



CITY OF SNOHOMISH

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APPLICANT'S PROPOSAL ASSESSMENT COMPLIANCE WITH TOWNHOUSE DESIGN STANDARDS IN THE PILCHUCK DISTRICT

File/Permit Number	Project Address
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The Design Standards and Guidelines for the Townhouse areas of the Pilchuck District are provided below in a checklist format to assist you in evaluating your proposal's compliance.

ASSESSMENT SECTIONS

STANDARDS FOR ALL DEVELOPMENT

Site Design

Building Design

STANDARDS SPECIFIC TO THE TOWNHOUSE ZONE

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

STANDARDS AND GUIDELINES FOR ALL DEVELOPMENT

Site Design

- A. Pedestrian walkways from the public sidewalk to the primary door shall be clear, direct, and in all cases, separate from vehicle access.
- B. As applicable, the location and design of pedestrian and bicycle facilities, utility and mechanical equipment, and service areas for loading, outdoor storage, and solid waste shall be considered in overall site design and clearly addressed in the application.
- C. Storage of materials, except displays of merchandise catering to a pedestrian clientele, shall be within enclosed buildings.
- D. Proposed methods to minimize the appearance of at-grade parking areas from the street and adjacent properties shall be clearly addressed in the application.
- E. Garden and screening walls, where used, shall exhibit detailing and artistry that may include top railings, caps, finials, etc.
- F. Unless no alternative is available, above-ground utility meters shall not be located on a street-facing building façade. Where no reasonable alternative exists, meters adjacent to or on a building façade and visible from a street or adjacent property shall be adequately screened with an architectural wall incorporated into the building design. Above-ground utility facilities, e.g., electrical cabinets, located between the sidewalk and a building shall be screened with landscaping.
- G. Outdoor trash and recycling areas shall be located at the rear of the site, when possible, away from pedestrian areas and screened on all sides. Screening enclosures shall match the materials and design elements of the primary structure.

General		SITE DESIGN	
Fully Complies	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
Moderately Complies	4		
Neutral	3		
Moderately Inconsistent	2		
Does Not Comply	1		
Not Applicable	0		

Building Design

- A. Development shall incorporate elements that reflect the character of the Snohomish community. Justification of the consistency of proposed architectural style, elements, proportions, relationships, or materials with the local context may be required if antecedents within the community are not clear.
- B. Buildings shall be “four-sided,” meaning that all façades including side and rear façades should be considered visible (unless facing “blind” onto an adjacent party wall) and should be designed as an architectural façade composition.
- C. Architectural styles and stylistic references should be consistent and not combined on one building.
- D. Façade massing elements shall be located and arranged according to the building’s architectural style and the function of interior spaces, and should respond to its site.
- E. Architectural detailing shall be incorporated on all buildings consistent with the style and scale of the principal building and with the character of the community. Detail elements appropriate to the Snohomish community may include:
 - Knee brace
 - Wide fascia and trim
 - Rafter tail
 - Cupola
 - Window mullions (except false mullions)
 - Parapet with cornice
 - Belt course
 - Vertical window
 - Dormer
 - Substantial eave and gable projection

- F. Exterior surface materials shall be consistent with the traditional architectural materials and should contribute to the appearance of a 100-year functional building life. Appropriate materials include:
- Wood or long-lasting wood appearance materials, including cement fiber board but not vinyl or similar materials. Wood shakes and shingles, either square or decorative, shall be used only on single-family and townhouse buildings and their outbuildings.
 - Masonry, including brick and stone, but not faux stone. CMU is generally not appropriate, except that split-face CMU may be permitted in combination with other materials, e.g., as a base course;
 - Metal panels when reflective of historic industrial buildings (not appropriate for single-family and townhouse development);
 - Stucco may be used as a contrasting material to another primary surface material but shall not be the predominant surface material. Where used, joint patterns should reflect the overall composition of the building.
- Poured-in-place concrete may be permitted on a limited basis where textured form liners, pigments, stains, and/or special aggregates are used to create visually interesting surfaces. To the degree possible, formwork should shape architectural profiles of walls that create bases, cornices, pilasters, panel frames, and other elements contributing to façade composition and human scale.
- G. Except ground-floor storefronts, windows shall reflect historic proportions and trim size and details. Window proportions shall be either square or vertically-oriented, with a minimum of 2:1 vertical to horizontal proportion typical. Greater vertical to horizontal proportions are encouraged. Windows inset from the exterior plane are strongly encouraged for all residential development and required for the Neighborhood Center zone. Sills shall be provided on all windows except storefronts. Permanent materials such as wood, precast concrete, and similar shall be used for sills and window and door trims.
- H. Unifying architectural approaches shall be used to lay out a window pattern across a façade, such as aligning windows by using common sill or header lines, and/or aligned vertical centerlines of windows and doors between upper and lower floors. The design logic of the window composition within the context of the overall building design must be evident.
- I. Sliding doors shall not be located on a street-facing façade.
- J. Weather protection at all building entries is strongly encouraged and required for street-facing entries.

