



General Design Standards

Adopted by City Council Resolution 1420, May 18, 2021



General Design Standards

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Introduction

1. Introduction

1.1 Applicability & Purpose

The provisions of this document shall apply to all development and redevelopment in the city, except within the Historic District, the Pilchuck District, Midtown District, and standard single-family lots (not Planned Residential Development or Unit Lot Subdivision). The purpose of these standards and guidelines is to produce development that:

- Builds on and is complementary to the rich heritage and character of Snohomish.
- Emphasizes buildings and landscaping, rather than parking and signs.
- Supports pedestrian movement and the use of transit and bicycles.
- Maintains the scale and texture of historic development patterns.
- Encourages creative designs for sites and buildings.
- Allows for infill development that is sensitive to its context.
- Implements the Comprehensive Plan.
- Protects and enhances the city's environment for living and working in manners that support and stimulate business and industry, and promote investment in business and other properties.

The standards in this document are intended to promote orderly community growth that protects and enhances property values for the community as a whole. Well-designed projects and economic development that support the community's aesthetic values while creating an environment for living and working stimulates business and industry to invest in our local economy. In order to protect the existing environment of the City of Snohomish and to reduce potential negative impacts of new development and redevelopment, the use of low-impact development (LID) practices and techniques are encouraged, provided appropriate conditions exist on a development site to allow for the use of such practices and techniques.

1.2 How to Use This Document

This document is organized by development type, separated into three sections:

- Commercial and Mixed Use
- Multi-Family Residential
- Single-Family Residential

Within each section, the document is further down further to address site design, building design, and alterations to existing developments.

Each development / redevelopment project shall be evaluated with regard to how it achieves an overall design that meets the intent and directions of the Design Standards. Visual examples are provided to illustrate ways in which the intent of the standard can be achieved. The images are meant to be examples and are not the only acceptable means toward accomplishing the

Introduction

standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the examples yet still fulfill the intent of the design standard.

When standards in this document use the word “shall”, the standard is an objective requirement with little flexibility. This document also includes several guidelines, where an element is encouraged but not required. They indicate that the City is open to design features that are equal to, or better than, those stated - so long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed design meets the standards. The Planning Director is the decision-making authority in determining if the standards are met.

1.3 Review Process

The design review analysis is conducted administratively, unless the project proponent is a public agency. In those cases the Design Review Board (DRB) shall review the proposed design and make a recommendation to the Planning Director.

Design review shall be concurrent with plan review for any building permit application for projects that involve new construction, additions of floor area, or alterations to the exterior of an existing building.

In all cases, it is the responsibility of the project applicant to provide sufficient information for the reviewing entity to make a recommendation. If sufficient information is not provided, the project review may be delayed. Required materials will vary depending on the circumstances of the site and the specific proposal. Site plans, building elevations, materials information, and manufacturer’s catalog data for fixtures and devices are generally necessary. Applicant self-assessment forms are not required in all cases, but are recommended for all projects. Detailed submittal checklists are maintained and provided by the City Planning & Development Services Department.

1.4 Exceptions

The standards and guidelines within this document are specific, to limit potential confusion about the requirement or intended result. In certain rare circumstances, the physical conditions of a building or site make enforcement of the standards inappropriate and without public benefit. If special circumstances of a property are sufficient to justify modifying a standard, the Planning Director may make findings to that effect. Exceptions will not be used to circumvent merely inconvenient standards. In all cases, the burden of proof is on the applicant to establish during project review that such extraordinary conditions exist and that the intent of the standard is not impaired. If a variance is determined necessary, it shall be subject to Chapter 14.70 SMC.

Introduction

1.5 Modifications to Approved Plans

Sometimes even the most carefully planned project must be revised following design review approval due to the availability of materials, unexpected complications in implementation, further design refinements, or other reasons. In such cases, the proposed modifications must be reviewed and approved prior to implementation in the field. If a departure from the approved plans is identified during the inspection process, final approval for occupancy may be delayed until those changes are submitted for review and approval. Approval of changes before they are implemented in the field will prevent delays and additional cost to applicants.

1.6 Design Review Determination & Appeals

The City Planning & Development Services Department will prepare a written analysis that includes a determination of whether or not the application is consistent with applicable design standards. It may include conditions to achieve consistency or recommendations to increase consistency. Conditions are required to be met, while implementation of recommendations is up to the applicant's discretion. Findings of noncompliance shall be grounds for denial of the associated building permit. The denial or conditioning of a permit may be appealed according to the provisions of Chapter 14.20 of the Snohomish Municipal Code.

