ORDINANCE NO. 026/2011

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON UPDATING TITLE 18 PLANNING AND ZONING OF THE MONROE MUNICIPAL CODE TO IMPLEMENT THE WEST MAIN STREET CORRIDOR PLAN BY AMENDING THE MONROE MUNICIPAL CODE ADDING AND REVISING VARIOUS BULK DEVELOPMENT STANDARDS OF TITLE 18 INCLUDING DENSITY CALCULATIONS, SITE DEVELOPMENT STANDARDS, PARKING AND SIGNAGE STANDARDS AMONG OTHERS; ADOPTING CITY OF MONROE INFILL, MULTIFAMILY, AND MIXED USE DESIGN STANDARDS FOR RESIDENTIAL AND MIXED USE ZONING DISTRICTS AS REFERENCED IN CHAPTER 18.10 OF THE MONROE MUNICIPAL CODE; ADOPTING FINDINGS IN SUPPORT OF THE AMENDMENTS OF THIS ORDINANCE; AND PROVIDING FOR SEVERABILITY AND FIXING A TIME WHEN THE SAME SHALL BECOME EFFECTIVE.

WHEREAS, the Monroe City Council has determined that it is in the community interest to implement the West Main Street Corridor Mixed Use zoning districts and update various sections of Title 18 of the Monroe Municipal Code;

WHEREAS, the Monroe City Council has determined that it is in the community interest to adopt Infill, Multifamily and Mixed Use Design Standards for the West Main Street Corridor and infill areas as referenced in Chapter 18.02 of the Monroe Municipal Code;

WHEREAS, the City provided notice of the proposed Zoning Code Amendments (ZCA200903–West Main Street Corridor Amendment) on the City's webpage, through direct mailing, and publication of hearing notices in the Monroe Monitor;

WHEREAS, numerous workshops and hearings were held on the proposed amendment;

WHEREAS, the Monroe Planning Commission held a duly advertised public hearing to consider the proposed Zoning Code Amendments on March 14, 2011;

WHEREAS, the Monroe Planning Commission forwarded recommendations for action to the Monroe City Council on the proposed amendment;

WHEREAS the above referenced recommendation was based on Findings and Conclusions recommended by City Staff and reviewed by the Monroe Planning Commission dated March 14, 2011, in support of the amendments, the Monroe City Council adopts the findings and conclusions in support of the proposed Zoning Code Amendments;

WHEREAS, the City Council reviewed the Planning Commission recommendation at the August 23, September 13, and September 20, 2011 City Council meetings and after considering all information received has determined to adopt the amendments as provided in this ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings and Conclusions. The Monroe City Council adopts the Findings and Conclusions recommended by City Staff and reviewed by the Monroe Planning Commission dated March 14, 2011, in support of the proposed Zoning Code Amendments to portions of Monroe Municipal Code Title 18.

Section 2. Chapter as Amended. The amendments to Monroe Municipal Code Title 18 affected by this ordinance are set forth in legislative format in Exhibits 1 and 2 attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 18th day of October 2011.

1st Reading: 9/20/2011
2nd Reading: 10/18/2011
Published: 10/25/2011
Effective: 10/30/2011

CITY OF MONROE, WASHINGTON:

Robert Zimmerman, Mayor

ATTEST/AUTHENTICATED:

Eadye Martinson, Deputy City Clerk

APPROVED AS TO FORM:

J. Zachary Lell, City Attorney

EXHIBIT 1
Ordinance #026/2011
Amendment of Zoning Regulations

17.16.030 Street and block design.

A. Streets shall conform to the city's street standards and:

1. Have continuity for through streets and arterials;
2. Continue to boundaries of the subdivision.

B. Alleys shall be not less than twenty feet wide.

C. Blocks should have a minimum width of two tiers of lots and a maximum length of one thousand three hundred twenty feet.

D. In blocks with a length in excess of six hundred feet, the city may require dedication of a paved sidewalk not less than ten feet wide through the block to provide a pedestrian walkway.

E. All lots shall have access to a public street and provide adequate lot frontage, as set forth in MMC 18.10.140.

F. Lot area shall be, as set forth in MMC 18.10.140.

G. Lots shall have frontage on two parallel streets (double frontage lots) only where the administrator approves the lot arrangement as unavoidable.

H. Lot lines shall be straight, or composed of straight line elements, except where a lot is bounded by a curved street right-of-way.

I. Side lot lines shall be perpendicular to the center line of the abutting street wherever possible but shall not, in any case, exceed twenty degrees from the perpendicular.

J. No lot shall be bisected by a city boundary line. (Ord. 033/2008 § 5; Ord. 1061, 1995)

17.32.050 Short subdivision standards and requirements.

Short subdivisions and short plat design shall be subject to the general provisions of this title, the comprehensive plan, zoning code, critical areas code, and other sections of municipal code and standards as applicable with special consideration of the following elements:

A. Lot Design.

1. Each lot or parcel shall contain sufficient area to meet minimum zoning requirements. Individual lot area calculations shall be determined prior to any city-required dedication of right-of-way.
2. All lots shall have access to a public street and provide adequate lot frontage as set forth in MMC 18.10.140.

3. Access easements or panhandles shall be a minimum of twenty feet wide along its entire length; the remainder of the lot shall provide adequate area to comply with setback standards found in MMC 18.10.140.
4. Lots shall have frontage on two parallel streets (double frontage lots) only where the Director of Public Works approves the lot arrangement as unavoidable.
5. Irregular-shaped lots shall be prohibited, specifically the creation of peninsulas, appendages or other irregularities to gain required lot area.
6. Lot lines shall be straight, except where a lot is bounded by a curved street right-of-way or along the boundary of a critical area and/or critical area buffer.
7. Critical areas and their buffers shall be set aside in separate tracts in accordance with adopted critical area standards in effect at the time of application.
8. A city boundary line shall not bisect lots.

18.02.130 definitions

" or Mixed Occupancy" means a building or site that contains a combination of two or more different land uses, which may include residential, office, commercial/retail, restaurant, institutional, and/or industrial uses as permitted within the underlying zoning district.

"Drugstore/pharmacy" means an establishment engaged in the retail sale of prescription drugs, nonprescription medicines, and miscellaneous health, beauty, household and similar articles.

"Parks and recreation facility" means a facility or area for recreation purposes including but not limited to swimming pools, parks, tennis courts, playgrounds, picnic areas, athletic fields, trails and/or other similar uses.

18.10.010 Purpose and Density of single-family zoning districts.

A. Purpose. The purpose of the single-family zoning districts in the city of Monroe is to promote the existing small town character by providing that new development will be compatible with the density and setbacks of the present housing stock. The purpose is also to provide for a broad range of housing types and densities. Areas designated urban residential are envisioned to be served by the city water and city sanitary sewer systems when developed to their zoned densities. Single-family lots shall be limited to one residence except as otherwise prescribed. (Ord. 1177, 1999)

B. Standard Density Calculation. To calculate the number of possible dwelling units/lots for single-family zoning districts, remove twenty percent from the gross site area, in square feet, for roads, gutters, curbs, sidewalks, and retention areas and then divide the net site area in square feet by the minimum lot size to determine the base density. In the R4 zone, remove twenty percent from the gross site area in acres for roads, gutters, curbs, sidewalks, and retention areas and then multiply the net site area, in acres, by four.

1 When calculating the maximum residential density, any resulting fraction 0.50 or over shall be rounded up to the next whole number and any fraction 0.49 or under shall be rounded down to the preceding whole number. For example in the UR6000 zone, a one-acre site could yield six units (43,560 square feet x 0.80 = 34,848 square feet / 6,000 square feet = 5.8 units or six total units).

2. Nothing contained within this chapter guarantees the maximum defined density. The identified maximum residential density may not always be achievable due to unique site considerations including but not limited to critical areas, topography, right-of-way dedication, stormwater requirements, etc.

18.10.020 Purpose of the multifamily zoning district.

A. Purpose. The purpose of the multifamily zoning district is threefold: to promote the small town character of Monroe by providing that new multifamily housing be developed on small lots mixed with other housing stock, that development be compatible with the present housing stock, and that multifamily development provide for a broad range of housing types and densities. When single-family dwelling units are constructed on multifamily lots, they shall be limited to one detached single-family residence per lot except as otherwise prescribed. (Ord. 033/2008 § 6; Ord. 1177, 1999)

B. Standard Density Calculation. To calculate the number of possible dwelling units/lots, for multifamily and zoning districts, divide the gross site area by the minimum unit/lot size, in square feet, to determine the base density. In cases when multifamily parcels are subdivided into individual parcels, pursuant to Title 17 MMC, the standards of MMC 18.10.010(B) apply. In areas that do not have a minimum lot size, multiply the net site area, in acres, by the maximum allowed number of units/lots per acre.

1. When calculating the maximum residential density, any resulting fraction 0.50 or over shall be rounded up to the next whole number and any fraction 0.49 or under shall be rounded down to the preceding whole number. For example in the MR6000 zone, a one-acre site could yield eleven units (43,560 square feet / 4,000 square feet = 10.89 units or eleven total units).

2. Nothing contained within this chapter guarantees the maximum defined density. The identified maximum residential density may not always be achievable due to unique site considerations including but not limited to critical areas, topography, right-of-way dedication, stormwater requirements, etc.

18.10.025 Purpose of the professional office zoning district.

A. Purpose. The purpose of the professional office (PO) zoning district is to provide an area for personal and professional service businesses that commonly locate in office buildings, such as banks, medical and dental clinics, accounting, law, real estate, insurance, travel agencies and similar businesses, as well as allowing residential use at varying densities, while providing a transitional zone between commercial and residential zoning districts. When single-family dwelling units are constructed on professional office lots, they shall be limited to one detached single-family residence per lot except as otherwise prescribed. (Ord. 033/2008 § 6)

B. Standard Density Calculation. The density calculation for single-family units/lots will follow the requirements found in 18.10.010(B). The density calculation for multifamily units/lots will follow the requirements found in 18.10.020(B).

18.10.030 Purpose of the commercial zoning districts.

The purposes of the commercial districts are to provide opportunities for the enhancement of existing commercial uses and for the location of new commercial development.

A General commercial uses (GC) should be located on traffic corridors that have adequate capacities for traffic flow. Such location assures that uses do not generate traffic through residential areas. Uses located in this (GC) class should be designed into planned centers with safe and convenient access to minimize curb cuts and facilitate better parking and traffic flows.

B. Service commercial uses (SC) should be located at intersections of major and minor arterials or their intersections with collector roads. Service commercial areas should be designed so as not to disrupt traffic movement on the arterial and collector roadways. Access and egress should be kept at a minimum and should be so located that they do not conflict with traffic movement and queuing at intersections.

C. Downtown commercial uses (DC) should follow the vision outlined in the downtown master plan. (Ord. 006/2009 § 4; Ord. 1177, 1999)

18.10.035 Purpose of the mixed use zoning districts.

The purposes of the mixed use zoning districts are to integrate a mix of office, retail, light industrial, institutional, public facilities, and attached residential units throughout the district, within the same property, or inside a single building.

A. Mixed Use Commercial (MUC) should be located on corridors with available public services and adequate traffic capacities. The Mixed Use Commercial district allows high-intensity development and requires that new developments provide safe and convenient access, minimize curb cuts, and facilitate better parking and traffic flow. This district permits residential, commercial, office, and light industrial land uses.

   1. Residential Density. New residential development is limited to attached-structures with a density between 12 and 20 dwelling units per acre. The density calculation for multifamily units will follow the requirements found in 18.10.020(B).

   2. Commercial uses. Commercial uses should serve primarily the employment, housing, shopping, service, and recreational needs of those residing within the district and surrounding area. Individual commercial uses should be limited to 30,000 square feet or less. The city may allow buildings up to 60,000 square feet with a Conditional Use Permit, per Chapter 18.96 MMC.

   3. Design Standards. All development within the Mixed Use Commercial zone shall comply with *The Infill, Multifamily, and Mixed Use Design Standards,* subject to the requirements of MMC 18.10.130.

B. Mixed Use Neighborhood Center (MUNC) should be located on corridors with available public services and adequate capacities. Access points should prevent conflict with traffic movement and back-ups at intersections. This district permits residential, commercial, and office land uses.

   1. Residential Density. New residential development is limited to attached-structures with a density between eight and 11 dwelling units per acre. The density calculation for multifamily units will follow the requirements found in 18.10.020(B).

   2. Commercial uses. Small-scale office, retail, and service businesses should meet primarily the convenience shopping and services needs of the immediate mixed use area. Individual commercial uses should be limited to 10,000 square feet or less. The city may allow buildings up to 30,000 square feet with a Conditional Use Permit per Chapter 18.96 MMC.

3. Design Standards. All development within the Mixed Use Neighborhood Center zone shall comply with *The Infill, Multifamily, and Mixed Use Design Standards,* subject to the requirements of MMC 18.10.130.

18.10.040 Purpose of the industrial zoning districts.
The purpose of the industrial zones is to provide opportunities for enhancement of existing industrial and compatible commercial use and intensities in areas of the city which are suitable for such development. Suitability is based on characteristics such as existing land use, natural features, transportation, and utility service and associated environmental impacts.

Industrial areas should take advantage of rail and highway access points. Development should be separated or well buffered from nearby residential areas. The location of industrial zones should be dependent on and compatible with the size and scale of the surrounding adjacent uses. In addition, design standards are incorporated into the code to ensure compatibility with adjacent uses.

