



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

APPLICANT'S PROPOSAL ASSESSMENT COMPLIANCE WITH COMMERCIAL DESIGN STANDARDS & GUIDELINES WITHIN THE HISTORIC DISTRICT

File Number	Project Address	Applicant
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The Historic District Design Standards for commercial development are provided below in a checklist format, to assist you in evaluating your proposal's compliance with those Standards.

This checklist is broken down by development type, then Design Standards applicable to that type of development.

ASSESSMENT SECTION GUIDE

COMMERCIAL DESIGN STANDARDS	2
SITE PLANNING & LANDSCAPING	2
BUILDING DESIGN	5
COMMERCIAL DISTRICT SIGNS	10
LIGHTING	13
CITY RIGHT-OF-WAY OR CITY DEVELOPMENT	13
EXTERIOR FENCES AND WALLS	14
MATERIALS FOR FENCES AND WALLS	14
ADDITIONAL CONDITIONS FOR FENCES AND WALLS	14

Please complete the applicable portions of this checklist and submit it with your design review application. Use the following scoring system when comparing your proposal to the Design Standards and Guidelines.

Scoring Guide	
Fully Complies	5
Moderately Complies	4
Neutral	3
Moderately Inconsistent	2
Inconsistent/Does Not Comply	1
Not Applicable	0

By signing below I certify that I have read and understand the Design Standards that are applicable to my project.

Applicant Signature

Printed Name

Date



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SECTION 1 – COMMERCIAL DESIGN STANDARDS (pg. 9)

A. SITE PLANNING AND LANDSCAPING

Grid Street Patterns

The original street pattern was generally straight, not curved. Most streets were connected (no dead ends) and had alleys. A grid pattern predominated. This traditional grid pattern layout shall be preserved.

Grid Street Patterns		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Sidewalks

Sidewalks shall be provided across all street frontages and up to all building entries. Wide sidewalks are appropriate for commercial streets.

Sidewalks		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Property Lines

New commercial buildings shall be located at the front property line, customary to the historic pattern of construction and not separated from the street by parking. When replaced, buildings that were located on the property line must be replaced with buildings on the property line.

Property Lines		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Public Outdoor Spaces are Encouraged

Public outdoor space such as eating and seating areas, plazas, retail alcoves and inner courtyard spaces are encouraged. Entry alcoves and small outdoor pedestrian spaces may be located between the building and sidewalk, subject to City code and provided such outdoor spaces do not obstruct pedestrian traffic.

Public Outdoor Spaces are Encouraged		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Location and Screening of Service Areas

Service areas shall be located away from streets and pedestrian areas, and shall be screened to reduce the visual impact of service activities. Wherever possible, these areas shall be located within the building itself.

Location of Screening and Service Areas		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Screen the Following Completely with Obscuring Material

- ❖ Mechanical equipment (regardless of location)
- ❖ Garbage containers
- ❖ Recycling containers
- ❖ Utilities
- ❖ Outside storage associated with a business

Items to be Completely Screened		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Fences

Chain link fencing is prohibited.

Fences		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Development Adjacent to the River is Encouraged

Pedestrian access to the Snohomish River amenities is to be provided wherever possible. Reorientation to the river should also be encouraged for those properties that can take advantage of views through rear patios, balconies and other amenities facing the river and trail areas.

Development Adjacent to the River is Encouraged		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Make Pedestrian Connections

Clearly delineated pedestrian walkways are required in parking lots with 10 parking spaces or more. Examples of clearly delineated walkways would be changes in texture such as stamped concrete, pavers, and/or changes in color, etc. Pedestrian connections to neighboring streets and paths are recommended where possible.

Make Pedestrian Connections		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Reduce the Visual Impact of Parking

The goal is to reduce visual impact of parking and promote design features which support alternative forms of transportation, such as bike racks, bus stops, benches, and walkways.

Screen Off-Street Parking

Where off-street parking is required, it shall be partially screened from adjacent rights-of-way. Parking shall be located to the side or behind buildings.

Parking lot Locations

Parking lots shall not be located between streets and building entrances.

Parking can be shared between commercial uses

Reduce the Visual Impact of Parking		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Landscaping in Parking Areas

Street Trees are Required

Street trees shall be provided pursuant to SMC 14.240.040.

