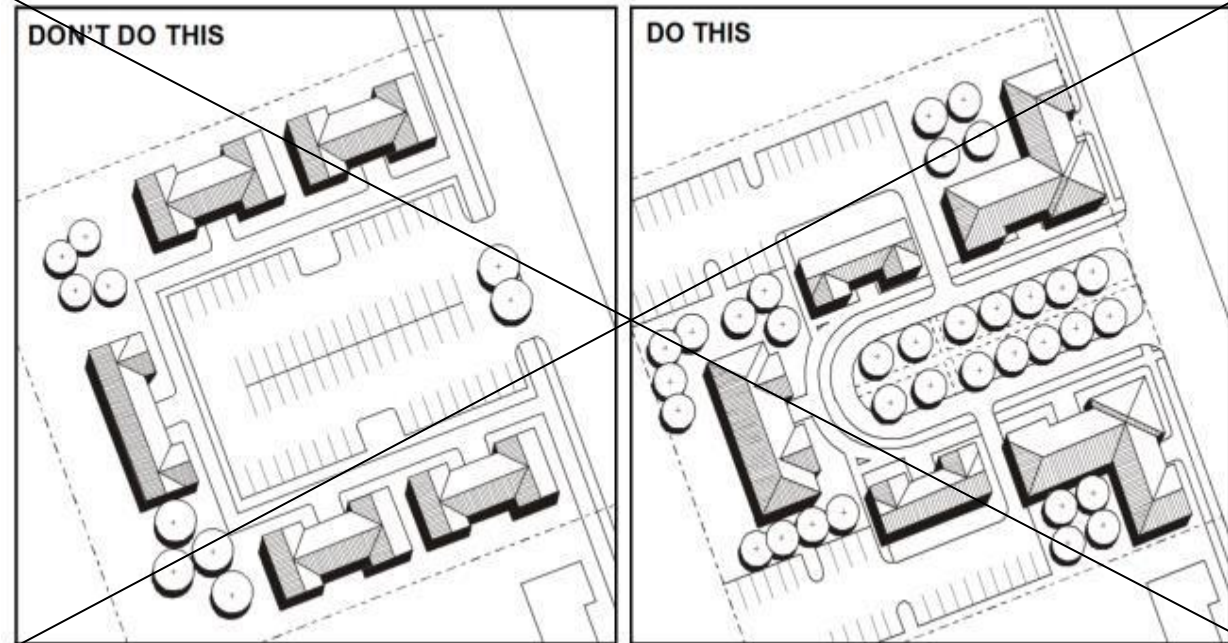
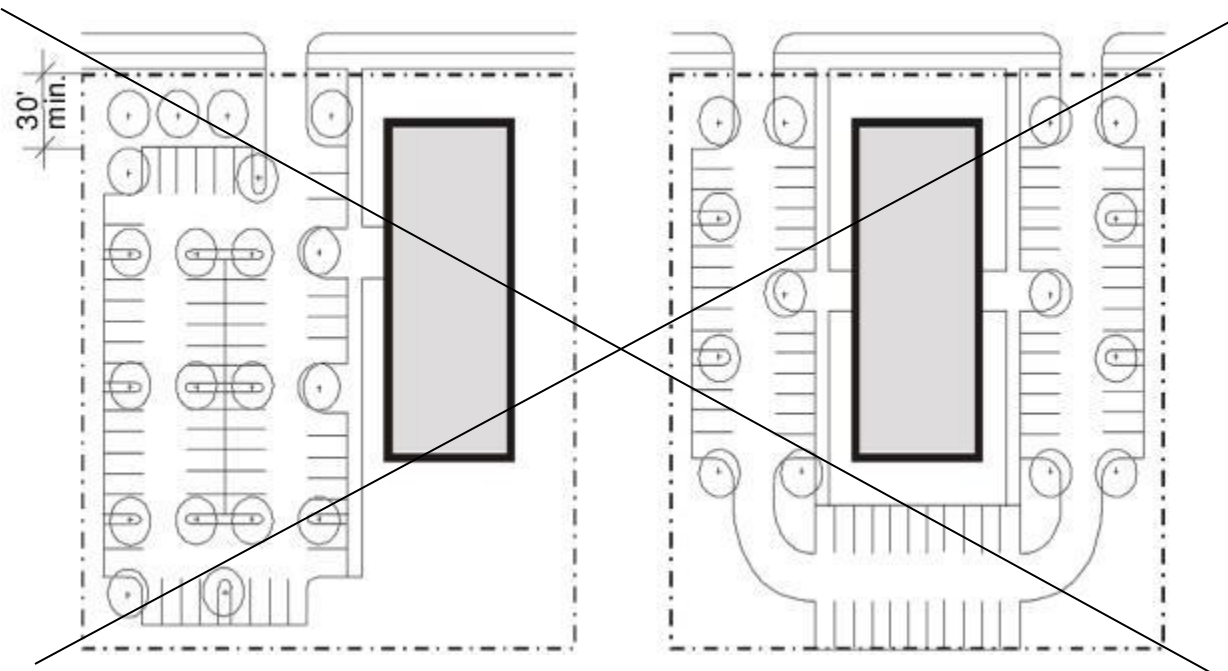


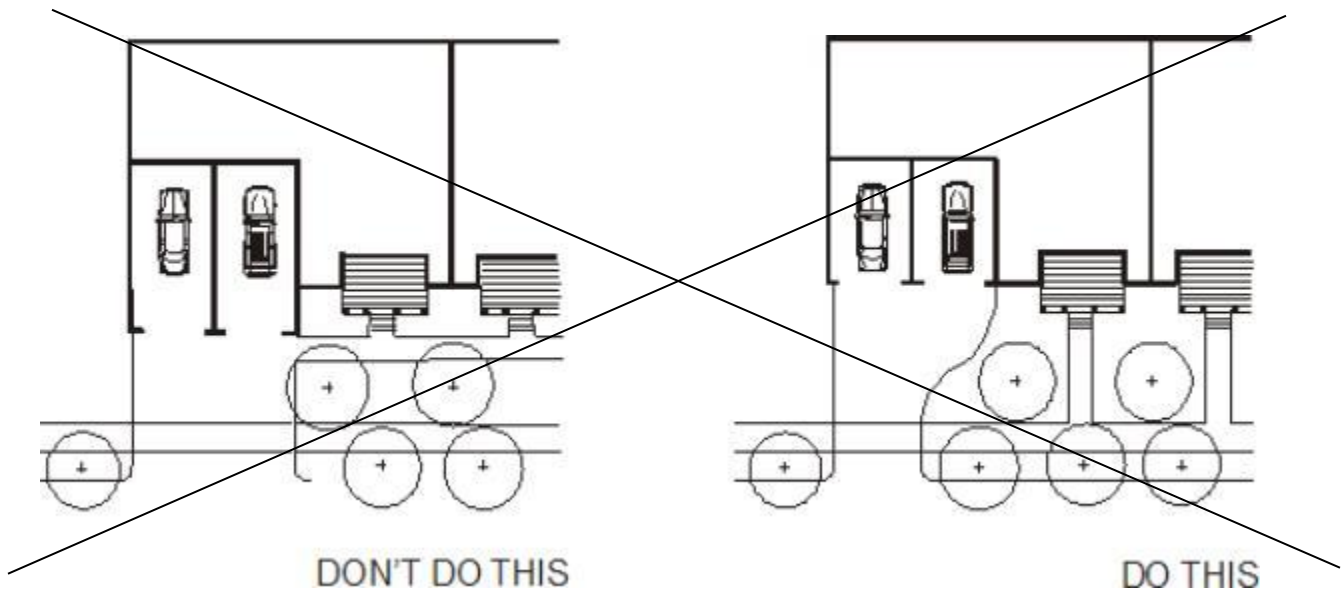
Figure 20.50.140(E): Examples of breaking up parking and siting it behind buildings. Such development creates an attractive open space and avoids the impact of a large central parking lot.

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

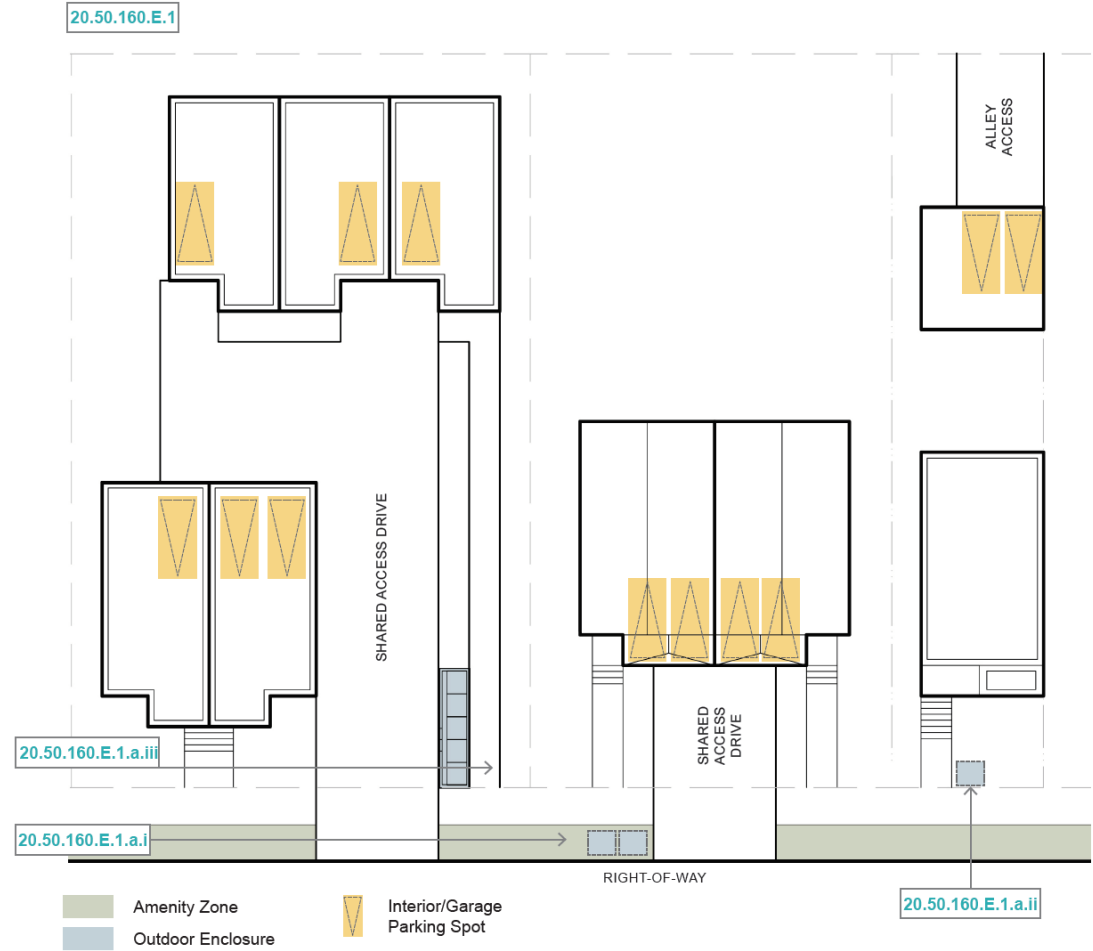
iii. Solid waste bins shall be placed along one side of the access drive, provided placement does not interfere with vehicular access and circulation, and the City's solid waste purveyor provides written confirmation it will service the location of the bins.

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.