18.10.043 Purpose of the limited open space airport zoning district.
The purpose of the limited open space airport zoning district is to protect the viability of First Air Field, a general aviation facility, encourage compatible land uses and densities, and reduce hazards that may endanger the lives and property of the public and aviation users in proximity to First Air Field. (Ord. 033/2008 § 6)

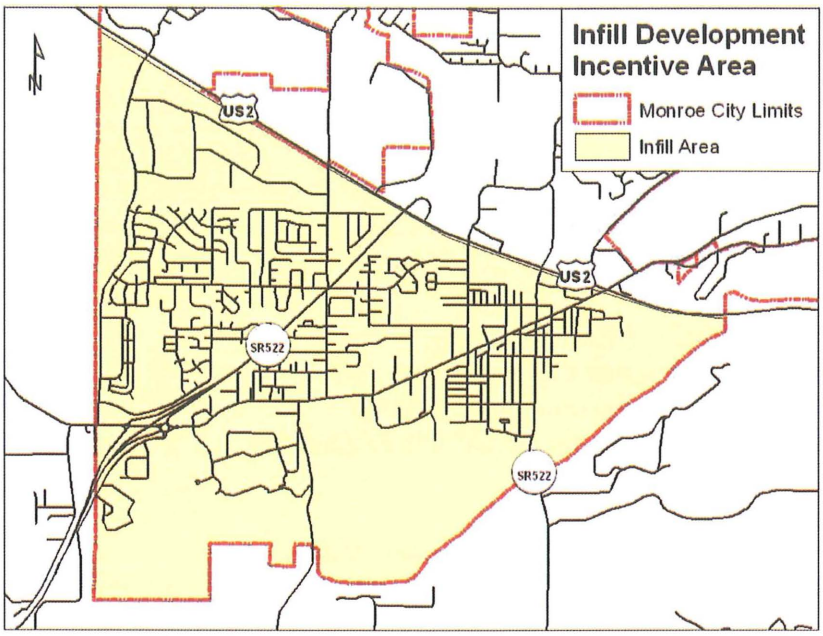
18.10.045 Purpose of the limited open space zoning district.
The purpose of the limited open space zoning district is to provide for low-density residential uses on lands that lack the full range of public services and facilities necessary to support urban development and that are severely impacted by critical areas. This zone also provides a buffer between urban areas and transitional land uses on the urban growth boundaries of the city, and/or may also provide for enhanced recreational facilities and linkages to existing trails or open space systems. (Ord. 033/2008 § 6)

18.10.047 Purpose of the public open space zoning district.
The purpose of the public open space zoning district is to provide areas to include public neighborhood, community and regional parks, recreational facilities, and undisturbed natural open space; public school facilities; public city facilities; and other special regional use facilities operated by the county, state, or federal government, within the city's urban growth area. (Ord. 033/2008 § 6)

18.10.055 District Requirements
In addition to all other requirements of this chapter, no property shall be rezoned if the rezone would create any total contiguous area containing less than one acre with the same zoning classification. Provided, that the foregoing shall not apply to the Public Open Space zoning district.

18.10.060 Infill Development Incentives
A. The city will grant a 30 percent density bonus, allow a minimum lot size reduction, and permit modifications to the bulk requirements for infill development projects, within zoning districts that allow single-family and multifamily uses, south of US-2 and less than three acres in size, as shown in the Figure below.

1. To be eligible for infill development incentives, projects must meet *The Infill, Multifamily, and Mixed Use Design Standards*, unless otherwise restricted or subject to other design standards subject to the requirements of MMC 18.10.130.
2. Table A to MMC 18.10.140 Bulk Requirements defines the specific infill incentives, by zoning district, under the PRD columns.



18.10.130 Design standards

A. Design guideline review will be administrative by the Director or designee as part of the overall permit review:
   1. Approval shall be based on the extent to which the proposed project meets applicable design standards;
   2. Projects subject to administrative design review must meet all codes and regulatory requirements applicable to the subject site; and
   3. Administrative decisions may be appealed to the hearing examiner subject to MMC 21.60.010.

B. The city reserves the right to hire an independent qualified professional, at the applicant's expense, per MMC 3.34.040, to review and comment on the subsequent report and/or plans for consistency with the current district design standards.

18.10.135 North Kelsey design guidelines.

A. The North Kelsey Planning Area consists of approximately one hundred acres of land and has three primary property owners: the city of Monroe, Snohomish County and Lakeside Industries. The North Kelsey Planning Area is located north of SR 2, south of the proposed SR 2 bypass, east of the SR 522 overpass and west of Chain Lake Road. The North Kelsey Planning Area is graphically depicted on the map attached to the ordinance codified in this section and incorporated herein as if set forth in full.

B. The North Kelsey Design Guidelines prepared by Makers Architecture and Urban Design and attached to the ordinance codified in this section are hereby adopted and incorporated into this section by this section by this reference as if set forth in full. All development within the North Kelsey Planning Area shall comply with the design guidelines. (Ord. 006/2004)

C. All development within the North Kelsey Planning Area shall comply with the North Kelsey Design Guidelines, subject to the requirements of MMC 18.10.130.

18.10.140 Bulk requirements

A. The bulk requirement tables establish the maximum lot coverage, height, and setback requirements for lots within the city by zoning district. The bulk regulation tables identify the standards for broad use categories including Residential, Mixed Use, Commercial/Industrial, and Open Space and Public Use. Within each table, specific categories cluster individual zones together by function. For example, the Residential Use Bulk Requirements Table divides the main category into subcategories of single-family and multifamily development; these are further refined to include subgroups such as *Mid-density Multifamily/Small Lot Single-Family, Urban Residential, Suburban Residential, and Rural Residential.* A final categorical refinement represents standard requirements and planned residential requirements for zoning districts and functional classifications.

B. All setbacks are measured from the outside lot line unless otherwise noted.

Table A - Residential Zoning District Bulk Development Requirements

	Residential[1,2]											
	Single-Family											
	Multifamily *Mid-density Multifamily Small Lot Single-Family*		*Urban Residential*						*Suburban Residential*		*Rural Residential*	
	MR6000 / PO[3]		**UR6000**		**R4**		**UR9600**		**SR15000**		**LOS**[7]	**LOSA**[7]
	Standard	PRD	Standard	PRD	Standard	PRD	Standard	PRD	Standard	PRD	Standard	Standard
Minimum Lot Size, in sq. ft.[4,5,6]	4000	2500	6000	3700	7500	4500	9600	6000	15000	10000	1 unit per 5 acres	1 unit per 2 acres
Minimum Lot width[8,9,10]	45	40	60	40	65	40	70	45	70	45	70	70
Maximum Lot Coverage	75%	75%	50%	60%	50%	60%	50%	60%	40%	50%	30%	100%
Maximum Building Height	35	35	35	35	35	35	35	35	35	35	35	35
Front Yard Setback[11]	10	10	10/20	10/20	10/20	10/20	10/20	10/20	20	15	50' from arterials, 25' other streets	20
Side Yard Setback[12]	5 w/ total 10	5 w/ total 10	5 w/ total 15	5 w/ total 10	5 w/ total 15	5 w/ total 10	5 w/ total 15	5 w/ total 10	10	5 w/ total 15	25	20
Rear Yard Setback[13]	20	20	15	10	15	10	15	10	20	15	25	20
Landscape Buffer[14,15]	5	10		10		10		10		10		5

Notes

1. MMC 18.12.200 defines residential lot requirements for the DC zone and MMC 18.10.140(B) defines residential lot requirements for mixed use zones.
2. The city will provide development incentives, by zoning district, as defined under the PRD columns for single-family and multifamily infill projects, south of US-2 and less than three acres in size, when the proponent designs projects that meet *The Infill, Multifamily, and Mixed use Design Standards*, unless otherwise restricted. The density bonus and development modifications will not require an additional open space dedication as required in MMC 18.84.080 for planned residential developments.
3. The Mid-density Multifamily category includes the MR6000 and PO zones; however, the PRD standards only apply to MR6000 zone per Chapter 18.84 unless otherwise restricted in this title.

4. Lot size is per dwelling unit unless otherwise specified.
5. Lot sizes for residential zoning districts may be reduced up to 30 percent to accommodate limited density transfers attributable to critical areas as authorized by MMC 20.05.070(I).
6. Duplexes are allowed at 1.5 times the underlying minimum lot size.
7. Refer to the Open Space and Public Use Matrix for nonresidential standards.
8. To maintain proportionate lots the minimum lot width-to-depth ratio for single-family lots will be approximately 1:2 that is the lot depth should be approximately two times greater than the lot width. When townhomes or other attached housing units are built on separate lots, the lot width-to-depth ratio will be approximately 1:4 and the lot width can be reduced to 25 feet. There will be no minimum lot width or width-to-depth ratio for low-rise multifamily apartments/condominiums to maintain flexibility for lot configuration.
9. All lots shall have access to a public street and meet the minimum lot width requirement along the frontage. Lots fronting a cul-de-sac shall meet the minimum lot width at the building setback line.
10. Lots with access to a public street via private access easement or panhandle shall have a minimum frontage of not less than twenty feet in width at the public street and shall meet the minimum lot width at the setback line measured from the end of the panhandle or easement where it joins the wide portion of the lot. An access easements or panhandle shall be a minimum of twenty feet wide along its entire length; the remainder of the lot shall provide adequate area to comply with the bulk development requirements.
11. The standard front setback for zones that allow single-family uses is 10 feet to the living area and 20 feet to the garage, unless otherwise specified. Front setbacks in zones that allow single-family uses along arterials will be 20 feet for both living area and garage.
12. When townhomes or other attached housing units are built on separate lots a zero setback between units is permitted in allowed zones. The outside setback for attached housing units abutting a ROW, separate detached unit(s), or different zone will be 10 feet.
13. The rear setback can be reduced to 10 feet if parking is underground or in a structure underneath the unit for multifamily developments or parking is accessed off an alley / private drive to the rear and provides a maximum backup area of 20 feet including the alley or private lane.
14. The landscape buffer is along the perimeter of the lot.
15. The PRD landscape buffer is required along the outside of the development where it abuts a standard subdivision or different zoning district. This landscaped buffer may coincide with required open space.

Table B - Mixed Use Zoning District Bulk Development Requirements

	Mixed use	
	MUNC	MUC
Minimum Lot Size, in sq. ft.	NA	NA
Minimum Lot width[1]	NA	NA
Maximum Lot Coverage	75%	NA[2]
Maximum Building Height[3]	35 - 45	35 - 55
Minimum First Story Height (Mixed use buildings)	15	15
Front Yard Setback[4,5]	5/20[4]	5/20[4]
Side Yard Setback[6,7]	10	10
Rear Yard Setback[8]	10 - 20	10 - 20
Landscape Buffer[9]	5	5

Notes

1. When townhomes or other attached housing units are built on separate lots, the lot width-to-depth ratio will be approximately 1:4.
2. Except as required by the landscape and parking district requirements
3. The maximum height along street frontages is limited to 35-feet (three stories); in the MUNC zone height can be increased to 45-feet when the fourth floor is stepped back and in the MUC zone height can be increased to 55-feet when the fourth and fifth floors are stepped back.
4. The minimum required setback is 5 feet; the maximum allowed setback is 20 feet.
5. Porches, covered entries, or pedestrian oriented spaces may project up to five feet into front yard setbacks
6. When townhomes or other attached housing units are built on separate lots a zero setback between units is permitted in allowed zones. The outside setback for attached housing units abutting a ROW, separate detached unit(s), or different zone will be ten feet.
7. Side yard setbacks for fourth and fifth floors require an additional five feet per floor. That is the fourth floor must be setback at least 5-feet from the building's edge and the fifth floor must be setback at least 10-feet from the building's edge.
8. The rear setback can be reduced to 10 feet if parking is underground or underneath the unit for multifamily developments or parking is accessed off an alley / private drive to the rear and provides a minimum backup area of 20 feet including the alley or private lane.

9. Landscape buffers will be five feet along property lines; however, the city may waive the five-foot perimeter landscape buffer for internal property lines when the adjacent properties share parking, access, or other common features that will make intensive landscaping impractical.

Table C - Commercial / Industrial Zoning District Bulk Development Requirements

	Commercial / Industrial					
	Commercial / Office				Industrial	
	GC	SC	DC	PO	GI	LI
Minimum Lot Size, in sq. ft.	NA	NA	per MMC 18.12.200	4000	NA	NA
Minimum Lot width	NA	NA	per MMC 18.12.201	per Table A	NA	NA
Maximum Lot Coverage[1]	100%	85%	per MMC 18.12.202	75%	85%	85%
Maximum Building Height	35-45	35	per MMC 18.12.203	35	35-45	35
Front Yard Setback	20	20	per MMC 18.12.204	10	20	20
Side Yard Setback[2,3]	IBC/IFC	IBC/IFC	per MMC 18.12.205	5 w/ total 10	IBC/IFC	IBC/IFC
Rear Yard Setback[2]	IBC/IFC	IBC/IFC	per MMC 18.12.206	10	IBC/IFC	IBC/IFC
Landscape Buffer[4]	5-ft perimeter / 20-ft residential	5-ft perimeter / 20-ft residential	5-ft	5-ft	5-ft perimeter / 20-ft residential	5-ft perimeter / 20-ft residential

Notes:

1. Except as required by the landscape and parking district requirements
2. Landscape buffers will be five feet along property lines; however, the city may waive the five-foot perimeter landscape buffer for internal property lines when the adjacent properties share parking, access, or other common features that will make intensive landscaping impractical.
3. Commercial and industrial zoned properties shall maintain a 20-foot landscaped setback buffer from any properties that allow residential uses, including properties across rights-of-way.