2. Commercial and Mixed Use Development

2. Commercial and Mixed Use Development

These standards shall apply to all developments containing a commercial or industrial use.

2.1 Site Design

2.1.A. Sidewalks and Street Trees

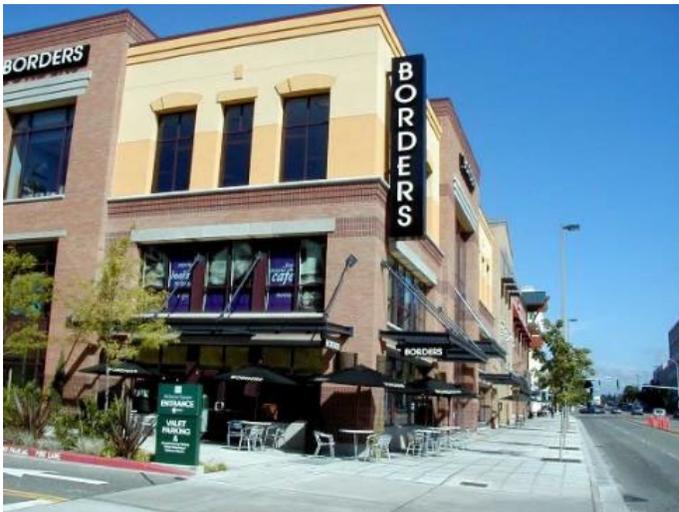
Maintain a consistent street frontage and contribute to a visually appealing streetscape.

1. Sidewalk widths and materials shall be consistent with street frontage improvements of adjacent developments, unless determined infeasible by the City Engineer.
2. Street trees shall be provided within tree grates or minimum 4-foot-wide planting areas.
3. Street tree species shall be selected based on their appropriateness for the specific location and the local environment.

2.1.B. Building Orientation

Maintain an active pedestrian realm and ensure the visibility of businesses.

1. Buildings, trees, and landscaping shall be the predominant feature seen from the streetscape, rather than parking lots and free-standing signs.
2. Pedestrian access to the building shall be visually and functionally clear and offer a convenient alternative to walking through vehicle travel areas.
3. Buildings abutting the sidewalk are encouraged.



Buildings oriented directly along the sidewalk with pedestrian entrances. Access to an interior parking lot is lined with vegetation.

2. Commercial and Mixed Use Development

2.1.C. Parking Lots

Reduce the visual impact of parking lots, while providing visibility for surveillance. This standard does not apply to car sales lots.

1. Parking lots shall be located behind buildings when feasible. Parking lots and drive-thru lanes that abut the public right-of-way shall be screened with at least one of the following treatments:
 - Landscape planting areas at least five feet wide, consisting of trees, shrubs and groundcover materials to achieve at least 75% coverage.
 - A combination of landscaping with low fencing or walls in a style complementary to the style of the building.
2. Driveways shall be consolidated wherever possible to minimize obstructions to pedestrian movement and reduce curb cuts. Shared driveways are encouraged.
3. Chain link fencing is prohibited when visible from a public right of way.



Side-oriented parking lot shared among multiple buildings, with planting areas between the street and the parking area.

2.1.D. Parking Lot Landscaping

Reduce the visual impact of parking lots through landscaped areas and/or architectural features that complement the overall design and character of development.

1. Planting areas consisting of trees and ground cover species are required within parking lots containing ten or more stalls.
2. The number of trees required in the internal planting areas in parking lots shall depend on the location of the parking lot in relation to the building and public right-of-way:

Location of parking lot	Number of trees per parking stall
Between building and street	One per five (1:5)
Beside building, partially abutting street	One per six (1:6)
Behind building, minimally visible from street	One per seven (1:7)

2. Commercial and Mixed Use Development

3. Public outdoor gathering space is encouraged, by use of plazas, courtyards, sitting areas, rain gardens, or art/water features.



Parking lot containing trees throughout.

2.1.E. Parking Lot Lighting

Maintain a safe and secure pedestrian environment through the use of adequate lighting.

1. Light standards used to illuminate parking lots shall not exceed 30 feet in height. Pedestrian scale lighting shall be a maximum of 16 feet in height.
2. Lighting shall be directed downward and screened to avoid light spill and glare beyond the site boundaries.



Parking lot lights, pedestrian scale lighting, and building lighting.

2.1.F. Pedestrian Walkways

Provide safe, convenient, and attractive walkways for pedestrians through parking lots. This standard does not apply to industrial development.

