



CITY OF SNOHOMISH

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APPLICANT'S PROPOSAL ASSESSMENT COMPLIANCE WITH **SINGLE-FAMILY** DESIGN STANDARDS IN THE **PILCHUCK DISTRICT**

File/Permit Number	Project Address
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The Design Standards and Guidelines for the Single-Family 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 SINGLE-FAMILY 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	
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		

STANDARDS FOR THE SINGLE-FAMILY ZONE

- A. Primary roof faces and gables shall have a minimum pitch of 8:12, except porch roofs, which may be less.
- B. All façades visible from a public street shall include articulation of 22 feet horizontally or 12 feet vertically and shall be relieved through a change of plane, materials, detailing such as belly bands, projections such as bay windows, or alignment of other prominent features.
- C. Roofed porches, where provided, shall have no dimension of less than 6 feet.
- D. Outbuildings shall incorporate the materials, features, and, as appropriate, proportions of the primary structure.

		PILCHUCK SINGLE-FAMILY ZONE	
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		