Table D - Open Space and Public Use Zoning District Bulk Development Requirements

	Open Space and Public Use		
	Open Space		Public
	LOS	LOSA	PS[1]
Minimum Lot Size, in sq. ft.	Five acres	Commercial & airport uses – None	NA
Minimum Lot Width	70	70	NA
Maximum Lot Coverage	30%	100% with Type I landscaping along exterior perimeter of LOS-Airport zone	75%
Maximum Building Height	35	35	45
Front Yard Setback	50' from arterials 25' other streets	Interior LOSA – per IBC & IFC Adjacent to non-LOSA zones: 20 feet	20
Side Yard Setback[2,3]	25	Interior LOSA – per IBC & IFC Adjacent to non-LOSA zones: 20 feet	10 / 20
Rear Yard Setback	25	Interior LOSA – per IBC & IFC Adjacent to non-LOSA zones: 20 feet	10 / 20
Landscape Buffer	5	5	5[3]

Notes:

1. Small structures, 1000 sq feet or less in size and 25 feet in height or less, shall provide a 10-foot front setback and five-foot rear and side yard setback inclusive of a five-foot landscape buffer.
2. Side and rear setbacks to interior lot lines are 10 feet, except in the case of common ownership of multiple adjacent lots. Where a parcel directly abuts a residential zone the side and rear setbacks to exterior property lines are 20 feet.
3. The city may waive the five-foot perimeter landscape buffer for internal property lines when the adjacent properties share parking, access, or other common features that will make intensive landscaping impractical.

18.10.190 Minimum garage setbacks.

A. Garages shall have the same front, side and rear yard setbacks as principal structures as noted in the bulk requirement tables 18.10.140, except that setbacks from public alleys shall be such that a motor vehicle parked on a garage apron (see MMC 18.86.115) either parallel to or perpendicular to the alley will not protrude into the alley right-of-way. Apron (parking space) dimensions are described in Table I of MMC 18.86.115. (Ord. 1177, 1999)

B. Side and rear garage setbacks can be reduced to five feet in zones when a one-story detached garage is built toward the rear of the lot and when access is from a public street at the front of the lot.

18.10.220 Lot coverage.

The total impervious area to be covered by buildings, driveways, parking areas, sidewalks, pools, and similar impervious surface areas shall not exceed the percentage of a building lot area defined in the bulk requirement tables MMC 18.10.140. . When a proposal incorporates porous paving into the project design, complies with the standards of the Department of Ecology Stormwater Management Manual for Western Washington (current edition), and is allowed by the director and city engineer, the city will provide a fifty percent credit toward determining total lot coverage for the portion of the project using this material.

18.10.230 Maximum building height.

A. The maximum height of structures within the city of Monroe is defined in the bulk requirement tables MMC 18.10.140 Heights greater than the maximum height in a zoning district shall require a variance (VAR).

18.10.260 Street surface.

A. All access drives, access easements, parking spaces, and garage aprons shall be paved with an impervious surface such as asphalt or concrete (loose surfaces including gravel, crushed rock, or similar aggregate materials are prohibited), and shall meet the requirements for access and circulation as per MMC Title 17 and the public works standards.

B. Porous paving, such as pervious asphalt or concrete, and other low impact materials or techniques including tire treads may be considered for use when the proposed application complies with standards of the Department of Ecology Stormwater Management Manual for Western Washington (current edition) and is approved by the director and city engineer. (Ord. 033/2008 § 6; Ord. 1177, 1999)

Chapter 18.12 DOWNTOWN COMMERCIAL (DC) ZONE

18.12.200 Downtown planning area bulk requirements.

Site Requirement	Downtown Commercial Zone Neighborhoods			
	Downtown Neighborhood	Rails and Roads Neighborhood	Historic Main Area[1]	Borlin Park Neighborhood
District Symbol	DN	RR	HM	BP

Notes:

1. New single-family development in the Historic Main neighborhood will follow the bulk requirements for the Downtown Neighborhood.

18.12.150 Historic Main area (HM).

B. Residential Density. The Historic Main area allows up to twenty residential units per gross acre. To calculate the number of possible dwelling units/lots, refer to MMC 18.10.010(B) for the single-family density calculation and MMC 18.10.020(B) for the multifamily or mixed use density calculation.

C. Design Guidelines. All development within the Historic Main area shall comply with the design guidelines found in the downtown master plan. Design guideline review will be administrative and are subject to the requirements of MMC 18.10.130.

18.12.160 Borlin Park neighborhood (BP).

B. Residential Density. The Borlin Park neighborhood allows up to twenty residential units per gross acre. To calculate the number of possible dwelling units/lots, refer to MMC 18.10.020(B) for the multifamily or mixed use density calculation.

C. Design Guidelines. The Borlin Park Neighborhood Design Guidelines, dated February 2009, or as amended in the future, and attached to the ordinance codified in this section, are hereby adopted and incorporated into this code by this section by this reference as if set forth in full. All development within the Borlin Park neighborhood shall comply with the design guidelines as adopted and are subject to the requirements of MMC 18.10.130.

18.12.190 Special uses.

(B)4. Required License and Permits.

a. A business license from the city must be obtained by the sponsoring organization in conformance with licensing requirements established in Chapter 5.02 MMC, Business Licenses.

b. Any permits required by the Snohomish County Health District.

18.12.220 Downtown commercial parking.

A. Off-street parking shall be provided per Chapter 18.86 MMC, throughout the downtown commercial zone, with the following exceptions:

1. The Historic Downtown neighborhood is exempt from off-street commercial parking requirements; however, for new construction on-site parking is encouraged when feasible.

18.74.030 Development incentives.

C. Density Bonuses. The maximum residential density shall be determined at the following levels, in conjunction with the minimum lot sizes shown in subsection (D)(1) of this section, as applicable:

1. To calculate the number of possible dwelling units/lots, refer to MMC 18.10.010(B) for the single-family density calculation and MMC 18.10.020(B)for multifamily density calculation. Then for all zones multiply the base density by the density bonus to determine the residential density. This calculation identifies the maximum residential density possible; in some cases, this density may not be achievable due to unique site considerations including critical areas, topography, right-of-way dedication, stormwater requirements, etc.

2. The bonus units will be divided between additional market rate units and affordable units according to the matrix below.

3. When calculating the maximum residential density, any resulting fraction 0.50 or over shall be rounded up to the next whole number and any fraction 0.49 or under shall be rounded down to the preceding whole number. For example in the UR6000 zone, a one-acre site could achieve nine units including six base units, one affordable unit, and two bonus units (43,560 square feet x 0.80 = 34,848 square feet / 6,000 square feet = 5.8 units x 1.50 = 8.7 or nine total units) in a development targeting very low-income households.

Chapter 18.78 LANDSCAPE AND RECREATION SPACE REQUIREMENTS

18.78.030 Types and description.

D. Type IV Landscaping.

1. Type IV landscaping is "parking area landscaping" that provides shade and visual relief while maintaining clear sight lines within parking areas;

2. Type IV landscaping shall consist of:

a. Canopy-type broadleaf or evergreen trees, evergreen shrubs and ground covers planted in islands or strips;

b. Shrubs that do not exceed a height of four feet;

c. Plantings contained in planting islands or strips having an area of at least 100 square feet and with a narrow dimension of no less than five feet;

d. Ground cover in accordance with the city of Monroe landscape standards; and

e. At least sixty percent of the trees shall be broadleaf. (Ord. 1177, 1999)

18.78.055 Parking lot standards

A. Provide a five-foot perimeter landscape buffer around non-residential lots with a minimum of five percent of the parking lot (exclusive of street and building frontages) landscaped with no individual landscape area less than 100 square feet.

B. Provide landscaped areas at the ends of each row of parking spaces and one landscaped area for every ten spaces within rows of parking spaces.

C. Provide six-inch protective curbs or wheel stops to protect landscaped areas from vehicular damage.

18.78.060 Landscaping plan and submittal.

C. Irrigation System. Landscape areas shall be irrigated by a permanent underground sprinkler or drip water system, complete with automatic controls.

1. Automatic irrigation systems shall be installed and operation shall occur between the hours of midnight and five a.m., so that the final irrigation zone has concluded its sequence prior to five a.m.

2. An as-built irrigation drawing to scale shall be submitted prior to the issuance of the certificate of occupancy or release of the performance security. The method of irrigation for all landscaped areas shall be shown on the plans. In addition, the location of sprinkler heads, water source,

controls and approved backflow prevention assembly shall be shown on final plans. (Ord. 1203, 2000; Ord. 1177, 1999)

D. Drought-tolerant plants used exclusively throughout a project will be exempt from automatic irrigation requirements upon approval of the landscape plan by the Planning & Permitting Division and the city's landscape specialist.

18.78.080 Recreation space requirements.

Any proposed multifamily, complex or development of five or more units, except in downtown commercial zone, shall provide a minimum amount of recreation space according to the following provisions:

A. Required Area.

1. For each proposed dwelling unit in a multifamily structure, complex or development, recreational space shall be provided per the following table

Type of dwelling unit	Open space
Studio & one bedroom	90 square feet per unit
Two bedrooms	130 square feet per unit
Three or more bedrooms	170 square feet per unit

2. The front, side, and rear yard setback areas required by the applicable zoning district shall not qualify as recreation space.

3. In the event the total area required under subsection (A)(1) of this section is less than three thousand square feet, that portion required to be outdoors and uncovered shall be continuous.

B. Covered Space.

1. No more than fifty percent of the required recreation space may be indoor or covered space.
2. No more than fifty percent of the total required space may be used for single-purpose permanent facilities such as swimming pools, tennis courts, and similar facilities.
3. Up to fifty percent of the required open space may be provided by private balconies, yards, or decks (up to 100% of required open space for townhouses).

C. Uncovered Space.

1. A minimum of fifty percent of the total required recreation space shall be open or uncovered; up to one hundred percent of the total requirement may be in open or uncovered recreation space.

2. No more than fifty percent of the uncovered recreation space requirement may be located on slopes greater than four horizontal slopes to one vertical slope.

3. Up to fifty percent of the required open space may be provided by shared roof decks located on the top of buildings that are available to all residents and meet the following requirements:

   a. Space shall be ADA accessible to all dwelling units;

   b. Space shall provide amenities such as seating areas, landscaping, and/or other features that encourage use by residents ;

c. Space shall feature hard surfacing, included but not limited to common deck and patios materials, to encourage use by residents; and

d. Space shall incorporate features that provide for the safety of residents, such as enclosures and outdoor lighting in conformance with Chapter 15.15 MMC.

D. General Requirements.

1. Multifamily complexes that provide dwelling units with two or more bedrooms shall provide adequate recreation space for children. Such space shall be at least twenty-five percent but no more than fifty percent of the total recreation space required under subsection (A) of this section and shall be designated, located and maintained in a safe condition.

2. Adequate fencing, plant screening or other buffer shall separate the recreation space from parking areas, driveways or public streets. (Ord. 1177, 1999)

18.84.080 General requirements for a PRD.

K. Density Determination for a PRD. The intent of the PRD is to provide an exchange of density for the proper integration, placement, and dedication of open space, parks, and trails within the city of Monroe. The city of Monroe provides an increase in the density of a development for the amenities described within these standards.

1. The maximum density of a PRD is based on the underlying density calculation found in 18.10.010(B) for single-family units/lots and 18.10.020(B) for multifamily units/lots.

2. A thirty percent density bonus will be granted in the SR 15,000, UR 9,600 and R-4 residential zoning districts and a twenty-five percent density bonus will be granted in the UR 6,000 and MR 6,000 zoning districts when the developer provides the following:

a. The inclusion of housing site standards as described in subsection (G) of this section.

b. The inclusion of street design standards as described in subsection (H) of this section.

c. The inclusion of park, recreation, open space and landscaping as described in subsection (I) of this section.

d. The inclusion of landscape design standards as described in subsection (J) of this section.

3 For example in the UR9600 zone, a one-acre site could yield five units (43,560 square feet x 0.80 = 34,848 square feet / 9,600 square feet = 3.63 units. 3.63 units x 0.30 = 1.09 bonus units. 3.63 units + 1.09 bonus units = 4.72 units or 5 total units).

4. The final density is a maximum density. The density will be subject to all the requirements set forth in the PRD standards.

Chapter 18.86 MMC – Off-Street Parking Regulations

18.86.040 General requirements.

Any required off-street parking and loading facilities shall be developed in accordance with the following standards:

D. Parking will be to the rear or side for all apartments and condominiums unless otherwise specified in the municipal code or in the *City of Monroe Infill, Multifamily, and Mixed Use Design Standards*.

G. Surface.

1. The surface of any required off-street parking or loading facility shall be paved with asphalt or concrete (loose surfaces including gravel, crushed rock, or similar aggregate materials are prohibited) unless otherwise approved by the hearing body and shall be graded and drained so as to drain all surface water, in accordance with the city's drainage ordinances. Porous paving, such as pervious asphalt or concrete, may be considered for use when the proposed application complies with standards of the Department of Ecology Stormwater Management Manual for Western Washington (current edition) and is approved by the director and city engineer.

18.86.050 Required number of parking spaces.

The minimum number of off-street parking spaces shall be as follows for the listed uses.

Required Off-street Parking

Type of use	Required parking spaces
Single-family and multifamily dwellings[1]	2 for each unit
Mixed use multiple dwelling units[2] 1. Studio/ 1 bedroom 2. 2 or more bedrooms	 1. 1.5 per dwelling unit 2. 2.0 per dwelling unit

1. See Chapter 18.12 MMC for multifamily parking requirements in the downtown commercial zone.2. In mixed use zones, off-street parking shall include adequate parking stalls to meet the sum of the requirements for the various uses as listed in the required parking table. For example, if a site has office and residential uses, the parking area would need to include the required number of parking spaces for both uses. Provided, the director or designee may approve a reduction of up to twenty percent of the required off-street parking spaces, per MMC 18.86.050, when the applicant enters into joint parking agreement, for use of a cooperative parking facility, in accordance with MMC 18.86.070 and 18.86.080.

18.86.065 Dumpster/recycling enclosure requirements.

MMC 6.08.110 provides the general garbage container requirements for single-family, multifamily, and commercial customers, whereas, this section deals specifically with enclosure requirements.