1. When a parking lot is located between the building and the sidewalk, a pedestrian walkway shall be provided from the sidewalk to the main building entry.
2. Parking lots that contain more than 20 parking spaces shall provide pedestrian connections from the building to the highest concentrations of parking stalls.

2. Commercial and Mixed Use Development

3. Pedestrian walkways through parking lots shall be a minimum of five feet wide, clearly delineated through the use of special paving, raised sidewalks, or striping.
4. Chain link fencing may not be used to separate pedestrians from vehicular traffic or to define pedestrian walkways.



Special paving through the parking lot for pedestrian access.

2.1.G. Equipment and Service Area Screening

Reduce the visual impact of service areas, mechanical equipment, and communications facilities.

1. All service, loading, and trash collection areas shall be screened by a combination of masonry, wood, or metal walls and planting areas.
2. Loading and service areas shall not face any residential use unless no other location is possible, and then shall incorporate landscape screening.
3. Rooftop equipment shall be screened so that it is not visible from the adjacent public way.
4. Communications equipment shall blend with the design of the building on which it is attached.



Masonry enclosure structure with metal gates.

2. Commercial and Mixed Use Development

2.2 Building Design

2.2.A. Building Entry

Ensure that building entrances are welcoming and easily identifiable from streets and sidewalks. This standard does not apply to industrial development.

1. The main entry to the building shall be visible from the street or main parking area and clearly delineated through at least three of the following:
 - Recesses, overhangs
 - Canopies, awnings
 - Porticos, porches
 - Extensive glazing including clerestory, transom, side lites, and glazed doors
 - Ornamental light fixtures and building signage
 - Distinctive roof forms
 - Towers
 - Plazas, seating, landscaping
 - Kickplate
 - Stone, masonry, or tile in entry
2. Weather protection is required at the main entry. Canopies or awnings may incorporate pedestrian scale down-lighting, but shall not be internally illuminated unless the material is opaque.



Clearly delineated building entry with a distinctive roof form, extensive glazing, ornamental signage, and weather protection.

2.2.B. Massing

Reduce the apparent bulk of buildings and maintain town scale. This standard does not apply to industrial development.

1. Buildings 15-feet in height or greater shall have a distinct “base” at the ground level. Such distinction may occur through the following:
 - stone, masonry, or decorative concrete
 - storefront windows

2. Commercial and Mixed Use Development

- architectural details
 - canopies, awnings, and overhangs
 - structural recesses
 - masonry strips and cornice lines
 - an item not listed above that achieves the intent
2. The “top” of the building shall emphasize a distinct profile or outline with elements such as a projecting parapet, cornice, upper level setback, or pitched roofline.
 3. The roofline shall create a prominent edge against the sky, through extended parapets and projecting cornices, or other unique element.
 4. Multi-story buildings shall also incorporate a distinct “middle” through variety in cladding material, window groupings, balconies, recesses, or signage.



Multi-tenant building with distinct base, middle, and top.

2.2.C. Pedestrian Interest

Reinforce the character of the streetscape by encouraging the greatest amount of visual interest along the ground level of buildings facing pedestrian streets. This standard does not apply to industrial development.

1. Ground-floor, primary façades shall incorporate elements that provide pedestrian interest, including at least one or more of the following:
 - alcove entries
 - special cladding material such as tile, stone, or masonry
 - belt courses
 - storefront windows
 - bulkheads
 - canopies and awnings
 - projecting sills
 - pedestrian scale sign(s) or sign(s) painted on windows
 - planter box
 - large entry doors
 - an element not listed here that achieves the intent
2. Buildings set back at least 20 feet from the sidewalk are not required to provide elements of pedestrian interest.

2. Commercial and Mixed Use Development



Storefront windows and continuous canopy provide pedestrian interest

2.2.D. Articulation

Ensure that buildings do not display blank, unattractive walls to the abutting street or public areas.

1. Walls 50 or more feet in length visible from the street or a residential area shall have architectural treatment. At least four of the following elements shall be incorporated into any ground floor, street-facing façade:
 - windows at regular intervals
 - masonry (not flat concrete block)
 - concrete or masonry plinth at the base of the wall
 - belt courses of a different texture and color
 - projecting cornice
 - projecting canopy or awning
 - decorative tilework
 - trellis containing planting
 - medallions
 - variation of cladding materials
 - artwork
 - vertical articulation
 - lighting fixtures
 - recesses
 - a similar architectural element that achieves the intent



Varied siding materials, recesses and projections, canopies, and distinctive rooflines provide articulation

2. Commercial and Mixed Use Development

2.2.E. Historical Context

Promote building design that is sensitive to the overall character of Snohomish. This standard does not apply to industrial development.