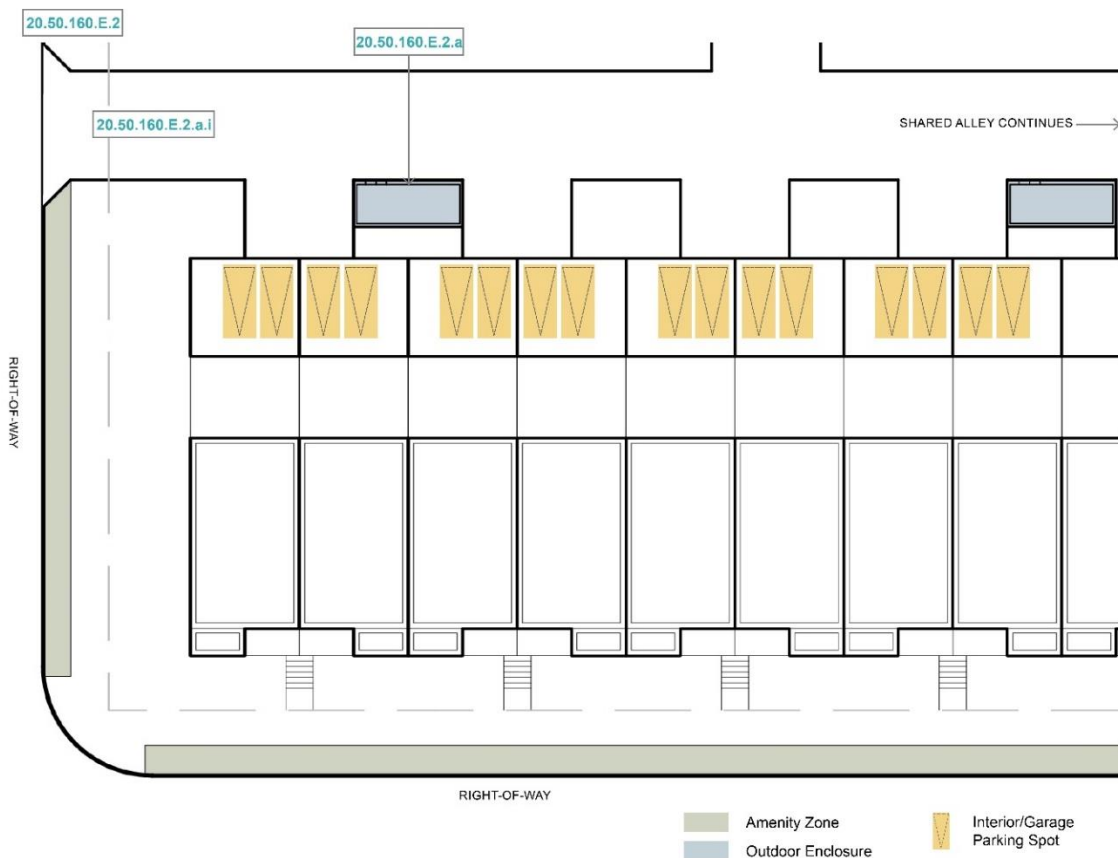


Solid Waste Storage and Staging Area Illustration 1

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.

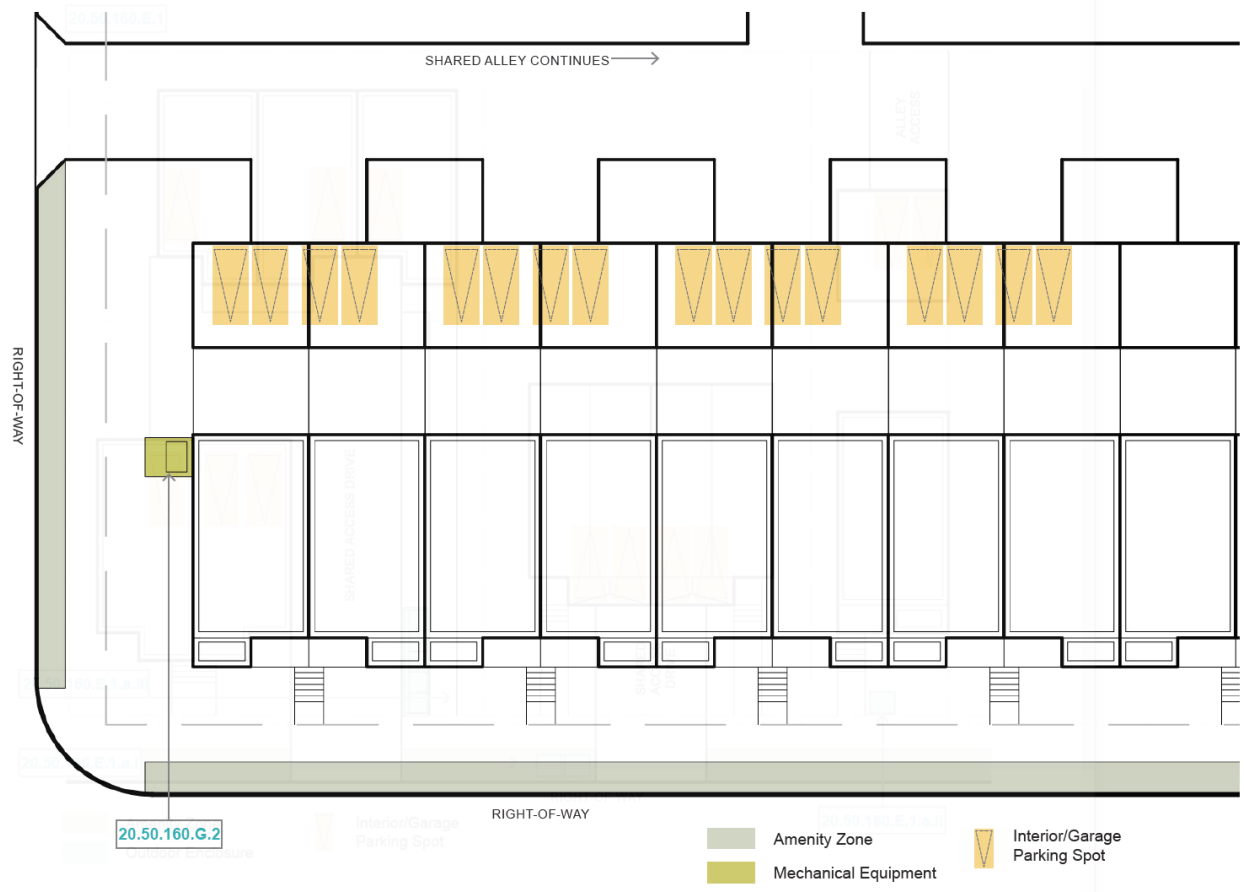
G. Utility and Mechanical Equipment

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.

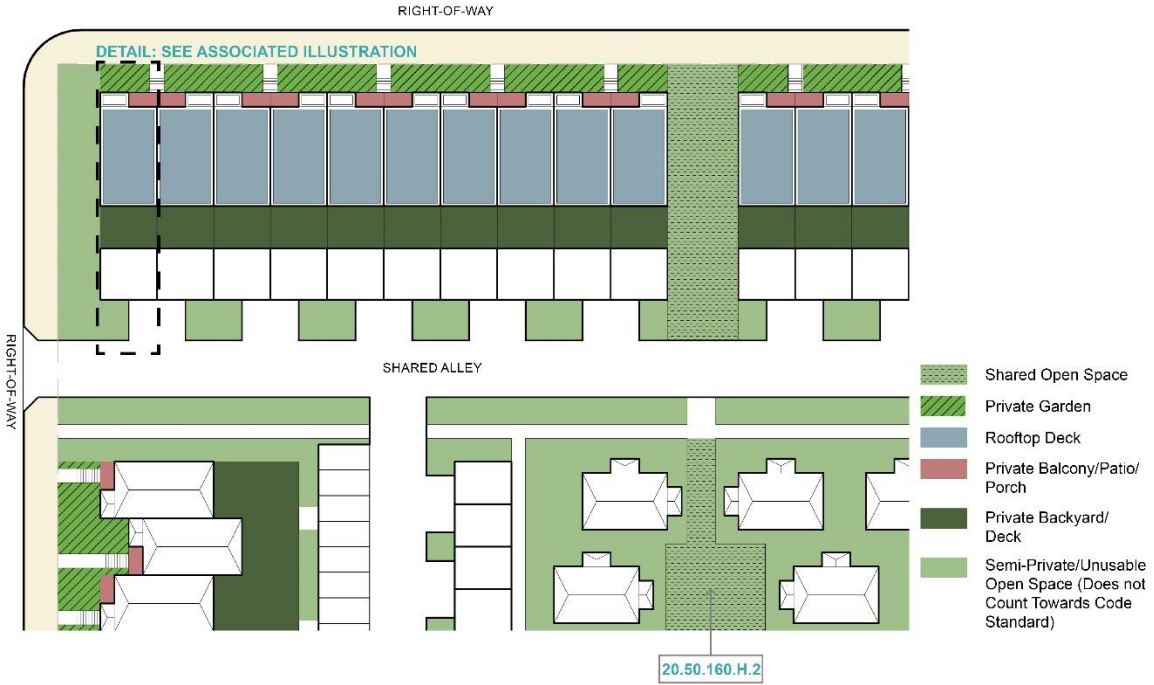
iii. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:

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;

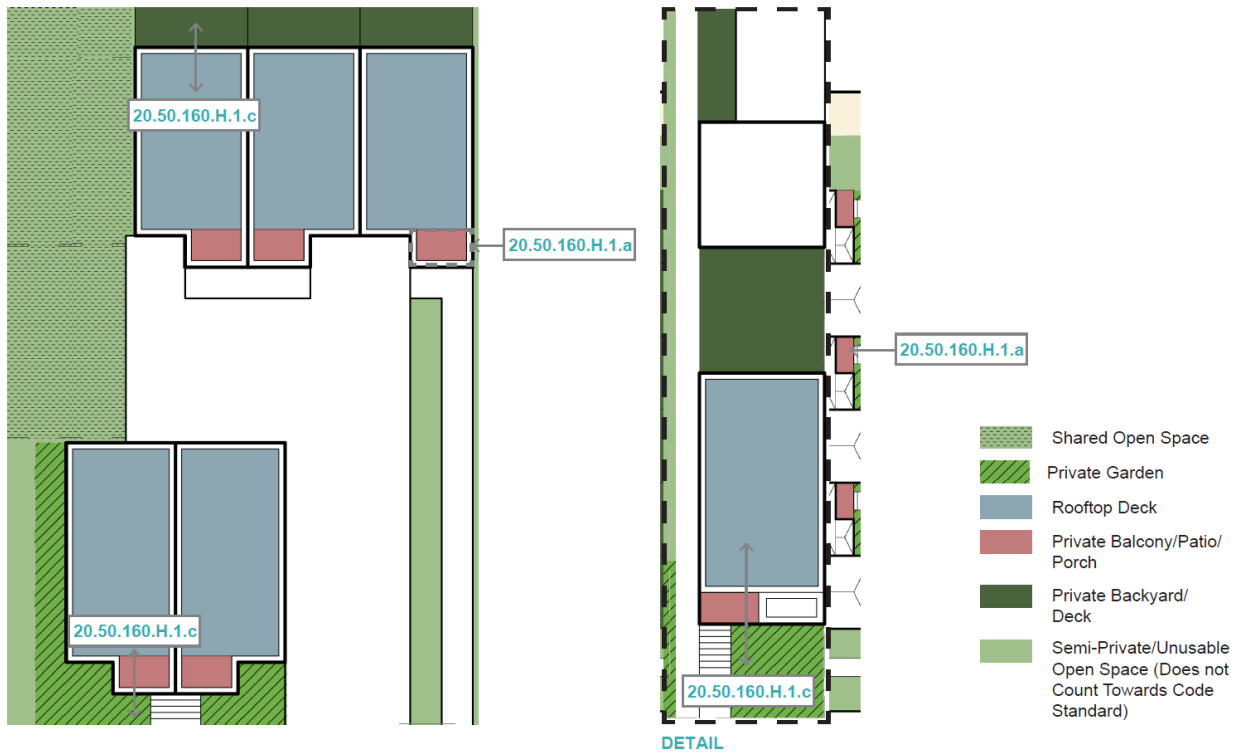
B. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and

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).~~

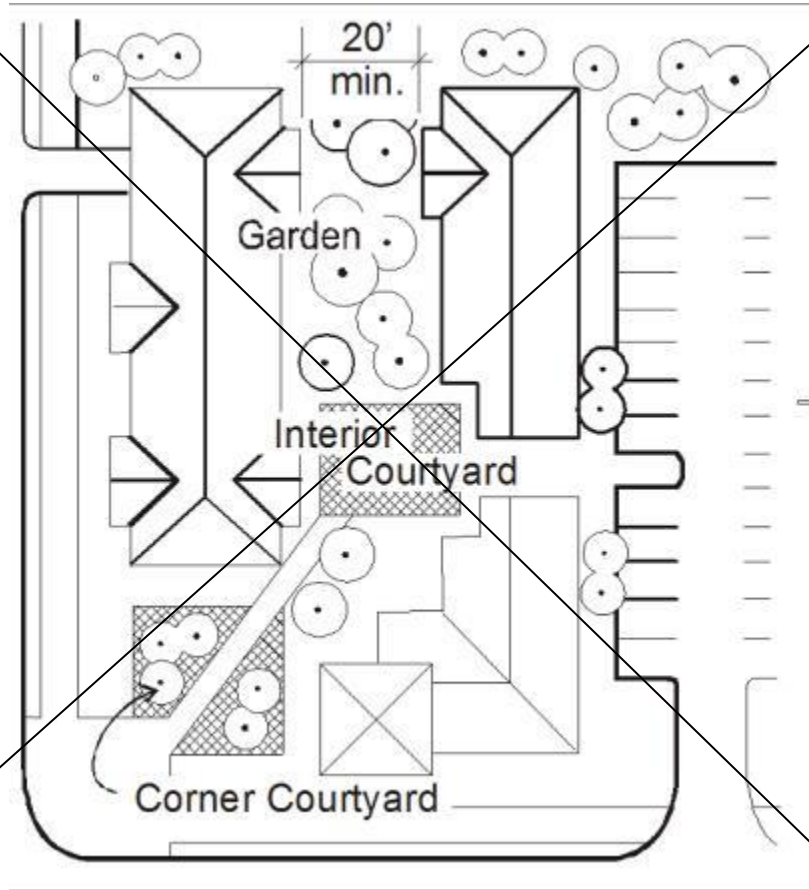


Figure 20.50.160(A): Usable outdoor open space can be created by careful siting of buildings and appropriate landscape design.

