



## **Memorandum**

**DATE:** August 19, 2010

**TO:** Shoreline Planning Commission

**FROM:** Joseph W. Tovar, FACIP, Director  
Paul Cohen, Senior Planner

**RE:** Draft Town Center Design Standards

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In July, the staff reviewed with the Planning Commission the draft Town Center Subarea Plan, which was built upon the Commission's draft Town Center Vision Statement, and a variety of earlier public workshops, charrettes, and online surveys. At the Planning Commission's August 19, dinner meeting, staff will provide a first look at the draft Town Center regulations, zoning map, and design standards that would implement the Subarea Plan.

We have kept in mind two key over-arching objectives: (1) to make the City's development permit process more timely, fair and predictable; and (2) to prepare a code that focuses more on regulating the form and character of development and less on land uses and densities. Consequently, this preliminary draft does not include the lengthy use tables that are found in most conventional zoning codes. Instead, we propose to identify a short list of prohibited uses and leave it to the market to determine the amount, timing and specific type of retail, office, residential or other uses.

Because this approach elevates the importance of design, form and character, it makes much greater use of photographs, line drawings, and diagrams than most narrative-based codes. This approach makes the design standards portion of the proposed code somewhat lengthy, but we think overall it will do a better job of clearly conveying what is desired or allowed.

We will provide an overview of these materials, including an outline of the draft code, the simplified use zone chart, and a draft zoning map of Town Center zoning districts. We hope to hear questions of clarifications from the Commission before we proceed further with this draft. We will schedule additional discussion at study meetings this fall. After those sessions, we will schedule public hearings for both the Town Center Subarea Plan and implementing Town Center Zoning.

## Highlights

The organization of the design standards is to first address the purpose, land uses and dimensional standards. These have been divided into 5 districts to further distinguish the land uses and development dimensions.

TC-1. Firlands/Midvale – Emphasizes residential with some commercial development and pedestrian activity primarily with the slower streets.

TC-2. Aurora – Emphasizes commercial development with some residential uses and pedestrian activity internal to the blocks with faster streets.

TC-3. Aurora Southwest – Reserved so that vehicle sales are permitted where they now exist but not in other districts of Town Center.

TC-4. Linden Transition – Mostly medium density residential with live/work units and very limited commercial and access to the large block.

TC-5. Stone Residential – Exclusively medium density residential and allowing single family.

The design standards are articulated into 5 adjoining elements that must work together in order to build Town Center which functions well and is attractive.

Neighborhood Protection – addresses upfront the protections and amenities for those adjacent neighborhoods.

Streetscape Design – the dimensional and design standards for streets, sidewalks, way-finding signs that are appropriate to the movement of different modes of transportation and appropriate to the adjoining land uses.

Street Frontage – the site and building design as it complements the streetscape and connects activity internal to sites.

Commercial and Residential Development – remaining site and building design that provides a livable and attractive community.

Signage – part of development to be visible without detracting from the district.

The proposed standards cover a number of ideas, many of which the Commission has dealt with in the past and some of which are new to Shoreline. However, most of the design standards have been implemented successfully in other jurisdictions. In proposing them, staff is relying on their previous use in other places and staff's past experience implementing design standards.

## Follow-Up Work

Administrative Design Review will be a companion amendment that will add this to the City's Type B approval process that involves the usual public noticing requirements. The ADR process will be triggered by developments over a certain size or any proposed departures from the design standards.

At this point, it is the staff recommendation to limit the design standards to Town Center. However, staff expects that the base standards may be desirable and eventually extend into other commercial centers in the City such as the remainder of Aurora, Ballinger Way, Richmond Highlands, and SE Shoreline after the Town Center Plan is adopted.

### **Next Steps**

Staff will return in the fall for a more detail discussion of the design standards prior to a public hearing.

### **Attachment**

1. August 19 Draft Town Center Design Standards

# Shoreline Town Center Code: Proposed SMC Chapter 20.92

DRAFT – August 19, 2010

## Chapter 20.92 Town Center Planned Area 3

Subchapter 1: Town Center Development Code

**20.92.010 Purpose and applicability**

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- B. Applicability
- C. Relationship to other Title 20 provisions

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- C. Setbacks and buffers
- D. Maximum building heights
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**20.92.060 Streetscape design**

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- B. Applicability
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- 20.92.070 Street frontage standards**
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  - B. Street frontage standards
  - C. Development frontage types

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**20.92.090 Internal connections**

**20.92.100 Focal open space**

**20.92.110 Parking, access, and circulation**

**20.92.120 Landscaping**

Subchapter 2: Commercial, Mixed-Use, and Multifamily Design Standards for Town Center

**20.92.130 Side and rear yard compatibility**

**20.92.140 Internal open space standards**

**20.92.150 Lighting standards**

**20.92.160 Service areas and mechanical equipment**

**20.92.170 Building design - Architectural character**

**20.92.180 Building design - Architectural scale**

**20.92.190 Building design - Façade details**

**20.92.200 Building design - Materials & colors**

**20.92.210 Building design - Blank wall treatment**

**20.92.220 Fences and walls**

Subchapter 3: Signage

**20.92.230 Sign standards - Intent**

**20.92.240 Sign standards - Applicability**

**20.92.250 Sign standards – Permitted illumination**

**20.92.260 Monument sign standards - Intent**

**20.92.270 Wall sign standards**

**20.92.280 Projecting and banner sign standards**

- 20.92.290 Marquee or awning sign standards**
- 20.92.300 Under canopy sign standards**
- 20.92.310 Window sign standards**
- 20.92.320 A-frame and standing sign standards**
- 20.92.330 Service station sign standards**

Subchapter 4: Definitions

- 20.92.340 Definitions**

## 20.92.010 Purpose and applicability

### A. Purpose.

1. To establish standards for the Town Center (TC) zone.
2. To implement the City of Shoreline Comprehensive Plan and Town Center Plan and its policies through land use regulations.
2. To promote sustainable development techniques in the Town Center.

### B. Applicability.

1. New uses and development. The use and design requirements within this chapter shall apply to all uses and development proposals within the Town Center zone, as delineated in Figure 20.92.010 below, unless otherwise noted. Some standards within this chapter often apply only to specific types of development (such as commercial or multifamily development) and are thus clearly noted.
2. Additions & remodels. For additions and remodels, three different thresholds have been established to gauge how the standards herein are applied to such projects:
  - a. *Level I Additions/Remodels* include all exterior remodels commenced within a three year period that affect the exterior appearance of the building and/or increase the building's footprint by up to 50 percent. The requirement for such remodels is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material and color standards, but elements such as building articulation would not be required.
  - b. *Level II Additions/Remodels* include all remodels commenced within a three year period that increase the building's footprint by more than 50 percent, but not greater than 100 percent. All standards that do not involve repositioning the building or reconfiguring site development, as determined by the Director, shall apply to Level II Additions/Remodels.
  - c. *Level III Additions/Remodels* include all remodels commenced within a three year period that increase the building's footprint by more than 100 percent. Such remodels shall conform to ALL standards.

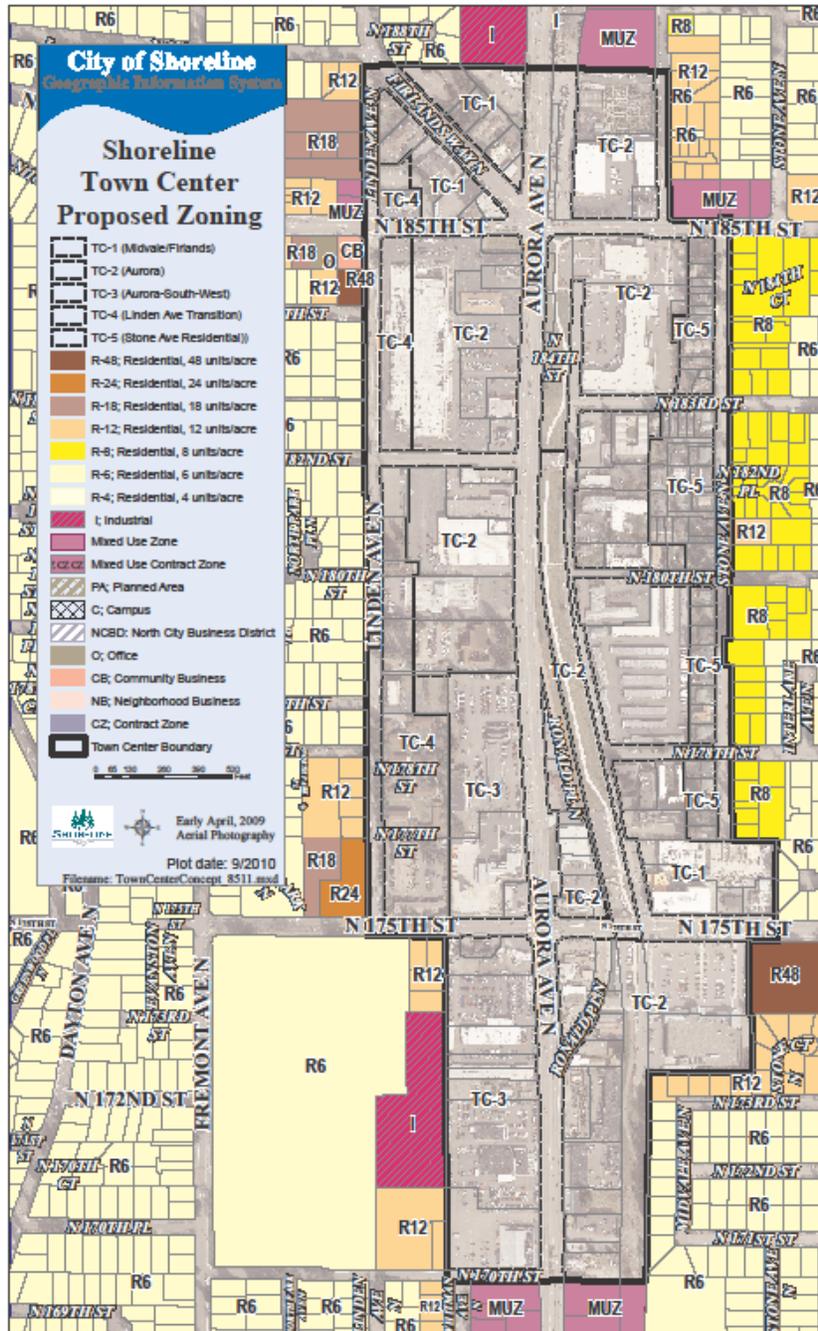


Figure 20.92.010. Town Center zone.

**C. Relationship to other Title 20 provisions.**

In the event of a conflict between standards, the standards of this chapter shall prevail.

## 20.92.020 Administrative design review & departures

### A. Purpose.

To promote timely public participation for large projects and projects seeking departures in the Town Center planning area.

### B. Review procedures/administrative design review.

SMC Chapter 20.30 sets forth the procedures, decision criteria, public notification, and timing for all development decisions. *Administrative design review exceptions:* The following development applications shall be subject to a Type B decision per SMC 20.30.050 (except for permit applications that already require a Type C or D decision):

1. Any permit involving the construction of a new building or an addition equaling at least 10,000 square feet in floor area.
2. Development applications seeking a design departure specifically provided for in this chapter.

**C. Design Departures.** Specific design departure opportunities are provided to select standards within this Chapter. A design departure will be approved if it is consistent with the purpose of each subsection and it meets or exceeds the standard design objective. The director's decision may be appealed to the hearing examiner with substantial weight given to the director's decision.

## 20.92.030 Town Center Zone and uses

### A. Town Center Zone establishment

In order to implement the vision of the Comprehensive Plan: Town Center Subarea, there is hereby established the Town Center (TC) zone as shown in Figure 20.92.010 and on the official zoning map.

### B. Town Center Concept Plan

To meet the land use objective of the Town Center Subarea Plan for creation of a vibrant and walkable city center, the Town Center Concept Plan has been established [see Figure 20.92.030(B)]. This plan delineates distinct sub-districts, street type designations (which dictate the design of development frontages), planned internal connections, highly visible street corners, and a focal open space. These components are described in greater detail in sub-section C below.

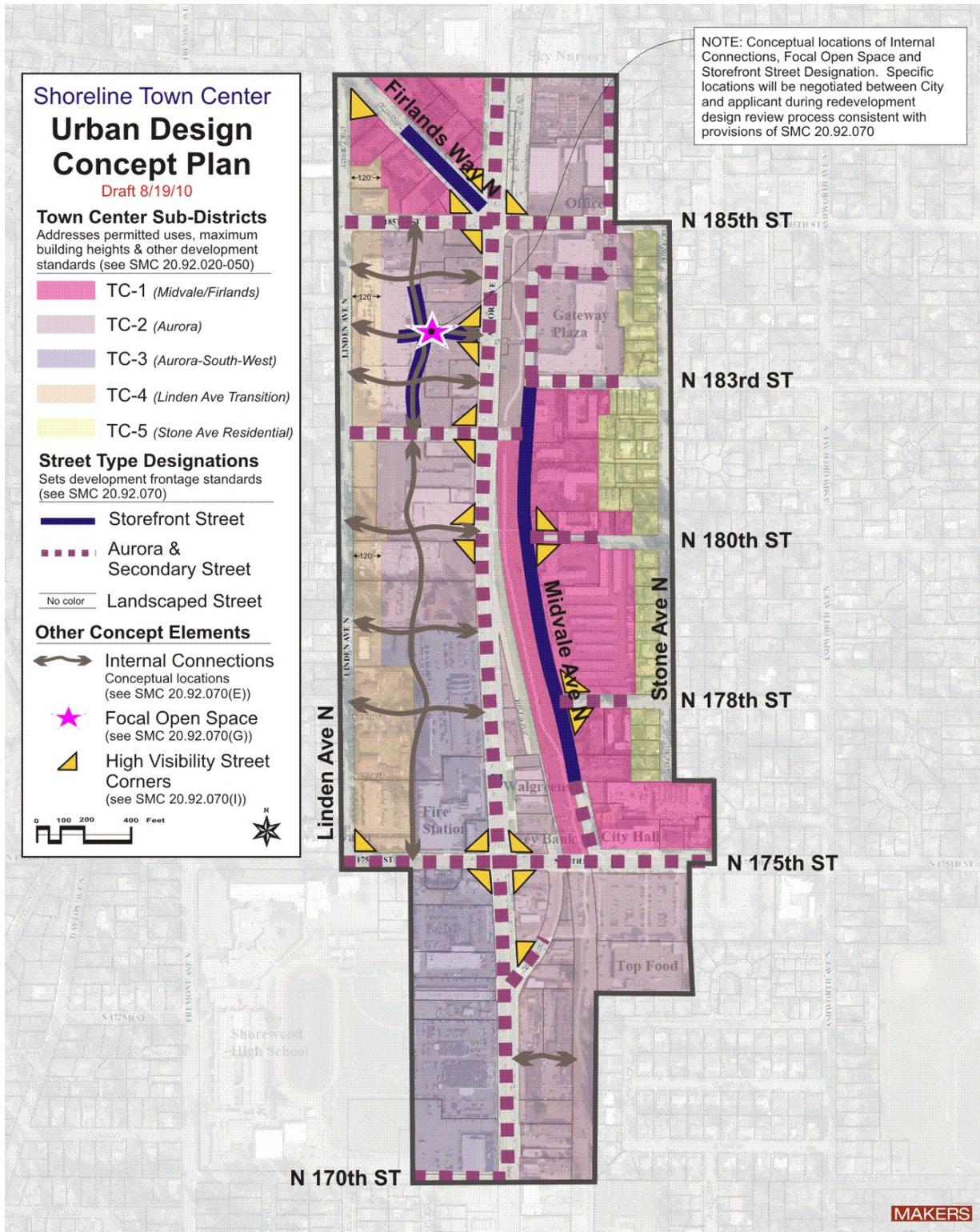


Figure 20.92.030. Town Center Concept Plan Map.

**C. Components of the Town Center Concept Plan**

Figure 20.92.030 above illustrates the Town Center Concept Plan. The components of the plan are provided below.

1. **Street types.** There are three different street type designations – each with their own site planning/frontage design standards and options:
  - a. *Storefront Streets*, which emphasize storefronts directly on sidewalks. [see SMC 21.92.070(C)(1)]
  - b. *Aurora and Secondary Streets*, which allow for both storefronts and landscaped frontages. [see SMC 21.92.070(C)(2)]
  - c. *Landscaped Streets*, which emphasize landscaped frontages. [see SMC 21.92.070(C)(3)]
2. **Sub-districts.** This refers to the four districts within the Town Center that warrant special land use and design provisions. See figure 20.92.030 below for the delineation of each district. District descriptions and purpose statements:
  - a. *Town Center District 1 (Midvale/ Firlands)*. The purpose of this district is to provide for pedestrian-oriented retail and personal service uses along Midvale Avenue North and Firlands Way North frontages with residential and/or office uses above and/or behind.
  - b. *Town Center District 2 (Aurora)*. The purpose of this district is to encourage the development of vertical and/or horizontal mixed-use buildings or developments in a pedestrian-friendly configuration along the Aurora Avenue North corridor within Town Center.
  - c. *Town Center District 3 (Aurora SW)*. The purpose of this district is to allow for a broad range of uses including vertical and/or horizontal mix of retail, office, and/or residential and automobile sales uses in a pedestrian-friendly configuration along the west side of Aurora Avenue North corridor in the southern half of the Town Center.
  - d. *Town Center District 4 (Linden Avenue Transition)*. The purpose of this district is to provide for an attractive and compatible transition between more intensive Town Center uses and less intensive single family neighborhoods. This includes an emphasis on low-rise multifamily uses with the flexibility for some commercial and mixed-uses on corner lots and lots with through access to Aurora Avenue North provided negative impacts to adjacent residential uses can be minimized.
  - e. *Town Center District 5 (Stone Avenue Residential)*. The purpose of this district is to provide for single family and low-rise multifamily uses that function as a transitional area between more intensive Town Center uses and less intensive single family neighborhoods.
3. **High visibility street corners.** Refer to highly visible street corners that warrant special design treatment. See SMC 21.92.080 for applicable standards.
4. **Internal connections.** Refer to generalized mid-block areas where pedestrian connections (and vehicular connections, if possible) will be required when sites redevelop in the future. See SMC 21.92.090 for applicable standards.

5. Focal open space. Refer to generalized areas where a focal open space shall be created in conjunction with future redevelopment. See SMC 21.92.100 for applicable standards.

**D. Town Center use table.**

Table 20.92.030(D) below provides a list of prohibited uses for each of the Town Center districts. The district designations are located on the top of each column and the land use is located on the horizontal rows. Descriptions for letters and symbols in the chart:

1. If no symbol appears in the box at the intersection of the column and the row, the use is permitted in that zone.
2. If the letter “**X**” appears in the box at the intersection of the column and the row, the use is **prohibited** in that zone.
3. If the letter “**T**” appears in the box at the intersection of the column and the row, the use is subject to special limitations associated with **transitional areas** as described in SMC 20.92.050.
4. If an “**f**” appears in the box at the intersection of the column and the row, the use, except for lobbies, is prohibited only along ground level **frontages** of designated Storefront Streets as defined in figure 20.92.030. Frontages shall refer to ground level floor areas at least 20 feet in width with minimum floor to ceiling heights of 15 feet.