1. New development shall be sympathetic to the historic character of Snohomish, incorporating architectural elements that reinforce the historical context, including the following:
 - materials with historical antecedents (brick, stone, wood)
 - vertically-oriented window proportions
 - storefront windows
 - canopies projecting over the sidewalk
 - heavy cornices or canopy lines
 - alcove entries
 - similar architectural elements with historical context that achieve the intent



Brick cladding and storefront windows with bulkheads are consistent with the historic character of Snohomish

2. Commercial and Mixed Use Development

2.3 Alterations

2.3.A. Site alterations

Alterations to the site shall not defeat or destroy existing site design elements that meet the standards of section 2.1, unless replaced or restored.

2.3.B. Building alterations

Maintain architectural styles and stylistic references throughout existing buildings. Reduce the apparent bulk of buildings and maintain town scale.

1. Additions of floor area to existing buildings shall be compatible with the main building in material, character, and scale.
2. Additions of floor area to existing buildings shall be compatible with the main building in material, character, and scale.
3. New building entries shall incorporate weather protection.
4. Minor modifications to existing buildings shall be compatible with the original building in material, character, and scale, and consistent with the architectural character. New elements shall not defeat or destroy existing elements that meet the standards of section 2.2.
5. Modifications that significantly alter the original building's appearance shall be consistent with the standards of section 2.2.

3. Multi-Family Development

3. Multi-Family Development

These standards shall apply to all residential development containing two or more attached dwelling units.

3.1 Site Design

3.1.A. Sidewalks and Street Trees

Maintain a consistent street frontage and contribute to a visually appealing streetscape.

1. Sidewalk widths and materials shall be consistent with street frontage improvements of adjacent developments, unless determined infeasible by the City Engineer.
2. Street trees shall be provided within tree grates or minimum 4-foot-wide planting areas.
3. Street tree species shall be selected based on their appropriateness for the specific location and the local environment.

3.1.B. Parking Lots

Reduce the visual impact of parking lots.

1. Parking lots shall be structured or located behind buildings when feasible. Parking lots that are proposed in front of or beside buildings shall provide a 5-foot wide planting area between the parking lot and adjacent street to include:
 - a year-round sight barrier, including low walls or fencing
 - evergreen shrubs and ground cover
 - trees
2. Developments containing ten or more units shall provide pedestrian lighting leading from the parking area to the building entry.
3. Parking lot lights shall be no taller than 20 feet. Pedestrian scale lighting shall be no taller than 12 feet. All lighting shall be shielded to reduce glare onto adjacent properties.
4. Driveways shall be consolidated wherever possible to minimize obstructions to pedestrian movement and reduce curb cuts. Shared driveways are encouraged.
5. Chain link fencing is prohibited when visible from a public right of way.



Parking is located behind the building

3. Multi-Family Development

3.1.C. Parking Lot Landscaping

Reduce the visual impact of parking lots through landscaped areas and/or architectural features that complement the overall design and character of development.

1. Planting areas consisting of trees and ground cover species are required within parking lots containing ten or more stalls.
2. The number of trees required in the internal planting areas in parking lots shall be dependent upon the location of the parking lot in relation to the building and public right-of-way:

Location of parking lot	Number of trees per parking stall
Between building and street	One per five (1:5)
Beside building, partially abutting street	One per six (1:6)
Behind building, minimally visible from street	One per eight (1:8)



Side-oriented parking lot shared among multiple buildings, with planting areas between the street and the parking area.

3.1.D. Pedestrian Walkways

Provide safe, convenient, and attractive walkways for pedestrians through parking lots.

1. Parking lots that contain more than 20 parking spaces shall provide pedestrian connections from the building to the highest concentration of parking stalls.
2. When a parking lot is located between the building and the sidewalk, a pedestrian walkway shall be provided from the sidewalk to the main building entry.
3. Pedestrian walkways through parking lots shall be a minimum of five feet wide, clearly delineated through the use of special paving, raised sidewalks, or striping.
4. Chain link fencing may not be used to separate pedestrians from vehicular traffic or to define pedestrian walkways.

3. Multi-Family Development



Pedestrian walkways leading through the parking lot.