A. All multifamily, office, commercial, and industrial uses that require a one cubic yard or greater dumpster and/or recycling container shall provide a site-obscuring enclosure to house the dumpster/recycling container(s).
B. Enclosures shall be architecturally consistent with the primary building, provide landscaping that is consistent with the surrounding landscape requirements, and provide seventy-five percent opacity around the perimeter excluding the gate area.
C. Dumpster/recycling enclosures shall not obstruct traffic movement in parking lots or on streets or alleys.
D. The city's solid waste provider must approve the enclosure location.

Chapter 18.80 MMC – Signs

18.80.030 Definitions.

60. Sign Setback means the minimum required distance between the face of the sign and lot line. Typically, the minimum sign setback will be five feet from the property line, if the sign's placement does not negatively impact sight-visibility, pursuant to the current American Association of State Highway and transportation Officials standards. **(NOTE TO EDITOR – RENUMBER FOLLOWING DEFINITIONS SEQUENTIALLY)**

18.80.080 Downtown commercial.

G. Bonuses.

1. Buildings/tenant spaces with frontage on two or more public rights-of-way or buildings/tenant spaces with secondary pedestrian facades shall be granted an additional sign on that frontage, but on no more than two facades, subject to MMC 18.80.080(C) and (F) or five percent of the façade, whichever is less.

2. Multiple occupancy buildings are allowed one directory sign per street frontage or secondary pedestrian facade, not to exceed six square feet in surface area to be located on the wall of the building next to the entrance, this does not preclude the development of a freestanding, multi-tenant sign in accordance with MMC 18.80.080(H).

H. Freestanding signs

4. Setback. Setback shall be a minimum of five feet from all property lines.

18.80.095 Mixed Use Commercial and Mixed Use Neighborhood Center

A. General. This section shall govern signage in the Mixed Use Commercial and Mixed Use Neighborhood Center zoning districts.

B. Residential uses in the Mixed Use Commercial and Mixed Use Neighborhood Center zoning districts shall follow the residential criteria set forth in MMC 18.80.040.

C. Signage Calculation (Single Commercial Occupancy Building). One and one half feet of signage per linear foot of building frontage.

D. Signage Calculation (Multiple Commercial Occupancy Building/Above Ground Floor Commercial Tenants). One and one half square feet of signage per lineal foot of tenant space along the building frontage.

E. Site Signage Maximum (Single Occupancy Building). Not to exceed one hundred square feet of signage per site, except those parcels contiguous with state highway rights-of-way where the maximum will be one hundred fifty square feet.

F. Site Signage Maximum (Multiple Occupancy Building). The width of the signage is not to exceed two-thirds of the overall leased tenant facade area or be less than three feet from the demising wall of the tenant space.

G. Bonuses.

1. Buildings/tenant spaces with frontage on two or more public rights-of-way or buildings/tenant spaces with secondary pedestrian facades shall be granted an additional sign on that frontage, but on no more than two facades, subject to MMC 18.80.095(C) and (F) or five percent of the façade, whichever is less.

2. Multiple occupancy buildings are allowed one directory sign per street frontage or secondary pedestrian facade, not to exceed six square feet in surface area to be located on the wall of the building next to the entrance, this does not preclude the development of a freestanding, multi-tenant sign in accordance with MMC18.80.095(H).

3. Single and multiple occupancy buildings are allowed one suspended sign per tenant space, per MMC 18.80.130.

H. Freestanding Signs.

1. In the Mixed Use Commercial and Mixed Use Neighborhood Center zoning districts, freestanding signs are limited to monument signs, except those parcels contiguous with state highway rights-of-way, where all freestanding sign types defined in Chapter 18.02 MMC area allowed.

2. Surface Maximum (Single Commercial Occupancy Building). Not to exceed thirty-two square feet per face, except along state highway rights-of-way where the sign face will not exceed one hundred square feet.

3. Surface Maximum (Multiple Commercial Occupancy Building). Not to exceed forty-eight square feet per face, except along state highway rights-of-way where the sign face will not exceed one hundred square feet.

4. Setback. Minimum of five feet from all property lines.

5. Height (Maximum). Not to exceed ten feet in height, except along state highway rights-of-way where sign height is not to exceed thirty-five feet.

6. Number Permitted. One per site, with the following exception:

   a. Parcels with more than one street frontage shall be granted one additional freestanding sign; provided, that they are not located on the same frontage.

I. Location.

1. Signs shall not be located on, or at an elevation above, the ridge of the roof or the top of the roof deck.

2. Signs shall not interrupt or overlap architectural features such as cornices, columns, trim and windows, etc., excluding interior applied window signs.

3. Signs shall not extend beyond the wall on which they are located; excluding approved projecting signs as referenced in MMC 18.80.120.

Chapter 18.94 OUTLINE OF YARDS REQUIREMENTS

18.94.010 General exceptions to yard standards.

The general exceptions to yard standards are:

A. Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornament features, and other similar architectural features, in addition to common mechanical equipment such as air conditioners, heat pumps, and the like, may project not more than two feet into a required setback or into required open space as established by coverage standards.

B. Except for that portion of the setback which is listed in subsection (C) of this section, the following are exceptions to the front yard requirement for a dwelling:

1. If there are dwelling units on both abutting lots with front yards of less than the depth otherwise required, the front yard for a lot need not exceed the average front yard of the abutting dwelling units.

2. If there is a dwelling unit on one abutting lot with a front yard of less than the depth otherwise required, the front yard for a lot need not exceed a depth one-half way between the depth of the abutting lot and the required front yard depth.

C. To permit or afford better light, air and vision on more heavily traveled streets and on streets of substandard width, to protect arterial streets, and to have the location of structures compatible with the need for the eventual widening of streets, additional yard setbacks may be required. Where a street is not standard width, the required yard width shall be increased by half the amount of the additional right-of-way needed to create a standard width street. (Ord. 033/2008 § 6; Ord. 922, 1989)

20.05.070 Protection and mitigation measures.

I. Limited Density Transfer – Density Credit of Critical Areas.

1. An owner of property containing a critical area may be permitted to transfer the density attributed to the critical area to another, not containing a critical area(s) portion of the same site or property, subject to the limitations of this section.

2. Up to one hundred percent of the density that could be achieved on the critical area and buffer portion of the site can be transferred to a portion of the site not containing a critical area, subject to:

   a. The density limitation of the underlying zoning classification;

   b. The minimum lot size of the underlying zoning classification may be reduced by 30 percent (or as revised by the planned residential development standards, but not both) in order to accommodate the transfer in densities;

   c. All other applicable standards established in Chapter 18.10 MMC including but not limited to zoning lot area lot coverage, and setback requirements, shall be met; and

   d. The area to which density is transferred shall not be constrained by other critical areas regulation. (Ord. 019/2003)

Exhibit 2
Ordinance #026/2011

City of Monroe, WA
Amendment of Zoning Regulations

City of Monroe Infill, Multifamily and Mixed Use Design Standards

Final Adoption of Revised Regulations
Monroe City Council October 18, 2011

City of Monroe Infill, Multifamily and Mixed Use Design Standards

October 2011

Infill, Multifamily and Mixed Use Design Standards

Table of Contents

Table of Figures

Tables

The Infill, Multifamily and Mixed Use Design Standards use imperative language such as "shall" and "must" to indicate required features and directives toward satisfying the standards' intent. Words such as "should" and "may" indicate desirable conditions or elements that are strongly encouraged. The "intent statements" preceding each section indicate the underlying objectives behind the standards and are included to assist in interpreting and applying the standards.

City staff, interested city groups, city boards and consultants developed the Infill, Multifamily and Mixed Use Design Standards through a collaborative effort. The process of developing the standards involved many public meetings and workshops.

The following individuals and groups were instrumental in the preparation of the standards in this document:

City of Monroe Planning and Permitting: Russ Wright
City of Monroe Planning Commission
City of Monroe City Council
Makers Architects/Juanita Consulting

Section 1 General Infill Standards

Purpose

Urban development often occurs on larger vacant tracts away from central city cores. Within existing neighborhoods and commercial areas, some properties remain undeveloped or underdeveloped. These areas can range from single lots to several acres. Developers may overlook such properties because of physical constraints, less desirable locations or current disrepair. Newer areas that surround these undeveloped, underdeveloped or dilapidated infill sites often have a unified design and appearance. So what is infill development? The Municipal Research & Services Center of Washington defines infill development as the process of developing vacant or under-used parcels within existing urban areas that are already largely developed (1997).

One of the recurring themes in Monroe's Comprehensive Plan is to promote the small town atmosphere of the city and ensure that new residential development is compatible with present uses. Several goals and policies in the Land Use and Housing elements encourage infill development and developing design standards for residential and mixed use areas. The challenge is to develop land efficiently, balance market demands and respect the integrity of existing districts. With these goals in mind, developers need to employ innovative approaches to accomplish infill development projects.

The benefits of infill development include access to existing infrastructure, lower development costs, increased inventory of smaller, more affordable housing units and residences conveniently located to retail and services.

The infill residential (detached housing), multifamily (attached housing) and mixed use standards encourage the efficient use of developable land and provide direction to developers to implement the city's design-related goals and objectives for infill, mixed use and multifamily development. Some key concepts affect the success of infill projects, including street orientation, parking, setback patterns, landscaping, architectural features, massing, privacy and usable open space. These standards provide best practices to help integrate new projects effectively into existing neighborhoods and commercial areas. When residential infill projects on less than three acres meet the design standards and incorporate appropriate design elements, the city will grant a 30 percent density bonus, allow a minimum lot size reduction and permit modifications to the bulk requirements. These incentives are similar to those provided for Planned Residential Developments (PRD) without requiring additional open space dedication. Table A to MMC 18.10.140 Bulk Requirements defines the specific infill incentives by zoning district under the PRD columns.

Application

All proposed development must follow the prescriptive requirements identified in the Monroe Municipal Code and Public Works Standards. The design standards apply to new construction and major exterior alterations of existing structures.

The infill standards for single-family and multifamily development apply to existing neighborhoods south of US-2 that are less than three acres in size and utilize density bonuses, lot size reductions, and modifications to the bulk requirements.

Mixed Use standards apply to the Mixed Use Commercial and Mixed Use Neighborhood Center zones.

Alterations and new construction should be consistent within the design context and reinforce the basic character of the surrounding area. The infill standards include a base set of required elements that all applicable developments must follow and as well as a menu of specific design options for each proposal. This allows flexibility for the applicant.

Placement and Orientation

Building placement and orientation should provide an attractive pedestrian environment, improve the streetscape character, enhance the use and safety of open spaces, and provide attractive building facades.

Streetscape and alignment of buildings – The streetscape should establish visual continuity throughout the area with the following elements:

- Encourage the repetition of established front building setbacks in existing neighborhoods and commercial areas.
- Use appropriate landscaping and trees to emulate existing landscape patterns in areas where trees and vegetation unify the neighborhood character.

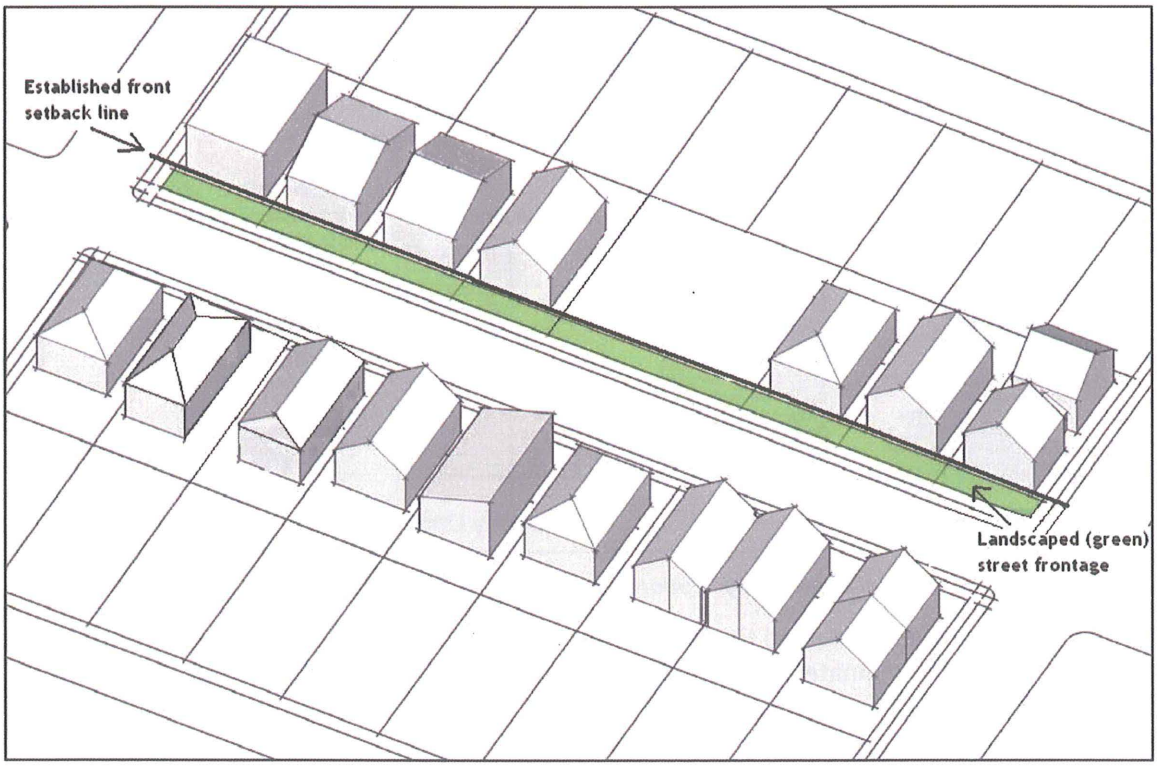


Figure 1– Desirable streetscape patterns (adapted from Infill Design Toolkit: Medium-Density Residential Development, City of Portland Planning Bureau 2008).

- Orient windows, main entrances and other principal building elements toward the street to strengthen the pedestrian-oriented environment and street edge.
- A pedestrian-oriented frontage creates a welcoming, interesting streetscape and promotes neighborhood security.