Since the uses listed in the table cover broad categories of uses, the Director shall make the final determination as to whether a proposed use fits within one of the categories here. Where the Director determines that the proposed use does not fit into one of the use categories below, the use shall be permitted unless the Director determines that the use is inconsistent with the purpose of the sub-district and the Town Center Subarea Plan.

*Table 20.92.030(D). Town Center use table. See sub-section D above for a description of symbols in the table below.*

LAND USE	Town Center Sub-districts (see figure 20.92.030)				
	TC-1 Midvale/ Firlands	TC-2 Aurora	TC-3 Aurora SW	TC-4 Linden Ave Transition	TC-5 Stone Ave Res
Detached single family residential	X	X	X	X	
Duplex, apartment, single family attached	f	f	f	f	X
Group residences	f	f	f	f	X
Hotel/Motel				X	X
Retail, eating and drinking places				X	X
Personal and business services				T	X

LAND USE	Town Center Sub-districts (see figure 20.92.030)				
	TC-1 <i>Midvale/ Firlands</i>	TC-2 <i>Aurora</i>	TC-3 <i>Aurora SW</i>	TC-4 <i>Linden Ave Transition</i>	TC-5 <i>Stone Ave Res</i>
Gasoline and vehicular service stations	X			X	X
Vehicle sales	X	X		X	X
Government facility				X	X
Health facility				X	X
Adult use facilities	X	X	X	X	X
Gambling uses	X	X	X	X	X
Wrecking yards	X	X	X	X	X
Shipping containers	X	X	X	X	X
Industrial	X	X	X	X	X

**20.92.040 Town Center dimensional standards**

**A. Dimensional standards.**

Table 20.92.040(A) specifies densities and dimensional standards for permitted development applicable in the Town Center districts.

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

*Table 20.92.040(A). Town Center dimensional standards.*

STANDARDS	Town Center Sub-districts (see figure 20.92.030)				
	TC-1 <i>Midvale/ Firlands</i>	TC-2 <i>Aurora</i>	TC-3 <i>Aurora SW</i>	TC-4 <i>Linden Ave Transition</i>	TC-5 <i>Stone Ave Res</i>
Maximum Density: Dwelling Units/Acre	NA	NA	NA	NA	Options: a) 18 du/acre b) 12 du/acre c) No max d) Keep current

STANDARDS	Town Center Sub-districts (see figure 20.92.030)				
	TC-1 <i>Midvale/ Firlands</i>	TC-2 <i>Aurora</i>	TC-3 <i>Aurora SW</i>	TC-4 <i>Linden Ave Transition</i>	TC-5 <i>Stone Ave Res</i>
					density limit
Min. Density	NA	NA	NA	NA	
Min. Lot Width	NA	NA	NA	NA	
Min. Lot Area	NA	NA	NA	NA	
Minimum Front Yard Setback (1)(2)(3)	0-10 ft (5)	0-10 ft (5)	0-10 ft (5)	10 ft (4)	10 ft
Minimum Side Yard Setback from Nonresidential Zones (6)	0 ft	0 ft	0 ft	5 ft (6)	5 ft (6)
Minimum Rear Yard Setback from Nonresidential Zones (6)	0 ft	0 ft	0 ft	0 ft	5 ft
Minimum Side & Rear Yard (Interior) Setback from R-4 & R-6	NA	NA	NA	NA	5 ft
Minimum Side & Rear Yard Set- back from R-8 through R-48 (6)	15 ft	15 ft	15 ft	5 ft	5 ft
Base Height (8)	35 ft	35 ft	35 ft	35 ft	35 ft
Maximum Height	45-70 ft (8)	70 ft (8)	70 ft (8)	35-70 ft (8)	35 ft
Maximum Hardscape Area (9)	95%	95%	95%	75%	75%

Exceptions to Table 20.92.040(A).

- (1) Unenclosed porches and covered entry features may project into the front yard setback by up to 6 feet. Balconies may project into the front yard setback by up to 2 feet. For permitted projections into a public right-of-way, see Storefront standards set forth in SMC 21.92.070(C)(1).
- (2) For individual garage 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, measured along the centerline of the driveway.
- (3) Additional building setbacks may be required to provide necessary right-of-way and/or utility improvements.
- (4) Front yard setbacks may be reduced to zero for corner properties meeting storefront requirements per SMC 20.92.070(A)(2).
- (5) Front yard setbacks are based on the applicable street type designation. See figure 20.92.030 the applicable designation and SMC 20.92.070(A) for applicable front yard setback provisions.
- (6) See SMC 20.92.070(D) for standards, options, and exceptions on side and rear yard setbacks and design.
- (7) These standards may be modified to allow zero lot line developments. Setback variations apply to internal lot lines only.
- (8) See sub-section B below for base and maximum height provisions for Town Center properties.
- (9) Green roofs, as defined in SMC 20.92.340, shall not be considered as a “hardscape” area.

**B. Maximum building heights.**

1. TC-1 Sub-district (Midvale/Firlands). For properties within the designated Midvale/Firlands District per the Town Center Concept Plan in figure 20.92.030:
  - a. The maximum building height shall be 45 feet with the following exceptions:
    - i. For portions of properties within 50 feet of Linden Avenue North, the maximum height shall be 35 feet.
    - ii. For properties and portions thereof south of N 183<sup>rd</sup> Street and at least 40 feet from the Stone Avenue Residential Sub-district, the maximum building height shall be 55 feet.
  - b. Buildings exceeding 35 feet are subject to the height bonus conditions in paragraph (4) below.
2. TC-3 and 4 Sub-districts (Aurora and Aurora SW). For properties within the designated Aurora District per the Town Center Concept Plan in figure 20.92.030:
  - a. The maximum building height shall be 70 feet with the following exceptions:
    - i. For properties and portions thereof within 40 feet of the Stone Avenue Residential District, the maximum building height shall be 45 feet.
    - ii. For properties and portions thereof between 40 and 80 feet of the Stone Avenue Residential District, the maximum building height shall be 55 feet.
  - b. Buildings exceeding 35 feet are subject to the height bonus conditions in paragraphs (4) and (5) below.
3. TC-4 Sub-district (Linden Avenue Transition). Properties within the designated Linden Avenue Transition Sub-district per the Town Center Concept Plan in figure 20.92.030 are subject to the following maximum building height provisions:
  - a. The maximum height shall be 35 feet along the Linden Avenue North street frontage.
  - b. For portions of the Linden Avenue Transition properties at least 50 feet from the Linden Avenue North right-of-way, the maximum height shall be 45 feet. Buildings exceeding 35 feet are subject to the height bonus conditions in paragraph (4) below.
  - c. For portions of the Linden Transition properties at least 90 feet from the Linden Avenue North right-of-way, the maximum height shall be 55 feet. Buildings exceeding 35 feet are subject to the height bonus conditions in paragraph (4) below.

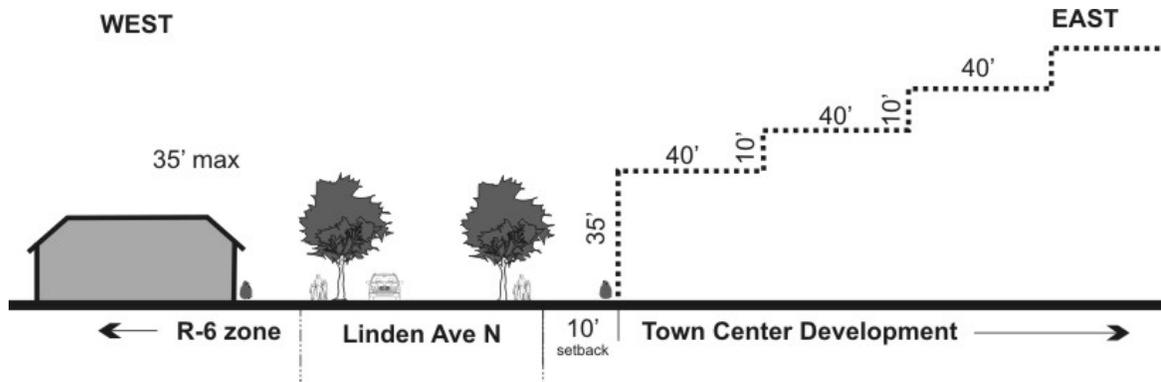


Figure 20.92.040(B)(1)(a). Maximum building height envelope on the east side of Linden Avenue N.

4. Height bonus conditions up to 55 feet. The following conditions apply for permitted buildings between the height of 35 feet and 55 feet.
  - a. The development includes infrastructure for electric vehicle recharging. The Director is authorized to adopt guidelines for this requirement; and
  - b. 4-star” construction standards under King County Built Green Standards as amended, or equivalent standard approved by the Director.
5. Height bonus conditions up to 70 feet. The following conditions apply for permitted buildings between the height of 55 feet and 70 feet.
  - a. The development includes infrastructure for electric vehicle recharging. The Director is authorized to adopt guidelines for this requirement;
  - b. 5-star” construction standards under King County Built Green Standards as amended, or equivalent standard approved by the Director; and
  - c. Fifteen percent of the units are affordable to households in the 75 percent King County median income category for a minimum of 30 years. The average number of bedrooms for affordable units shall be similar to the number of bedrooms for market rate units. The affordable housing units shall be distributed throughout the building or development.

**20.92.050 Neighborhood protections****A. Purpose.**

The purpose of this section is to minimize negative impacts of Town Center uses on adjacent single family neighborhoods and to enhance the visual character of transitional areas along Linden and Stone Avenues. Along Linden Avenue North, the intent is to promote landscaped setbacks and predominately residential character on both sides of the street. Along Stone Avenue North, the intent is to maintain the existing small scale residential character. It is also the intent to minimize visual and privacy impacts of Town Center developments on residential uses that front on Stone Avenue North.

**B. Applicability.**

Unless specifically noted, the provisions herein apply to properties within the Stone Avenue Residential and Linden Transition Districts identified in the Town Center Concept Plan in figure 20.92.030 and other Town Center properties that are directly adjacent to those districts.

**C. Setbacks and buffers.**

1. Linden Avenue North setbacks. Developments fronting Linden Avenue North are subject to 10-foot minimum landscaped front yard setbacks per Table 20.92.040(A). Exception: Storefronts with zero front setback are allowed on street corner properties.
2. Stone Avenue North setbacks. Developments fronting Stone Avenue North are subject to 10-foot minimum landscaped setbacks per Table 20.92.040(A).
3. Rear yard setbacks and buffer standards for properties in the TC-1 and 2 Sub-districts (Aurora and Midvale/Firlands) that are directly adjacent to the TC-5 Sub-district (Stone Avenue Residential), per the Town Center Concept Plan in figure 20.92.030:
  - a. 15-foot minimum setback per Table 20.92.040(A).
  - b. A 10-foot landscaping buffer with Type I or II landscaping is required along the rear property line in the following circumstances:
    - i. To separate a surface parking lot and/or common service area from the rear property line.
    - ii. Where buildings taller than 3 stories are within 30 feet of the rear property line.
    - iii. To provide visual and physical separation of common open space or other use/feature along the rear property line that will impact privacy of adjacent residential uses as determined by the Director.

## D. Maximum building heights.

1. TC-4 Sub-district (Linden Avenue Transition). See Table 20.92.040(A) and SMC 20.92.040(B)(1) for height step-back provisions that will minimize shade/shadow and visual impacts of Town Center buildings on the adjacent single family neighborhood.
2. TC-1, TC-2, and TC-4 Sub-districts (Stone Avenue Residential and adjacent Town Center Sub-districts). See Table 20.92.040(A) and SMC 20.92.040(B)(2) and (3) for height step-back provisions that will minimize shade/shadow and visual impacts of Town Center buildings on the Stone Avenue Residential District and adjacent single family neighborhood.

## E. Permitted uses.

1. See SMC 20.92.030(D) for permitted uses in Town Center Sub-districts.
2. TC-4 Sub-district (Linden Avenue Transition). Permitted non-residential uses within TC-4 that contain the “transition” designation are subject to the following limitations:
  - a. Subject use is permitted only on through lots that have access to both Linden and Aurora Avenue North;
  - b. The primary vehicular access to the site shall not be off of Linden Avenue North unless no other option is feasible as determined by the City. One or more secondary access may be permitted by the City provided the design and conditions minimize impacts to adjacent residential uses and meet the intent of applicable standards in this chapter;
  - c. For applicable properties with more than 200 feet of lineal frontage on Linden Avenue North, at least 50 percent of the Linden Avenue North street frontage shall be occupied by residential uses, as determined by the Director; and
  - d. Service access and elements from or facing Linden Avenue North are prohibited unless no other reasonable alternative exists, as determined by the Director, and design elements are employed to minimize the negative impacts on the Linden Avenue North streetscape and adjacent residential uses.

**20.92.060 Streetscape design**

**A. Intent.**

1. To provide clear direction for the improvement of sidewalks within the Town Center.
2. To promote walking, bicycling, and transit use within the Town Center.
3. To provide for pedestrian amenities along public sidewalks that encourage walking and enhance the character and identity of the Town Center.
4. To promote the use of trees and other landscaping elements that enhance the character of the Town Center, provide a buffer between pedestrians and vehicular traffic, and provide environmental benefits to the Town Center.

**B. Applicability.**

The standards in this section apply only to the sidewalks and the amenity zone (including planting strips between the curb and the sidewalk) of public streets unless otherwise noted.

**C. Streetscape design standards & guidelines.**

All street improvements (where required) are subject to the requirements of the Transportation Master Plan. However, the provisions below shall supplement the Transportation Master Plan. Where there is a conflict, the Director shall determine which standard applies.

1. Curb bulb-outs. Construction of curb bulb-outs is required with new construction or re-development where on-street parking is provided, truck traffic will be minimal and it is practical and safe to construct a complete crosswalk.
2. Sidewalks and amenity zones: Sidewalks separated by planting strips or street trees within grates are required for all new and redeveloped streets in the Town Center. Table 20.92.060(C) and figures 20.92.060(C)(2)(a)-(c) below illustrate minimum standards.

*Table 20.92.060(C). Town Center sidewalk and planting strip standards.*

	Sidewalk Widths		
Street Type	Unobstructed width/ Total width	Amenity Zone Standards	Pedestrian-Oriented Lighting? <sup>1</sup>
Storefront Streets <sup>2</sup>	8'/14' <sup>3</sup>	Trees every 30' average in grates or minimum 6' x 6' planting squares <sup>4</sup>	Required

<b>Sidewalk Widths</b>			
<b>Street Type</b>	<b>Unobstructed width/ Total width</b>	<b>Amenity Zone Standards</b>	<b>Pedestrian-Oriented Lighting?<sup>1</sup></b>
<b>Aurora</b>	Sidewalk and amenity improvements for Aurora are either completed or set in place. Where new development is proposed in areas where sub-standard streetscape improvements were installed, sidewalk and amenity zone improvements shall be completed consistent with City approved design plans for Aurora.		
<b>Secondary Streets<sub>2</sub></b>	6'	Trees every 30' average in 6' wide minimum planting strips, minimum 6' x 6' planting squares, or within grates <sub>4</sub>	Encouraged
<b>Landscaped Streets<sub>2</sub></b>	6'	6' wide minimum planting strip between roadway and sidewalk <sub>4</sub>	Encouraged

Table conditions:

- (1) Light fixtures placed no taller than 14 feet above the surface. Fixtures and intervals shall be determined by the City. Pedestrian-oriented lighting shall be provided at all transit stops within the Town Center.
- (2) Proposed standards/improvements listed herein shall be minimum required provisions. Where the Transportation Master Plan (TMP) provides for wider sidewalks for the applicable street, the wider sidewalk shall be provided. Where the amenity zone standards herein conflict with the TMP, the Director shall determine which standards apply. With regards to minimum lighting standards, the more restrictive standard shall apply.
- (3) City may allow 9-foot minimum sidewalks on the north side of the street as needed due to rights-of-way limitations. Building setbacks are encouraged in these areas to provide for the full 12-foot sidewalk widths.
- (4) Breaks in the planting strip/tree distribution are allowed for driveways.

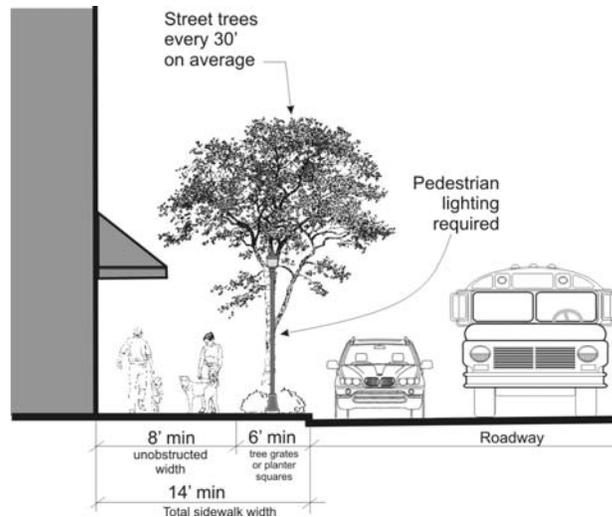


Figure 20.92.060(C)(2)(a). Storefront Street sidewalk/planting strip standards.

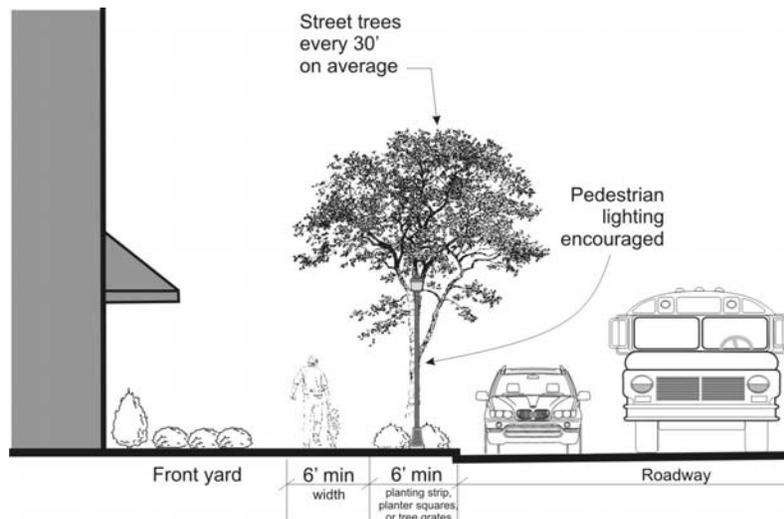


Figure 20.92.060(C)(2)(b). Secondary and Landscaped Street sidewalk/planting strip standards.

3. Right-of-way. If necessary, additional right-of-way shall be provided to accommodate the minimum sidewalk and planter strip widths, even if this exceeds the normal right-of-way standards for the street classification. A sidewalk easement may be provided as an alternative to right-of-way dedication beyond the standard width.
4. Landscaped medians, roundabouts, traffic circles and mid-block crosswalks may be required where appropriate as determined by the Director. These features help to reduce vehicle speeds, reduce accidents, increase pedestrian safety and contribute to the area's identity and character.
5. Woonerf street designs will be considered for private internal streets where appropriate as determined by the Director. On these streets, pedestrians and cyclists have priority and travel speeds are very slow. Woonerfs generally do not have traditional curb and gutters and can be designed for commercial, mixed-use, or residential areas.

7. Low impact development techniques are encouraged in the design of new streets and improvements of existing streets. Most notably, this includes the use of rain gardens and swales to accommodate stormwater within any planting strips within the public right-of-way, where soil types are conducive. Pervious pavements should be considered, particularly for sidewalks.