Removal of Trees

Removal of trees six inches in diameter or greater, measured four feet above ground requires approval of the Design Review Board.

Seasonal Plantings are Encouraged

Seasonal flower plantings are encouraged, such as hanging baskets, oak barrels, and pots.

Landscaping in Parking Areas		SITE PLANNING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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B. BUILDING DESIGN

Commercial Building Uses

First floor uses shall be pedestrian-oriented and include substantial shop windows. Drive-thru windows are not allowed. Upper floors may have mixed uses; office, retail, residential, as defined in SMC 14.100 and reflected in SMC 14.205.

Uses		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Commercial Building Style

Restore Architectural Detailing

Architectural detailing of existing historic buildings shall be restored or recreated to simulate to its original appearance where feasible.

Restore Architectural Detailing		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Reflect Historic Snohomish in Building Design

Building design shall reflect and augment the identity and visual character of Snohomish. Building design shall not serve to communicate or reflect the corporate identity or product marketed. Corporate identity and product marketed shall be communicated by signage, not by building color or architecture.

Reflect Historic Snohomish in Building Design		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

A Building Shall be in a Consistent Style

A single historical architectural style is not required for new development, but a building's style shall be consistent throughout; details from different eras shall not be mixed on a single building. An example of prohibited mixing is the use of Victorian gingerbread on a home with a 6:12 roof. Traditional detailing is required.

A Building Shall be in a Consistent Style		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Modulate Mass and Elevation

A building's elevation and mass should be modulated to match or replicate the narrow commercial façades typical of original development, and give a sense of human scale. Reuse original façades where possible.

Modulate Mass and Elevation		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

New Commercial Construction

New construction shall not greatly vary from the height, scale, setbacks, or massing of nearby historic buildings.

New Commercial Construction		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Appropriate Building Materials

Appropriate building facing materials include: brick, wood, stucco, stone, cast iron storefronts, and metal roofs. Building materials for new buildings shall have a projected physical life cycle of 100+ years.

Appropriate Building Materials		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Prohibited Street Front Siding Materials

The following street front siding materials are prohibited, but *may* be permitted in other parts of the building:

- ❖ Plain concrete masonry
- ❖ Unfinished tilt-up concrete
- ❖ Corrugated metal
- ❖ Vinyl or plastic siding

Prohibited Street Front Siding Materials		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Do Not Paint Masonry

Unpainted masonry may not be painted, except for clear graffiti preventing finishes.

Do Not Paint Masonry		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Building Entries

Building entries shall be located on the street side of the building. If the building does not front on a public street then the entry must be visible from a public street.

Building Entries		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Historically Appropriate Building Storefronts and Roofs

Parapets, flat roofs, 8:12 and steeper sloped roofs, and hipped roofs and historically appropriate.

Historically Appropriate Building Storefronts and Roofs		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Buildings Located on Street Corners

Buildings located on street corners shall have additional architectural detailing to emphasize the street corner (ie., corner entry, balcony, integrated signage, public art, pedestrian amenities). Buildings or public amenities located on corners shall abut the property line on each side of the corner.

Buildings Located on Street Corners		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Modulate Building Elevations

Modulation of building elevations shall be vertically modulated in no more than 20 ft increments or horizontally in no more than 30 ft increments.

Modulate Building Elevations		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Undifferentiated Façades

Undifferentiated façades shall not exceed 20 feet horizontally or 15 feet vertically. Walls at façades shall be differentiated and relieved through a change in siding or other material, use of detail, projections, or change in color.

Undifferentiated Façades		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Relieve Blank Façades

Blank façades shall not be visible to public spaces. Treatments to alleviate blank façades may include windows, architectural detail, or materials with texture (eg. brick, siding, etc.).

Relieve Blank Façades		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Further Visual Definition

Vestibules, entries, windows, and other architectural features shall provide further visual definition and reduce the visual mass of larger buildings. Façades shall reflect the scale and massing of historic structures and achieve proportions that give a sense of human scale.

Further Visual Definition		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Horizontal Moldings

Alignment of horizontal moldings should be considered and relate to the moldings of adjacent buildings.

Horizontal Moldings		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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First Floor Ceiling Heights

First floor ceiling heights shall be taller than upper stories to reflect the historical pattern of construction (historic first floor ceiling heights are a minimum of 10 feet to accommodate transom windows).