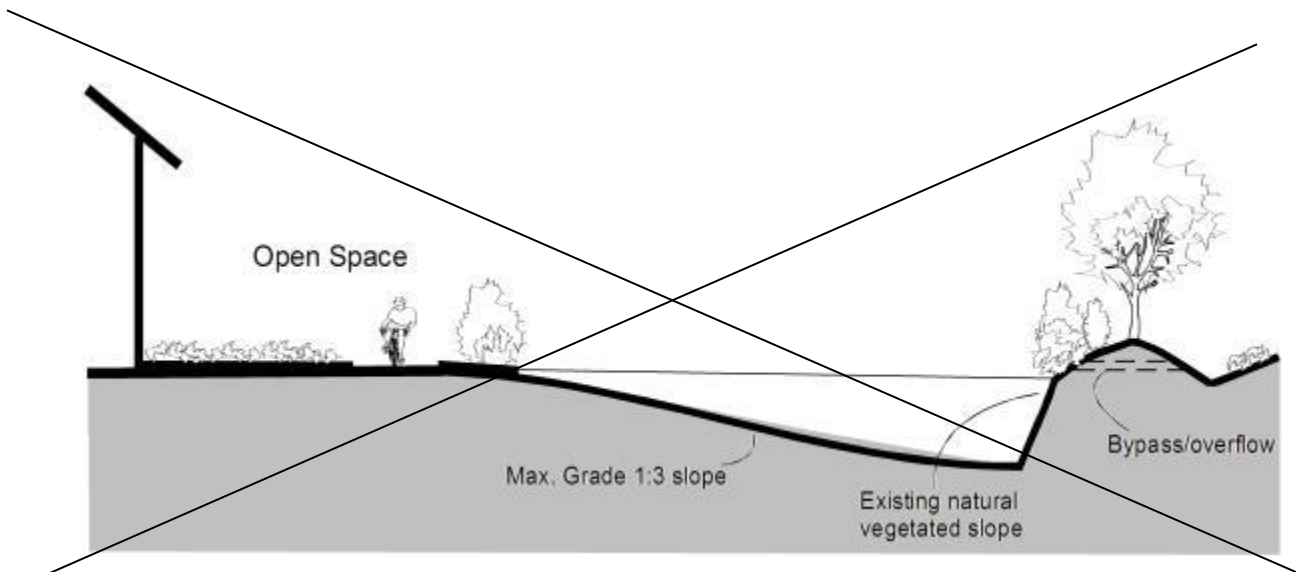
Exception 20.50.160(A)(1): Indoor recreation areas may be credited towards the total recreation space requirement, when the City determines that such areas are located, designed and improved in a manner which provides suitable recreational opportunities. Senior and special needs housing may include social 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.

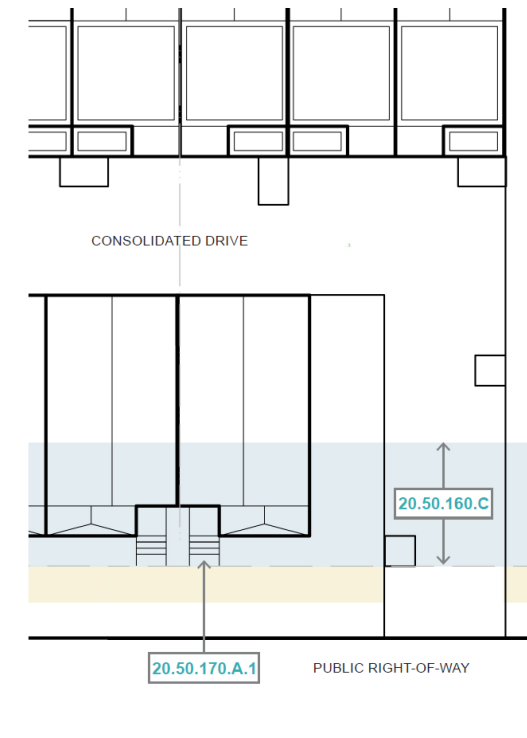
D. Ensure that building entries are visible from the street or, if this is not possible, from other buildings and primary pedestrian routes. Illuminate building entries with at least four foot-candles of light.

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.

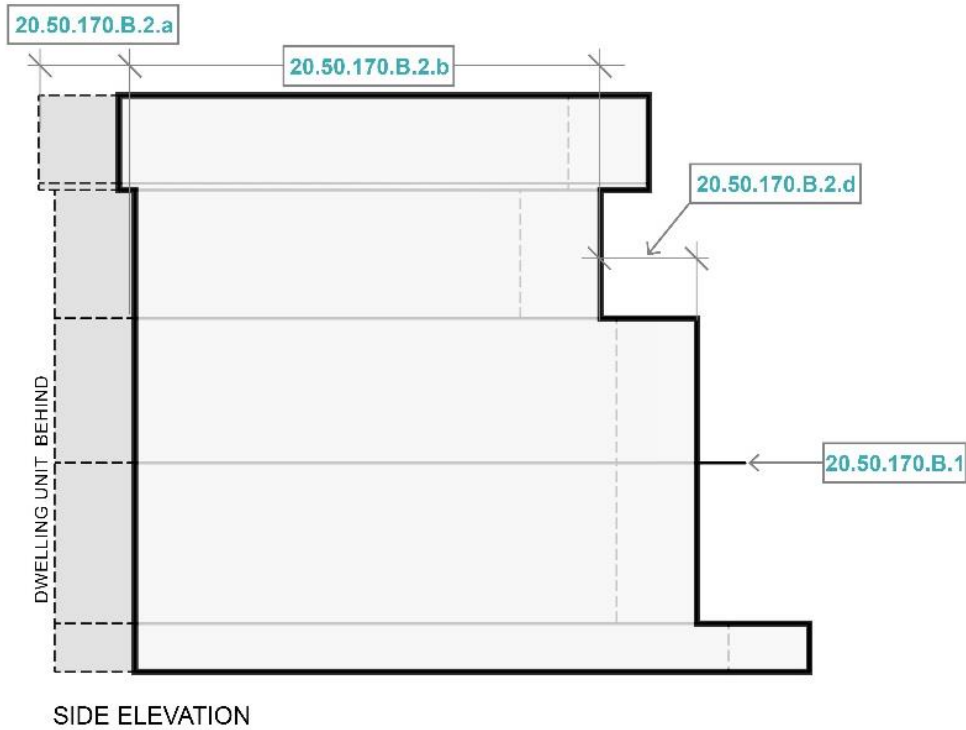
2. Each building shall incorporate variation by using at least three (3) of the following elements on the front façade:

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 façades shall consist of at least 15 percent fenestration and/or landscaping.

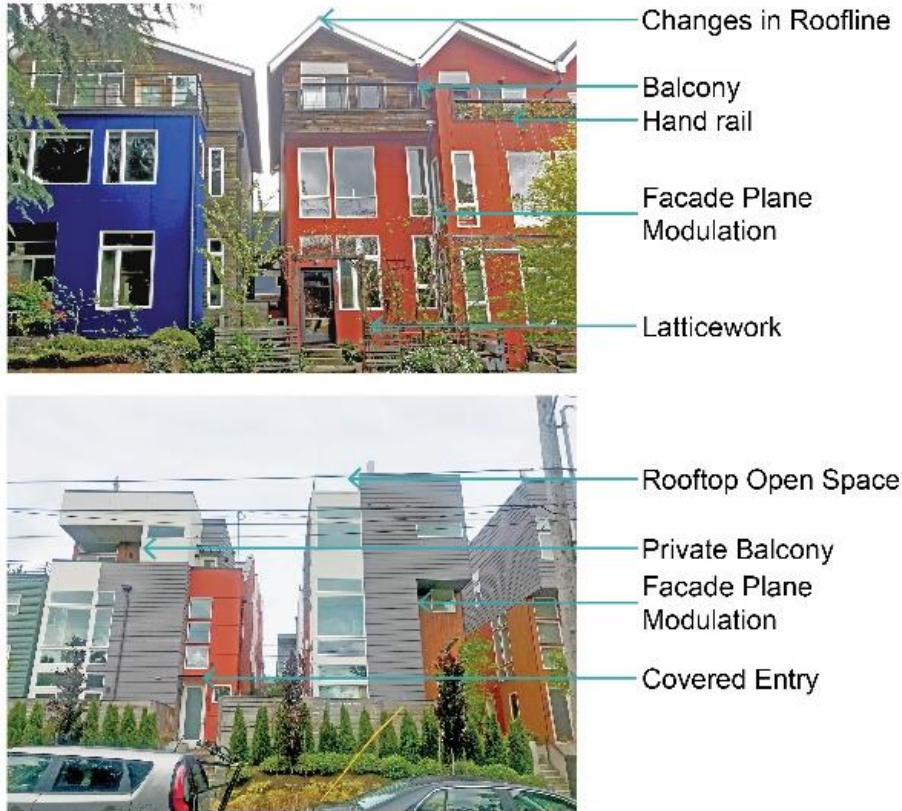
c. The façade area is measured vertically, top to bottom, and horizontally edge-to-edge as illustrated in Illustration 3.

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

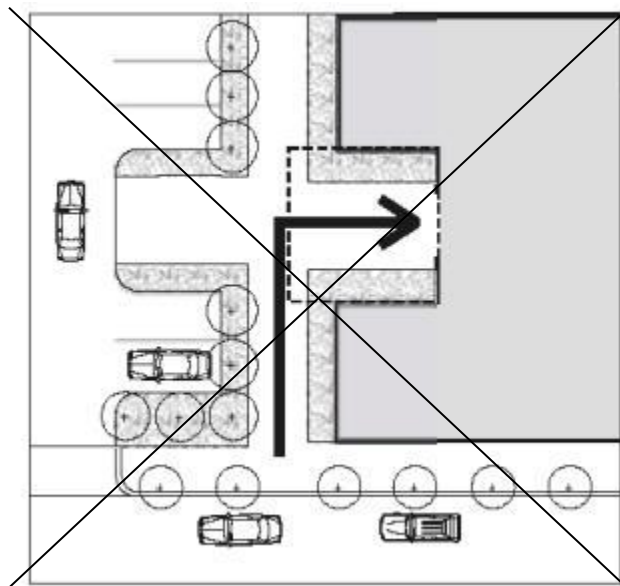
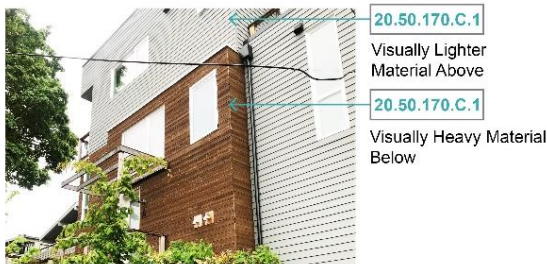


Figure 20.50.180(B): Example of connection of building entrance which is not located on a street but has a clear pedestrian walkway to it.