#### D. Streetscape amenities.

1. Durable Pedestrian Furniture. Pedestrian furniture provided in public spaces shall be made of durable, vandal- and weather-resistant materials that do not retain rainwater and can be reasonably maintained over an extended period of time.
2. Streetscape Amenities. Streetscape amenities must be integrated into the design of sidewalks and amenity zones in conjunction with new construction along all designated Storefront and Secondary Streets. Level I and II Additions/Remodels and project sites adjacent to sidewalks that were recently constructed or upgraded by the City (as determined by the Director) shall be exempt from these standards. For each 100 cumulative lineal feet of Storefront Street frontage, at least two of the desired amenity elements listed below shall be included. Along designated Secondary Streets, at least one amenity elements shall be included. The type, location, and design of chosen amenities shall contribute to a well-balanced mix of features on the street, as determined by the Director. Desired amenities include:
  - a. Seating. Each 6 feet of seating area or four individual seats count as one amenity element. Seating areas should generally be located in areas that provide views of pedestrian activity. Seating ledges must be at least 12 inches wide to qualify.
  - b. Trash Receptacles. To qualify as an amenity, at least one trash receptacle is needed per 100 linear feet of sidewalk. For designated pedestrian-oriented streets, this shall be required.
  - c. Permanent landscaping elements including extra planting beds and other landscaping elements that go beyond minimum code requirements and add visual interest to the sidewalk as determined by the Director.
  - d. Special pavement patterns and/or tree grates.
  - e. Bicycle racks.
  - f. Informational kiosks (may count as two amenity elements at the discretion of the Director) designed consistent with adopted way-finding plan.
  - g. Decorative clocks (may count as two amenity elements at the discretion of the Director).
  - h. Artwork as approved by the City (may count as two amenity elements at the discretion of the City).
  - i. Other amenities that meet the intent as determined by the Director.

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

All features are subject to City approval.



Figure 20.92.060(D)(2)(a). Desirable streetscape amenity examples. Image 1 includes a decorative tree grate; image 2 includes decorative artwork/paving related to the character and identity of the area; image 3 is a decorative bicycle rack; image 4 includes a rain garden planting strip; image 5 is a decorative bench; image 6 includes a sitting ledge incorporating student artwork.



Figure 20.92.060(D)(2)(b). More desirable streetscape amenity examples. Image 1 includes a decorative railing and landscaping; image 2 includes decorative paving and planting beds; image 3 is a decorative kiosk; images 4 and 5 are streetscape art examples; and image 6 shows artwork inlaid with the sidewalk.

**20.92.070 Street frontage standards**

Standards herein involve the design of building facades and/or front yards along public streets.

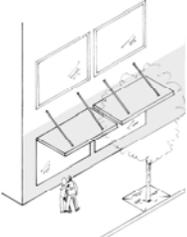
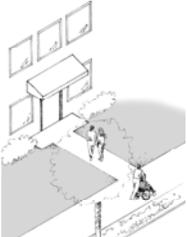
**A. Intent.**

1. To establish a framework of development frontage standards for different streets in the Town Center in a way that reinforces desired development patterns.
2. To enhance the walkability of Town Center by creating a variety of attractive development frontages.
3. To enhance the visual character of streets within the Town Center.
4. To improve the transition between Town Center uses and surrounding residential neighborhoods.

**B. Street frontage standards.**

This sub-section defines the street frontage standards for private development based on the particular street type designation the property fronts onto within the Town Center per figure 20.92.030.

*Table 20.92.070(A). Summary of development frontage standards by street type. For further details, see paragraphs (1) – (3) below.*

<b>Street Type</b>	<b>Permitted ground floor uses</b> <i>(see SMC 20.92.030 for details)</i>	<b>Development frontage options</b> <i>[see paragraph (C) below for details]</i>	<b>Parking and vehicular access location</b>
<b>Storefront Streets</b>	Ground level residential uses, except for lobbies, are prohibited along frontages	 <p>Storefronts <i>[see paragraph (C)(1) below for details]</i></p>	Side or rear, no more than 60' of street frontage <i>[see paragraph (B)(1) below for details]</i>
<b>Aurora and Secondary Streets</b>	All applicable permitted uses	All development frontage types <i>[see paragraphs (C) (1)-(3) below for details]</i>	Side or rear, no more than 50% of street frontage <i>[see paragraph (B)(2) below for details]</i>
<b>Landscaped Streets</b>	Residential, with some exceptions along Linden	 <p>Landscaped Yards <i>[see paragraph (C) (3) below for details]</i></p>	Side or rear, no more than 50% of street frontage <i>[see paragraph (B)(2) below for details]</i>

1. Storefront Street standards. Buildings shall be placed at the back edge of the sidewalk and meet the following standards:
  - a. *Permitted development frontage types:* Storefronts [see paragraph (C)(1) and figure figure 20.92.070(B)(2)(a) below for standards and examples].
  - b. *Parking and vehicular access location:* No more than 60 feet of lineal frontage may be occupied by parking and vehicular access. See figure 20.92.070(B)(2)(b) for acceptable and unacceptable parking configuration examples.
  - c. *Other.* If the building occupies a corner site, then the standards apply to both streets, unless the Director finds such orientation not feasible.

Buildings may be set back from the sidewalk where public gathering space (as defined in SMC 20.92.140) is included between the sidewalk and the building. No parking or vehicular circulation is allowed between the street right-of-way and the building.

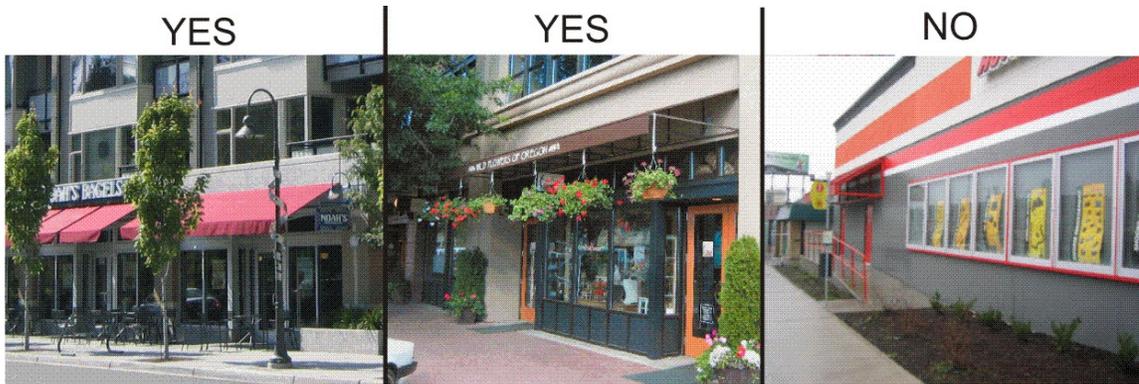


Figure 20.92.070(B)(2)(a). Good and bad storefront examples.

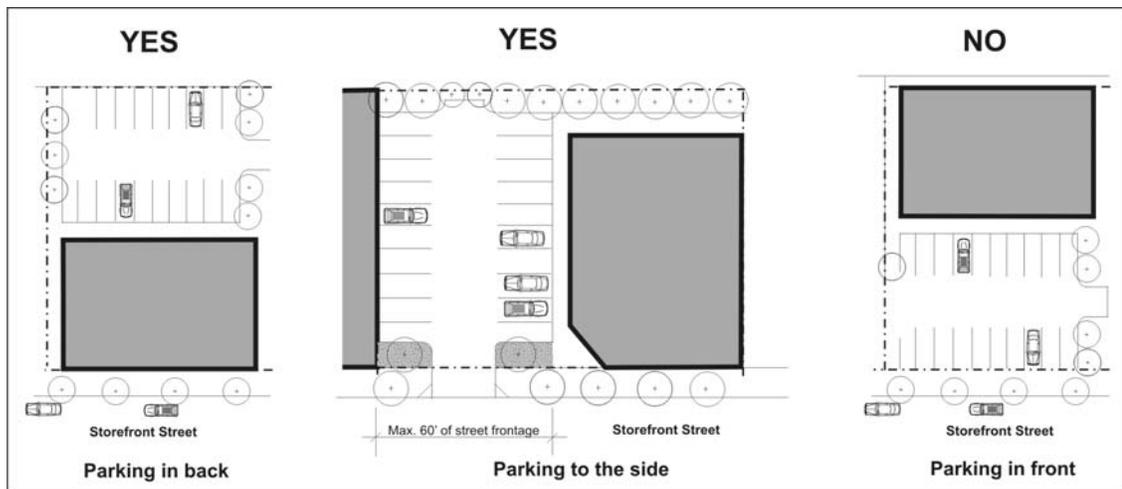


Figure 20.92.070(B)(2)(b). Parking lot location standards along Storefront Streets.

2. Aurora and Secondary Street standards:

a. *Permitted development frontage types:*

- i. Storefronts [see figure 20.92.070(B)(2)(a) above and paragraph (C)(1) below for standards and examples].
- ii. Stoops and Lightcourts [see paragraph (C)(2) below for standards and examples].
- iii. Landscaped Yard [see paragraph (C)(3) below for standards and examples].
- iv. A combination of above development frontage types.

b. *Parking and vehicular access location:* Parking shall be located to the side, rear, under, or above buildings. Specifically, no more than 50 percent of the frontage shall be occupied by parking and vehicular access uses, regardless of the frontage type used. See figure 20.92.070(B)(3) below for acceptable and unacceptable examples.

Departures will be considered by the Director per the following criteria:

- i. Configuration allows for a more desirable site layout with that meet the intent of the standards in this Chapter; and
- ii. The design treatment along the street effectively mitigates negative impacts of the parking lot on the streetscape.

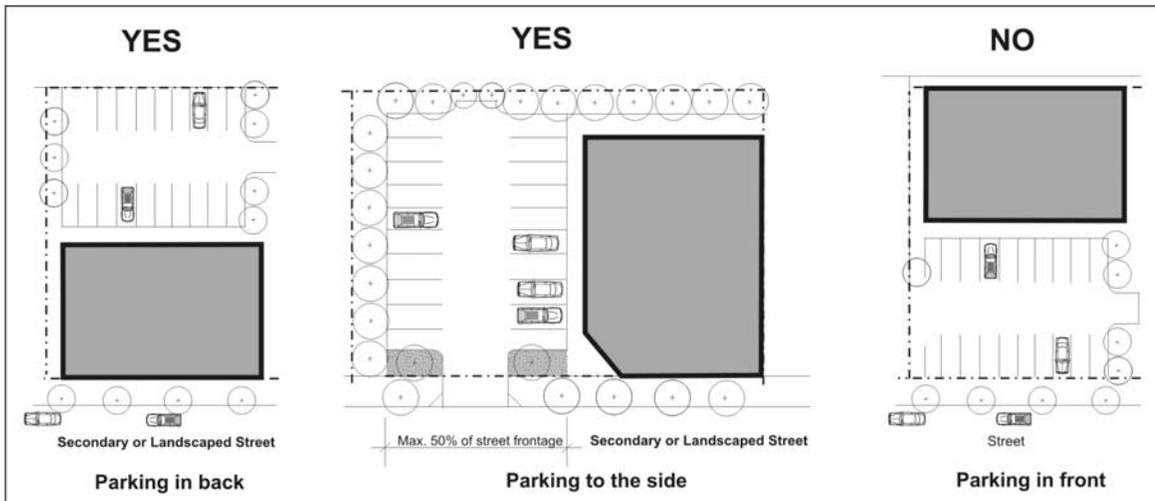


Figure 20.92.070(B)(3). *Parking lot location standards along Secondary and Landscaped Streets.*

3. Landscaped Street standards:

a. *Permitted development frontage type:*

- i. Landscaped Yard [see paragraph (C)(3) below for standards and examples].
- ii. For corner lots where intersecting street is a Storefront Street, Storefronts per paragraph (C)(1) below are permitted. For corner lots where intersecting street is a designated Secondary Street, all frontage types are permitted [see paragraphs (C)(1) through (3)].

b. *Parking and vehicular access location:* Parking shall be located to the side, rear, under, or above buildings. Specifically, no more than 50 percent of the frontage shall be occupied by parking and vehicular access uses, regardless of the frontage type used. See figure 20.92.070(B)(3) above for acceptable and unacceptable examples.

Departures will be considered by the Director per the following criteria:

- i. Configuration allows for a more desirable site layout with that meet the intent of the standards in this Chapter; and
- ii. The design treatment along the street effectively mitigates negative impacts of the parking lot on the streetscape.



*Figure 20.92.070(B)(4). Landscaped frontage examples.*

**C. Development frontage types.**

The following provisions describe standards for the various development frontage types that are addressed in subsection B above.

1. Storefront standards.

- a. *Permitted ground level uses:* Non-residential uses are required on the ground floor to a minimum horizontal depth of 20 feet [see SMC 20.92.030(D) for permitted use details]. Exception: lobbies for residential uses are permitted along ground level street frontages.
- b. *Minimum ground level floor to ceiling height:* 15 feet to a minimum horizontal depth of 20 feet.
- c. *Minimum transparent window area:* 60 percent of the ground floor facade between a height of 30 inches to eight feet above the ground;
- d. *Pedestrian entry requirements:* The primary building entry shall be on this facade;
- e. *Weather protection requirements:* Weather protection averaging at least five feet in depth (measured perpendicular to the building front) along at least 75 percent of the facade width.

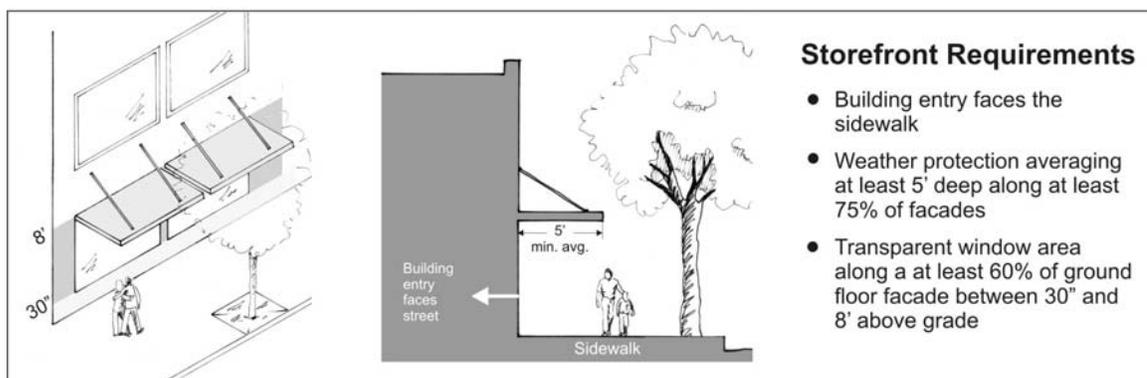


Figure 20.92.070(C)(1). Key Storefront requirements.

2. Stoop and Lightcourt standards.

- a. *Definitions/descriptions:*
  - i. Stoop: Elevated platform entryways situated close to sidewalks.
  - ii. Lightcourt: Sunken courts recessed below the sidewalk. Lightcourts are often designed in tandem with stoops, allowing two floors with street access.
- b. *Permitted ground floor uses:* Commercial and residential uses. See figure 20.92.030 for the applicable district and SMC 20.92.030(D) for permitted use details;
- c. *Minimum setback:* 6 feet. Weather protection elements may project into the required setback area;
- d. *Minimum transparent window area:* 15 percent of the façade for structures 10 feet or more from the sidewalk and 20 percent of the façade for structures less than 10 feet from the sidewalk. For the purpose of this requirement, the façade is all vertical

surfaces of the structure generally facing the street. Where a portion or portions of the structure are setback 15 feet or more from the front façade, such areas shall not be included in the transparency calculations;

- e. *Pedestrian entry requirements:* Building entries shall be visible and accessible from the sidewalk;
- f. *Weather protection requirements:* Weather protection at least 3-feet deep is required at building entries;
- g. *Stoop height/design:* Preferred heights are between 2 and 4 feet, which allow for increased privacy for ground floor residential uses. Stoop heights of up to 6 feet will be permitted on sloping sites. Where stoops are taller than 3 feet and/or where opaque railings are used, design features to mitigate the impacts of a blank wall on the sidewalk environment are required. Mitigation may be accomplished by landscaping features between the sidewalk and stoop (planting strip with or without trellis) and/or through the design/use of materials that add interest to the pedestrian as determined by the Director;
- h. *Lightcourt design:* Lightcourts may be recessed vertically up to 6 feet below the level of the sidewalk; and
- g. *Accessibility:* Ramps may be integrated into stoop or lightcourt design.

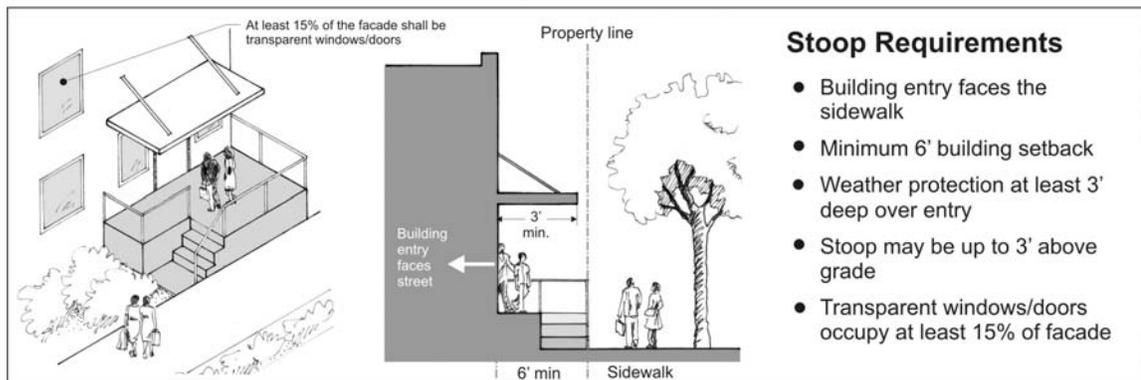


Figure 20.92.070(C)(2)(a). Stoop standards and examples.

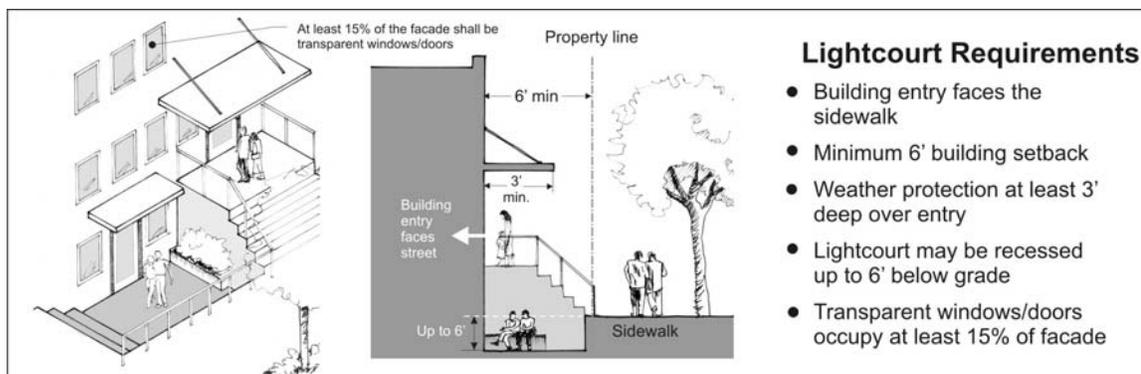


Figure 20.92.070(C)(2)(b). Lightcourt standards and examples.