Side and rear yard compatibility – Developers should provide shared features along property lines, as practical, and use the side and rear yards to enhance internal pedestrian and/or vehicular circulation.

- Project proponents shall incorporate one or more of the following elements into the site's design:
  - Provide shared internal drives and walkways along the property line for residential and mixed use development;
  - Provide a trail or other shared internal pathway along the property line(s) for residential and mixed use development; and
  - Provide shared stormwater features such as rain gardens.

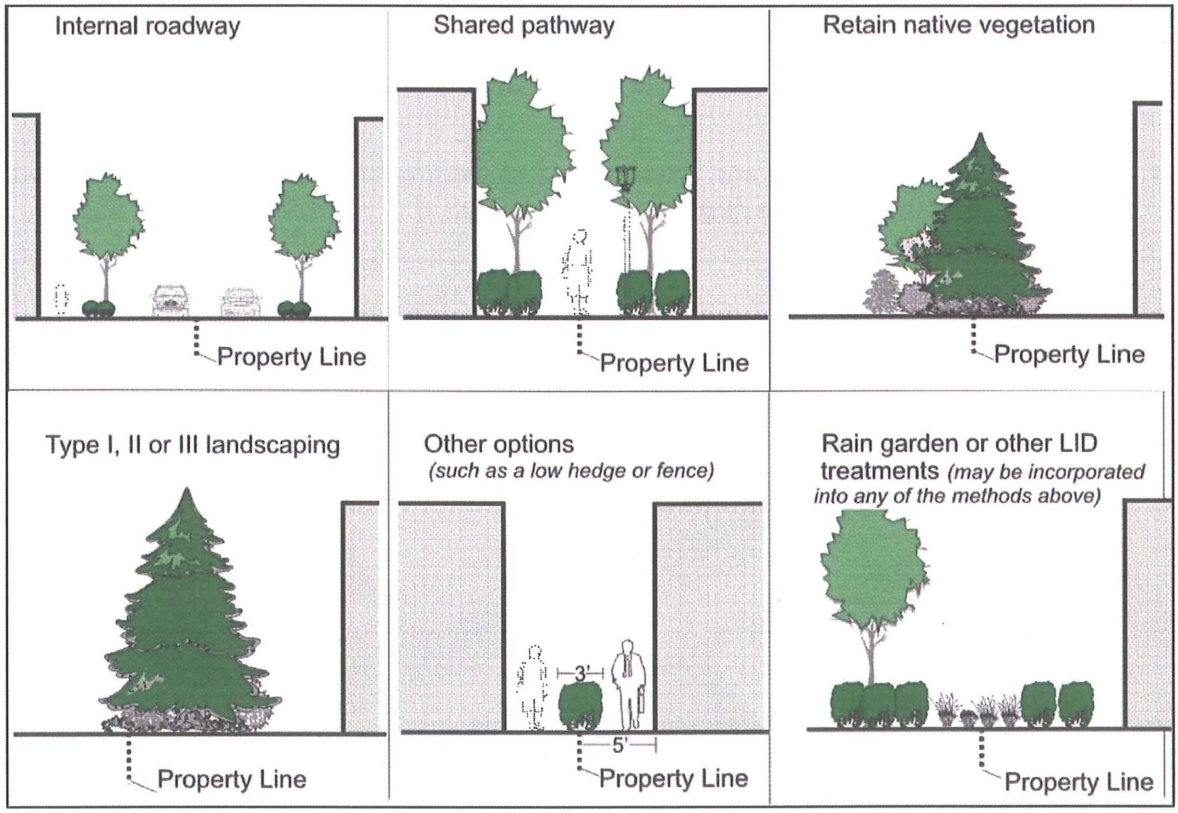


Figure 2 – Side and back yard design options for multifamily development and mixed use development.

- Prospective developers need to consider that adjacent uses may be different or become different over time. The ultimate design of the side and rear yards should consider views, existing and either probable or future uses, connectivity, environmental conditions and privacy:
  - Side and rear yard design options that enhance the area's pedestrian environment;
  - Flexible standards that allow property owners to maximize on-site development opportunities while meeting community design goals;
  - Compatibility between conflicting uses; and
  - Type I or II landscaping and fencing along rear and side property lines and/or where zones or adjacent uses change.

Design buildings and architectural features to increase privacy:

- Design windows and balconies to maximize privacy for adjacent yards and residences or use sight-obscuring glass if it is not practical to locate windows in ways that minimize privacy impacts.
- Locate windows high on walls and stagger placement of windows on adjacent buildings to avoid overlook problems.
- Use landscaping to screen private spaces of neighboring properties.
- Locate spaces for less private uses and activities along street frontage.
- Balconies shall be set back at least 10 feet from side or rear property lines separating adjacent residential or mixed use properties.
- Balconies or rooftop decks within 15 horizontal feet of a side or rear property line shall use opaque guardrails to minimize privacy impacts on adjacent properties.

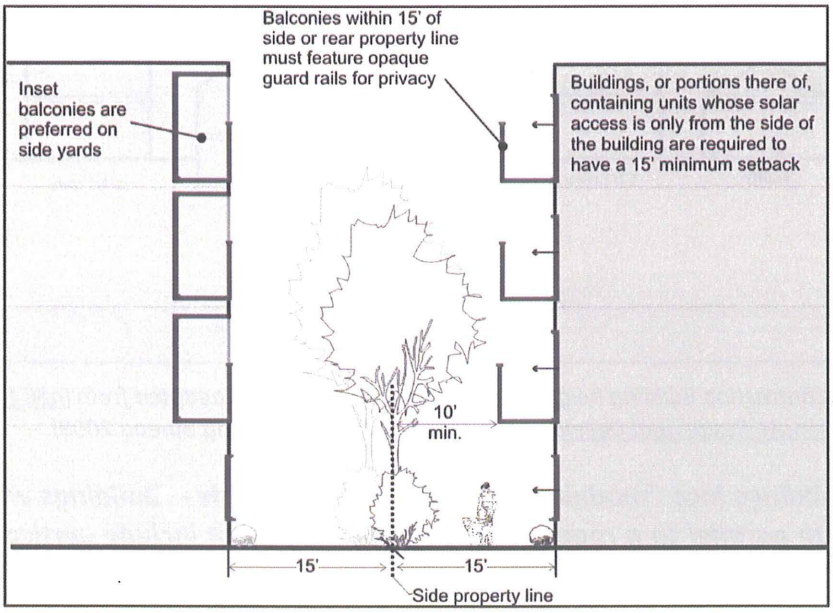


Figure 3 – Side and rear yard setbacks for solar access.

- Fencing for residential structures should integrate into the architecture of the building and add visual interest in its detail, materials or color, especially when seen from the street.
- All fences in the front and side street setbacks are limited to 42 inches in height and shall be no more than 60% opaque. Chain link or cyclone fencing is not discouraged in the front or side street setback.

Massing and Scale

Although building heights may vary, most new buildings in residential neighborhoods will be between one and three floors, depending on the zone. New buildings in mixed use zones may be four or five floors. The building scale within infill neighborhoods should strive to create buildings that appear to be smaller than they are. Employing specific design elements may help reduce the perceived scale of large structures.

Design residential buildings that emphasize architectural features common to the existing neighborhood and reduce the visible mass and scale of new structures.

- Residential structures shall emphasize horizontal elements on the front facades to emulate low-lying buildings using architectural features such as porches, balconies and bays seen from the street to counteract the vertical emphasis of taller buildings.
- Provide a transition in scale to neighboring smaller houses on larger sites.
- Change materials and/or colors to de-emphasize upper levels.
- Develop a primary facade that is in scale and alignment with surrounding buildings; for example, new construction in a neighborhood characterized by one or one and one-half story homes could minimize its scale by using dormers for new living space or placing new living spaces below grade.

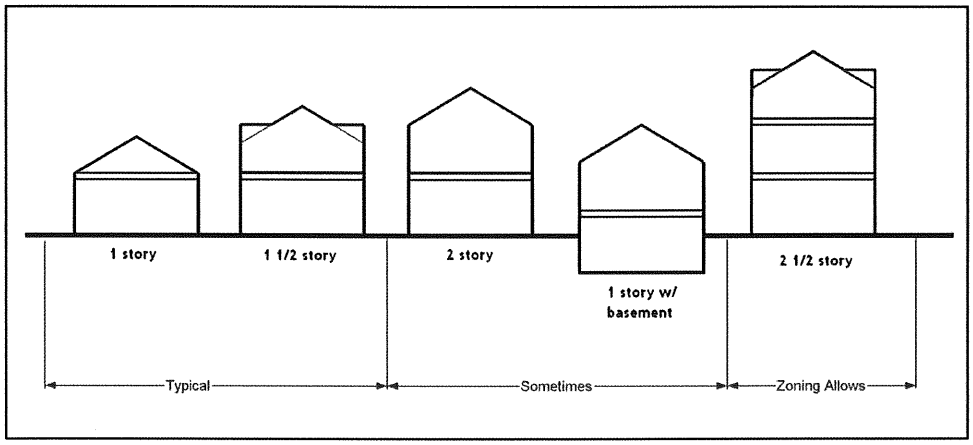


Figure 4 – Contrasting building heights from 1 story to 2 ½ stories (adapted from Infill Design Toolkit: Medium- Density Residential Development, City of Portland Planning Bureau 2008).

Divide larger buildings into "modules" that are similar in scale – Buildings with facades over 100 feet in length parallel to a roadway or parking area must include vertical and horizontal articulation to create a pattern of small storefronts.

New buildings may accomplish articulation in several ways:

- Express modules three-dimensionally along the building's exterior, limited to 30 feet in length.

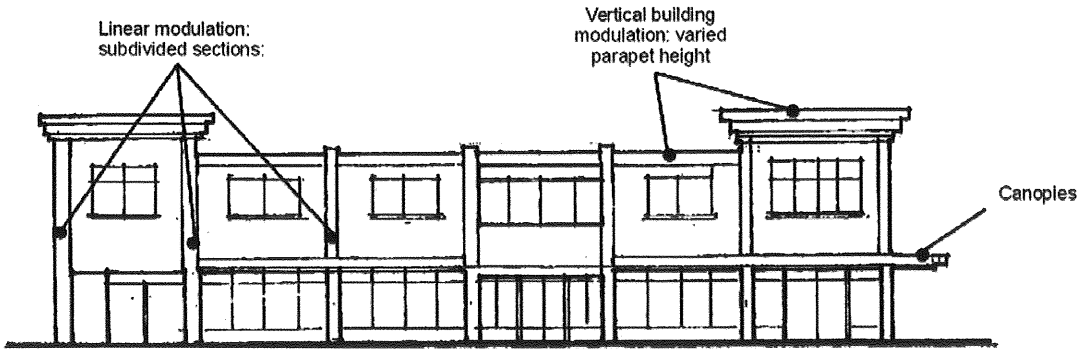


Figure 5– Building articulation with varied recessed entries

- Include significant building elements and focal points such as distinctive entries, balconies, porches, canopies, towers or vertical piers that reinforce storefront pattern, change in building material or siding style or entry areas that visually break up the façade.
- Use vertical piers to reinforce the storefront pattern. Piers must project at least two inches from the façade and extend from the ground to the roofline.
- Provide lighting fixtures, trellis, trees or other landscape features within each interval.

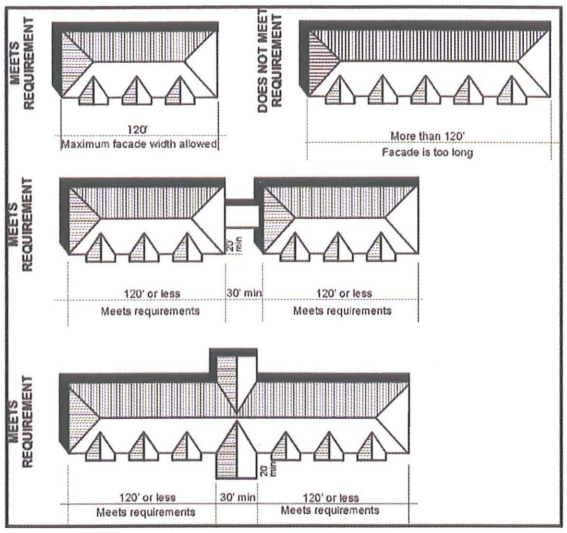


Figure 6 – Acceptable methods to meet building modulation (dimensions in text prevail).

- Step back or project portions of the façade. Minimum depth of modulation shall be 18 inches and width is four feet if tied to a change in color, building material and/or roofline modulation; otherwise, the minimum depth is 10 feet and minimum width is 15 feet.

Figure 7 – Left and center images use substantial façade modulation and articulation; repetitive small-scale articulation in the right image does not successfully reduce perceived building bulk.

Figure 8 – Good examples of storefront articulation.

- Provide a defined building top, middle, and base to emphasize human-scale architecture. Articulation of the building's top, middle, and bottom should include a distinctive ground floor or lower floor design, consistent articulation of middle floors and a distinctive roofline.

Figure 9 – Building facade with a distinct top, middle, and bottom.

Architectural Character

Within each existing neighborhood, there is not a single unifying theme; rather the intent is to emphasize high-quality building design and minimize generic architectural styles that degrade community character. The goal is to integrate new development into existing neighborhoods and commercial areas and promote human scale architecture with fine detailing, quality materials, and a pedestrian orientation designed to meet each site's unique context. Developers can substantively use building elements and materials to help integrate new construction and maintain Monroe's small town character.

Architectural concept – Incorporate the substantive building elements and varied materials that maintain Monroe's existing "small town" character.

- Provide well-designed, detailed buildings that highlight subtle and refined design elements including decorative building materials such as tile, timbers and metalwork.
- Stylistically distinguish new buildings from existing buildings.
- Create a varied, non-homogenous set of buildings within the neighborhood that provide a sense of evolution rather than the appearance of a one-step development.
- Change finish materials, colors or textures on building elements to provide further articulation, add variety and define building details.