General		BUILDING DESIGN	
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Neutral	3		
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Does Not Comply	1		
Not Applicable	0		

STANDARDS FOR THE TOWNHOUSE ZONE

- A. Single-family buildings in the Neighborhood Townhouse zone shall be subject to the standards applicable to the Neighborhood Single Family zone.
- B. Non-residential primary structures shall be subject to all applicable standards in this section. Where functional requirements of the use are in conflict with these standards, the permit authority is authorized to allow flexibility in the application of the standards, provided that the scale and appearance of proposed site and building improvements are consistent with the intent of the zone and visually compatible with adjacent properties.

		PILCHUCK TOWNHOUSE ZONE	
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Not Applicable	0		

Building Modulation

- C. Townhouse dwellings shall be a minimum of 20 feet wide at the front façade.
- D. Townhouses shall employ one or more of the following methods of vertical modulation of street-facing facades to differentiate dwellings:
 - *Setback variation between dwelling units.* No more than two adjacent dwellings shall have the same setback without a setback variation of at least 1 foot.
 - *Vertical modulation within each dwelling unit.* The modulation shall be a minimum of 1 foot in depth and 4 feet in width, the sum of these dimensions shall be no less than 8 feet.

Building Modulation		PILCHUCK TOWNHOUSE ZONE	
townhouse	5	SCORE:	COMMENTS (DESCRIBE HOW THE PROJECT MEETS THE STANDARD):
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Articulation

- E. Street-facing rooflines shall vary between adjacent dwelling units.
- F. Adjacent dwelling units shall be visually differentiated through the use of distinctive features and materials, although the individual designs should reflect the unity of the overall building design. Unifying compositional elements may include a common window header or sill.
- G. All facades visible from a public street shall include articulations resulting in an unrelieved run of no more than 20 feet horizontally and 12 feet vertically. Wall articulation may occur through a change of wall plane or materials, incorporation detailing such as belly bands, or projections such as bay windows, porches and balconies.

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Roofs

- H. Roofed porches, where provided, shall have a minimum dimension of 6 feet. This standard does not apply to minor entry landings.
- I. Primary roof faces and gables shall have a minimum pitch of 8:12, except porch roofs, which may be less.

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Outbuildings

- J. Outbuildings shall incorporate the materials, features, and proportions of the primary building.

Outbuildings		PILCHUCK TOWNHOUSE ZONE	
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Outdoor Areas & Landscaping

- K. Walkways from the public sidewalk shall not be shared by more than 2 adjacent units. Elevated entries to adjacent units, such as porches or landings, should not directly adjoin.
- L. Light fixtures shall be provided for all entries.
- M. Landscaping between the public sidewalk and the front entry shall provide views between 3 and 8 feet above grade consistent with Community Policing Through Environmental Design (CPTED) principles.
- N. Buildings shall be designed to create a private outdoor space with a minimum area of 100 square feet and a minimum dimension of 10 feet for the residents of each unit.
- O. Ground-floors shall have a minimum of 150 square feet of living area per unit oriented to the street, exclusive of storage, shop, and utility areas, stairs, and garages.

Outdoor Areas & Landscaping		PILCHUCK CENTER ZONE	
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