Figure 20.92.070(C)(2)(b). Stoop (left and center images) and lightcourt (right image) examples.

**3. Landscaped Yard standards.**

- a. *Permitted ground floor uses:* Predominately residential uses. See figure 20.92.030 for the applicable district and SMC 20.92.030(D) for permitted use details;
- b. *Minimum setback:* 10 feet. Unenclosed porches and covered entry features may project into the front yard setback by up to 6 feet;
- c. *Minimum transparent window area:* 15 percent of the façade. Where a portion or portions of the structure are setback 15 feet or more from the front façade, such areas shall not be included in the transparency calculations;
- d. *Pedestrian entry requirements:* Building entries shall be visible and accessible from the sidewalk;
- e. *Weather protection requirements:* Weather protection at least 3-feet deep is required at building entries; and
- f. *Design:* Landscaped frontages may be sloped or terraced above or below the slope as needed for topography or desired design of the frontage provided retaining walls taller than 3 feet must be terraced to provide landscaping elements to mitigate the impact of blank walls on the streetscape.

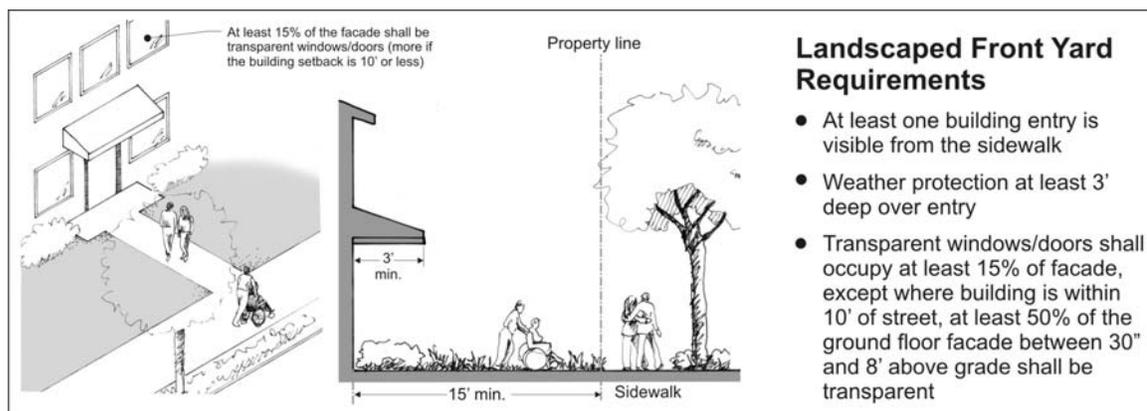


Figure 20.92.070(C)(3). Landscaped yard standards and examples.

**20.92.080 High visibility street corners**

The standards herein apply to designated High visibility street corners per the Town Center Concept Plan (see figure 20.92.030).

1. Intent:
  - a. To accentuate highly visible street corners.
  - b. To promote distinctive building design features at high visibility street corners
2. Site design options: All development proposals located at designated High Visibility Street Corner (see figure 20.92.030) sites shall include at least one of the design treatments described below (in order of preference):
  - a. Locate a building towards the street corner (within 15 feet of the corner property line). All such buildings shall comply with Building Corner standards in paragraph (3) below.
  - b. Provide public gathering space, as defined in SMC 20.92.140 at the corner leading directly to a building entry or entries.

If a or b are not feasible or desirable per the Director, consider the following options:

- c. Install substantial landscaping (at least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and or ground cover). In addition to the landscaping, the space shall include a special architectural or artistic element, such as a *trellis*, decorative monument sign, or clock-tower, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses).
- d. Other treatments will be considered, provided they meet the intent of the standards and guidelines as determined by the Director.

Site design proposals shall not conflict with existing or planned street improvements, as determined by the Director.

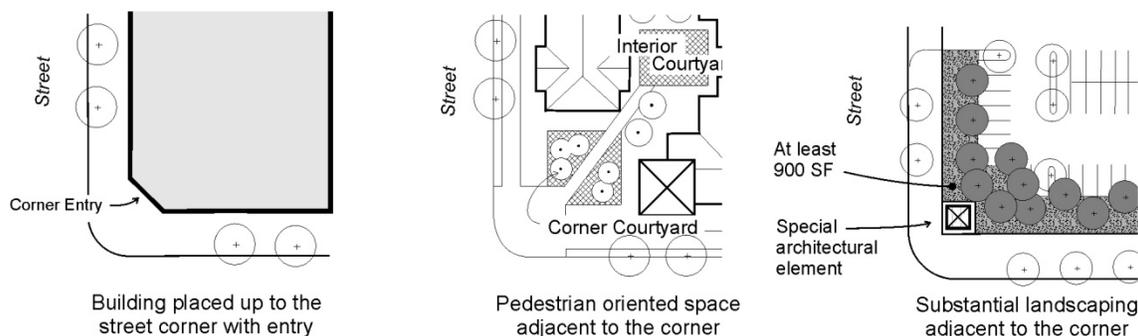


Figure 20.92.080(B). Acceptable street corner examples.

3. High Visibility Street Corner Building Design Options: Applicable street corner buildings shall provide one or more of the elements listed below on both sides of an axis running diagonally through the corner of the building and bisecting the angle formed by the two building facades:
- a. A cropped building corner with corner pedestrian entry.
  - b. A bay window or turret.
  - c. *Balconies* above the ground floor.
  - d. Sculpture or artwork element; Must be a one-of-a-kind design element.
  - e. Distinctive use of facade materials.
  - f. Other special or unique corner building treatment, other than the use of fabric or vinyl awnings, for pedestrian weather protection at the corner of the building as determined by the Director.

All corner building design elements must be sized to be proportional to the building and the size of the applicable intersection, as determined by the Director (for example, larger intersections warrant more substantial design treatments).



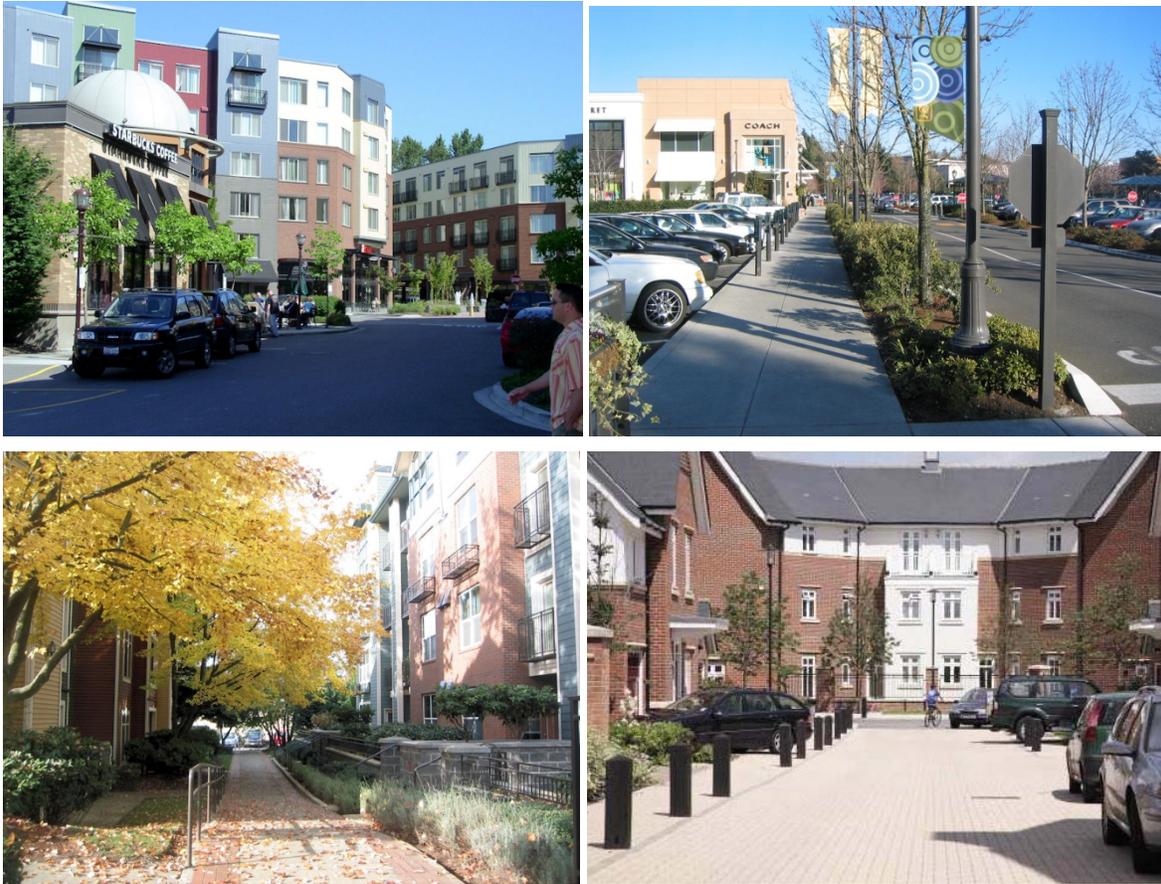
Figure 20.92.080(C). Desirable building corner examples.

**20.92.090 Internal connections**

The provisions herein apply to sites where internal connections are required per the Town Center Concept Plan (see figure 20.92.030).

1. Intent:
  - a. To enhance pedestrian and vehicular circulation within the Town Center.
  - b. To promote walking and transit use within the Town Center.
2. On sites where internal connections are required per Figure 20.92.030, all Level III additions/remodels and new construction shall provide for such internal connections by including one or more of the following:
  - a. Providing an internal roadway with adjacent sidewalk(s). Specifically:
    - i. The roadway dimensions and design shall meet the minimum requirements per (INSERT LINK TO EXISTING PUBLIC WORKS/STREET/ROADWAY STANDARDS).
    - ii. Parallel on-street parking on one or both sides is encouraged, to make the connection function more like a public street.
    - iii. The sidewalk(s) and trees/planting strips shall meet the Secondary Street standards set forth in SMC 20.92.140. DEPARTURES will be considered by the Director where unique site constraints prevent conformance and where the proposed design meets the intent of the standards of this Chapter.
  - b. Providing an internal walkway, where a vehicular connection is not practical or necessary, as determined by the City. Specifically:
    - i. The sidewalk shall be 8 feet wide, minimum. Where sidewalks are adjacent to storefronts, the sidewalk shall meet Storefront Street standards per SMC 20.92.060(C).
    - ii. Planting strips with trees every 30 feet on average shall be placed on both sides of the sidewalk, except where the sidewalk is adjacent to a storefront or pedestrian-oriented space. Such planting strips shall be at least 6 feet. Planting squares (minimum 6 feet by 6 feet) or trees within grates may be used as an alternative to continuous planting strips. Alternative landscaping schemes may be permitted by the Director provided they meet the intent of the standards.

The location of internal connections shown in Figure 20.92.030 are generalized and intended to allow for flexibility in the siting of the connection depending on unique on-site conditions and per proposed mix of uses. The actual connection location must meet the intent of the standards herein as determined by the Director.



*Figure 20.92.090. Examples of internal connections. The upper left image shows a pedestrian-friendly street with mixed-use development parallel parking, pedestrian lighting, and curb extensions and intersections. The upper right image shows a roadway connection through a parking lot with a pathway separated by landscaping and streetscape elements. The lower right image shows a low speed auto/pedestrian connection on a curb-less street. The lower left image shows a pedestrian pathway between multifamily buildings.*

## 20.92.100 Focal open space

The provisions herein apply to the site designated as a Focal Open Space per the Town Center Concept Plan (see figure 20.92.030).

1. Intent:
  - a. To enhance pedestrian and vehicular circulation within the Town Center.
  - b. To promote walking and transit use within the Town Center.
2. Focal open space. Whereas SMC 20.92.140(B) requires public gathering spaces in conjunction with non-residential development, sites designated in the Town Center Concept Plan in Figure 20.92.030 as “Focal Open Space” shall concentrate their required public gathering space in a centralized and accessible location meeting the following criteria:
  - a. Location. The focal open space shall be centrally located....
  - b. Active edges. Storefronts border at least two sides of the focal open space.
  - c. Size: At minimum, the space shall be at least 5,000 square feet with no dimension less than 50 feet.
  - d. The space shall include an open area available for public assembly, large enough to hold at least 1,000 standing adults. Activities could include outdoor concerts, speeches, festivals, or other public events.
  - e. The design of the space must also meet the standards of public gathering spaces set forth in paragraph (3) above.



Figure 20.92.100. Examples of a focal open space.

## 20.92.110 Parking, access, and circulation

The following provisions shall supplement the parking, access, pedestrian and vehicular circulation, and bicycle facilities standards set forth in Subchapter 6 of SMC 20.50. Where there is a conflict, the standards herein shall apply.

### A. Minimum off-street parking requirements.

See SMC 20.50.390 for applicable standards.

### B. Vehicular access and circulation - Standards.

Interior vehicular connections between streets may be required as indicated in Figure 20.92.030.

#### 1. Intent.

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

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

#### 3. Driveways.

- a. Type I Driveways (ADD REFERENCE) shall be required where feasible, as determined by the Director..
- b. Where driveways cross sidewalks and pathways, the paving pattern of the sidewalk/pathway shall extend through the driveway.



Figure 20.92.110(B). Extend sidewalk pavement pattern across driveways.

**C. Non-motorized access and circulation.**1. Intent.

- a. To provide safe and direct pedestrian access within the Town Center.
- b. To minimize conflicts between pedestrians, bicyclist and vehicular traffic.
- c. To enhance pedestrian connections to adjacent neighborhoods.
- d. To provide safe routes for the pedestrian and disabled person across parking, to entries, and between buildings.
- e. To provide attractive internal pedestrian routes that promote walking/bicycling and enhance the character of the area.
- f. To provide a network of pedestrian walkways that can be expanded over time.
- g. To encourage pedestrian amenities along walkways, such as artwork, landscaping elements, and architectural details.

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

All buildings shall have clear pedestrian access to a public sidewalk. Where a use fronts onto two streets, access shall be provided from the road closest to the main entrance, but preferably from both streets. The walkway shall be at least five feet wide. The Director may require wider pathways where significant pedestrian activity is expected. Exceptions will be granted for sites with existing physical constraints that prevent conformance with the standard, as determined by the Director.

b. *Entrances.*

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

c. *On-site connections.*

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

d. *Future connectivity.*

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

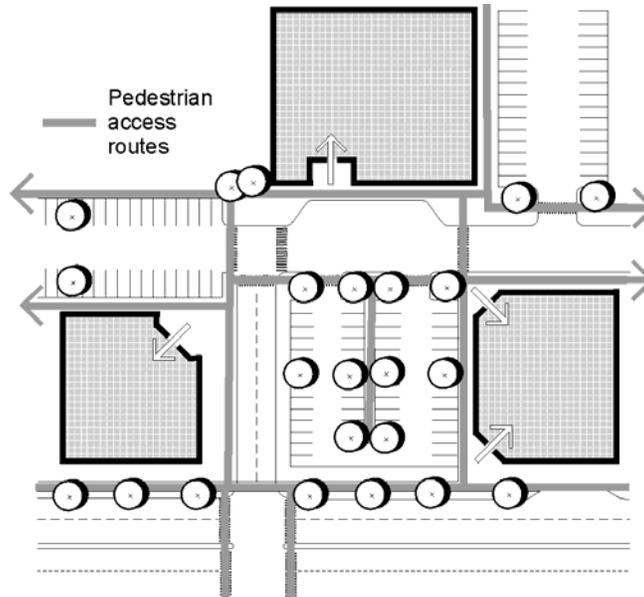


Figure 20.92.110(C)(2)(c). An example of a well-connected pathway network.

e. *Parking lot pathways.*

Paved walkways at least 8 feet in width shall be provided for every three parking aisles or a distance of less than 200 feet shall be maintained between paths (whichever is more restrictive).

Canopy trees shall be provided every 30 feet on average on both sides of the walkway. Such trees may be provided in planting strips (minimum 6 feet wide), planting squares (minimum 6 feet by 6 feet), or within tree grates.

Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement.

f. *Americans with Disabilities Act.*

All pathways shall conform to the Americans with Disabilities Act (ADA).

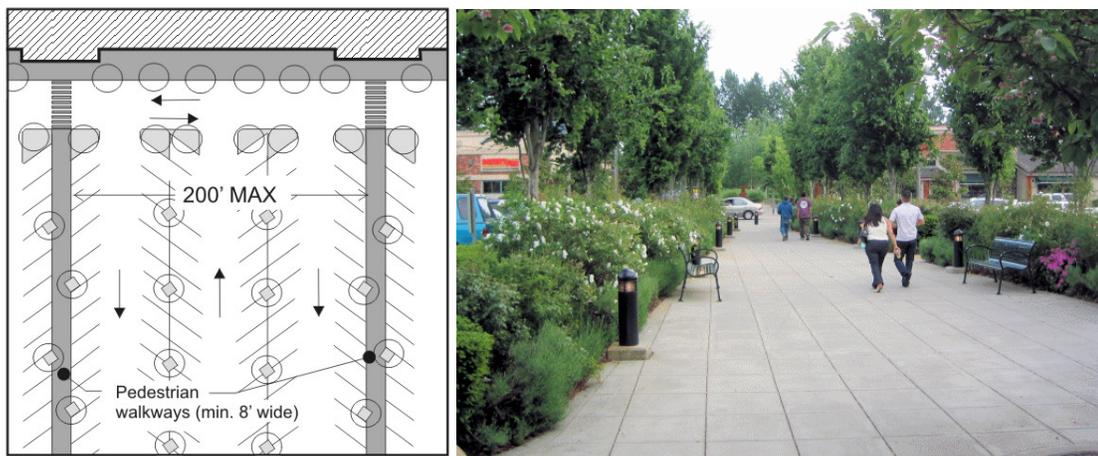


Figure 20.92.110(C)(2)(e). Parking lot pathway standards and good example.

3. Internal pathway width and design.

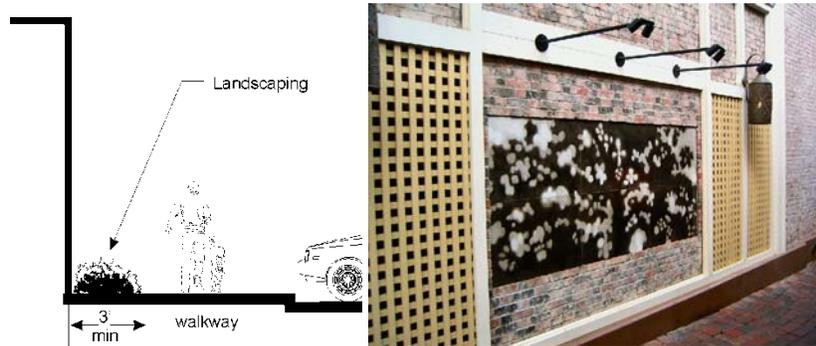
- a. Internal pathways along the facade of mixed-use and retail buildings 100 feet or more in length (measured along the facade) that are not located adjacent to a street must meet Storefront Street standards set forth in SMC 20.92.070(B)(1).