Figure 10– Appropriate multifamily and mixed use buildings that incorporate desirable design elements including canopies, decks, upper level setbacks, trellises and varied roof forms.

- Encourage high-quality building materials that enhance the character of the area and discourage poor materials with high life-cycle costs, including plywood sheathing, "T-111" and other sheet wood products for exterior cladding except as authorized by the Director or designee.

Figure 11 – Desirable architectural character using appropriate materials and emphasize window and corner elements properly.

- Consider multi-paned window fenestration (windows with several panes separated by mullions).
- When windows are not part of a multi-paned window, the window should have a vertical orientation (i.e., be longer in the vertical dimension than in the width) or be square.
- Incorporate window trim at least four inches in width that features color that contrasts with the base building color.

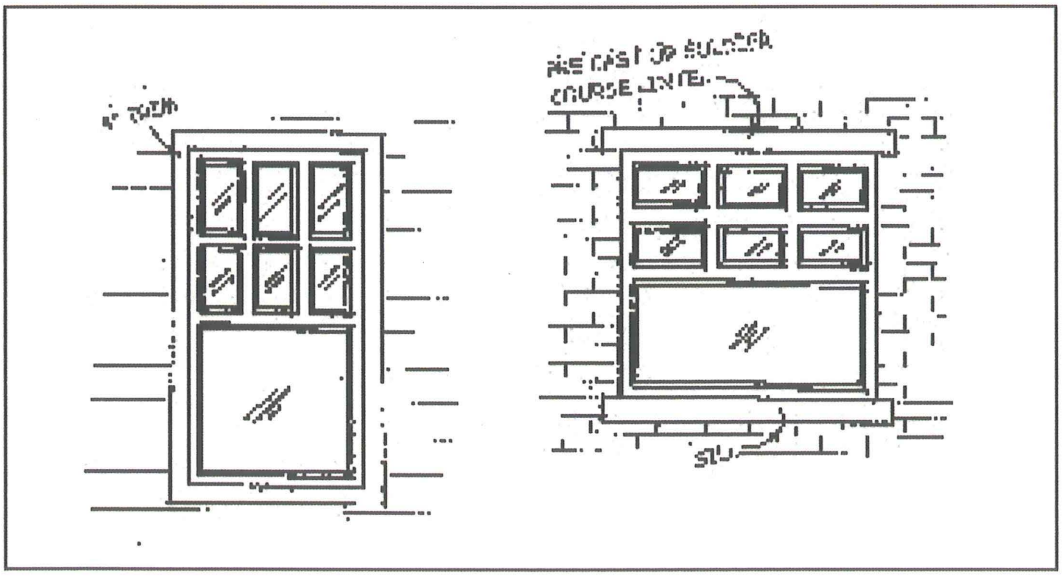


Figure 12 – Appropriate single window forms.

- Include a variety of roof slopes, details, materials and configurations.
- Provide dormers, stepped roofs, gables or other elements to reinforce the modulation or articulation interval.
- Flat-roofed designs shall include architectural details such as cornices and decorative facings to provide interest from the ground level.

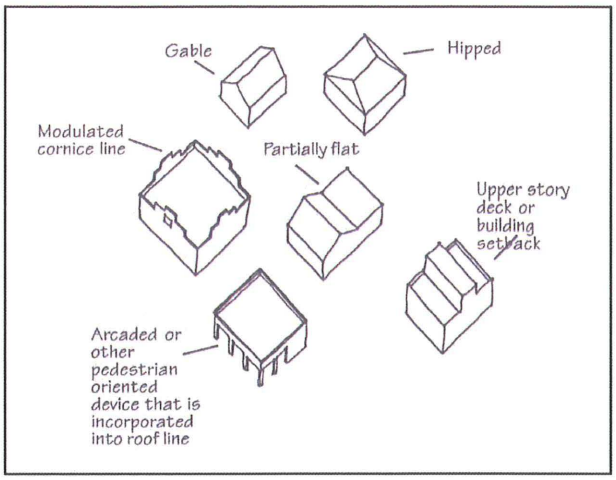


Figure 13 – Different roof types.

- Architectural design for commercial uses and non-residential mixed uses should discourage architecture defined predominately by corporate identity features. For example, some fast food franchises have specific architectural features that reinforce their identity. Buildings that function as signs are discouraged because they are difficult to adapt to other future uses.

Figure 14 – Red mansard roofs commonly used by McDonald's is an example of corporate architecture that will always be associated with original franchise and is difficult to adopt to new uses without major costs. Design of the McDonald's on the right has been adapted to meet local design guidelines.

Low-Impact Development / LEED Certification

New construction or exterior alterations must use durable, high-quality building materials with a low-life cycle cost and are typically used in the Northwest. New construction in existing neighborhoods and commercial areas is encouraged to use "green" building methods and incorporate low-impact development techniques, be highly energy efficient and/or or seek varying levels of Leadership in Energy & Environmental Design (LEED) certification.

- Achieve LEED Certification (Silver, Gold, Platinum Rating)
- New construction may employ low impact development techniques that include "green-roofs," porous paving, tree retention, rain gardens or other methods as defined in the *Low Impact Development Technical Guidance Manual for Puget Sound*.
- Incorporate high-efficiency building materials, systems and techniques into new construction.

- Use water-permeable paving to help minimize the negative environmental impacts of the additional amount of paved vehicle area needed for rear parking arrangements.

Pedestrian Access and Site Design

New development must provide safe and direct pedestrian access between neighborhoods, across parking areas, to entries and between buildings. Internal pedestrian routes should promote walking and enhance the character of the area. Pedestrian networks should encourage amenities along the route including but not limited to artwork enhanced landscaping elements and architectural details. Pedestrian networks including pathways and sidewalks must allow for future expansion over time.

Figure 15 – Good examples of interconnecting pedestrian pathways. Left image is connection between businesses; right image is residential pathway connected to open space.

New development shall include an integrated pedestrian circulation system that connects buildings, open space and parking areas with the adjacent street sidewalk system, trail network and adjacent properties.

- All buildings shall have clear pedestrian access to a public sidewalk.
  - Where a use fronts two streets, access shall be from the road closest to the main entrance, but preferably from both streets.
  - Walkway shall be at least five feet wide.
- Developments shall provide clearly identified and convenient entrances.
- New commercial and mixed use development shall connect pedestrian paths or walkways to businesses and the entries of multiple commercial buildings frequented by the public.

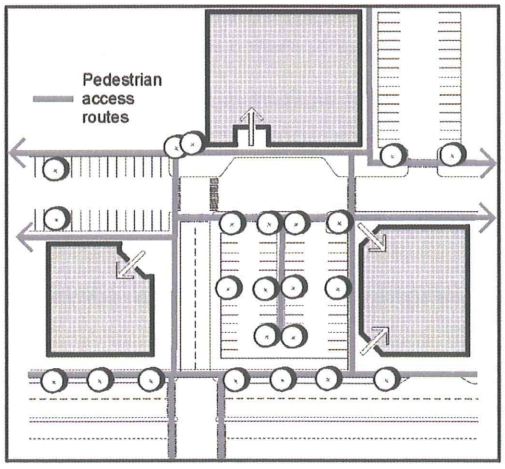


Figure 16 – Well-connected pathway network.

- For sites abutting vacant or underdeveloped land, new developments shall provide for future connection to pathways and sidewalks.
- Pedestrian walks in mixed use areas shall be separated from structures by at least three feet of landscaping except where the adjacent building features a storefront or other treatment such as a trellis with vine plants on the wall or sculptural, mosaic, bas-relief artwork.

Figure 17 – Internal walkways adjacent to storefronts designed to look and function like public sidewalks, including generous walkway widths and street trees.

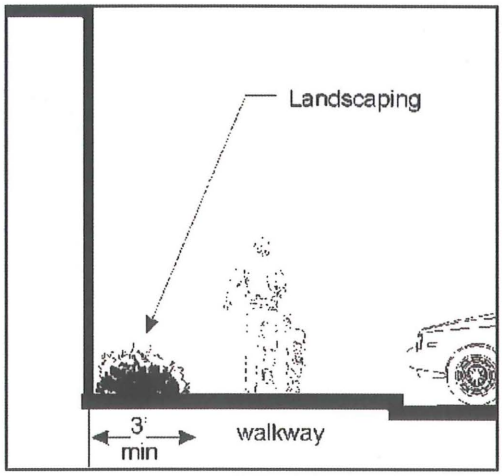


Figure 18 – Example at left illustrates walkway separation with landscaping; example at right shows exception for storefront or when wall treatments are included that add visual interest to pedestrians.

- 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.
- As an alternative, developments may provide pedestrian-scaled light fixtures interspersed with trees spaced one per 60 lineal feet of the required walkway.

Use landscaping to create visual continuity with existing neighborhoods and commercial areas.

- Use trees and shrubs to unify design elements, strengthen the image of the streetscape and frame the human-made elements with a natural backdrop.
- Retain existing native or desirable mature vegetation.
- Encourage the use of hardy, attractive, easily maintained native Northwest plant material to provide multi-seasonal interest, color and texture.

Figure 19– Appropriate landscaping along the front of these townhomes.

- Encourage enhanced landscaping in public-oriented spaces and along walkways. This may include landscape areas that exceed minimum standards by 10% and integration of rock walls, boulders, public art, water features, and/or accent lighting.

Design sites and buildings to maximize usable open spaces.

- Include ample multifunctional and usable outdoor spaces large enough to provide functional leisure or recreational activity e.g., side yards, rear yards, private easements, common courtyards or other common open spaces.
- Integrate the usability of indoor and outdoor spaces with convenient access.
    - Adjacent ground floor residential units may provide individual entries onto common open space.
    - 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.
- Alternatives to ground level open space should be included in the form of a roof garden, large balcony and articulated front porches.
    - On taller structures, use roofs to provide outdoor space such as rooftop decks, patios or green roofs.
- Consider the passage of sunlight in relation to the height of buildings adjacent to open spaces. Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
- Balconies should be oriented and screened to ensure a high degree of privacy from other units and neighboring homes.

Internal open space

- Provide a variety of pedestrian areas.
- Provide safe, attractive and usable open spaces that promote pedestrian activity.
- Create usable space suitable for leisure or recreational activities for residents.
- Create open space that contributes to the residential setting.
- Promote the use of a variety of types of open spaces for multifamily uses.

Common open space for multifamily, congregated single-family and residential mixed use may be in the form of courtyards, play areas, gardens or similar spaces and must include some of the following:

- Spaces shall be visible from at least some dwelling units and be near pedestrian activity;
- Open spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable;
- Separate common space from semi-private spaces, ground floor windows, service areas, and parking lots with landscaping, low-level fencing (less than three feet in height) and/or other treatments that enhance safety and privacy;
- Stairways, stair landings, above grade walkways, balconies and decks shall not encroach into the common open space; and
- Courtyards may include an atrium or roof covering to provide weather protection provided it does not obstruct natural light inside the courtyard.

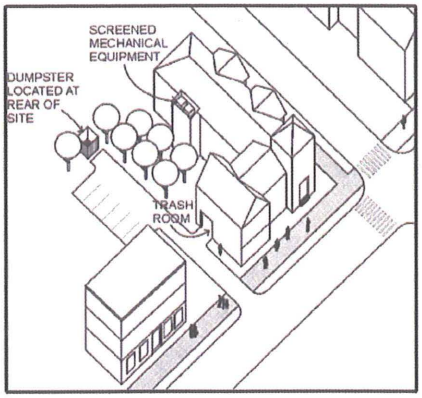
Figure 20 – Good examples of common open space. Clockwise from upper left: Vancouver (WA), Redmond (WA), unknown, and Redmond (WA).

Mechanical Equipment and Service Utilities

Utility service boxes, telecommunication devices, cables, conduits, trash and recycling storage may affect the character of an area. To avoid negative effects on building design, new buildings must locate mechanical equipment and service utilities in areas not visible from a public street and screen mechanical and service areas from public view.

Minimize the visual impact of mechanical and equipment utility connections.

- Screen equipment from view. Do not locate window air conditioning units on a primary façade or immediately adjacent to a patio.
- Use low profile or recessed mechanical units on rooftops.



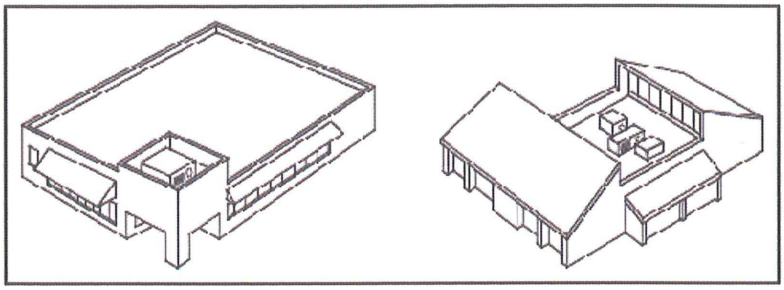


Figure 21 – Left illustration shows appropriate screening methods.
Figure 22 – Screening examples above of rooftop mechanical equipment.

- Locate satellite dishes out of public view.
- Minimize visual impacts of rooftop mechanical equipment from the ground level by screening, landscaping (with decks or terraces) and/or using color. For example, screens should utilize similar building materials and forms to blend with the building architecture.
- Screen utility connections and service boxes; locate on secondary walls when feasible.

Figure 23 – Example on the left shows consolidated meters screened by landscapin; right example shows exposed meters that detract from the building's character.

Minimize the visual impacts of trash storage and service areas.

- Locate service areas away from major pedestrian areas and near rear of building or off alley when possible.
- Consolidate garbage/recycling dumpsters and screen from public view.