3.1.E. Front Yards and Entries

Provide separation between buildings and the public pedestrian realm and a clear, welcoming, and safe entry for pedestrians from the sidewalk into the building.

1. When there are common entries, they shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.
2. Multi-family buildings containing six or more units shall provide site elements that highlight the main entrance, including at least two of the following:
 - Open space, plaza with seating, or courtyard
 - Site-appropriate vegetative landscaping
 - Special paving
 - Ornamental gate and/or fence
 - Water features
 - Art work
 - Pedestrian scale lighting, such as bollards or recessed ground lights
 - Permanent benches
3. Primary building entries shall face the street. If the doorway doesn't face the street, a clearly marked walkway shall connect the entry to the sidewalk.
4. Landscaping shall screen undesirable elements such as views to adjacent commercial or industrial development, utility boxes, outdoor storage areas, and dumpsters.
5. Signage identifying building address shall be visible from the street and public pedestrian walkway.
6. Developments containing six or more units shall provide bicycle storage facilities in the form of racks, lockers, or within individual garages.

3. Multi-Family Development



Clearly defined building entries that appear safe and welcoming.

3.1.F. Common Recreation Spaces

Provide a friendly pedestrian environment through the creation of a variety of usable and interesting open space(s) within larger multi-family developments.

Common outdoor areas shall be provided in multi-family developments containing ten or more units. Amenities provided shall accommodate a variety of ages and activities including four of the following:

- Site furnishings
- Patios or courtyards
- Gardens
- Open lawn with trees
- Play field
- Special interest landscape
- Pedestrian scale, bollard, recessed, or accent lighting
- Special paving
- Public art
- Water feature
- Playground equipment
- Rain gardens



Common outdoor area with patios, a courtyard with benches, open lawn, and landscaping.

3.1.G. Private Outdoor Spaces

Provide outdoor space that encourages a sense of ownership by residents.

1. Outdoor spaces such as yards, decks, terraces, and patios shall be visually shielded from each other and delineated from the street. Shielding may consist of walls, fences, berms, hedges, and landscaping.

3. Multi-Family Development

2. Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.
3. Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses



Individual covered porches and private yard areas.

3.1.H. Equipment and Service Area Screening

Reduce the visual impact of service areas, equipment, and communications facilities.

1. All service, loading, and trash collection areas shall be screened by a combination of masonry, wood, or metal walls and planting areas.
2. Loading and service areas shall not face any residential use unless no other location is possible, and then shall incorporate landscape screening.
3. Communications equipment shall blend with the design of the building on which it is attached.



Common trash collection area within a fenced enclosure.

3. Multi-Family Development

3.2 Building Design

3.2.A. Roof Forms

Maintain the residential scale and character of neighborhoods and reduce visual bulk.

1. Structures with pitched roof forms shall have slopes between 4:12 and 12:12.
2. Structures with flat roofs shall incorporate large cornices or distinctive parapets.
3. Roof mounted mechanical equipment shall not project above the building's roof line.
4. Shallower pitches may be appropriate for subordinate roof forms, including weather protection or auxiliary structures.



Hipped primary roof with both gabled and flat roof forms.

3.2.B. Windows

Maintain a lively and active street face.

1. Street facing façades shall incorporate a minimum of 18% window area.
2. Vertically-oriented windows shall be the predominant window proportion, however a variety of sizes and shapes that contribute to overall composition may be integrated.



Multi-family building with substantial glazing, in groupings of vertically oriented windows.

3. Multi-Family Development

3.2.C. Building Entry

Ensure that building entrances are welcoming and easily identifiable from streets and sidewalks. This standard does not apply to industrial development.

1. The main entry to the building shall be visible from the street or main parking area and clearly delineated through at least three of the following:
 - Recesses and overhangs
 - Canopies and awnings
 - Porticos and porches
 - Extensive glazing including clerestory, transom, side lites, and glazed doors
 - Ornamental light fixtures and/or building signage
 - Distinctive roof forms
 - Towers
 - Plazas, seating, and landscaping
 - Stone, masonry, or tile in entry
 - Changes in cladding materials
2. Weather protection is required at the main entry. Canopies or awnings may incorporate pedestrian scale down-lighting, but shall not be internally illuminated unless the material is opaque.



The main entry is delineated with a covered porch, a distinctive roof form, and year-round landscaping. Weather protection is provided.

3. Multi-Family Development

3.2.D. Articulation

Provide visual variety and ensure all sides of a building have interest.