*Figure 20.92.110(C)(3)(a). Internal walkways adjacent to storefronts should be designed to look and function like public sidewalks, including generous walkway widths and street trees.*

- b. Landscaping along internal pathways

- i. Internal pedestrian walks shall be separated from structures at least 3 feet by landscaping, except where the adjacent building features a storefront or other treatment, such as the use of a trellis with vine plants on wall or sculptural, mosaic, bas-relief artwork. Other decorative wall treatments will be considered by the Director, provided they add visual interest at a pedestrian scale.



*Figure 20.92.110(C)(3)(b). Walkways should be separated from buildings by landscaping, except when adjacent to a storefront or when wall treatments are included that add visual interest to the pedestrians (right image).*

- ii. All internal walkways shall feature at least one tree for every 30 feet of walkway on average, provided the total number of trees meets the minimum requirements.
- iii. As an alternative to some of the required street trees, developments may provide pedestrian-scaled light fixtures (as approved by the Director) at the same spacing. However, no less than one tree per 60 lineal feet of the required walkway shall be required.

**20.92.120 Landscaping**

The following provisions shall supplement the landscaping standards set forth in Subchapter 7 of SMC 20.50. Where there is a conflict, the standards herein shall apply.

**A. Street frontage landscaping standards adjacent to surface parking lots.**

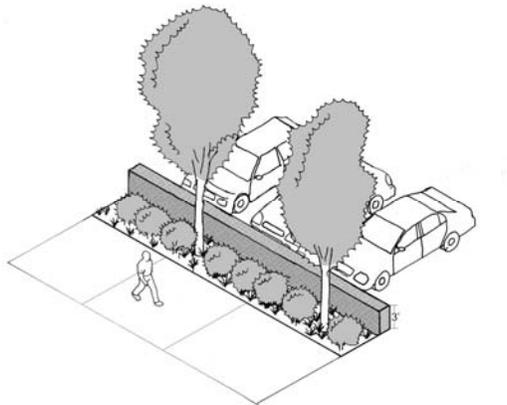
1. Intent.

- a. To mitigate the visual impact of parking lots on the Town Center’s streetscape environment and adjacent residential uses.
- b. To provide landscaping elements in parking lots for shading and other environmental benefits.

2. Parking lot and vehicular access screening standards – where adjacent to streets.

All parking lots and vehicular access areas adjacent to the street shall be screened by one or more of the following design options:

- a. *Option 1:* Provide a 5-foot wide planting bed that incorporates a continuous low wall (approximately 3 feet tall). The planting bed shall be in front of the wall and feature Type II landscaping (see SMC 20.50.460 for details). Alternative landscaping schemes will be considered by the Director provided they meet the intent of the standards. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge as determined by the Director.



*Figure 20.92.120 (A)(2)(a). Parking lot planting buffer with low wall.*

- b. *Option 2:* Provide an elevated planter which is a minimum of 5 feet wide and between 2 and 3 feet in height. Ledges that are approximately 12 inches in width are encouraged as they can double as a seating area. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest and meets the installation standards set forth in SMC 20.50.520 as determined by the Director.

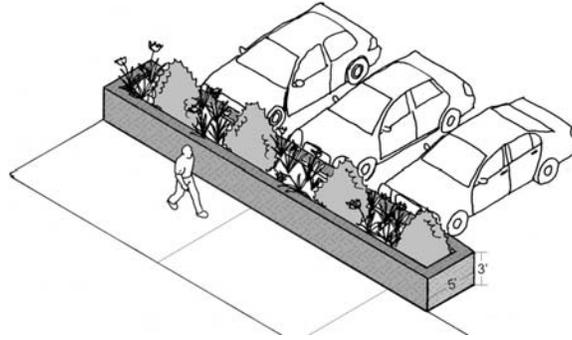


Figure 20.92.120 (A)(2)(b). Elevated parking lot planting buffer.

- c. Option 3: Provide at least 10 feet of Type II landscaping (see SMC 20.50.460 for details).

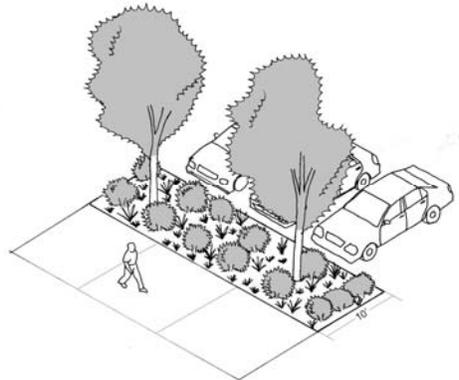


Figure 20.92.120 (A)(2)(c). 10-foot parking lot buffer with Type II landscaping.

All options above should choose and maintain plantings to maintain eye level visibility between the street/sidewalk and parking area for safety. This means that shrubs and other low plantings shall be maintained below 3 feet in height while trees (once they achieve taller heights) shall generally be trimmed to up to the 8-foot level.

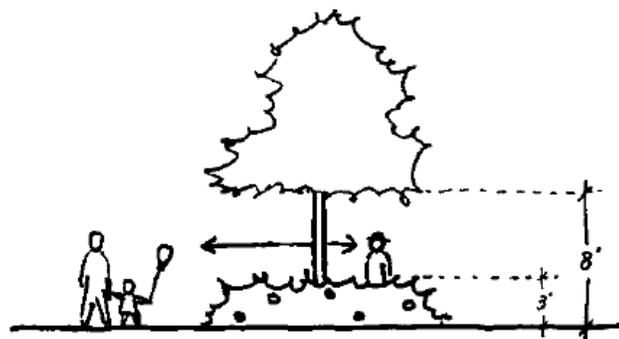


Figure 20.92.120 (A)(2)(d). Parking lot planting buffers shall emphasize the 3:8 rule for visibility and safety.

**SUBCHAPTER 2: COMMERCIAL, MIXED-USE, AND MULTIFAMILY DESIGN STANDARDS FOR TOWN CENTER****20.92.130 Side and rear yard compatibility.**

Considering the wide range of permitted uses and a desire for compact and coordinated development, it's impossible to develop an effective "one-size fits all" standards for side and rear design. In the long run, there's a desire along the Highway 99 corridor to use the side and rear yards to enhance internal pedestrian and/or vehicular circulation. Rather than fenced and isolated commercial properties, each with their own private parking lots, a configuration with a shared internal drive along the property line with a walkway would be much more desirable. Likewise, a shared walkway between multifamily developments rather than impenetrable landscape buffers is preferred.

However, there will likely be situations where a buffer will be desired between current and proposed uses due to potential conflicts and compatibility issues. Thus the design options included here provide provisions for buffer fencing and/or landscaping screening to allow for flexibility in resolving conflicts (but not as the first design option). Prospective developers need to consider that adjacent uses may redevelop into something completely different over time. The ultimate design of the side and rear yards should take into account this possibility.

**A. Intent.**

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

**B. Side and rear yard design options for non-residential and multifamily development.**

The standards herein shall supplement setback provisions set forth in table 20.92.040(A). Where there is a conflict, the most specific standard shall apply as determined by the Director. Project applicants shall incorporate one or more of the following design options into the site's design:

1. Provide a zero-lot line fire wall unless minimum setbacks are required for the particular property;
2. Provide a shared internal roadway along the property line;
3. Provide a trail or other shared internal pathway along the property line;
4. Retain existing native or desirable mature vegetation along the side or back property line;
5. Provide Type I or II landscaping at least 7 feet deep along side and rear property lines. A fence may be included with the landscaping. This option may be used only where options (a), (b), or (c) above are not viable as determined by the Director based on the applicable uses involved; and/or

6. Other treatments that meet the intent of the standards as approved by the Director. Factors that shall be considered in determining the appropriate treatment include views, applicable uses, connectivity, environmental conditions, and desired level of privacy.
7. A rain garden or other low impact development measure may be incorporated as part of the treatments above.

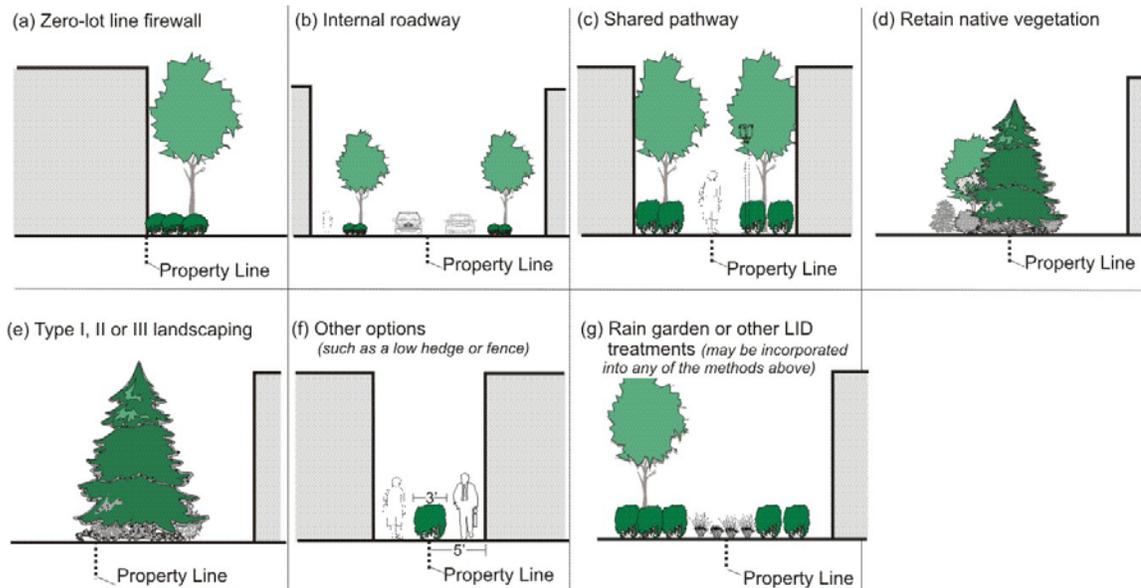


Figure 20.92.130(B). Side and back yard design options for non-residential and multifamily development.

**C. Solar access and privacy for multifamily dwelling units along side and rear yards.**

- a. Buildings or portions thereof containing dwelling units whose only solar access is from the applicable side of the building (facing towards the side property line) shall be set back from the applicable side or back property lines at least 15 feet; and
- b. Balconies shall be set back at least 10 feet from side or back yard property lines separating adjacent residential or mixed-use properties. Balconies or rooftop decks within 15 horizontal feet of a side or back property line shall utilize opaque guard rails to minimize impacts to privacy on adjacent properties.

The Director may relax or waive these requirements where he or she finds that it achieves no practical increase in privacy. Consideration shall be given to the physical and development conditions on-site and any applicable recorded agreements between property owners.

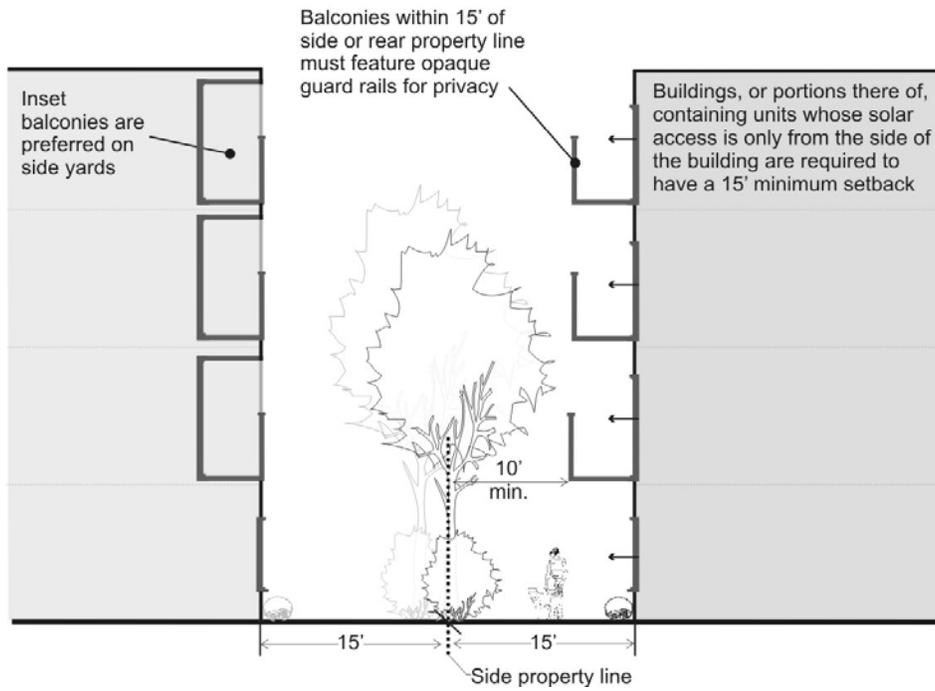


Figure 20.92.130(C). Side yard and setbacks for solar access.

**20.92.140 Internal open space standards****A. Intent:**

1. To provide a variety of pedestrian areas within the Town Center.
2. To provide safe, attractive, and usable open spaces that promote pedestrian activity.
3. To create usable space that is suitable for leisure or recreational activities for residents.
4. To create open space that contributes to the residential setting.
5. To promote the use of a variety of types of open spaces for multifamily uses.

**B. Public gathering spaces for non-residential uses.**

All non-residential development, including commercial portions of mixed use development, shall provide public gathering space (described below) at a rate of 1,000 square feet per one acre of site. These spaces are intended to be publicly accessible spaces that enliven the pedestrian environment by providing (1) opportunities for outdoor dining, socializing, relaxing and (2) visual amenities that contribute to the character of the Town Center.

Design criteria for pedestrian open space:

1. Widened sidewalks. Sidewalk area, where widened beyond minimum requirements, shall count as pedestrian-oriented open space. The additional sidewalk area may be used for outdoor dining and temporary display of retail goods. The standards in paragraphs (b) through (c) below shall not apply to sidewalks, where used as usable open space;
2. Required elements. The following design elements are required for public gathering space:
  - a. Spaces shall be positioned in areas with significant pedestrian traffic to provide interest and security – such as adjacent to a building entry; and
  - b. Pedestrian access to the abutting structures from the street, private drive, or a non-vehicular courtyard;
  - c. Paved walking surfaces of either concrete or approved unit paving;
  - d. Pedestrian-scaled lighting (no more than 14 feet in height) at a level averaging at least 2-foot candles throughout the space. Lighting may be on-site or building-mounted lighting;
  - e. At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space. This provision may be relaxed or waived where there are provisions for movable seating that meet the intent of the standard as determined by the Director;
  - f. Landscaping that adds visual or seasonal interest to the space;

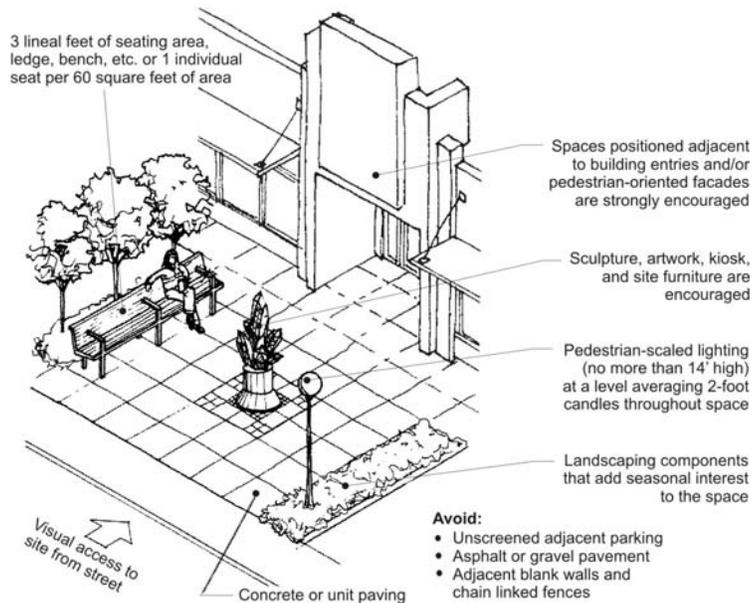


Figure 20.92.140(B)(2). Illustration of key public gathering space standards.

3. **Encouraged elements:** The following features are encouraged in public gathering space:
  - a. Pedestrian amenities such as a water feature, drinking fountain, and/or distinctive paving or artwork;
  - b. Provide pedestrian-oriented facades on some or all buildings facing the space;
  - c. Consideration of the sun angle at noon and the wind pattern in the design of the space;
  - d. Transitional zones along building edges to allow for outdoor eating areas and a planted buffer;
  - e. Movable seating;
  - f. Incorporation of water treatment features such as rain gardens or the use of an area over a vault as a pedestrian-oriented space; and
  - g. Weather protection, especially weather protection that can be moved or altered to accommodate conditions; and
4. **Prohibited elements:** The following features are prohibited within public gathering space:
  - a. Asphalt or gravel pavement, except where continuous gravel or asphalt paths intersect with the space;
  - b. Adjacent chain link fences;
  - c. Adjacent blank walls; and
  - d. Adjacent dumpsters or service areas.

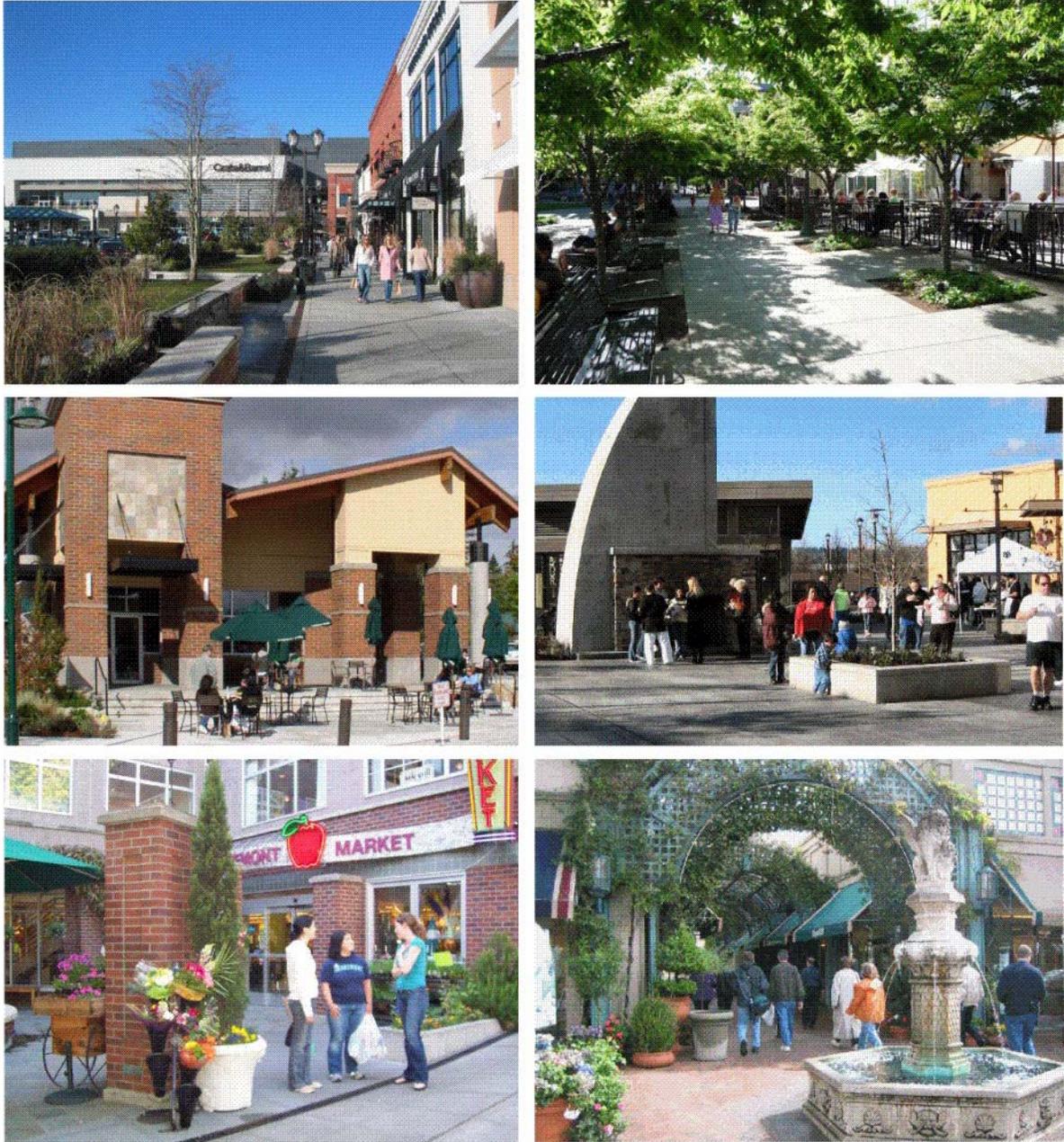


Figure 20.92.140(B)(3). Examples of public gathering space. Clockwise from upper left: University Village (Seattle, WA), Pearl District (Portland, OR), Kent Station (Kent, WA), Walnut Creek (CA), Fremont (Seattle, WA), and Mill Creek Town Center (Mill Creek, WA).