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.

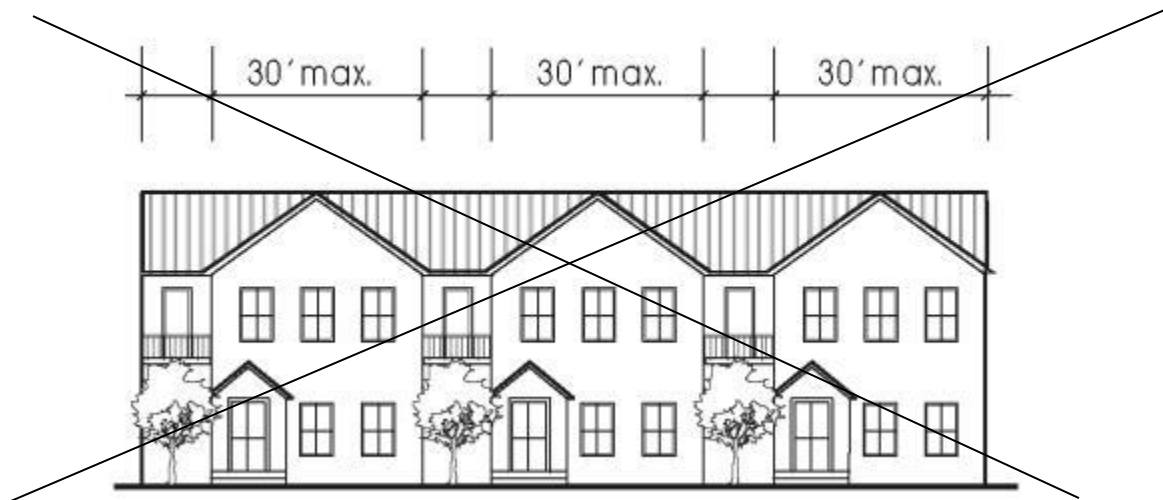


Figure 20.50.180(D): Example of articulation of facades that can help break down the scale of large buildings.

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.

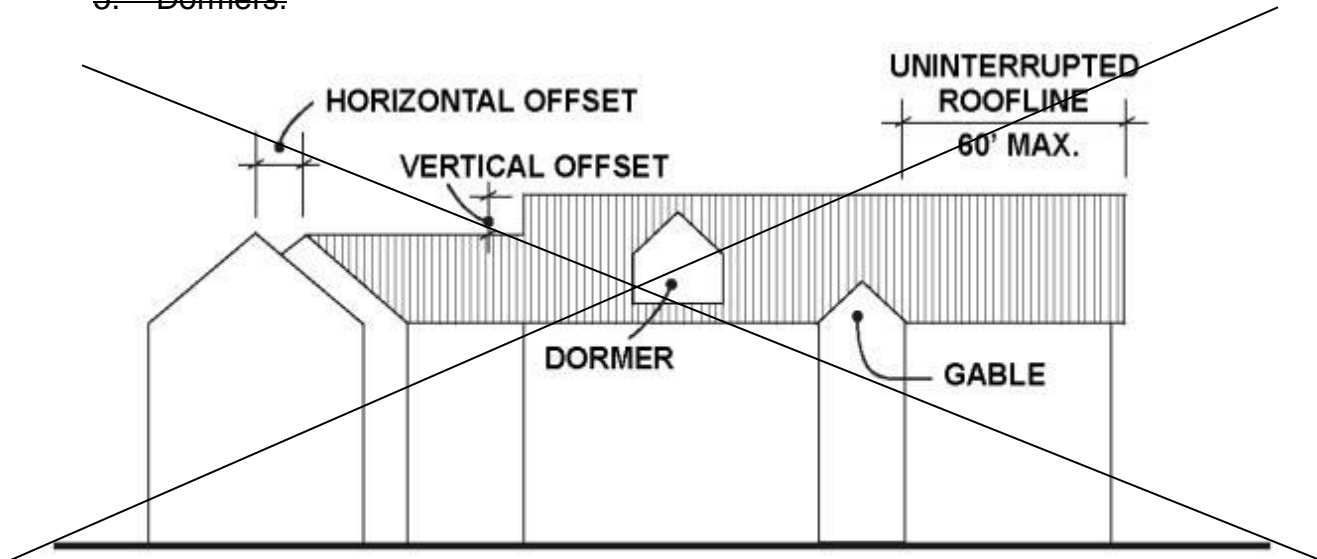


Figure 20.50.180(E): Examples of roofline variation techniques.

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.

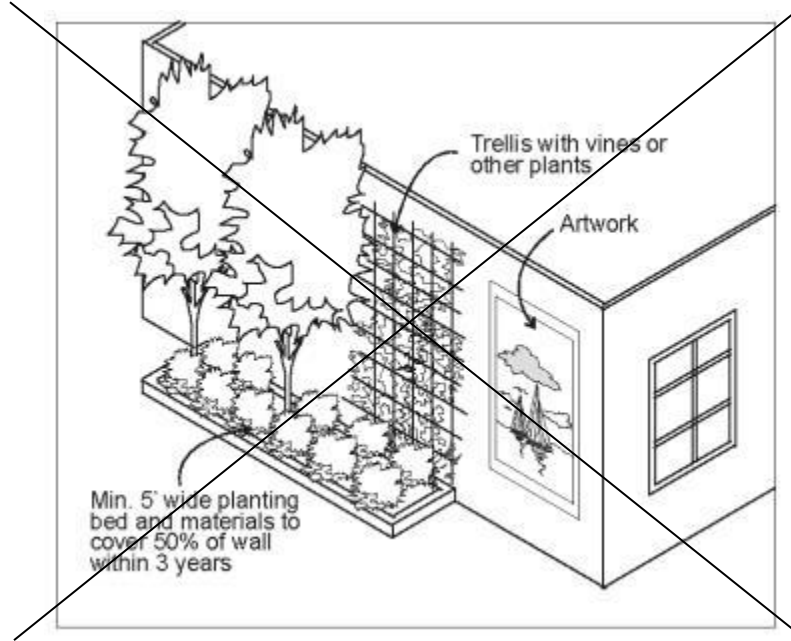


Figure 20.50.190(B): Examples of "blank" wall treatment.

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.

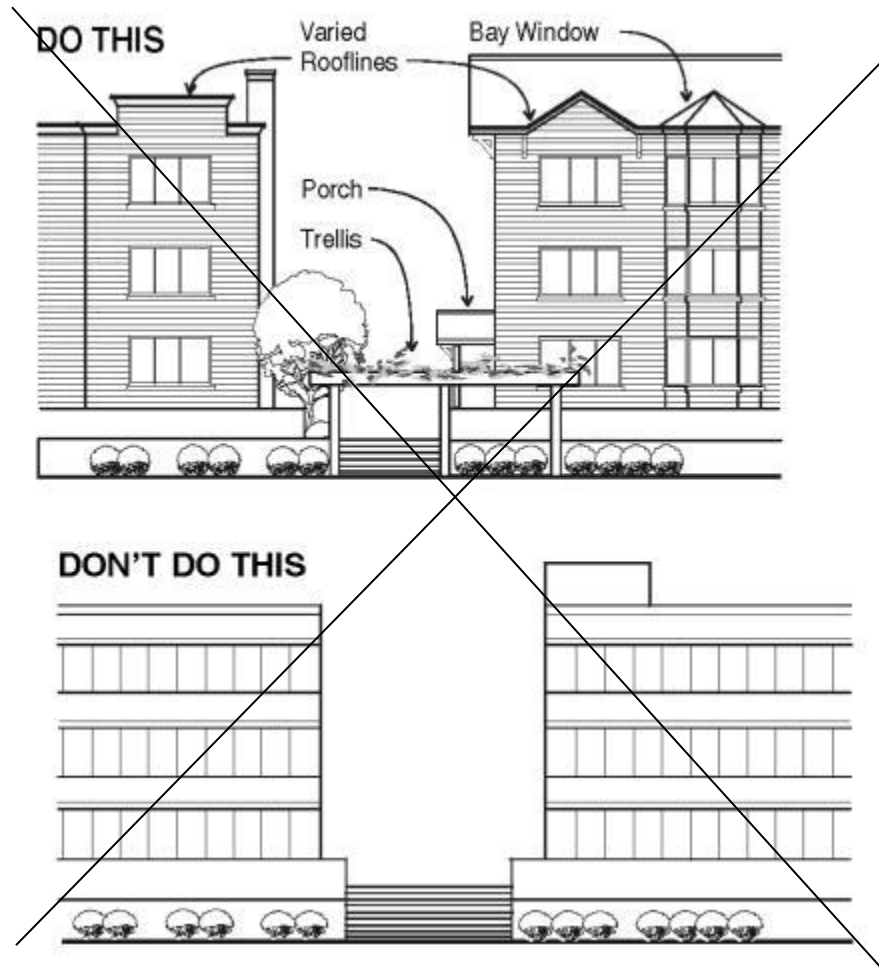


Figure 20.50.200(A): These two projects point out the importance of architectural elements. They are essentially the same building envelope except that the upper example employs varied roof lines, window details, facade articulation, a trellis, chimneys, entry details and other features that reduce the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

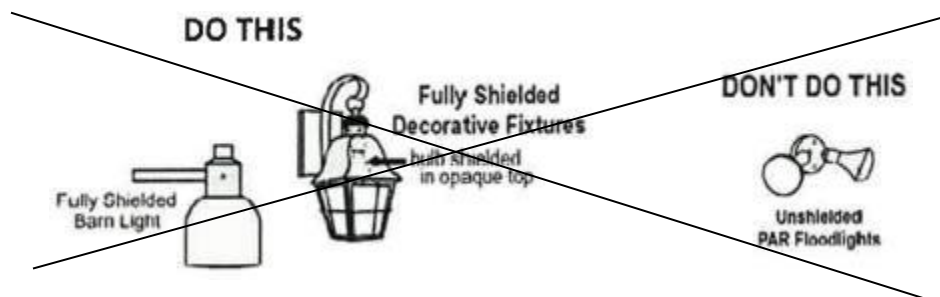
C. Building entries shall be illuminated with at least four foot-candles of light.

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 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.

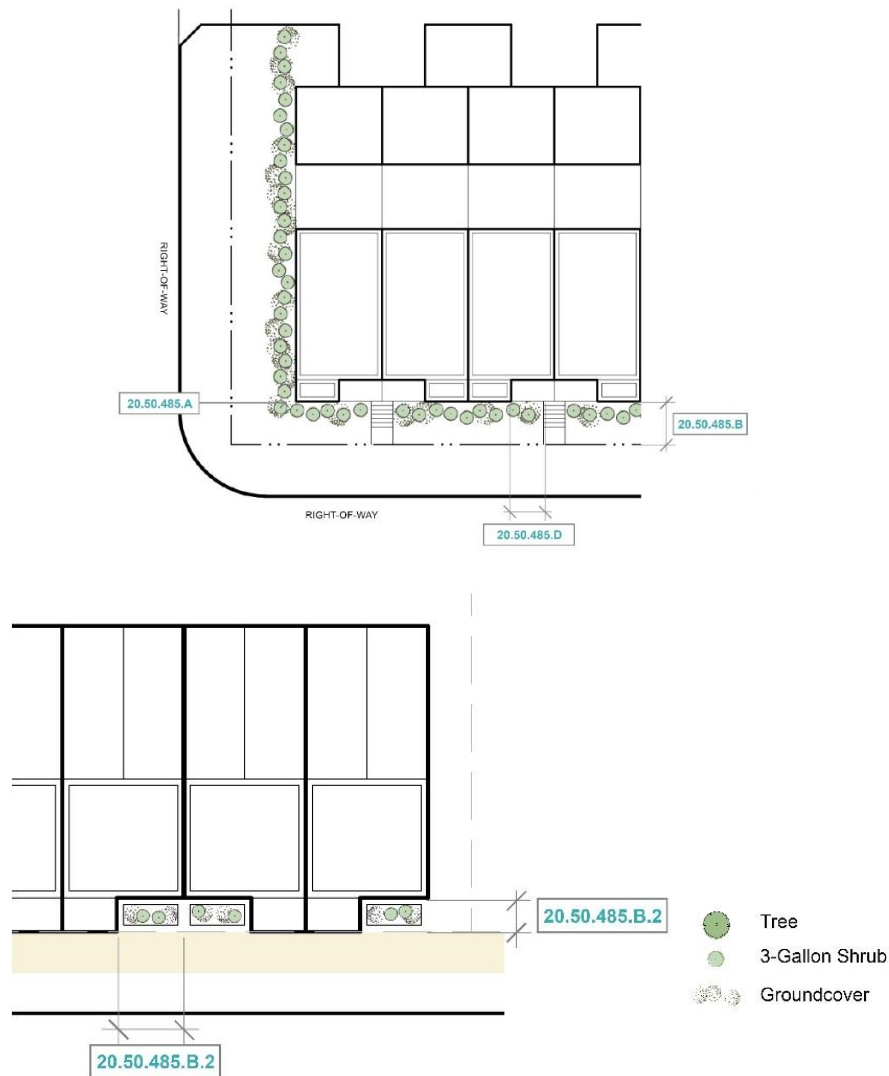
2. If a property has a required setback of zero (0) feet, landscaping shall be provided at a depth of at least four (4) feet and width at least 30 percent of the unit width. The required landscaping shall abut the entry. For example, if the unit width is 20 feet, the landscaping next to the entry shall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