1. Any side of the building visible from a street, public open space or alley shall be given architectural treatment.
2. Horizontal façades longer than 30 feet shall be articulated into smaller units, through one or more of the following methods:
 - distinctive roof forms
 - changes in cladding materials
 - window patterns
 - recesses / offsets
 - secondary entrances
 - balconies
 - canopies and awnings



The street-facing façade incorporates elements of architectural interest, while the side façades are broken up into smaller units.

3. Multi-Family Development

3.3 Alterations

3.3.A. Site alterations

Alterations to the site shall not defeat or destroy existing site design elements that meet the standards of section 3.1, unless replaced or restored.

3.3.B. Building alterations

Maintain architectural styles and stylistic references throughout existing buildings. Reduce the apparent bulk of buildings and maintain town scale.

1. Additions of floor area to existing buildings shall be compatible with the main building in material, character, and scale.
2. Minor modifications to existing buildings shall be compatible with the original building in material, character, and scale, and consistent with the architectural character. New elements shall not defeat or destroy existing elements that meet the standards of section 3.2.
3. Modifications that significantly alter the original building's appearance shall be consistent with the standards of section 3.2.

4. Single-Family Development

4. Single-Family Development

These standards shall apply to all small-lot residential development where dwelling units are contained in detached structures.

4.1 Site Design

4.1.A. Front Yards and Outdoor Spaces

Provide separation between buildings and the street where the front yard functions as private usable outdoor space and provides a clear, welcoming, and safe entry for pedestrians.

1. Primary building entries shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.
2. If the front door does not face the street, a clearly marked and delineated walkway shall connect the entry to the sidewalk.
3. Outdoor spaces such as yards, decks, terraces, and patios shall be delineated from common space. Delineation may consist of walls, fences, berms, hedges, and landscaping.



Easily identifiable main entries with direct pedestrian access to the sidewalk.

4.1.B. Floor Area Ratio

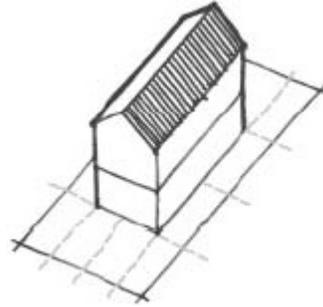
Ensure that single family development with small lot sizes are not overbuilt. Applicable to Planned Residential Developments (PRDs).

1. For PRDs with detached houses on individual lots, no structure shall exceed the Floor Area Ratio (FAR) of the Snohomish Municipal Code. FAR is calculated by dividing the total number of square feet within a building by the lot area.
2. Porches and decks that are not fully enclosed and daylight basements constructed at least 50% below grade are exempt from the FAR calculation.

4. Single-Family Development



The size of the home is limited by the size of the lot.



4.1.C. Garages

Ensure that garages do not dominate street-facing façades or overshadow pedestrian entryways.

1. When garage doors face the street, they shall be set back at least 20 feet from the property line or sidewalk.
2. The outer wall of the above-grade living area shall extend at least five feet closer to the front property line than the face of the garage doors.
3. Where alleys exist, access to garages shall be from the alley.
4. Detached garages shall be consistent with the character of the primary home, but subordinate in terms of mass, size, height, and level of detail. Building materials shall be consistent with those of the main structure.



Front-facing garage is set back significantly from the outer wall of the living area.

4. Single-Family Development

4.2 Building Design

4.2.A. Roof Forms

Maintain the residential scale and character of neighborhoods.

1. Structures shall incorporate pitched roof forms having primary slopes between 4:12 and 14:12. Accessory and subordinate roof forms may incorporate shallower pitches.
2. Street-facing gables, dormers, and projecting eaves and rakes are encouraged.



A hipped primary roof with wide eaves and steeper subordinate roof forms to provide visual interest

4.2.B. Windows

Maintain a lively and active street face.

1. The front building façade shall incorporate a minimum of 18% window area.
2. Other street-facing façades shall incorporate windows at regular intervals.
3. All windows on the building shall have trim that is consistent with the front façade, with a minimum dimension of 3 inches.
4. Vertically-oriented windows shall be the predominant window proportion, however a variety of sizes and shapes that contribute to overall composition may be integrated.

4. Single-Family Development



Groupings of vertically-oriented windows with wide trim on the front façade; the side façade incorporates alternative window proportions with the same trim.

4.2.C. Articulation

Provide visual variety and ensure all sides of a building have interest.