First Floor Ceiling Heights		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Neon is Prohibited as an Exterior Building Ornamentation

Neon is Prohibited		BUILDING DESIGN - STYLE	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Awnings

Awnings and Marquees are Encouraged Where Appropriate

Awnings may be provided along the entire frontage of commercial buildings. Marquees are encouraged where appropriate. They shall be of a size, scale and shape appropriate to the specific building, window, and door trim.

Back Lighted Awnings are Prohibited

Back lighted awnings are prohibited. Awning materials must be opaque if lighting is used underneath; however, canvas awnings are permitted and shall be opaque to the extent feasible.

Text and Graphics on Awnings

Awnings may have building or business names or street address on the apron, but may not function as signs, with extensive text areas. Text areas shall be regulated in conformance with SMC 14.245 (Signs) and be included in calculation of the allowable sign area.

Hanging Height and Depth for Awnings and Canopies

Awnings or canopies shall be hung above the display window space at least 10-14 feet above the public walkway with a minimum 8-foot vertical clearance. They may extend 6-8 feet over the walkway from the building's face.

Awnings		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Buildings at Major Street Intersections

Buildings that are located at major intersections of streets (First Street & Avenue D; Second Street & Avenue D; First Street & Union Avenue) shall provide some form of visual interest such as:

- ❖ Placement of the primary entry
- ❖ Articulation
- ❖ Towers
- ❖ Plazas
- ❖ Distinctive roof forms
- ❖ Landscaping
- ❖ Ornamentation
- ❖ Other architectural features

Buildings at Major Street Intersections		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Windows

Display Windows in Commercial Buildings

Display windows on the ground floor of retail and commercial buildings shall be the predominant surface on the first story, typical of original Snohomish commercial buildings. New commercial construction shall provide a minimum of 50% of the first floor wall surface in windows that face the street.

Windows Shall Not be Darkened

Windows shall not be darkened by use of applied films at street level.

Transom Window Mullion Spacing

Preserve original spacing of vertical mullions in transom windows.

Vertical Proportions of Mullions and Muntins

Mullions and muntins must be vertically proportioned. Replacement windows are also subject to this design requirement.

Windows		BUILDING DESIGN	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

C. COMMERCIAL DISTRICT SIGNS

Integrate Sign Design with Building Design

Signage design shall be considered as part of the building design.

Integrate Sign Design with Building Design		COMMERCIAL DISTRICT SIGNS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Mounting Signs on Buildings

Signs may be mounted on the face of the building, provided the advertising does not detract or overpower the building architecture and scale.

Mounting Signs on Buildings		COMMERCIAL DISTRICT SIGNS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Signs May Incorporate...

Signs may incorporate graphic symbols, logos and other elements to provide visual interest and theme continuity. However, in order to preserve the 1880-1930s era visual landscape, corporate marketing themes, logos, corporate colors, and prototypes developed after 1930 shall not become a dominant visual feature of the site or building.

Signs May Incorporate...		COMMERCIAL DISTRICT SIGNS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Maximum Height of Pole Mounted Signs

The maximum height of pole-mounted signs in the Historic Business District is twelve (12) feet.

Maximum Height of Pole Mounted Signs		COMMERCIAL DISTRICT SIGNS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Wall Murals and Artwork

Wall murals and other artwork of noncommercial nature shall be sympathetic to historical context. Murals shall not become a predominating visual element of the streetscape and shall be subject to Design Review.

Wall Murals and Artwork		COMMERCIAL DISTRICT SIGNS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Preferred Sign Materials

Painted wood with external lighting is the preferred sign material.

Preferred Sign Materials		COMMERCIAL DISTRICT SIGNS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Reader Boards

Reader Boards are prohibited in the Historic District.

Reader Boards		COMMERCIAL DISTRICT SIGNS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Illuminated Sign Regulations

Application

An illuminated sign shall be defined as a sign in which a lighting device such as an incandescent bulb, fluorescent bulb, LED or neon tube are used on the sign plane itself and not as a means for making a sign visible using reflected light, such as a spotlight sign.

Sign Area Calculation

The total permitted area for an illuminated sign shall be 75% of the total permitted sign area calculated using the formula found in SMC 14.245. If the area for an illuminated sign is irregular in outline, the area shall be defined as the area of the smallest rectangular perimeter drawn around the sign.