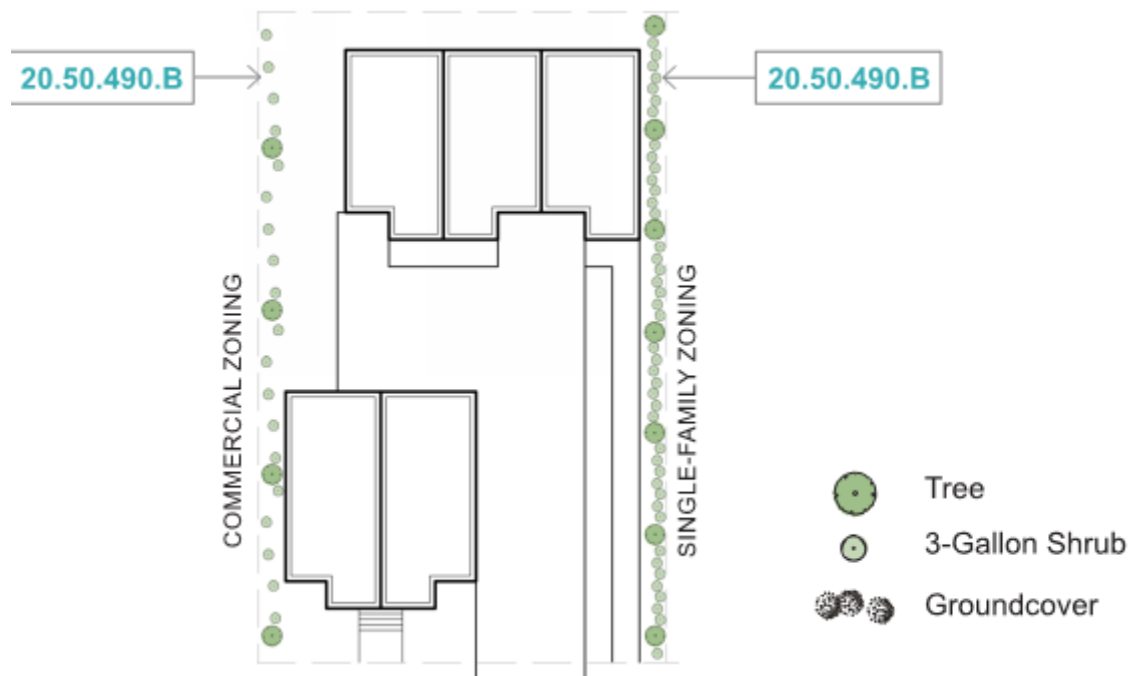


Front Façade Landscaping Illustrations

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.

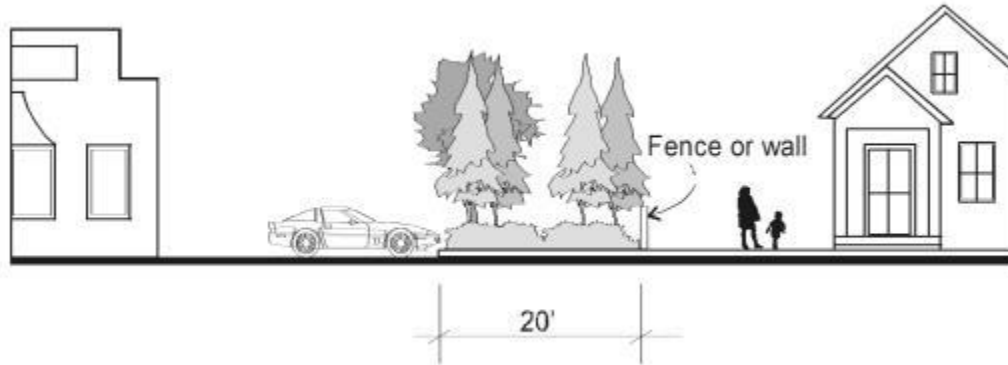


Figure 20.50.490(D): Example of parking screened from single-family house.

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

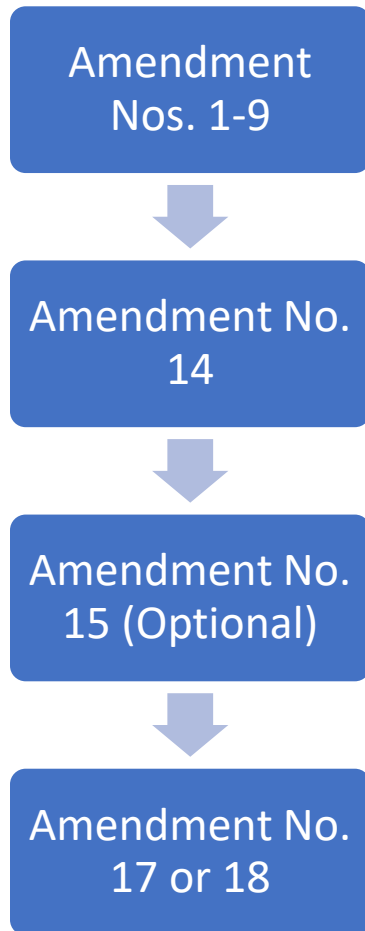
20.70.450 Access types and widths.

A. Table 20.70.450 – Access Types and Widths.

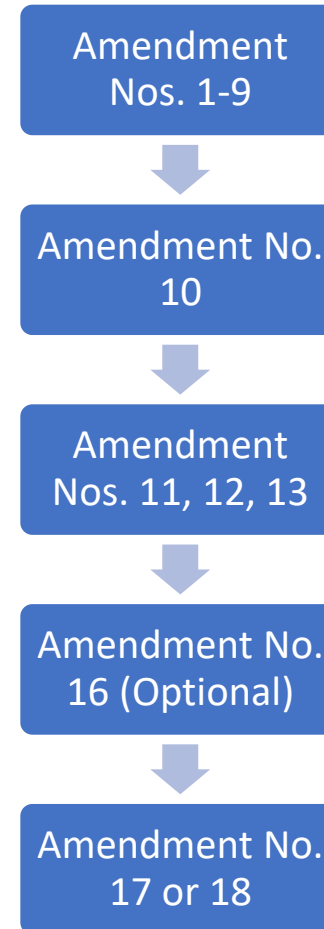
Dwelling Type and Number	Engineering Development Manual Access Types and Width
Single-Family Detached – 1 unit	Residential
Single-Family Detached – 2 – 4 units	Shared
Single-Family Detached – 5 or more units	Private or Public Street
Commercial, Public Facility	Commercial
Single-Family Attached, <u>Mixed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

TOWNHOUSE DESIGN STANDARDS DEVELOPMENT CODE AMENDMENTS - FLOW CHART FOR AMENDMENT ALTERNATIVES

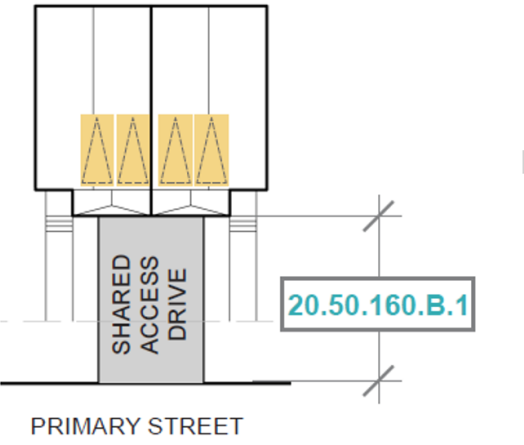
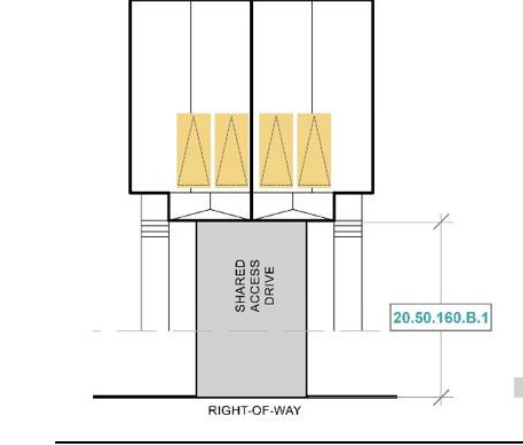
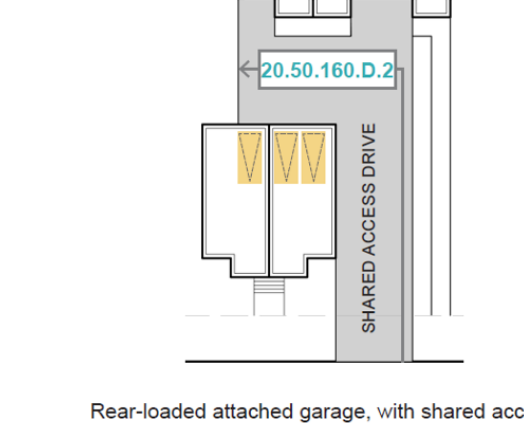
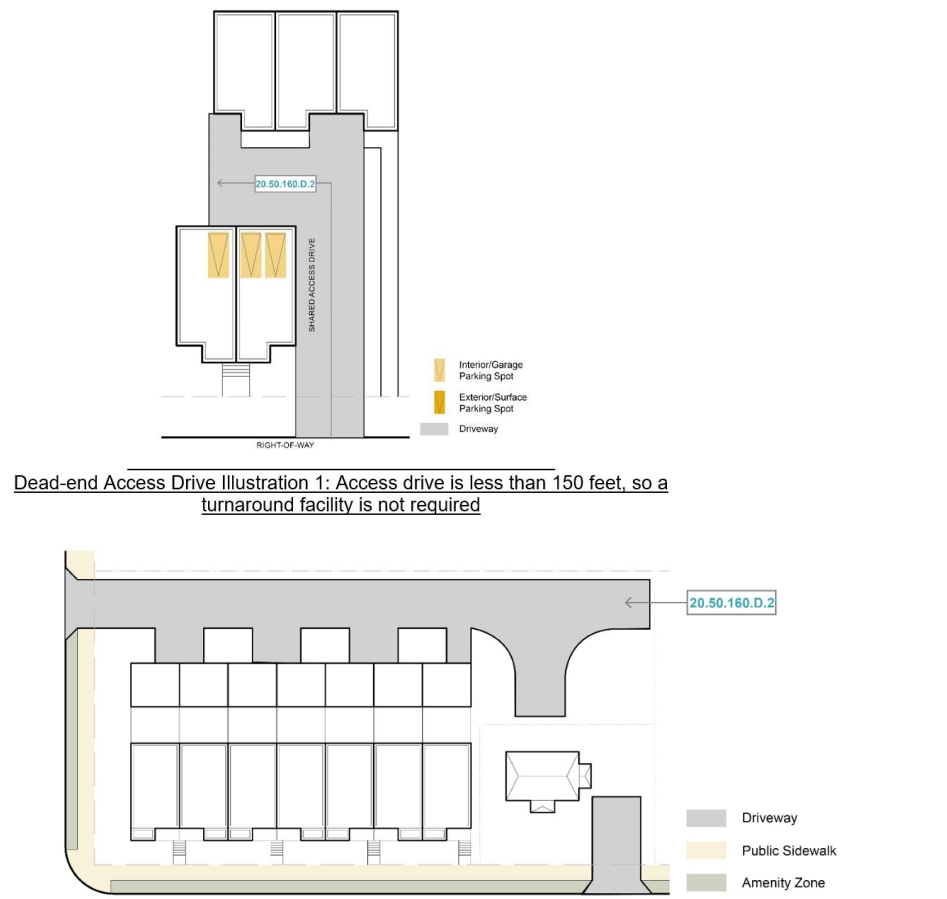
Option 1: City Staff Recommended Amendments and Mayor Hall's Amendments