**C. Open Space requirements for multifamily uses.**

All multifamily development, including multifamily portions of mixed use development, shall provide open space at least equal to 10 percent of the building living space, not counting corridors, lobbies, etc. The required open space may be provided in a combination of the following ways.

*Table 20.92.140(C). Types of open spaces that can be used to meet multifamily open space requirements.*

Type of open space	Maximum % of requirement
Common open space (a)	Up to 100% of requirement
Private balconies, yards or decks (b)	Up to 50% of requirement (up to 100% for townhouses)
Shared roof decks (c)	Up to 50% of requirement
P-patch space (d)	Up to 50% of requirement
Common indoor recreational space (e)	Up to 25% of requirement

1. Common open space. 100 percent of the required open space may be in the form or common open space available to all residents. Common open space may be in the form of courtyards, front porches, patios, play areas gardens or similar spaces. Special requirements and recommendations for common open spaces include the following:
  - a. Required setback areas shall not count towards the open space requirement unless they are portions of a space that meets the dimensional and design requirements and guidelines herein as determined by the Director;
  - b. Space shall be large enough to provide functional leisure or recreational activity. To meet this requirement, no dimension shall be less than 15 feet in width (except for front porches);
  - c. Spaces (particularly children’s play areas) shall be visible from at least some dwelling units and positioned near pedestrian activity;
  - d. Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable;
  - e. Individual entries may be provided onto common open space from adjacent ground floor residential units, where applicable. Small, semi-private open spaces for adjacent ground floor units that maintain visual access to the common area are strongly encouraged to enliven the space. Low walls or hedges (less than three feet in height) are encouraged to provide clear definition of semi-private and common spaces;
  - f. Separate common space from ground floor windows, automobile circulation, service areas and parking lots with landscaping, low-level fencing, and/or other treatments as approved by the Director that enhance safety and privacy (both for common open space and dwelling units);

- g. Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible;
- h. Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space. An atrium roof covering may be built over a courtyard to provide weather protection provided it does not obstruct natural light inside the courtyard. Front porches are an exception; and
- i. Common front porches qualify as common open space provided they are accessible to all residents and no dimension is less than eight feet.
- j. Stormwater runoff tracts may be credited for as common open space provided the space meets applicable common open space standards herein and exception criteria in SMC 20.50.160(A)(3).

Common open space associated with a mixed-use building may also be used to meet public gathering space requirements for non-residential uses provided the space also meets the standards set forth in sub-section B above. (Same area may be used to meet two different requirements.)



*Figure 20.92.140(C)(1)(a). The courtyard associated with this mixed-use building may be counted towards non-residential open space requirements (sub-section B above) and multifamily open space requirements.*



Figure 20.92.140(C)(1)(b). Good examples of common open space. Clockwise from upper left: Vancouver (WA), Redmond (WA), unknown, and Redmond (WA)



Figure 20.92.140(C)(1)(c). This courtyard is too narrow to function as usable open space, particularly given the height of the building.

2. Private balconies, yards, or decks. Up to 50 percent of the required open space may be provided by private balconies (up to 100% of required open space for townhouses and other ground-based multifamily units);

3. Shared rooftop decks. Up to 50 percent of the required open space may be provided by shared roof decks located on the top of buildings which are available to all residents and meet the following requirements:
  - i. Space shall be ADA accessible to all dwelling units;
  - ii. Space shall provide amenities such as seating areas, landscaping, and/or other features that encourage use as determined by the Director;
  - iii. Space shall feature hard surfacing appropriate to encourage resident use; and
  - iv. Space shall incorporate features that provide for the safety of residents, such as enclosures and appropriate lighting levels.
4. P-patch space. Up to 50 percent of the required open space may be provided by P-patch space meeting the following requirements:



*Figure 20.92.140(C)(4). Rooftop P-patch example.*

5. Common indoor recreational areas. Up to 25 percent of the required open space may be provided by common indoor recreation areas. Standards:
  - a. The space shall meet ADA standards and shall be located in a visible area, such as near an entrance, lobby, or high traffic corridors;
  - b. Space shall be designed specifically to serve interior recreational functions and not merely be leftover unrentable space used to meet the open space requirement. Such space shall include amenities and design elements that will encourage use by residents as determined by the Director; and
  - c. 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.

## **20.92.150 Lighting standards.**

### **A. Intent.**

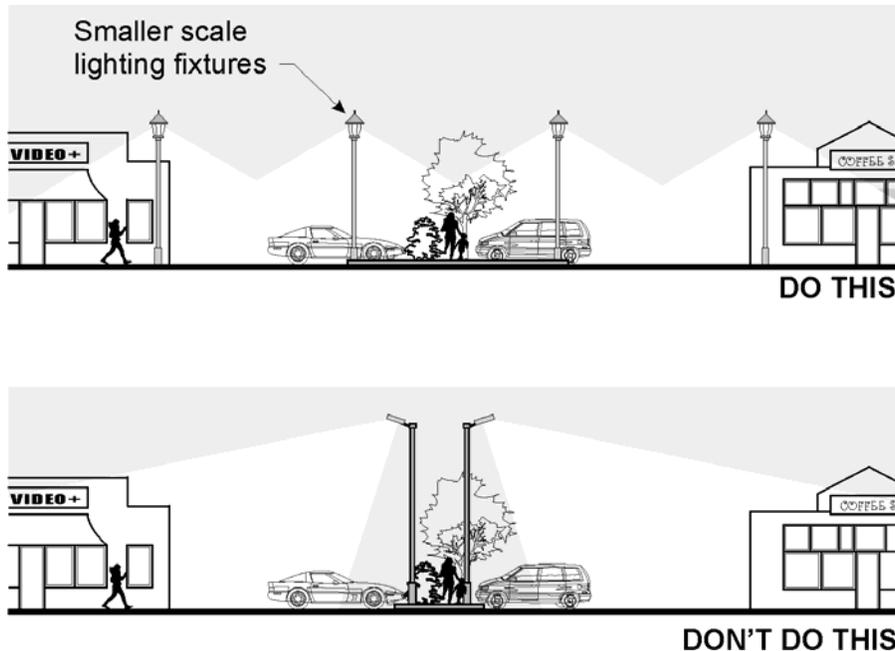
1. To encourage the judicious use of lighting in conjunction with other security methods to increase site safety.
2. To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
3. To reduce the horizontal glare and vertical light trespass from a development onto adjacent parcels and natural features.

### **B. Site lighting levels.**

1. All publicly accessible areas shall be lighted with average minimum and maximum levels as follows:
  - a. Minimum (for low or non-pedestrian and vehicular traffic areas) of one-half foot candles;
  - b. Moderate (for moderate or high volume pedestrian areas) of one to two foot candles; and
  - c. Maximum (for high volume pedestrian areas and building entries) of four foot candles;
2. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided; and
3. Site lighting shall be metal halide or LED unless an alternative is approved by the Director.

### **C. Light quality and shielding.**

1. All fixtures in the Town Center shall be full cut-off, dark sky rated and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the Director;



*Figure 20.92.150. Acceptable and unacceptable parking lot lighting.*

2. Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is required in areas of pedestrian activity, including “pedestrian-oriented open spaces” and “collective open spaces.” Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety;
3. Lighting should be designed to minimize trespass onto adjacent private parcels, except for shared use facilities such as a pathway, parking lot, or common service area. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it.
4. Solar-powered and high-energy-efficient lighting is encouraged. The Director may allow a modest lowering of light level standards for solar –powered lights.

**20.92.160 Service areas and mechanical equipment.**

**A. Intent.**

1. To minimize the negative visual, noise, odor, and physical impacts of service elements on adjacent land uses and the pedestrian environment.
2. To screen the potential negative impacts of visible service and storage elements.
3. To encourage thoughtful siting of service and storage elements that balance functional needs with the desire to screen its negative impacts.

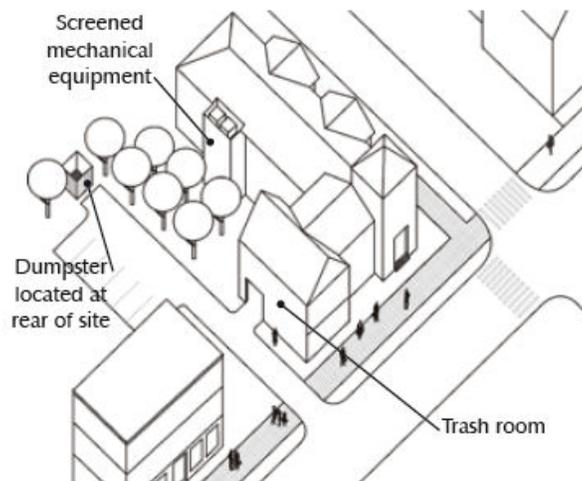
**B. Multifamily uses**

Multifamily uses are subject to service element provisions set forth in SMC 20.50.150 and provisions below. Where there is a conflict with provisions herein, the provisions in this section shall apply.

**C. Service element location and design.**

All developments shall provide a designated spot for service elements (trash and recycling). Such elements shall meet the following requirements:

1. Service element location. Service areas shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.



*Figure 20.92.160(C)(1). Locate service areas and mechanical equipment to minimize impacts on the pedestrian environment.*

2. Service area paving. The designated spot for service elements shall be paved with concrete.

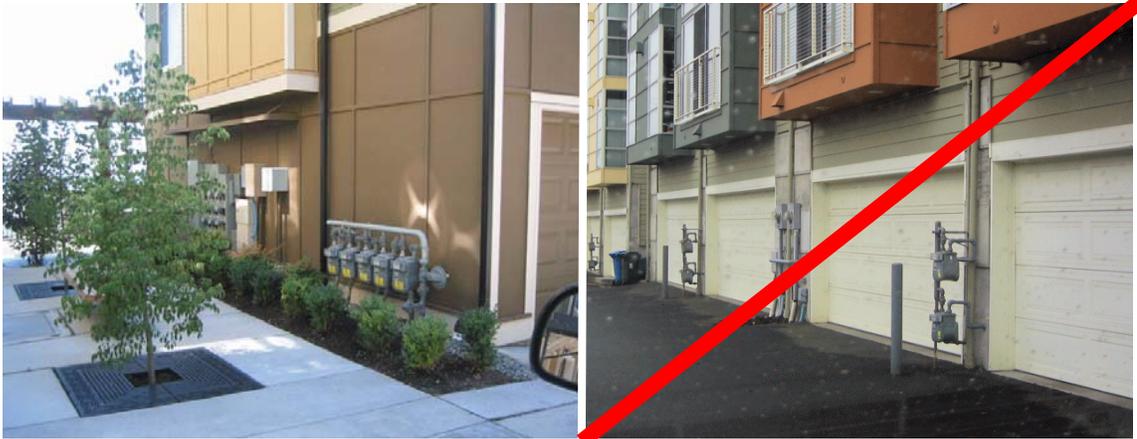
3. Trash/recycling enclosure. Appropriate enclosure of the common trash and recycling elements shall be required, as determined by the Director. Requirements and considerations:
  - a. Preferably, service enclosures are integrated into the building itself.
  - b. Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence at least six feet high. Developments shall use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block or stone.
  - c. The sides and rear of visible enclosure walls must be screened with 3 feet of Type I, II or other landscaping that effectively soften the views of the screening element and add visual interest, as determined by the Director.
  - d. Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
  - e. Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage area.
  - f. Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.



*Figure 20.92.160(C)(3). Trash/recycling closure example with consistent use of materials (note stonework) and landscape screening.*

**D. Utility meters and other service utility apparatus.**

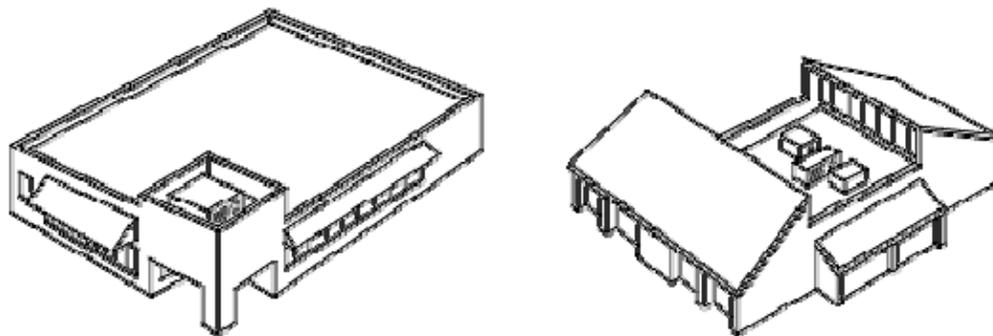
These elements shall be located and/or designed to minimize their visibility to the public. Preferred locations are off alleys, service drives, within or under buildings or other locations away from the street. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features to the satisfaction of the Director.



*Figure 20.92.160(D). Good and bad utility meter configurations. The examples on the left are consolidated and somewhat screened by landscaping elements, whereas the right examples are exposed and degrade the character of these townhomes.*

**E. Rooftop mechanical equipment.**

All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.



*Figure 20.92.160(E). Screening examples of rooftop mechanical equipment.*

**20.92.170 Building Design - Architectural character.****A. Intent.**

1. To emphasize a high quality building articulation, detailing, and materials rather than a single specific architectural style in the Town Center.
2. To avoid generic corporate architectural styles that are difficult to adapt to new uses and degrade the character and identity of the Town Center.

**B. Allow for a diversity of architectural styles.**

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

**C. No corporate architecture.**

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



*Figure 20.92.170(C). The red mansard roofs commonly used by franchise Pizza Huts and McDonalds are examples of corporate architecture that are difficult to adopt to new uses without major costs or they will always be associated with the original franchise business. The McDonalds example on the right is an example of a design that has been adapted to meet local design guidelines.*

**20.92.180 Building Design - Architectural scale.**

**A. Intent.**

1. To reduce the scale of large buildings and add visual interest.
2. To enhance the visual character of Shoreline.

**B. Building articulation – storefronts.**

All buildings adjacent to designated Storefront Streets per Figure 20.92.030 or featuring a storefront built up to the sidewalk edge: Buildings must include articulation features no more than every 40 feet to create a pattern of small storefronts. Buildings less than 60 feet wide are exempt from this standard. At least two of the following methods must be employed:

1. Use of window and/or entries that reinforce the pattern of 40-foot storefront spaces.
2. Use of weather protection features that reinforce 40-foot storefronts. For example, for a business that occupies 120 feet of frontage, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
3. Change of roofline per subsection E below.
4. Use of vertical piers that reinforce storefront pattern.
5. Change in building material or siding style.
6. Other methods that meet the intent of the standards as approved by the Director.



*Figure 20.92.180(B). Good and bad storefront articulation examples.*

DEPARTURES will be considered by the City provided the design meets the intent of the standards. For example, the proposed articulation may be longer, but if the building features attractive detailing, materials, interesting roofline treatments, and interesting storefront design helps the design fit into the site's context and contributes to the pedestrian environment and existing/desired character, then perhaps it should be an approved departure.

### **C. Building articulation – other non-residential /mixed-use buildings.**

All other buildings featuring non-residential uses on the ground floor [not covered in paragraph (2) above] shall include at least three of the following articulation features along all facades containing the public building entries (alley facades are exempt) at intervals of no more than 60 feet.

1. Providing vertical building modulation of at least 2 feet in depth and 4 feet in width if combined with a change in siding materials and/or roofline modulation per subsection E below. Otherwise, the vertical modulation shall be at least 10 feet deep and 15 feet wide, to qualify.
2. Providing horizontal modulation (upper level stepbacks). To qualify for this measure, the minimum upper level stepback shall be at least 5 feet and the treatment shall be used consistently with other articulation elements or utilized along at least 75 percent of the façade.
3. Repeating distinctive window patterns at intervals less than the articulation interval.
4. Providing a covered entry or separate weather protection feature for each articulation interval.
5. Use of vertical piers that reinforce storefront pattern. To qualify for this measure, the piers must project at least 2 inches from the façade and extend from the ground to the roofline.
6. Change of roofline per subsection E below.
7. Changing materials and/or color with a change in building plane.
8. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
9. Other methods that meet the intent of the standards as approved by the Director.

DEPARTURES will be considered by the City provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, design of storefronts, and integration with/or enhancement of, the surrounding context.

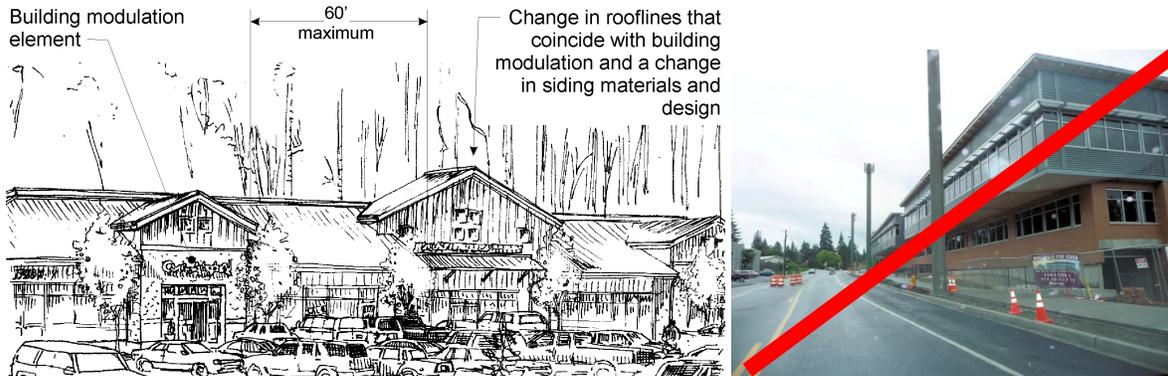


Figure 20.92.180(C). Building articulation example for other non-storefront commercial facades (left image). The right image does not include acceptable articulation techniques.