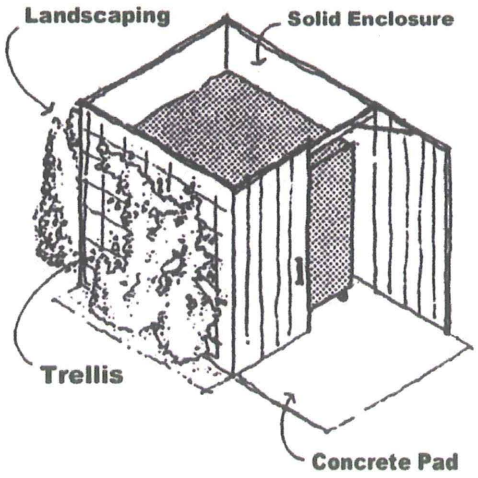


Figure 24 – Proper screening of trash storage & service areas.

Parking Standards

Reduce the impact of parking facilities on the fronting street, sidewalk and neighboring properties by designing parking lots, carports and garages so they do not dominate the street front and adjacent residential uses. Appropriate landscaping shall mitigate the visual impact of parking lots and provide adequate screening, shading, and other environmental benefits.

Minimize the visual impact of multifamily mixed use and commercial development parking areas by locating them in structures or underground, at the side or rear of buildings.

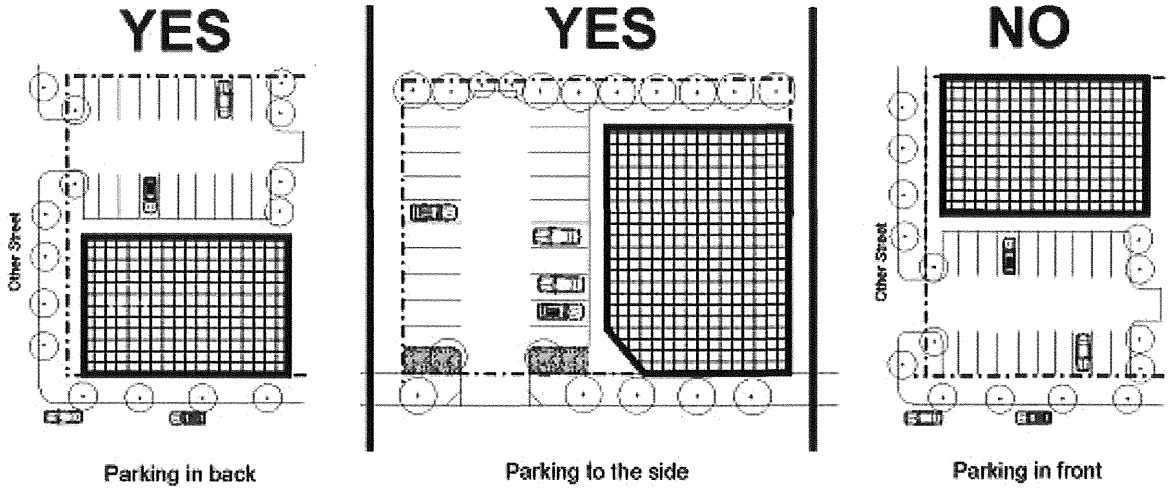


Figure 25 – Preferred parking configurations for multifamily mixed use and commercial developments.

- Locate parking in areas that are less visible from the street with multifamily mixed use and commercial space(s) facing the street.
- Locate parking toward the rear of sites to provide pedestrian-friendly street frontages.
- Private lanes and drives act as streets for frontage, setback, and design purposes.
- Minimize the number and width of driveways and curb cuts.
- Break large parking lots into smaller ones in a way that provides easy access for pedestrians.
- Parking lots should only be located between the building and street when necessary due to physical limitations of the site.

Consider shared parking structures including first level or basement parking garages as a parking solution for meeting multiple objectives.

- Parking structures accommodate more parking than otherwise possible on smaller, higher density sites.
- Parking structures allow more outdoor spaces and landscaping in place of driveways and parking areas.
- Parking structures allow multifamily and mixed use residential units to be above grade and may increase privacy along busy streets.

- Structured parking cannot dominate the ground level of street frontages. Excavating the parking area, placing living space above closer to ground level, or wrapping the front of structured parking with active building spaces will help minimize negative impacts of parking structures.

Figure 26 – Townhouse example from Seattle shows appropriate structured parking.

Minimize potential negative impacts of residential parking areas and garages on the streetscape.

- If an alley exists, access parking area via the alley; otherwise, access the parking area from the lane or street.
    - Residential structures should minimize blank garage doors and provide architectural details on the garage door.
    - Recess the garages behind the living space.
    - Building elements such as porches or trellises over garages takes the focus away from garage doors and makes them secondary elements.
    - Use windows in garage doors to increase visual interest and avoid a "blank wall" appearance.
- Shared driveways with adjacent property owners are encouraged when possible subject to a shared access and maintenance agreement.
- Tandem parking is allowed (may be exterior or interior).
- Locate garages partially below grade, as feasible, to help establish a stronger relationship between living spaces above grade and to reduce overall building height.

Provide perimeter landscaping and interior landscaping within all parking areas.

- Screen parking lots abutting single-family residences with landscaping and/or fencing;
- Use landscaping and trees to break up expanses of rear vehicle areas;

- Incorporate greenery within the driveway including the use of tread paving or "grasscrete" or similar product.
- All parking lots and vehicular access areas adjacent to the street shall be screened by one or more of the following design options:

  - *Option 1:* Provide a five-foot wide planting bed that incorporates a continuous low wall between two and three feet in height. The planting bed shall be in front of the wall and feature Type II landscaping per MMC 18.78.030. 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.

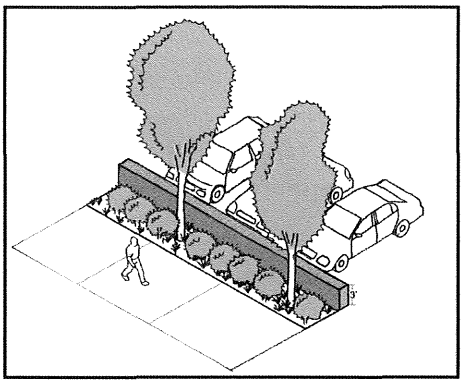


Figure 27 – Parking lot planting buffer with low wall.

  - *Option 2:* Provide a five-foot wide elevated planter between two and three feet in height with ledges approximately 12 inches in width for seating. The planter shall be constructed of masonry, concrete or other permanent material that 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 per MMC 18.78.030.

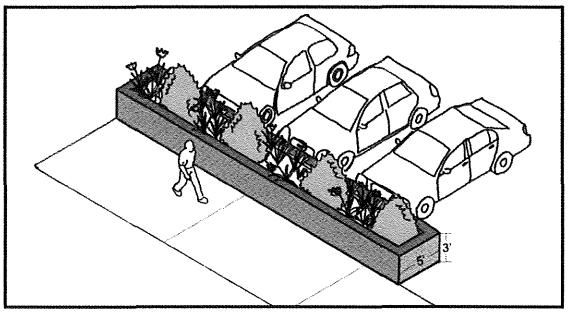
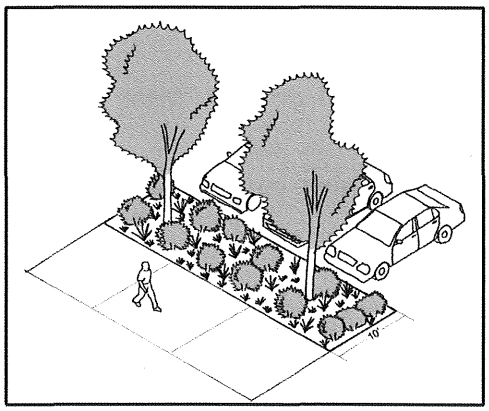


Figure 28 – Elevated parking lot planting buffer.

  - *Option 3:* Provide at least 10 feet of Type II landscaping per MMC 18.78.030.



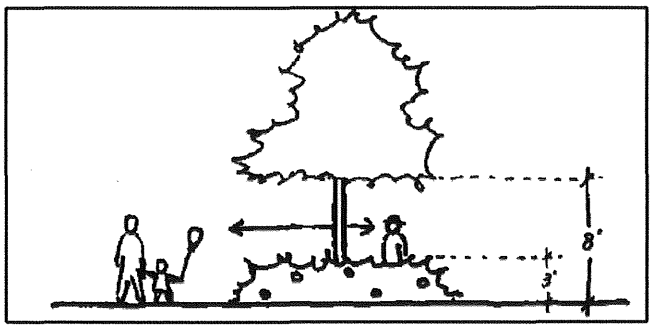


Figure 29 – Image at left shows 10-foot parking lot buffer with landscaping; right image emphasizes the 3:8 rule for visibility and safety for parking lot planting buffers.

- All planting options must maintain eye level visibility between the street, sidewalk and parking area. Businesses must maintain shrubs and other low plantings at or below three feet in height and trim mature trees up to approximately eight feet as shown above.

Section 2 – Infill Residential (Detached Housing) Standards

Application and Purpose

There are evident differences between mixed use, multifamily and detached single-family buildings. The following prescriptive standards augment the general standards found in Section 1 and apply specifically to infill development in zoning districts that allow detached single-family units and duplexes. This section provides examples of common single-family options that developers will likely construct in existing neighborhoods.

Residential corridors and side streets frame standard single-family neighborhoods. Private yards with landscaped setbacks and individual driveways exemplify typical single-family neighborhood frontages. Frequently, sidewalks, planting strips and street trees strengthen the residential character and buffer residences from traffic. Internally, developers need to consider the design of public and private areas in standard single-family neighborhoods as well as the aesthetic continuity of a single structure or component to the larger neighborhood. As discussed in Section 1, the challenge is ensuring that compatible development occurs in infill situations and new neighborhoods.

Standard Single-family Lot Standards

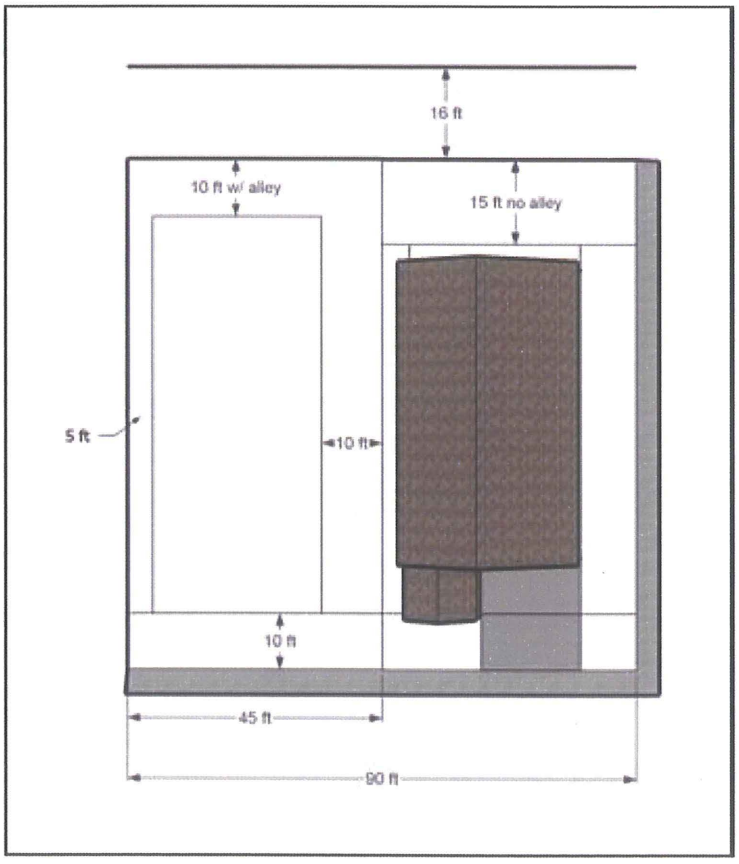


Figure 30 – Typical single-family house lot plan.

Description

- Standard single-family lot development means a detached single-family unit constructed on lots that are 6000 square feet or more in area (1.5 times greater area for duplexes) and 45-feet or more in width.
- MMC 18.10.140(A) defines development requirements for standard single-family lot developments and identifies all applicable zones.

Site Design

- Backyards should provide private open spaces for residents.
- Fencing for residential structures should integrate with the building architecture.
- Preferred parking is at the first level or to the rear with an alley.

Building Design

- Residential structures should emphasize architectural features such as porches and bays on the front facades.
- Residential structures are encouraged to use gable roofs to emphasize vertical proportions and create modulation.
- Residential structures should vary the massing with elements such as bays, dormers, etc.

Figure 31 – Typical single-family house with desirable features.

- Residential structures are encouraged to change materials, colors and/or textures on different elements to provide further articulation and additional variety and character.
- Residential structures should minimize blank garage doors and provide windows and/or architectural details on the garage door.

Small-lot Single-family Standards

Description

- Small-lot developments consist of detached single-family dwelling units on small or narrow lots up to 4,000 square feet in area and less than 45-feet in width.
- The PRD column of MMC 18.10.140(A) defines bulk development requirements for small-lot developments in the MR6000, PO, and UR600 zoning districts. MMC 18.12.200 defines bulk development requirements for the Downtown Neighborhood and Historic Main Neighborhood in the Downtown Commercial Zoning districts.
- MMC 18.10.130 allows density bonuses and lot size reductions in infill situations.