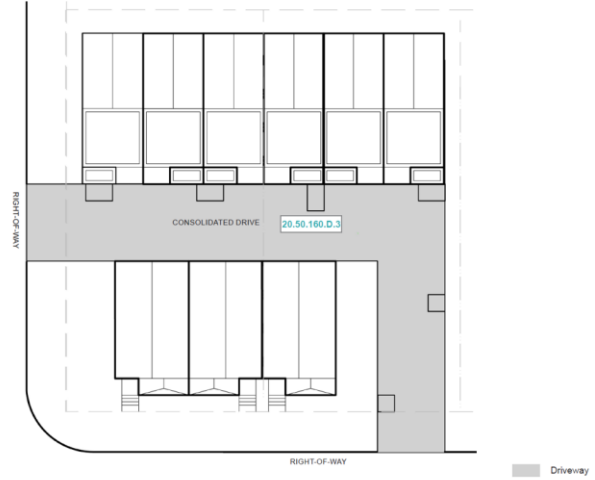
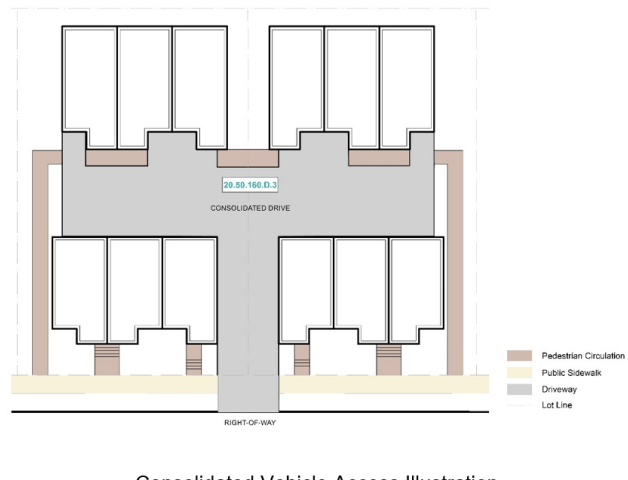
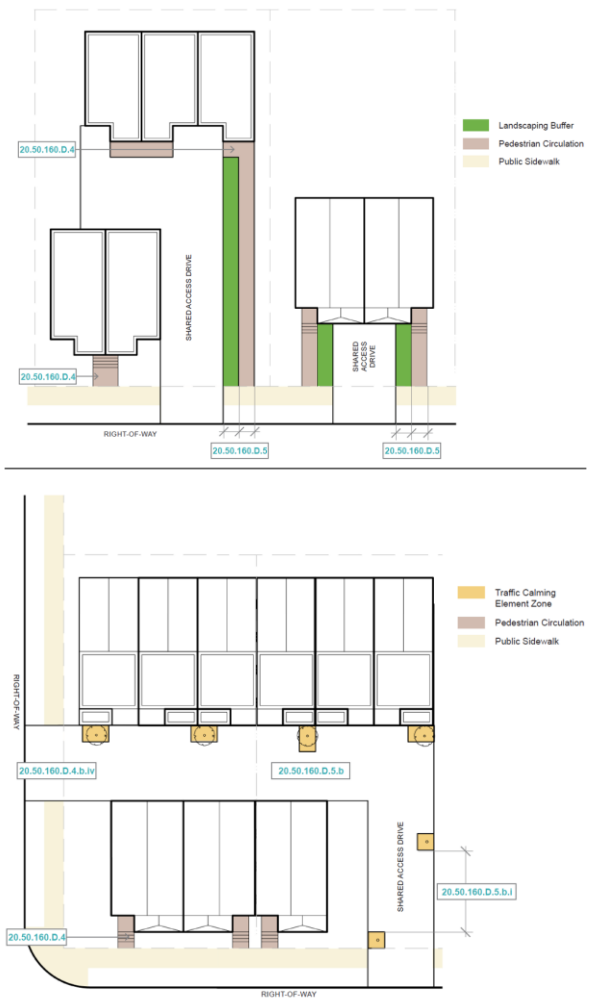
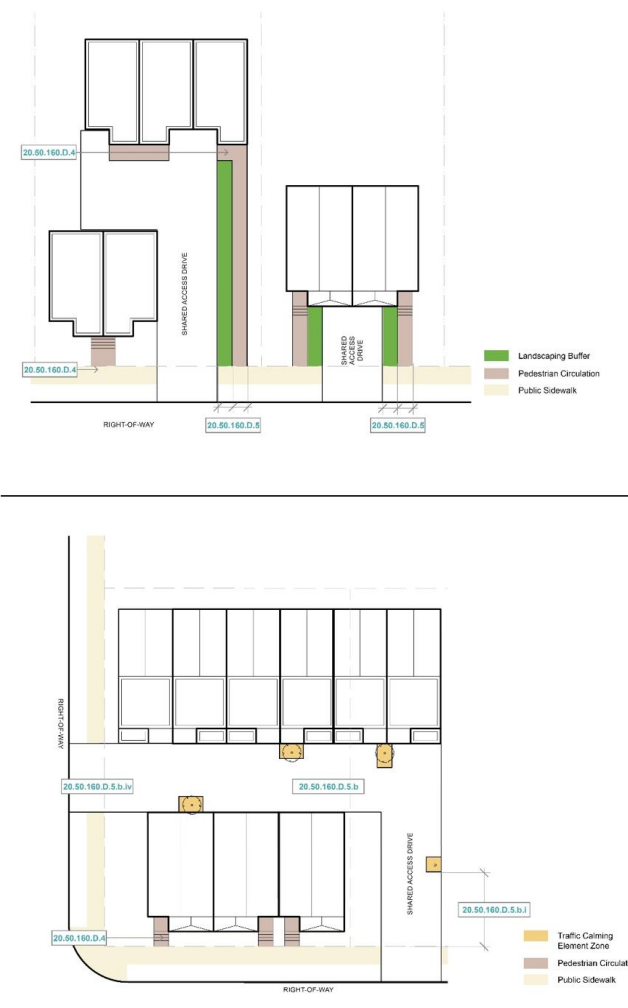



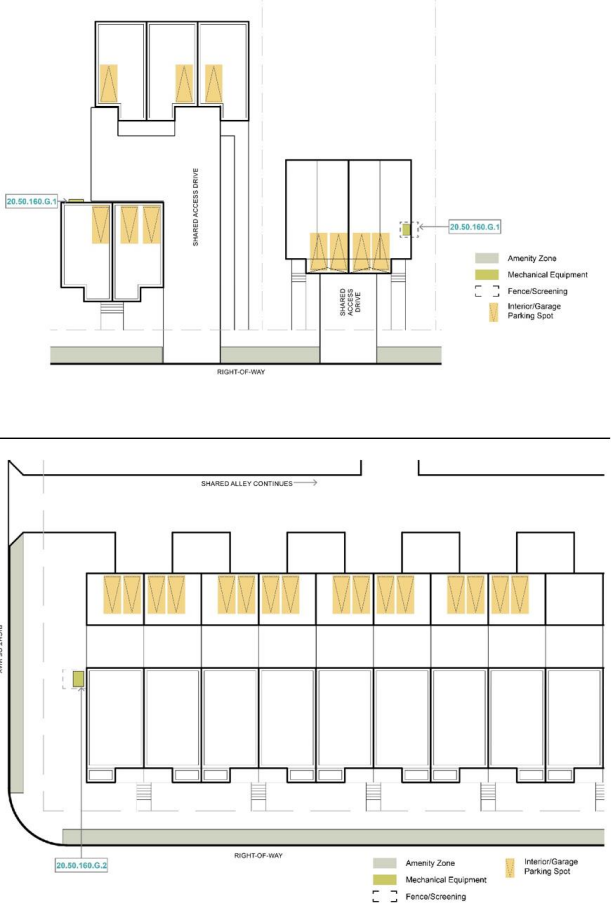

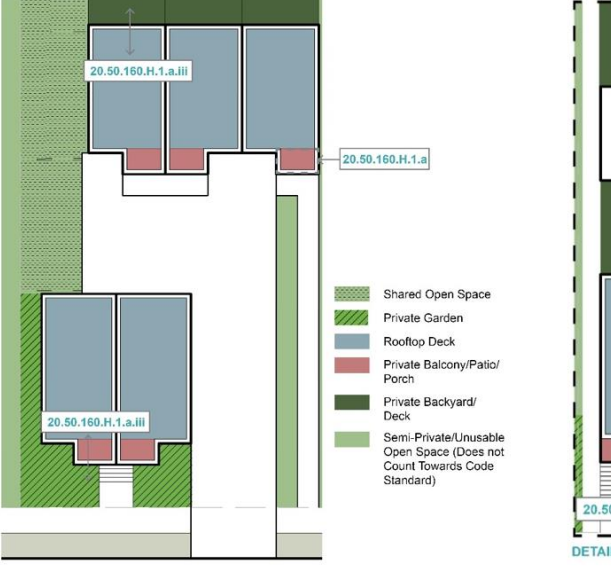
Option 2: Planning Commission Amendment, City Staff Amendments, Councilmember Roberts' Amendment, and Mayor Hall's Amendments

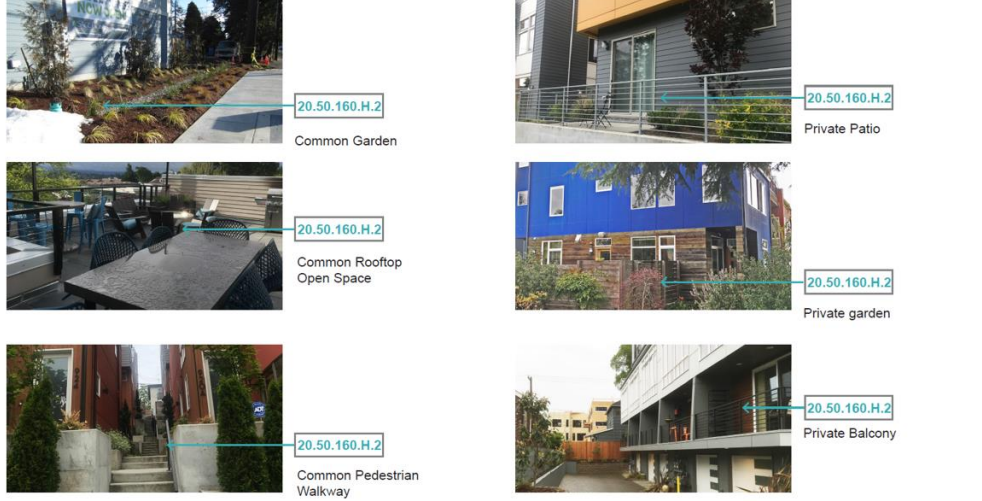
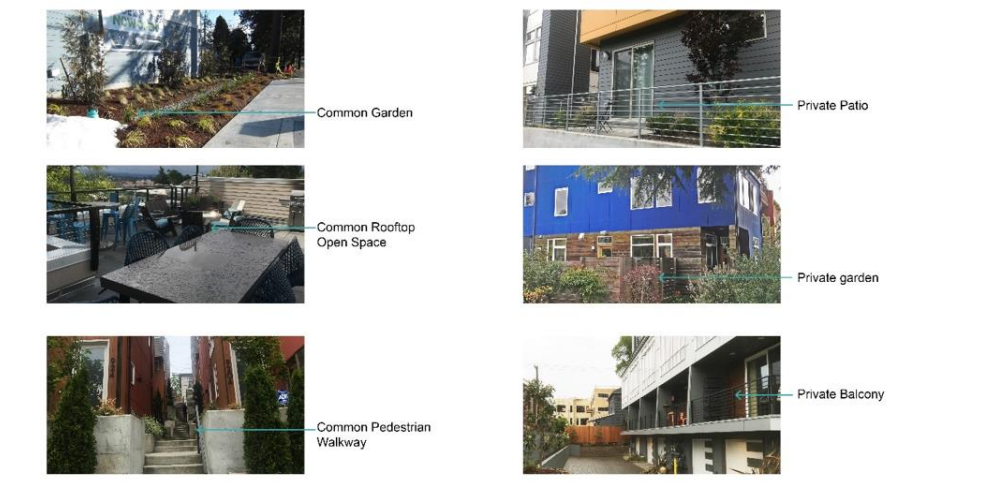