**D. Building articulation – multifamily buildings.**

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

1. Repeating distinctive window patterns at intervals less than the required interval.
2. Providing vertical building modulation. Minimum depth and width of modulation is 18 inches and 4 feet (respectively) if tied to a change in color or building material and/or roofline modulation as defined in subsection E below. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade and integrated with the building’s architecture as determined by the Director. For example, “cave” balconies or other balconies that appear to be “tacked on” to the façade will not qualify for this option.
3. Change of roofline per subsection E below.
4. Providing horizontal modulation (upper level step-backs). To qualify for this measure, the minimum upper level stepback shall be at least 5 feet and the treatment shall be used consistently with other articulation elements or utilized along at least 50 percent of the façade.
5. Articulation of the building’s top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline. The maximum articulation interval does not apply to this method;
6. Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation (setback) shall be five feet;
7. Other methods that effectively reduce the perceived scale of the building and add visual interest as determined by the Director; and/or

DEPARTURES will be considered by the City provide the design meets the intent of the standards. Elements to consider are the level of detailing, quality of building materials, types of articulated features, and integration with/or enhancement of, the surrounding context.



*Figure 20.92.180(D)(1). Residential building articulation.*



*Figure 20.92.180(D)(2). Acceptable and unacceptable examples of residential building articulation.*

**E. Roofline modulation.**

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

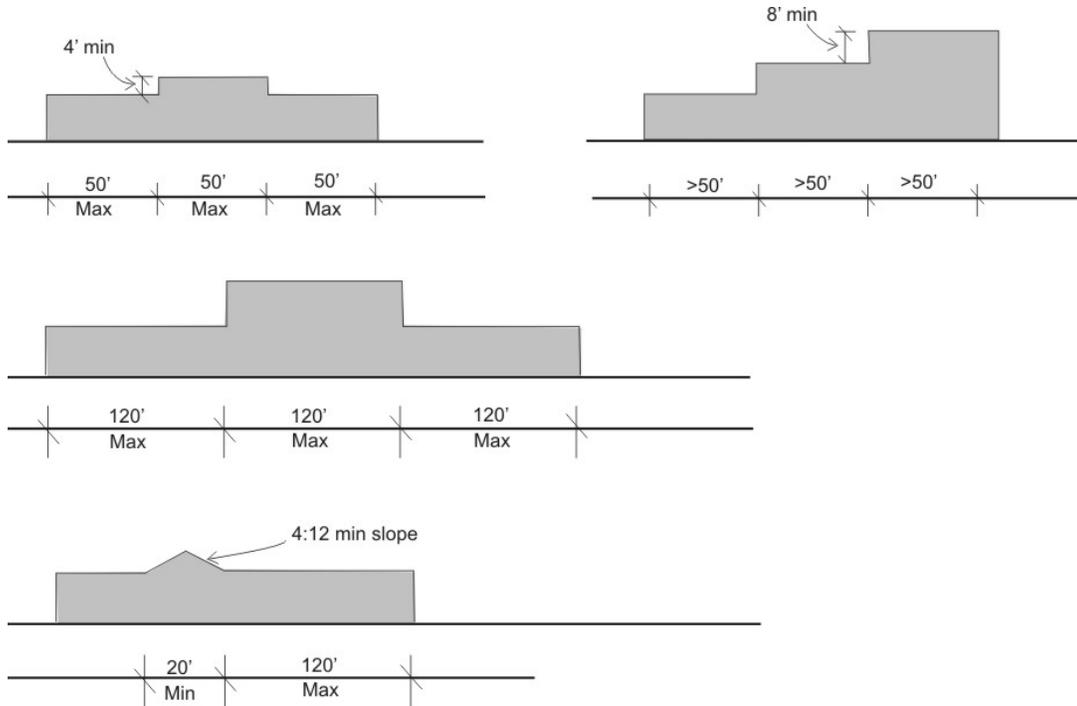


Figure 20.92.180(E). Roofline modulation standards.

**F. Maximum façade width.**

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

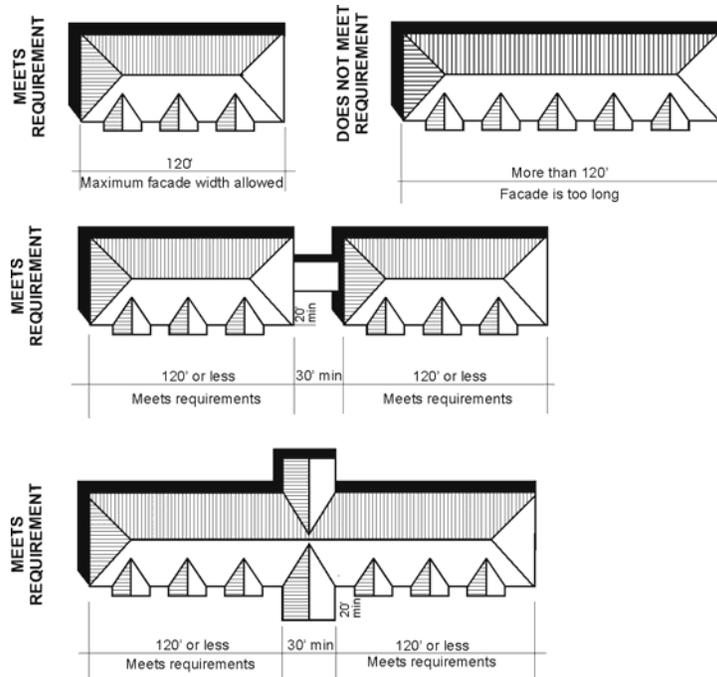


Figure 20.92.180(F)(1). Maximum façade width standards.



Figure 20.92.180(F)(2). Acceptable and unacceptable examples of meeting maximum façade width standards. The left and center images use a combination of substantial façade modulation and changing façade articulation and window fenestration techniques, while the repetitive smaller scale articulation techniques in the right image aren’t successful in reducing the perceived bulk of the building and adding visual interest.

**20.92.190 Building Design - Façade details.****A. Intent:**

To encourage the incorporation of design details and small scale elements into building facades that are attractive on a pedestrian scale.

**B. Details toolbox.**

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

**1. Window and/or entry treatment:**

- a. Display windows divided into a grid of multiple panes;
- b. Transom windows;
- c. Roll-up windows/doors;
- d. Other distinctive window treatment that meets the intent of the standards;
- e. Recessed entry;
- f. Decorative door;
- g. Arcade;
- h. Landscaped trellises or other decorative element that incorporates landscaping near the building entry; and/or
- i. Other decorative or specially designed entry treatment that meets the intent of the standards.

**2. Building elements and façade details:**

- a. Custom-designed weather protection element such as a steel canopy, or cloth awning;
- b. Decorative, custom hanging sign(s);
- c. Decorative building-mounted light fixtures;
- d. Bay windows, trellises, towers, and similar elements; and/or
- e. Other details or elements that meet the intent of these standards, as determined by the Director.

**3. Building materials and other facade elements:**

- a. Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;
- b. Artwork on building (such as a mural) or bas-relief sculpture;
- c. Decorative kick-plate, pier, beltcourse, or other similar feature;

- d. Hand-crafted material, such as special wrought iron or carved wood; and/or
- e. Other details that meet the intent of the standards as determined by the Director.

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

The Director shall maintain a library of approved detail features to be used as examples for future proposals and to provide a level of consistency in applying these standards.



*Figure 20.92.190(B). Façade detailing examples. The left image uses decorative brick columns, retractable awnings, and a decorative steel canopy. The center images uses decorative stonework, lighting, and windows (curved). The right image uses retractable storefront windows, a glass/steel canopy, decorative lights, and decorative columns.*

**C. Window design.**

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



*Figure 20.92.190(C). Acceptable and unacceptable window design examples.*

## D. Secondary public access for commercial buildings.

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

1. Weather protection at least three feet deep is required over each secondary entry;
2. There shall be at least two foot-candles illumination on the ground surface; and
3. One or more of the design elements noted in sub-section B above shall be incorporated within or adjacent to the secondary entry.



*Figure 20.92.190(D). Acceptable and unacceptable examples of secondary public access (no weather protection in right image).*

**20.92.200 Building Design - Materials & colors.**

**A. Intent.**

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

**B. Metal siding standards.**

If metal siding is used, it shall have visible corner moldings and trim and shall not extend lower than two feet above grade. Masonry, concrete, or other durable material shall be incorporated between the siding and the ground plane. Metal siding shall be factory finished, with a matt, non-reflective surface.



*Figure 20.92.200(B). Proper (left and center images) and improper (right image) use of metal siding. The left and center images use masonry or concrete near the ground and proper trimming around windows and corners. The orange metal siding in the right image extends to the ground level.*

**C. Concrete block standards.**

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



*Figure 20.92.200(C). Acceptable use of concrete block on facades. The left image uses smooth gray blocks on the vertical columns and beige split-faced blocks above the awnings. The storefront in the right image uses gray split face (but less than 50 percent of the façade) and some lighter, square, smooth-faced blocks below the storefront windows.*

**D. Standards for synthetic stucco.**

1. Proper trimming. Synthetic stucco (Exterior Insulation and Finish system or “EIFS”) must be trimmed in wood, masonry, or other material and must be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 50 percent of façades containing a customer or resident entry;
2. Minimize weather exposure. Horizontal surfaces exposed to the weather must be avoided; and
3. Treatment near ground level. Synthetic stucco shall not extend below 2 feet above the ground plane. Concrete, masonry, or other durable material must be used below the 2-foot-above-grade line to provide a durable surface where damage is most likely.



*Figure 20.92.200(D). Acceptable (left) and unacceptable (right) use of synthetic stucco. The left image employs concrete near the ground level and a variety of other surface materials on the façade. The right image uses synthetic stucco for more than 50 percent of the façade and some surfaces extend to the ground level.*

## **E. Wood products standards.**

1. Use only exterior-grade wood products;
2. Plywood sheathing, “T-111,” and other sheet wood products shall not be used for exterior cladding, except as authorized by the Director. Architectural-grade panels, such as “Hardy Plank,” specifically fabricated and detailed for exterior cladding are generally acceptable;
3. Finish wood with exterior-grade sealer, stain, or paint; and
4. Exposed wood member edges shall be detailed to prevent weathering and deterioration.

## **F. Roof color – solar reflectance.**

The Solar Reflectance Index (SRI) for flat roofs should be a minimum of 78. The SRI for sloped roofs should be a minimum of 29.

## **G. Prohibited materials.**

The following materials are prohibited (in addition to any prohibited materials noted above):

1. Mirrored glass, where used for more than 10 percent of the façade area;
2. Chain-link fencing (except for temporary fencing and for parks);
3. Fiberglass products and similar sheet products; and
4. Back-lit vinyl awnings used as signs.

**20.92.210 Building Design - Blank wall treatment.**

**A. Intent.**

To encourage high-quality building materials that enhance the character of the area.

**B. Blank wall definition:**

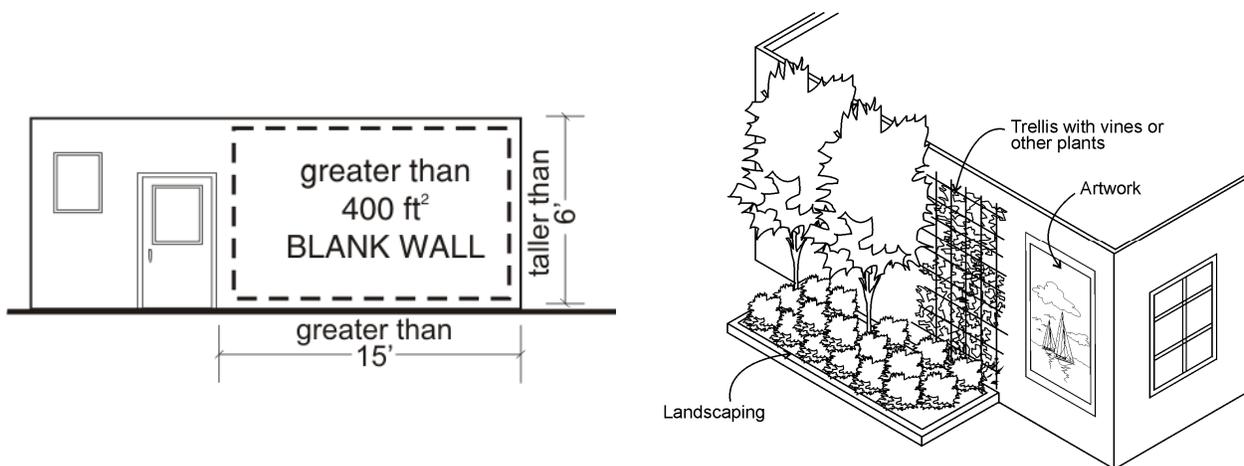
A wall (including building façades and retaining walls) is considered a blank wall if:

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

**C. Blank wall treatments:**

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

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



*Figure 20.92.210(C)(1). Blank wall definition and examples of acceptable treatments.*



*Figure 20.92.210(C)(1). Acceptable (left and center) and unacceptable (right) blank wall treatments. The left wall uses colorful artwork. The center image uses a combination of façade materials, colors, and landscaping elements. The concrete wall on the right image creates a harsh and unwelcoming streetscape environment.*

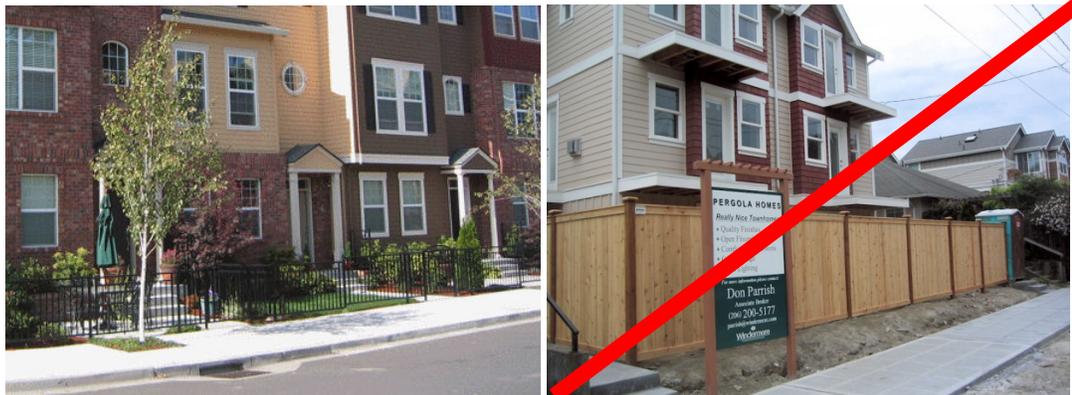
**20.92.220 Fences.**

**A. Intent:**

1. To mitigate the visual impact of fences on the streetscape environment.
2. To allow for low fences in front yards, which delineate public space from semi-private space, while maintaining eye-level visibility for safety.
3. To provide an opportunity for screen fencing to mitigate impacts between uses, where desirable.

**B. Fences within the Town Center shall comply with the provisions of SMC 20.52.210, except:**

1. Fences between a public street and a building shall be a maximum of three feet, six inches high.
2. Solid fences taller than three feet, six inches, visible from a public street, park, pedestrian pathway, or customer parking lot shall be screened with at least 5 feet of Type I or II landscaping per SMC 20.50.460 or other blank wall treatments set forth in SMC 20.92.210 that meet the intent of the standards as determined by the Director.
3. Fences along side and rear property lines are subject to the side and rear yard compatibility provisions in SMC 20.92.130.



*Figure 20.92.070(O). Acceptable and unacceptable fences in front yards.*

**SUBCHAPTER 3: SIGNAGE****20.92.230 Signage standards - Intent**

- A. To encourage signage that is both clear and of appropriate scale for the project.
- B. To enhance the visual qualities of signage through the use of complementary sizes, shapes, colors, and methods of illumination.
- C. To encourage quality signage that contributes to the character of Shoreline's Town Center.

**20.92.235 Signage standards - Applicability**

The sign standards herein shall supplement the provisions of SMC 20.50.540. Where there is a conflict, the provisions herein shall apply.

**20.92.240 Signage standards – Permitted sign illumination**

- A. Signs with individual back-lit letters. Such signs may consist of individual letters mounted on a wall (containing necessary wiring through the wall) or individual letters placed on a raceway, where only light shines through the letters.
- B. Opaque signs where light only shines through letter openings. Box or “can” signs where light shines through the background and individual letters are prohibited.
- C. Shadow lighting, where letters are backlit, but light only shines through the edges of the letters.
- D. Neon signs (letters and accessory graphics).
- E. Externally lit signs. Lighting shall not create a glare problem or be directed towards the sky.
- F. Service Stations. Electronic digital gas prices are permitted within monument signs.

Other types of sign lighting not mentioned above are prohibited.



Figure 20.92.240. Permitted sign illumination techniques including individual backlit letters (left image), opaque signs where only the light shines through the letters (center image), and neon signs (right image).

## 20.92.250 Monument sign standards

- A. Permitted number of signs:** One sign is permitted per frontage, per property. Additional monument signs are permitted on a property with multiple driveways provided signs are at least 150 feet apart.
- B. Minimum lettering.**
1. A minimum of lettering height of 6 inches for the primary business name and 3 inches for secondary business names is required for readability.
  2. Monument signs for individual businesses are encouraged to include the street address number.
- C. Materials and design:** Monument signs shall utilize materials and architectural design elements that are consistent with the architecture of the buildings. The materials and design features must be a prominent visual element of the overall sign. See the figures below for good and bad examples.
- D. Maximum size – individual businesses and multi-tenant development less than 50,000 gross square feet:**
1. Maximum sign height: 6 feet.
  2. Maximum size limit: 30 square feet per sign face, up to two faces.
- E. Maximum size – developments larger than 50,000 gross square feet, but less than 100,000 gross square feet.**
1. Maximum sign height: 8 feet.
  2. Maximum size limit: 50 square feet per sign face, up to two faces.
- F. Maximum size – developments larger than 100,000 gross square feet.**
1. Maximum sign height: 12 feet.
  2. Maximum size limit: 100 square feet per sign face, up to two faces.

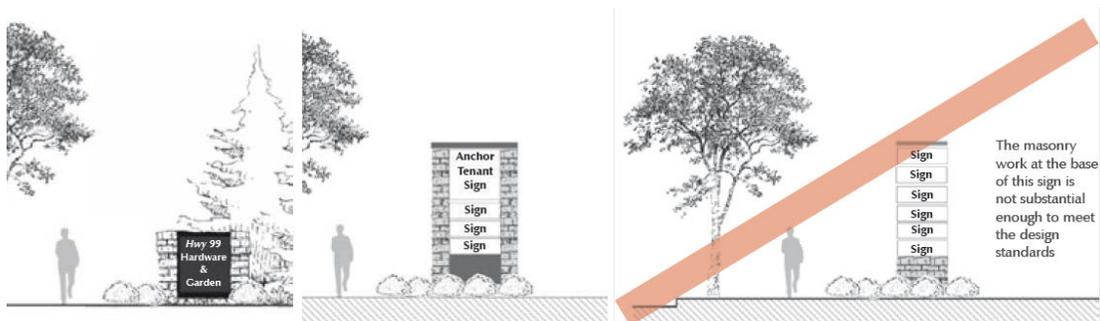


Figure 20.92.250. Acceptable and unacceptable monument sign examples (subject to applicable height and design standards herein).

**20.92.260 Wall sign standards****A. Permitted number of signs.**

1. Tenants are allowed a maximum of one wall sign per facade that is visible from a street or customer parking lot.
2. Businesses may include additional smaller signs describing the types of products and/or services that the business offers, provided the sign areas collectively comply with maximum size requirements.
3. Commercial tenants on upper levels may include window signs or wall signs placed on façade above the business provided the permitted sign area shall be shared with tenant below.