1. Any side of the building visible from a street, public open space or alley shall be given architectural treatment. Elements with historic antecedents such as corbels, knee braces, bargeboard, brackets, decorative shingles, columns, finials, decorative moldings, or similar are encouraged.
2. Horizontal façades longer than 30 feet shall be articulated into smaller units, through one or more of the following methods:
 - a) distinctive roof forms
 - b) changes in cladding materials
 - c) window patterns
 - d) recesses / offsets
 - e) secondary entrances
 - f) porches and balconies
 - g) canopies and awnings
3. The primary building entry shall be distinguished through covered front porches, weather protection, or a similar architectural feature that meets the intent.



Architectural elements provided on both street-facing façades with a large covered porch on the primary façade.

4. Single-Family Development

4.3 Alterations

4.3.A. Site alterations

Alterations to the site shall not defeat or destroy existing site design elements that meet conditions of land use or plat approval, in addition to the standards of section 4.1, unless replaced or restored.

4.3.B. Building alterations

1. Additions of floor area to existing buildings shall be compatible with the main building in material, character, and scale.
2. Minor modifications to existing buildings shall be compatible with the original building in material, character, and scale, and consistent with the architectural character. New elements shall not defeat or destroy existing elements that meet the standards of section 4.2.
3. Modifications that significantly alter the original building's appearance shall be consistent with the standards of section 4.2.

5. Glossary

5. Glossary

Words not defined in this section shall be as defined in Chapter 14.25 SMC, or shall have their customary meanings.

Above grade: visible from the outside of a building; not constructed below the vertical elevation of the ground surface.

Accent Light: focuses light on a particular area or object to highlight elements of a site or building; these include wall sconces, recessed lights, and uplights.

Alcove: a recessed section of a building

Antecedent: a preceding circumstance, characteristic, or element, as origin for the same to occur at present.

Architectural detail: a component or feature of a building or structure that express its style and character.

Art work: a two- or three-dimensional element or work that provides aesthetic interest and dimension to a space.

Awning: a fabric-covered structure mounted on the face of a building above a window, entrance, or storefront opening, providing weather protection.

Balcony: A platform with a walking surface that projects from the wall of a building in front of a window or door, and it surrounded by a railing, balustrade, or parapet.

Bargeboard: The vertical face board following, and set back under, the roof edge of a gable, sometimes decorated by carving. Referred to as vergeboard when ornately carved.

Belt course: a flat, horizontal member of relatively slight projection installed across the exterior of a building that stands out visually and marks a division in the wall plane.

Berm: a flat strip of land or raised earthen barrier separating two areas.

Bollard: a short post used to define an area or block access, sometimes incorporating lighting.

Bracket: A supporting member for a projecting floor or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss. Often used for architectural ornamentation in a gable. See also, knee brace, outlooker.

Bulkhead: a low wall below a storefront window, typically containing a dimensional panel.

Canopy: an architectural structure made of permanent materials such as metal or wood, mounted on the face of a building above a window, entrance, or storefront opening, providing weather protection.

Clerestory: the upper portion of a wall rising having a series of windows admitting daylight to the interior.

Corbel: A structural piece of masonry, wood, or metal extending from a wall surface to support a weight, as a bracket form, sometimes with a decorative profile.

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Cornice: a molded and projecting horizontal piece that crowns an architectural composition, such as a window, door, or building wall.

Courtyard: An open space enclosed partly or wholly by a building.

Daylight basement: the lowest story of a building having its finished floor surface below the vertical elevation of the ground surface at one end and at or above the vertical elevation of the ground surface at the other end.

Decorative concrete: hard aggregate surface material with a decorative finish such as stamping, coloring, or staining.

Dormer: a subordinate gable in a pitched roof, usually containing a window or windows on its front vertical surface.

Eave: the edge of a roof that projects over an outside wall.

Façade: the face of a building, especially the principle front.

Finial: A terminal form at the top of a spire, gable, gate post, pinnacle, or other point of relative height.

Floor Area Ratio (FAR): the ratio of a building's gross floor area to the size of the lot upon which it is built.

Gable: the generally triangular section of a wall occupying the space between the two slopes of the roof on a pitched roof, often used for architectural ornamentation.

Gable roof: a roof with two slopes, joining at a single ridge line.

Garden: a planned outdoor space, set aside for the display, cultivation and enjoyment of plants.

Hedge: a row of bushes or small trees planted close together, especially when forming a boundary or barrier.

Kick plate: a vertical element, typically of metal, applied at the bottom of a door surface to protect against scuffing.

Knee brace: A supporting member of a structure that is placed diagonally from one to another of two adjoining principle members. See also, bracket, outlooker.