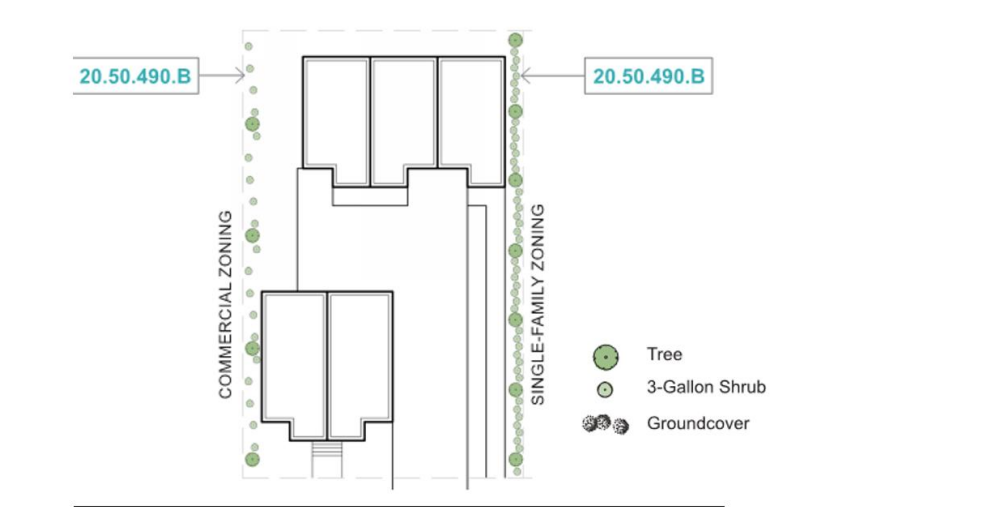



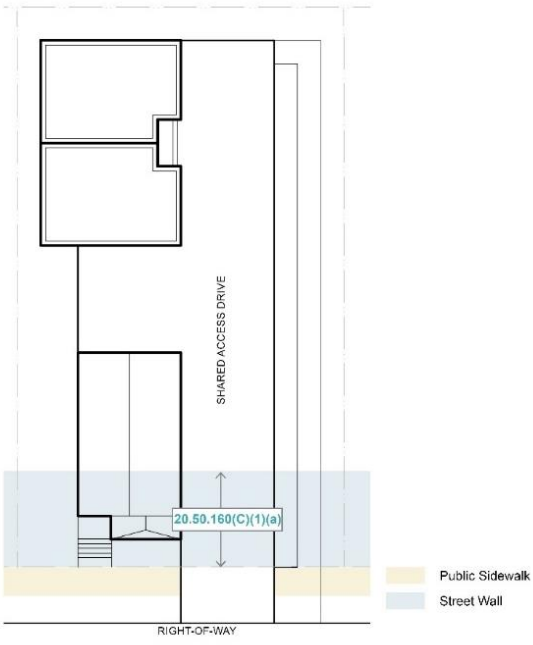
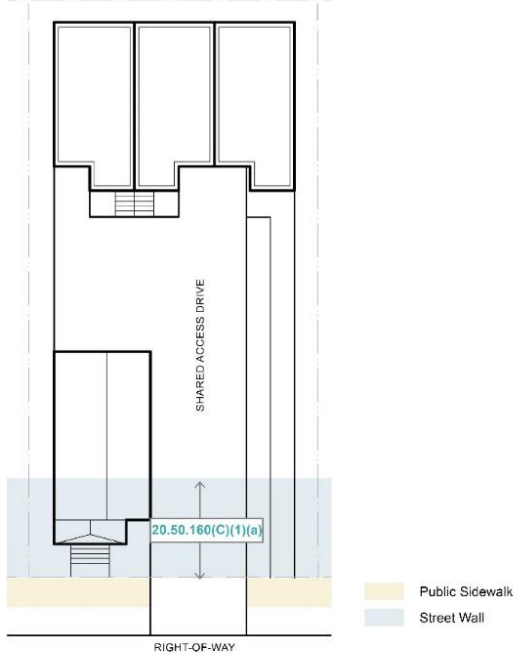
TOWNHOUSE DESIGN STANDARDS DEVELOPMENT CODE AMENDMENTS - SUMMARY TABLE OF MOTIONS TO AMEND

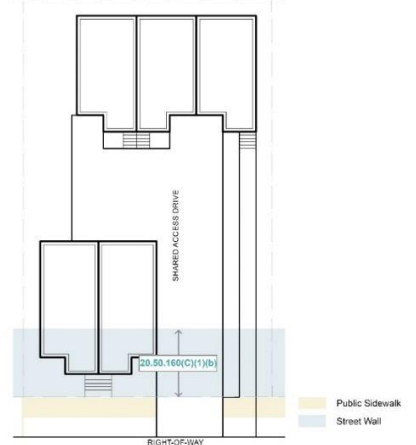
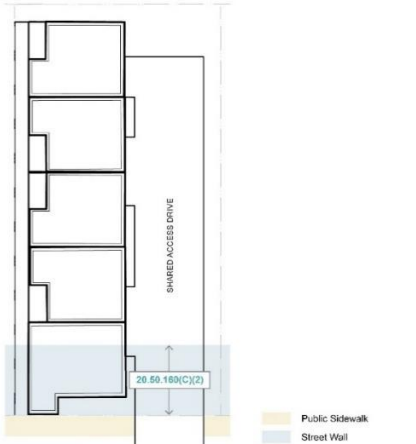
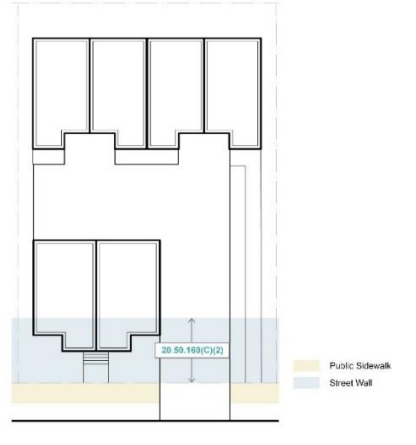
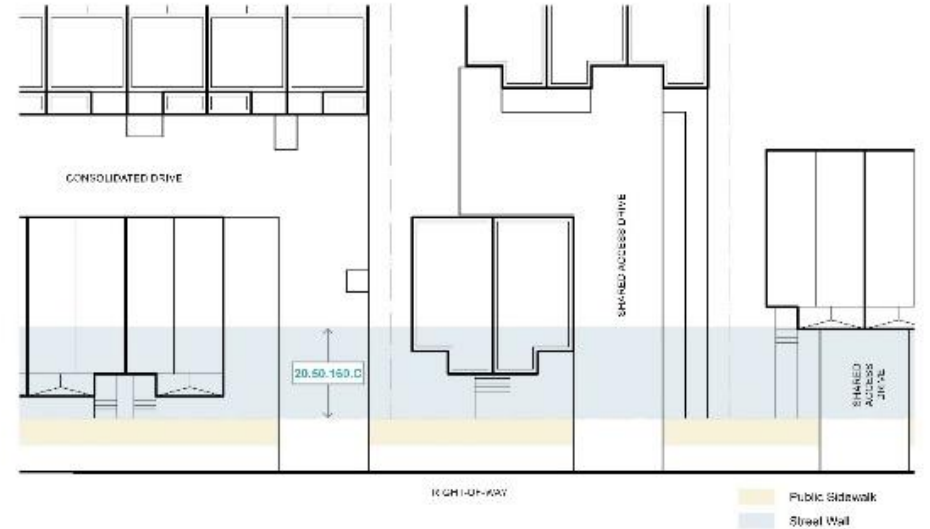
Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
1	20.50.160(B) (1)	Clerical: Change "Primary Street" label to "Right-of-Way" in illustration	 <p>Minimum Linear Distance Illustration</p>	 <p>Minimum Linear Distance Illustration</p>
2	20.50.160(D) (2)	Accuracy of Illustration: Change out one drawing that does not adequately illustrate the proposed code standard for two drawings that illustrate the standard given two scenarios: -Driveway less than 150 feet long -Driveway more than 150 feet long	 <p>Dead-end Access Drive Illustration</p>	 <p>Dead-end Access Drive Illustration 1: Access drive is less than 150 feet, so a turnaround facility is not required</p> <p>Dead-end Access Drive Illustration 2: Access drive is more than 150 feet, so a turnaround facility is required</p>

Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
3	20.50.160(D) (3)	Accuracy of Illustration: Change out a drawing that is not a good example of the proposed code requirement for a drawing that is a better example	 <p>Consolidated Vehicle Access Illustration</p>	 <p>Consolidated Vehicle Access Illustration</p>
4	20.50.160(D) (4) and (5)	Accuracy of Illustration: Change out the lower drawing that contains a turning-radius issue for a drawing that does not contain this issue	 <p>Site Access and Circulation Illustrations</p>	 <p>Site Access and Circulation Illustrations</p>

Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
5	20.50.160 (G)	<p>Accuracy of Illustration: Change out drawings that do not accurately depict code requirements in terms of allowable projections into setbacks and required screening for drawings that do accurately depict these requirements</p>	 <p>Utility and Mechanical Equipment Illustrations</p>	 <p>Utility and Mechanical Equipment Illustrations</p>
6	20.50.160 (G)	<p>Clerical: Change out drawings that contain incorrect code references for drawings that contain correct code references</p>	 <p>Open Space Illustration 2</p>	 <p>Open Space Illustration 2</p>

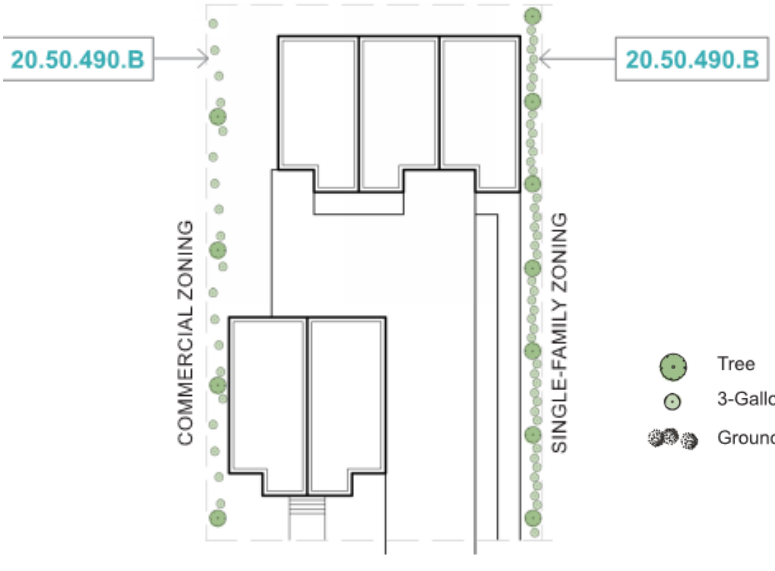

Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
7	20.50.160(H)	Clerical: Change out images that contain unneeded code references for images that simply demonstrate the standard	 <p style="text-align: center;">Open Space Images</p>	 <p style="text-align: center;">Open Space Images</p>
8	20.50.170(B)	Clerical: Change out drawing that omitted "landscaping" from legend for drawing that contains "landscaping" in the legend	 <p style="text-align: center;">Building Modulation, Massing and Articulation Illustration 1</p>	 <p style="text-align: center;">Building Modulation, Massing and Articulation Illustration 1</p>
9	20.50.490	Accuracy of Illustration: Change out drawing that omitted required landscaping in rear setback for drawing that shows required landscaping in rear setback	 <p style="text-align: center;">Single-family Attached and Mixed Single-family Interior Landscaping Illustration</p>	 <p style="text-align: center;">Single-family Attached and Mixed Single-family Interior Landscaping Illustration</p>