**B. Location and design.**

1. Wall signs shall be centered, proportional, and shaped to the architectural features of the buildings;
2. Wall signs shall not cover windows, building trim, or ornamentation. Appropriate locations include blank areas above canopies, areas between vertical piers or columns, blank areas on a gabled roof, or upper reaches of a false fronted building. Photo examples on this page show acceptable and unacceptable examples; and
3. Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.

**C. Maximum size – all wall signs.**

1. Sign area shall not exceed 1.5 square feet for each lineal foot of the facade (the facade facing the street or as identified by the Director). Signs without internal lighting may contain a sign area of up to 2 square feet for each lineal foot of the facade. These standards apply to the façade as a whole (including those with multiple tenants) and individual retailers. For example, for a multitenant building with a façade 200 feet long, a maximum of up to 300 square feet of internally illuminated sign types are allowed, total. This includes signs for individual retailers and a sign identifying the building or center. The standard shall also apply to individual retailers. For example, if a store occupies 30 feet of frontage, its wall sign can be up to 45 feet if internally illuminated and 60 feet if without internal illumination.
2. Signage not to exceed 2/3 of overall horizontal storefront dimension.
3. Stacked signage is permitted.

**D. Mounting:**

1. Building signs should be mounted plumb with the building, with a maximum protrusion of 1-foot unless the sign incorporates sculptural elements or architectural devices as determined by the Director.
2. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.

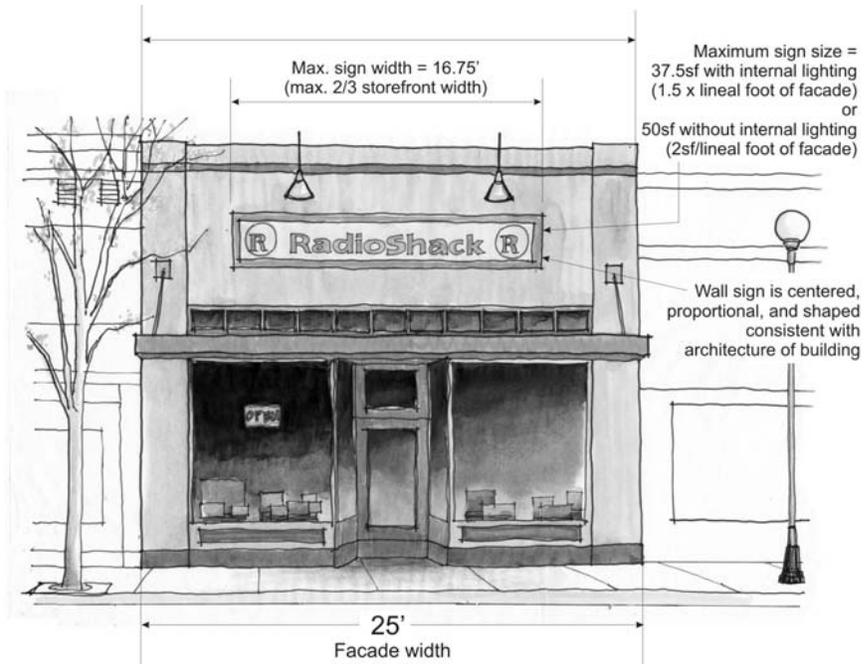


Figure 20.92.260(1). Wall sign standards.

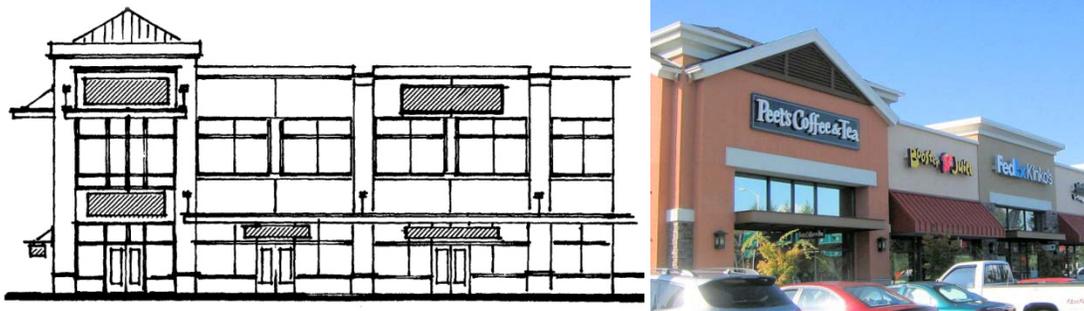


Figure 20.92.260(2). Good wall sign examples. Note how signs are centered on architectural features of the building.



Figure 20.92.260(3). All of these signs are way too big for the storefronts they're located on.

**20.92.270 Projecting and banner sign standards**

Projecting signs meeting the following conditions are allowed for commercial uses adjacent to and facing a street.

**A. Vertical clearance:** Shall clear sidewalk by 9 feet.

**B. Projection.**

1. Horizontal oriented signs: No more than 8 feet.
2. Vertically oriented signs: No more than 3 feet.
3. Banner signs: No more than 4 feet.
4. Signs may project into public rights-of-way for storefront buildings, subject to a street permit.

**C. Number of signs:** One primary sign advertising business on each frontage. Exceptions:

1. Additional smaller secondary projecting signs may be included on each frontage provided the combined signage meets applicable size limits below.
2. Multiple banner signs may be included provided they utilize consistent mounting brackets and are placed consistent with articulation intervals of the façade (for example, signs mounted on vertical columns).

**D. Size:** Individual signs shall not exceed an area of 2 square feet per each 10 lineal feet of applicable building frontage.

**E. Height:** Shall not extend above the building parapet, soffit, the eave line or the roof of the building, except for theaters.

**F. Location:** Projecting signs shall not be located directly over windows or in conflict with other signs or architectural features of the building as determined by the Director.

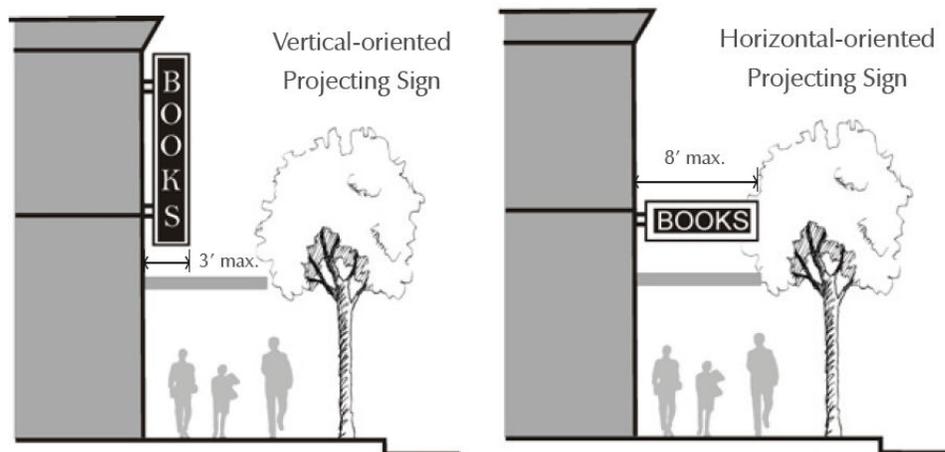


Figure 20.92.270(1). Projecting sign standards.



Figure 20.92.270(2). Projecting sign examples.



Figure 20.92.270(3). Banner sign examples.

**20.92.280 Marquee or awning sign standards**

Marquee or awning signs may be used in place of permitted wall signs, provided they meet the following conditions:

- A. Maximum size:** Signs shall not exceed 2 feet in height and extend no more than 2/3 of the width of the applicable storefront marquee or awning.
- B. Location:** Marquee signs may be placed on the front, above, or below the marquee/canopy.
- C. Vertical clearance:** Signs shall be placed a minimum of 9 feet above the sidewalk or walkway.



Figure 20.92.280(1). Examples of signs placed in front and on top of marquees.

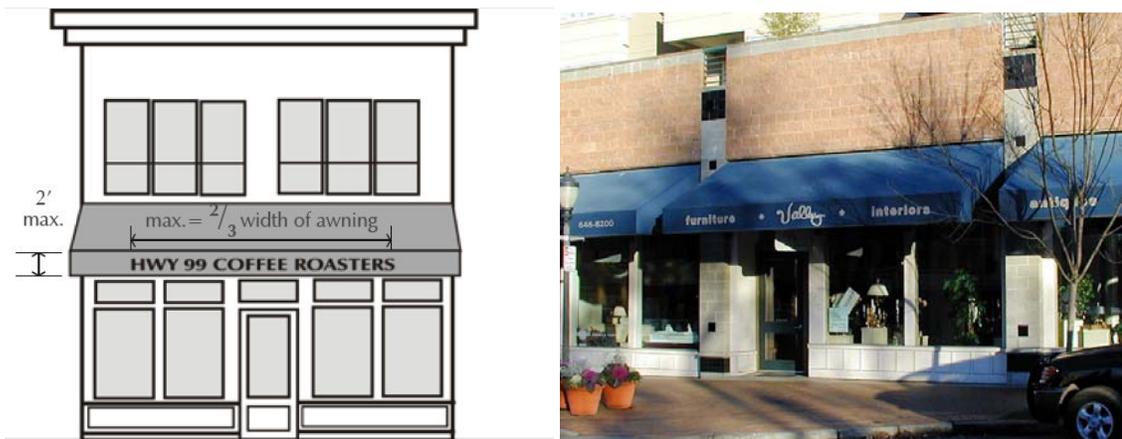


Figure 20.92.280(2). Awning sign standards and an example.

**20.92.290 Under canopy sign standards**

Signs placed under canopies meeting the following conditions are allowed for commercial uses:

- A. Projection:** Under canopy shall have 1-foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.
- B. Vertical clearance:** Under canopy signs shall maintain a minimum clearance of 9 feet between the walkway and the bottom of the sign.
- C. Dimensions:** Under canopy signs shall not exceed 2 feet in height.

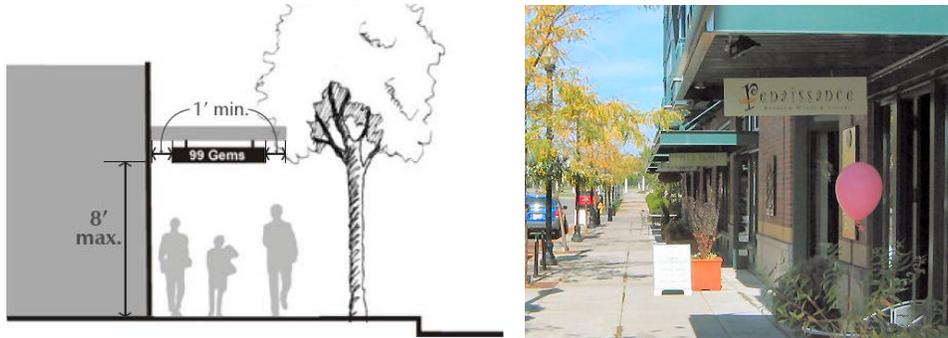


Figure 20.92.290. Under canopy sign standards and an example.

**20.92.300 Window sign standards**

Window signs meeting the following conditions are allowed for commercial uses:

- A. Maximum size:** Permanent and temporary window signs are limited to a maximum of 25 percent of the window area. Every effort should be made to integrate window signs with window display.
- B. Materials:** Window signs constructed of neon, stained glass, gold leaf, cut vinyl, and etched glass are allowed. Painted signs shall display the highest level of quality and permanence as determined by the Director.
- C. Internally lit neon or stained glass window signs** are allowed provided they meet the above sign standards and there are no more than one sign for each 15 feet of building frontage.



Figure 20.92.300. Window sign standards and an example.

**20.92.310 A-Frame and standing sign standards**

A-frame and standing signs meeting the following conditions are allowed for commercial uses:

- A. Signs must be within 20 feet of the applicable building entrance;
- B. Signs must be located to maintain at least 8 feet of horizontal clearance on the sidewalk for pedestrian movement on designated Storefront Street and 5 feet on all other sidewalks and internal walkways;
- C. Each business shall not have more than one A-frame sign or standing sign;
- D. Signs shall be removed during non-business hours;
- E. The area of an A-frame sign shall not exceed 10 square feet; the area of a standing sign shall not exceed 4 square feet; and
- F. No lighting of A-frame or standing signs is permitted.

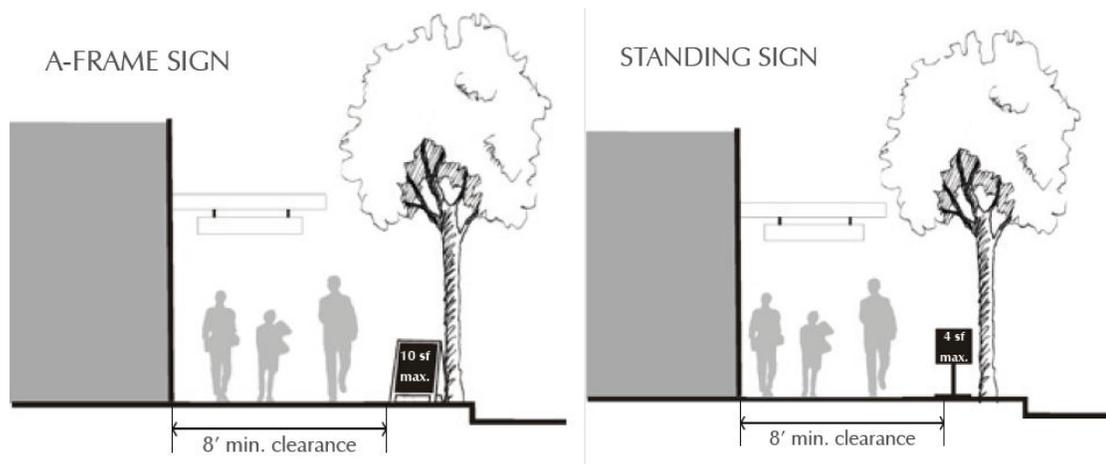


Figure 20.92.310. A-Frame and standing sign standards.

## 20.92.320 Service station sign standards

The following standards apply to signage associated with vehicular service stations:

### A. Monument signs:

1. Permitted number of signs: One per frontage;
2. Maximum sign height: 6 feet;
3. Maximum size limit: 30 square feet per face, up to two faces;
4. See monument sign standards set forth in paragraph (3) above for provisions related to sign lettering, materials and design, and landscaping; and
5. For illumination standards, see paragraph (2) above.

### B. Wall signs mounted on service station canopies:

1. Permitted number of signs: One per canopy façade;
2. Maximum letter height: 2 feet;
3. Maximum size limit: Up to 10 percent of the canopy; and
4. For illumination standards, see paragraph (2) above.

**C. Wall signs mounted on fuel dispensing islands:** One sign up to six square feet is permitted on each side of every dispensing island displaying only the service station emblem or trademark.

**D. Other permitted signs:** Other signs may be permitted at service stations (i.e. wall sign and/or window signs on the service station building) and are thus subject to applicable sign standards in this sub-section.



Figure 20.92.320. An acceptable monument sign size on the left. Tall pole signs (right image) are not permitted.

## 20.92.330 Prohibited signs

- A. Pole signs.
- B. Other signs set forth in SMC 20.50.550.

**20.92.340 Definitions**

The following definitions apply to Chapter 20.92.

Arcade	A series of arches supported on piers or columns.
Articulation Interval	The measure of articulation, the distance before architectural elements repeat.
Blank wall	See SMC 20.92.210 for the definition and acceptable treatments of a “blank wall” within the Town Center.
Building articulation	The giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern or rhythm, dividing large buildings into smaller identifiable pieces. See SMC 20.92.180 for applicable standards.
Balcony	An outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.
Banner sign	A sign constructed of cloth, canvas, or other similar light weight material that can easily be folded or rolled, but does not include paper or cardboard.
Bay Window	A window protruding from the main exterior wall. Typically, the bay contains a surface that lies parallel to the exterior wall and two surfaces that extend perpendicularly or diagonally out from the exterior wall. To qualify as a bay, the bay must contain a window pane that extends at least 60 percent of the length and 35 percent of the height of the surface of the bay lying parallel to the exterior wall. There need not be windows in the surfaces extending out from the exterior wall.
Cornice	A horizontal molding projecting along the top of a wall, building, etc.
Fenestration	The design, proportioning, and disposition of windows and other exterior openings of a building.
Frontages	The design of yards and/or building facades adjacent to streets. For the purpose of permitted uses, frontages also refers to uses within the first 30 feet of the building measured perpendicular to the street.
Green roof	An engineered roofing system that allows for the propagation of rooftop vegetation and the retention of storm water while maintaining the integrity of the underlying roof structure and membrane.
Landscaped Street	Refers to a street and/or segment of a street envisioned to have or maintain landscaped building setbacks along the street.

	See Figure 20.92.030 for the location of designated Landscaped Streets and SMC 20.92.070(B)(3) for the description and applicable standards for properties fronting on designated Landscaped Streets.
Landscaped Yard	Landscaped frontages. See SMC 20.92.070(C)(3).
Lightcourt	Sunken platforms in tandem with stoops, or raised platforms. See SMC 20.92.070(C)(2).
Low-Impact Development (LID):	A term used to describe a land planning and engineering design approach to managing stormwater runoff that emphasizes conservation and use of on-site natural features to protect water quality.
Modulation	A stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure's continuous exterior walls.
Public gathering space	See SMC 20.92.140 for the description, standards, and guidelines for public gathering space.
Roofline modulation	Refers to a variation in roof form. See SMC 20.92.180 for provisions.
Secondary Street	Refers to a street and/or segment of a street where there's an option for commercial storefronts or landscaped setbacks along the street with the option of ground floor residential or commercial uses. See figure 20.92.030 for the location of designated Secondary Streets and SMC 20.92.070(B)(2) for the description and applicable standards for properties fronting on designated Secondary Streets. Also, Aurora Avenue North is classified as a type of Secondary Street, for the purpose of frontage uses and design standards.
Solar access	The availability of (or access to) unobstructed, direct sunlight.
Solar Reflectance Index (SRI)	The measure of the roof's ability to reject solar heat, as shown by a small temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100. For example, the standard black has a temperature rise of 90 deg. F (50 deg. C) in full sun, and the standard white has a temperature rise of 14.6 deg. F (8.1 deg. C). Once the maximum temperature rise of a given material has been computed, the SRI can be computed by interpolating between the values for white and black. Materials with the highest SRI values are the coolest choices for roofing. Due to the way SRI is defined, particularly hot materials can even take slightly negative values, and particularly cool materials can even exceed 100.

Storefront	A pedestrian-oriented façade placed up to the edge of a public sidewalk. See SMC 20.92.070(C)(1).
Storefront Street	Refers to a street or segment of a street where envisioned to have storefronts placed up to the edge of the sidewalk. See figure 20.92.030 for the location of designated Storefront Streets and SMC 20.92.070(B)(1) for the description and applicable standards for properties fronting on designated Storefront Streets.
Stoop	Elevated platform entryways. See SMC 20.92.070(C)(2).
Transparent window	A window that is capable of transmitting light so that objects or images can be seen as if there were no intervening material variation in roof form.
Trellis	A frame supporting open latticework used as a screen or a support for growing vines or plants.
Turret	A small tower projecting vertically from a building.