Landscape screening: a sight-obstructing barrier comprised of plants which visually separates two activities.

Living area: the fully-enclosed, habitable, interior area of a dwelling.

Main entry: the primary pedestrian access into a building.

Masonry strip: a belt course constructed of plaster, concrete, stone, brick, or tile.

Medallion: an ornamental element, containing a pictorial decoration, often represented as an object in relief with a slight projection, and repeated in a wall surface.

Modulation: variegation of a flat façade using recesses and offsets in wall surface for architectural effect.

Mullion: an upright structural division member between windows or doors of a close series.

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Muntin: a rigid bar member separating adjacent planes of glass in a sash or door.

Offset: a shift in the plane of a wall, resulting in a ledge or a shallow, right-angled break.

Opaque: not transparent or translucent; cannot be seen through.

Outlooker: A projecting member that supports the portion of a roof extending beyond the face of a gable. See also, bracket, knee brace.

Overhang: an element that protrudes beyond the building face below that hangs and extends outward.

Parapet: a low wall along the edge of a roof.

Pedestrian scale lighting: light fixtures that are installed at human scale along a walkway for the benefit of people walking through a development site to the building entry.

Play field: an open outdoor area used for games and athletic activities.

Plaza: a hard-surfaced open area, usually located near urban building entries, and often featuring walkways, landscaping, and seating.

Plinth: base wall piece, such as a square block or base course.

Portico: an entrance porch or covered walkway supported by evenly-spaced columns or enclosed by walls.

Public space: any of a variety of spaces that are accessible and usable by the general public, such as a plaza, green, courtyard, forecourt, sitting area, widened sidewalk, stormwater rain garden, and art or water feature.

Rain garden: Vegetated areas designed as stormwater management facilities, made up of a specialized mix of plants that can tolerate seasonal wet and dry conditions, and soils that rapidly absorb and store runoff. These facilities filter pollutants, reduce discharge volume, and promote groundwater recharge through infiltration.

Rake: the sloped connection between the roof and the wall of a sloped roof.

Recess: a recessed space created by building part of a wall further back from the remaining wall plane.

Recessed ground lights: light fixtures that are installed below the surrounding grade level and usually directed at an upward angle.

Secondary entry: an access door to enter a building, but not the primary or most used; typically located on a side or rear façade.

Shed roof: a roof form having only one sloping plane.

Side lite: a narrow window with a vertical emphasis set alongside a door or larger window, usually stationary.

Sight barrier: any building, structure or horticultural material, which restricts the vision of automobile and/or pedestrian traffic while using the right-of-way for travel.

Sill: the lowest horizontal member forming the bottom of a window or exterior door frame.

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Site-appropriate vegetative landscaping: plant materials installed in a formal landscape area that are selected for their aesthetic value in addition to their appropriateness to site conditions and the local environment.

Site furnishings: seating, benches, trash receptacles, bollards, planters, drinking fountains, low-scale lighting and other such non-movable, year-round elements oriented to pedestrians. Tables and chairs that are moved in and out of establishments at night are not considered permanent site furnishings.

Special interest landscape: a formal landscape area comprised of vegetation of varied heights in addition to hardscape materials for the purpose of providing an aesthetic benefit to the site's residents or occupants.

Special paving: hardscape ground surfacing that differs in material to the surrounding area, in order to be visually demarcated and distinct for certain uses.

Stepback: an upper building level with its outer wall plane recessed from level(s) beneath in a step-like form that reduces the building mass.

Storefront window: large stationary windows on the ground floor of the primary façade of a commercial building to display merchandise.

Street-facing: the portion of a site or building that is oriented toward and visible from a public street.

Streetscape: the scenery and elements that a person would visually experience in the street space, including buildings, storefronts, signage, sidewalks, street furnishings, and amenities.

Tower: a narrow, vertical structure that is attached to and higher than the surrounding building.

Transom: a window with a horizontal emphasis set above the top of a door or larger window, usually stationary or tilting.

Trellis: latticework as an outdoor screen, often used to support vegetation.

Vertical articulation: changes in the surface plane of a building face through vertical recesses and projections that give texture to the building surface; such as alcoves, recessed windows, attached columns, or towers.

Vertically-oriented window: the height of the window is greater than the width; generally a minimum of twice the dimension of the width.

Water feature: a decorative form incorporating water, which adds dimension to a common space.

Weather protection: a projecting element such as an awning, canopy, or roof form that provides shelter for pedestrians, especially at a building entry.