Wattage

The maximum watt density shall be 20 watts per square foot of sign, measured by the total wattage of the lamps used divided by the area of the sign.

Color

No more than 20% of the area of an internally illuminated sign shall be covered by the color white or any other pale tint with a light intensity of 80% of the color white. Bare bulb portions of signs shall be defined at the color white.

Illuminated Sign Regulations		COMMERCIAL DISTRICT SIGNS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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Prohibited Signs

The following signs are prohibited.

Internally illuminated dagger board perpendicularly projecting signs and hanging signs. Unlighted dagger board signs are appropriate.

Bare tube neon signs mounted on an opaque mounting board in dagger board (blade sign) and perpendicularly hanging form. All other forms are permitted, such as hanging neon sign with a clear plastic mounting board.

Signs with mirrors or other highly reflective surfaces when combined with on-sign lighting devices.

Prohibited Signs		COMMERCIAL DISTRICT SIGNS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

D. LIGHTING

Shield Lighting

Lighting shall be shielded from the sky and adjacent properties and structures.

Shield Lighting		LIGHTING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Overall Lighting

Overall lighting of the façade and entrances of historic buildings is encouraged.

Overall Lighting		LIGHTING	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

E. CITY RIGHT-OF-WAY OR CITY DEVELOPMENT

New Sidewalk Construction

White pigment shall not be used in the construction of new sidewalks and the surface design shall match the existing abutting sidewalk.

New Sidewalk Construction		CITY DEVELOPMENT	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		



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New Sidewalk Corners

New sidewalk corners shall have the date installed imprinted into the sidewalk.

New Sidewalk Corners		CITY DEVELOPMENT	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

SECTION 3 – EXTERIOR FENCES AND WALLS (pg. 57)

B. MATERIALS FOR FENCES AND WALLS

1. NO chain link or wire mesh of any type.
2. NO type of plastic material.
3. NO barbed wire and razor wire.
4. NO hollow metal tubing smaller than one inch outside diameter.
5. NO plywood, chipboard, particleboard, and other engineered wood products.
6. NO pipe fittings used for plumbing or steamfitting (threaded or sweat fittings).
7. NO cast concrete without decorative texture or treatment (the Design Review Board shall determine what constitutes an acceptable texture or treatment).
8. NO plain concrete block.
9. NO sheet metal less than 1/8 inch thick.
10. NO exposed pressure treated wood.

Materials for Fences and Walls		FENCES / WALLS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

C. ADDITIONAL CONDITIONS FOR FENCES AND WALLS

Fence Height

No fence may be of a height greater than six feet, except to provide screening for commercial activities as required by state, county or city law or ordinance.

Use a Vertical or Horizontal Orientation for Wood Boards

Fences constructed of wood boards or timbers must use a vertical or horizontal orientation of the boards. Diagonal placement of board elements is prohibited.

Modulate Top Ends of Boards or Pickets

Vertically oriented boards or pickets, if not capped, shall have the top ends modulated (formed) in some way other than a square cut end.

Modulate Top Ends of Metal Pickets

Metal pickets must have a modulated top end; plain square ends are prohibited.



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

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Pipe and Metal Tubing

Pipe and metal tubing may be used only as vertical posts and then only if capped with a decorative finial. The DRB shall determine the suitability of any proposed finial. Plain pipe railing and fencing is specifically not prohibited.

Wood Lattice

The use of manufactured wood lattice with a diagonal element in a fence is permitted.

Roofs Incorporated in Fence or Wall Structures

A protective roof may be incorporated into the structure of a fence or wall, within the required setback. However, the roof may not project more than one foot from either surface of the fence.

Opening Sizes in Fences and Walls

There is no maximum opening size for fences except where used as guardrails.

Do Not Paint Masonry

All masonry surfaces are to remain unpainted.

Walls and Fences at City Right-of-Way

Walls and fences facing a city right-of-way, road or alley must have at least one opening, not less than three feet wide. A gate or door, subject to the same material consideration as fences or walls may close the opening.

Additional Conditions for Fences and Walls		FENCES / WALLS	
Fully Complies	5	SCORE:	COMMENTS (HOW DOES THE PROJECT MEET THE STANDARD?):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		