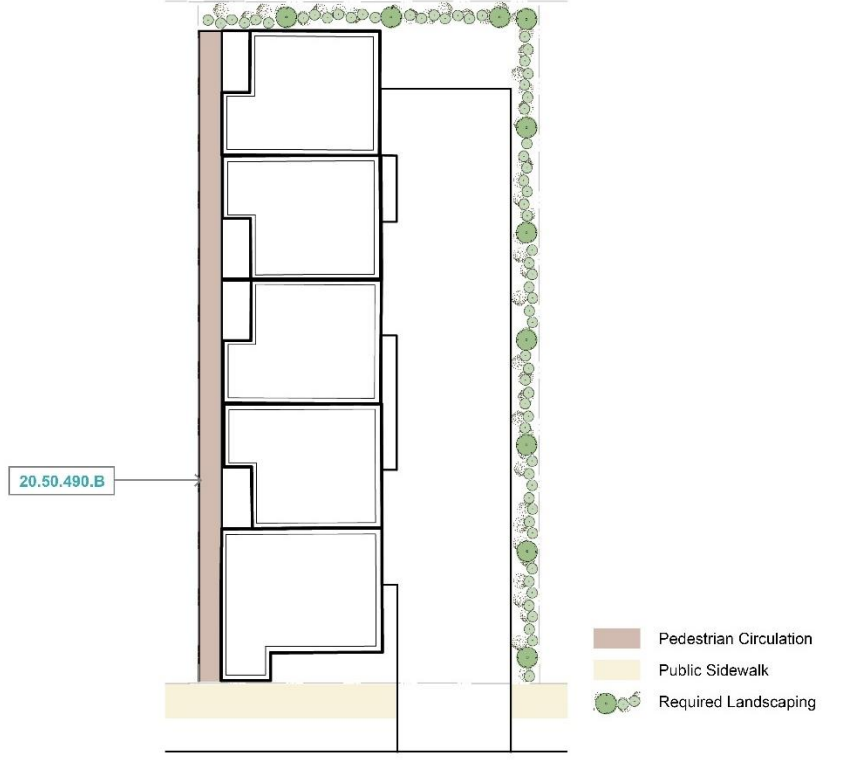
Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
10, 14 and 16	20.50.160(C)	<p>Policy:</p> <ul style="list-style-type: none"> -The Planning Commission recommendation makes an allowance for lots less than 70 feet wide to only have 30% of units within 25 feet on the front property line and will allow buildings in MUR-45' to continue to be oriented perpendicular to the street. -Councilmember Roberts' amendment allows lots up to 70 feet wide outside of the MUR-45' zoning district to only have 25% of the units within 25 feet of the front property line. This means more units can fit onto these sites. -The City Staff recommendation does not provide these allowances but instead requires lots across zoning districts to be developed in the same manner, with at least 40% of the units within 25 feet of the front property line. 	<p><u>20.50.160(C) Site Configuration.</u></p> <p><u>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:</u></p> <p style="padding-left: 40px;"><u>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.</u></p> <p style="padding-left: 40px;"><u>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.</u></p> <p><u>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.</u></p> <p>Proposed modification, illustrations that demonstrate the language, to be added after code language:</p>  <p style="text-align: center;"><u>Site Configuration Illustration 1</u></p>	<p>Councilmember Roberts' Amendment: <u>20.50.160(C) Site Configuration.</u></p> <p><u>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:</u></p> <p style="padding-left: 40px;">a. On lots up to 70 feet in width, at least 30 25 percent of units within a site shall be located between the front property line and a 25-foot distance from the property line.</p>  <p style="text-align: center;"><u>Site Configuration Illustration 1</u></p> <p>City Staff Recommendation: <u>20.50.160(C) Site Configuration.</u></p> <p style="background-color: yellow;"><u>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.</u></p> <p><u>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:</u></p>

Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
			 <p data-bbox="1025 715 1445 756"><u>Site Configuration Illustration 2</u></p>  <p data-bbox="1025 1300 1771 1340"><u>Site Configuration Illustration 3: Narrow Lot in MUR-45'</u></p>  <p data-bbox="1025 1784 1756 1824"><u>Site Configuration Illustration 4: Wide Lot in MUR-45'</u></p>	<p data-bbox="1989 262 2937 362"><u>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.</u></p> <p data-bbox="1989 393 2937 493"><u>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.</u></p> <p data-bbox="1989 534 2937 745"><u>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.</u></p>  <p data-bbox="1989 1340 2393 1380"><u>Site Configuration Illustration</u></p>

Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
11	20.20.034	<p>Consistency: The percentage is proposed to be lowered to 60 percent due to the Planning Commission recommendation for site configuration to be only 30% on lots outside of MUR-45' up to 70 feet wide, this proposed code language needs to be changed from 70% to 60% so that one detached SFR facing the street, with a duplex tucked behind would meet this proposed code</p>	<p><u>Mixed Single-Family Attached Development</u> <u>A residential development where at least 70 percent of the dwelling units are single-family attached units with the remaining single-family detached units.</u></p>	<p><u>Mixed Single-Family Attached Development</u> <u>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.</u></p>

Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
12	20.50.170(B)(2)	<p>Policy: Due to the Planning Commission recommendation for site configuration in MUR-45' that will continue to allow perpendicular oriented/linear configured buildings on narrow lots, staff is proposing this requirement for these buildings to contain additional design elements on the side of the building facing the access drive.</p>	<p>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.</p> <p><u>2. Each building shall incorporate variation by using at least three (3) of the following elements on the front façade:</u></p> <p><u>a. Variations in the setback of the façade of the building by at least four (4) feet between adjoining units;</u></p> <p><u>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;</u></p> <p><u>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;</u></p> <p><u>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;</u></p> <p><u>e. Garage door entrance(s) for vehicles located at the side or rear of buildings;</u></p> <p><u>f. Dormers (at least three (3) feet wide); at least 50 percent of the units shall have dormers;</u></p> <p><u>g. Living green wall minimum of 100 square feet;</u></p> <p><u>h. A façade with at least 40 percent fenestration and/or landscaping, 50 percent of which shall be fenestration;</u></p> <p><u>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;</u></p> <p><u>j. Other variation techniques that meet the purpose of the section as approved by the Director.</u></p>	<p>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.</p> <p><u>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 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:</u></p> <p><u>a. Variations in the setback of the façade of the building by at least four (4) feet between adjoining units;</u></p> <p><u>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;</u></p> <p><u>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;</u></p> <p><u>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;</u></p> <p><u>e. Garage door entrance(s) for vehicles located at the side or rear of buildings;</u></p> <p><u>f. Dormers (at least three (3) feet wide); at least 50 percent of the units shall have dormers;</u></p> <p><u>g. Living green wall minimum of 100 square feet;</u></p> <p><u>h. A façade with at least 40 percent fenestration and/or landscaping, 50 percent of which shall be fenestration;</u></p> <p><u>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;</u></p> <p><u>j. Other variation techniques that meet the purpose of the section as approved by the Director.</u></p>

Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
13	20.50.490(B)	<p>Policy: Due to the Planning Commission recommendation for site configuration in MUR-45' that will continue to allow perpendicular oriented/linear configured buildings on narrow lots, staff is proposing this change to exempt developments from the interior side yard landscaping requirement on the side that does not abut the vehicle access. This will allow townhouse unit to be a more typical depth of 31 feet, as opposed to 26 feet if the landscaping was required.</p>	<p>20.50.490 Landscaping along interior lot line – Standards.</p> <p>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.</p> <p>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. <u>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.</u></p>  <p><u>Single-family Attached and Mixed Single-family Interior Landscaping Illustration</u></p>	<p>20.50.490 Landscaping along interior lot line – Standards.</p> <p>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.</p> <p>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. <u>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.</u></p>  <p><u>Single-family Attached and Mixed Single-family Interior Landscaping Illustration 1</u></p>

Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
				 <p data-bbox="1992 1034 2924 1104">Single-family Attached and Mixed Single-family Interior Landscaping Illustration 2</p>
15	20.50.170(B)(1)	<p>Policy: The Planning Commission language requires weather protection for one (1) person standing at an entry. The City Staff recommended language requires weather protection for two (2) people standing at an entry.</p>	<p>1. <u>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.</u></p>	<p>1. Each unit shall have a covered entry or porch with weather protection at least 20 30 square feet with a minimum width of four (4) six (6) feet and minimum depth of three (3) four (4) feet.</p>

<p>17</p>	<p>20.60.160(H)</p>	<p>Policy: Mayor Hall’s modification will require developments, regardless of number of units, to provide both private outdoor space for each unit, and common outdoor space for the entire development.</p>	<p>20.50.160 H. Open Outdoor space – Standards.</p> <p><u>1. Parcels with nine (9) or fewer units shall comply with one (1) of the following requirements:</u></p> <p><u>a. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:</u></p> <p><u>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;</u></p> <p><u>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</u></p> <p><u>iii. The private outdoor space shall be directly accessible from the associated unit.</u></p> <p><u>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:</u></p> <p><u>i. No dimension shall be less than ten (10) lineal feet.</u></p> <p><u>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.</u></p> <p><u>iii. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:</u></p> <p><u>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;</u></p> <p><u>B. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and</u></p> <p><u>C. Wayfinding signage is provided leading to the common outdoor space, and identification</u></p>	<p>20.50.160 H. Open Outdoor space – Standards.</p> <p><u>1. Parcels with nine (9) or fewer units shall comply with one (1) of the following requirements:</u></p> <p><u>a. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:</u></p> <p><u>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;</u></p> <p><u>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</u></p> <p><u>iii. The private outdoor space shall be directly accessible from the associated unit.</u></p> <p><u>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:</u></p> <p><u>i. No dimension shall be less than ten (10) lineal feet.</u></p> <p><u>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.</u></p> <p><u>iii. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:</u></p> <p><u>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;</u></p> <p><u>B. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and</u></p> <p><u>C. Wayfinding signage is provided leading to the common outdoor space, and identification</u></p>
-----------	---------------------	---	--	--

			<p><u>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.")</u></p> <p><u>The common outdoor space shall be accessible to all residents of the development.</u></p> <p><u>2. Parcels with ten (10) or more units shall comply with all of the following requirements:</u></p> <p><u>a. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:</u></p> <p><u>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;</u></p> <p><u>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</u></p> <p><u>iii. The private outdoor space shall be directly accessible from the associated unit.</u></p> <p><u>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:</u></p> <p><u>i. No dimension shall be less than ten (10) lineal feet.</u></p> <p><u>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.</u></p> <p><u>iii. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:</u></p> <p><u>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;</u></p>	<p><u>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.")</u></p> <p><u>The common outdoor space shall be accessible to all residents of the development.</u></p> <p><u>2. Parcels with ten (10) or more units</u> <u>Developments shall comply with all of the following requirements:</u></p> <p><u>a. 1. Each unit shall have 150 square feet of private outdoor space that complies with all of the following standards:</u></p> <p><u>i. a. 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;</u></p> <p><u>ii. b. 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</u></p> <p><u>iii. c. The private outdoor space shall be directly accessible from the associated unit.</u></p> <p><u>b. 2. 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:</u></p> <p><u>i. a. No dimension shall be less than ten (10) lineal feet.</u></p> <p><u>ii. b. 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.</u></p> <p><u>iii. c. Required landscaping can be utilized to satisfy the outdoor space requirements if all of the following are provided:</u></p> <p><u>A. i. 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;</u></p>
--	--	--	---	--

Amendment Number	SMC Section	Type and Summary of Amendment	Planning Commission Code Language and/or Illustration	City Staff and/or Councilmember Code Language and/or Illustration
			<p><u>B. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and</u></p> <p><u>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.")</u></p> <p><u>The common outdoor space shall be accessible to all residents of the development.</u></p>	<p><u>B. ii. The landscaped area is connected by a walkway to the rest of the onsite pedestrian walkways; and</u></p> <p><u>C. iii. 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.")</u></p> <p><u>d. The common outdoor space shall be accessible to all residents of the development.</u></p>
18	20.50.160(H)(1)(b)	Clerical: The words "or 50 square feet per unit" were inadvertently omitted from the Planning Commission recommended code	<u>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:</u>	<u>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:</u>