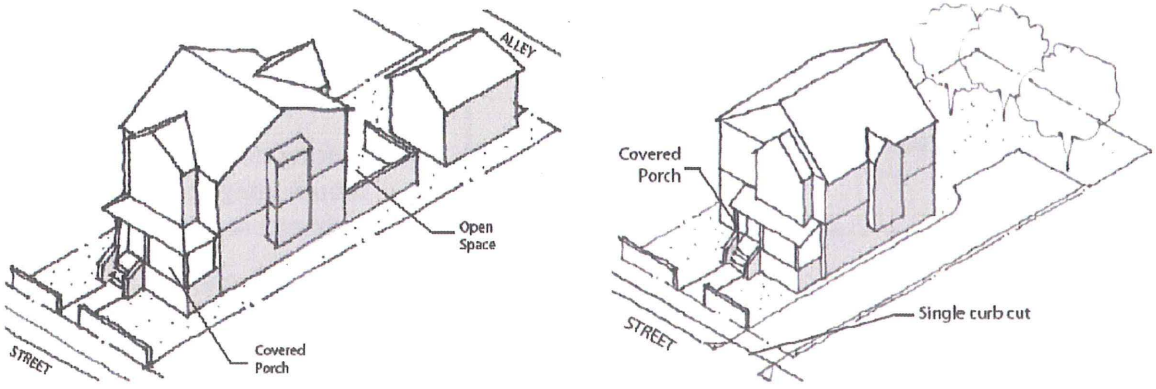


Figure 32 – Annotated graphics of Small Lot alternatives from Bellingham Municipal Code.

Site Design

- Dwelling units fronting public streets or lanes shall have entrances facing the street or lane.
- The backyards of residential structures should emphasize privacy from neighbors.
- Shared driveways with adjacent property owners are encouraged when possible subject to a shared access and maintenance agreement.
- Tandem parking is allowed (may be exterior or interior).
- Residential structures should encourage rear parking when feasible.
- If parking is provided in the front, the residential structure should minimize blank garage doors and provide architectural details on the garage door.
    - If an alley exists, parking shall be accessed via the alley; otherwise, the parking area shall be from the lane or street.
    - Recess the garages behind the living space.
    - Provide building elements such as porches or trellises over garages. This takes the focus away from garage doors and makes them secondary elements.
    - Use windows in garage doors to increase visual interest and avoid a "blank wall" appearance.
    - Locate garages partially below grade, when feasible, to help establish a stronger relationship between living spaces above grade and to reduce overall building height.

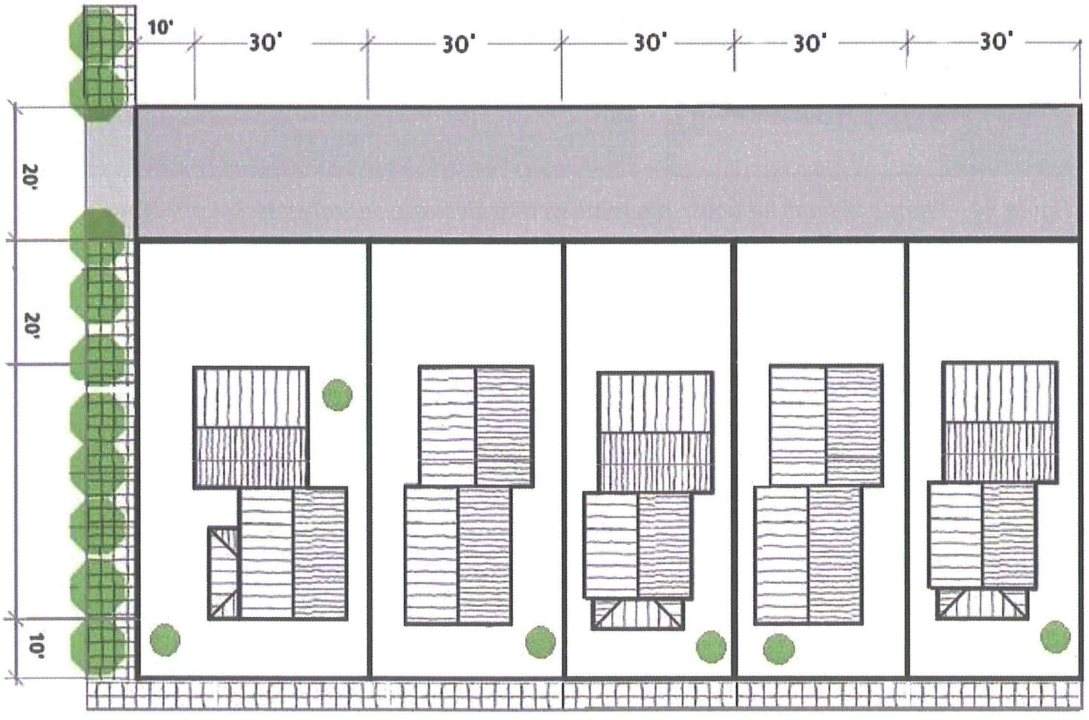


Figure 33 – Typical setbacks and building placement for small lot single-family residences (adapted from Infill Design Toolkit: Medium-Density Residential Development, City of Portland Planning Bureau 2008).

Building Design

- No single floor shall be greater than 800 square feet with a maximum height of 35-feet or as allowed in the underlying zone.
- Each dwelling unit shall have a covered front porch with a minimum area of 50 square feet or more with no dimension less than five feet.
- Residential structures are encouraged to use gable roofs to emphasize vertical proportions and create modulation.
- Residential structures should vary the massing with elements such as bays, dormers, etc.
- Residential structures are encouraged to change materials, colors and/or textures on different elements to provide further articulation and additional variety and character.
- Residential structures should minimize blank garage doors and provide windows and/or architectural details on the garage door.

Figure 34 – Photos of small lot house alternatives that illustrate desirable design principles.

Compact/Clustered Housing Standards

Description

- Compact/clustered housing units are standard detached single-family dwelling units on separate lots 5,999 square feet or less in area and less than 45-feet in width oriented toward a landscaped courtyard with pedestrian access.

Figure 35 – Courtyard of a Compact/clustered housing development.

- The PRD column of MMC 18.10.140(A) defines bulk development requirements for compact/clustered housing developments in the MR6000, PO, and UR600 zoning districts. MMC 18.12.200 defines bulk development requirements for the Downtown Neighborhood and Historic Main Neighborhood in the Downtown Commercial Zoning districts.
- MMC 18.10.130 allows density bonuses and lot size reductions in infill situations.

Site Design

- All units shall face the shared open space except units that front the public street – these shall have entrances facing the public street.
- Backyards should provide private open spaces for residents.
- Fencing for residential structures should integrate with the building architecture.
- Preferred parking is to the rear or in a common structure or parking area following Section 1.

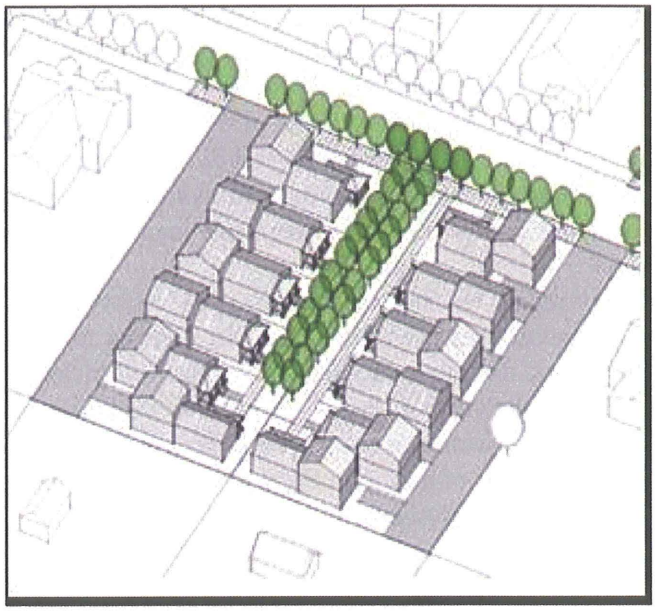


Figure 36 – Typical site design for a standard compact housing development, from Infill Design Toolkit: Medium-Density Residential Development, City of Portland Planning Bureau 2008.

Building Design

- Each dwelling shall have a covered front porch with a minimum area of 50 square feet or more with no dimension less than five feet.
- Structures shall emphasize single-story massing elements on the front facades using architectural features such as porches and bays seen from the street.
- Residential structures are encouraged to use gable roofs to emphasize vertical proportions and create modulation.
- Residential structures should vary the massing with elements such as bays, dormers, etc.
- Residential structures are encouraged to change materials, colors and/or textures on different elements to provide further articulation and additional variety and character.

Section 3 – Multifamily (Attached Housing) Standards

Application and Purpose

The following prescriptive standards augment the general standards found in Section 1 and apply specifically to attached multifamily units. Multifamily neighborhoods provide a transition between lower density single-family neighborhoods and commercial areas or mixed use areas. The typical form of multifamily development varies and includes small multiplexes, shared courts, townhouses, and low-rise apartments. Small multiplexes, shared courts and townhouses may emulate the feel of single-family developments and include semi-private yards with landscaped setbacks and individual driveways. Larger buildings, bigger lots, open or structured parking areas, common open space and formal landscaping characterize low-rise apartment developments. The development of attached and multifamily structures requires compatibility with neighboring single-family neighborhoods and commercial areas. Other concerns relate to large parking areas and potentially the large scale of buildings.

Attached housing options may be attractive to some developers because they reduce the cost of development per unit. Attached housing may also be an attractive and convenient option to seniors, empty nesters and smaller families. Attached housing also ensures affordable housing options for different income levels. These design standards will help developers integrate new multifamily developments into existing neighborhoods by providing well-designed buildings that respect the character and design of existing neighborhoods, create attractive new neighborhoods and encourage creative site and building design.

Small Multiplexes

Description

- A small multiplex is a single structure comprised of three or four dwelling units on a single lot constructed either side-by-side or on different floors.
- MMC 18.10.140(A) defines bulk development requirements for small multiplex developments in the MR6000 and PO zoning districts and MMC 18.10.140(B) defines bulk development requirements for small multiplex developments in the MUNC and MUC zoning districts. MMC 18.12.200 defines bulk development requirements for Downtown Commercial Zoning districts.
- MMC 18.10.130 allows density bonuses and lot size reductions in infill situations.

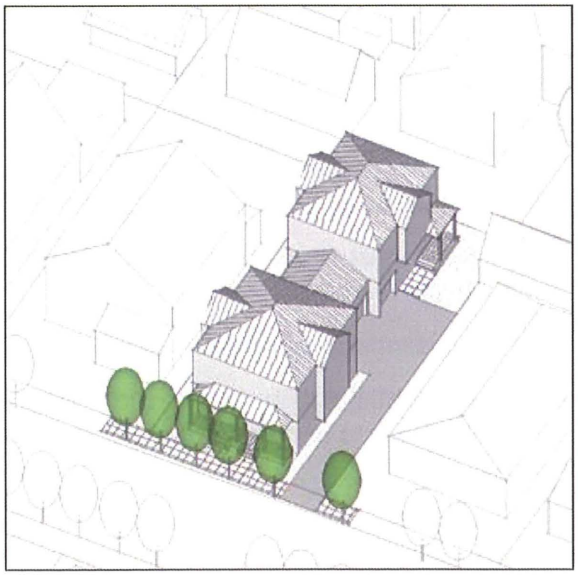


Figure 37 – Possible building placement for small multiplex from Infill Design Toolkit: Medium-Density Residential Development, City of Portland Planning Bureau 2008.

Site Design

- Orient building entrances to public streets, within the confines of the site characteristics, to enhance the character of the street.
- Development should provide a frontage character compatible with existing neighborhoods as appropriate.

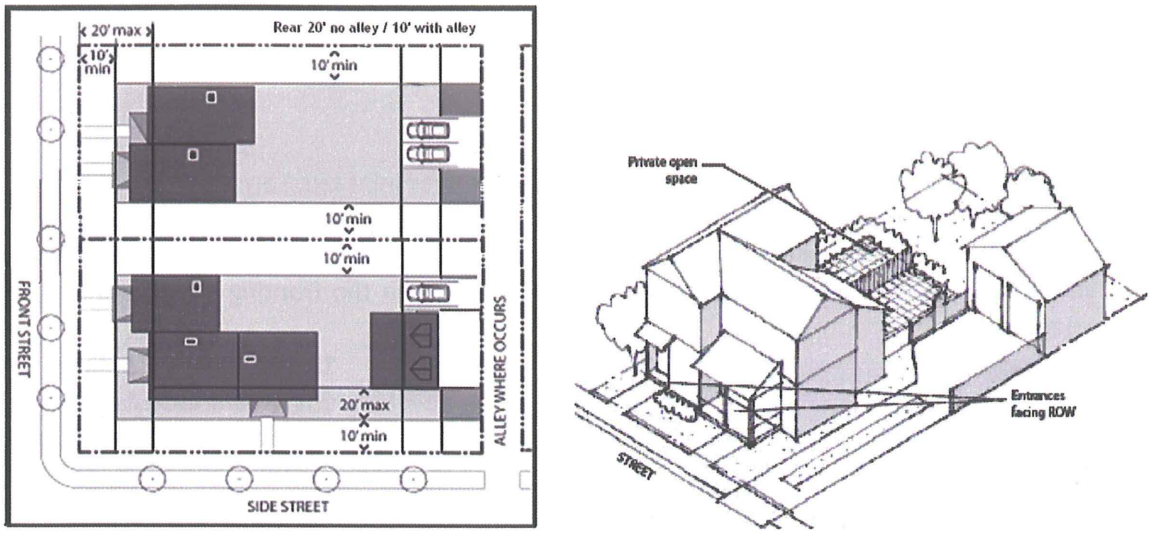


Figure 38 – Required setbacks at left and annotated drawing showing typical building placement for small multiplexes at right, from the Bellingham Municipal Code.

- Individual accesses at grade level should be encouraged for as many dwelling units as possible.
- The preferred parking configuration for small multiplexes is rear parking as feasible.
- Rear yards should be designed for privacy from neighbors.
- Incorporate architectural design and landscaping to provide privacy to each outdoor space.

Building Design

- No single floor shall be greater than 1000 square feet.
- Each dwelling unit shall have 50 square feet of private open space with no dimension less than five feet. An attached deck or porch may satisfy the open space requirement.
- Small multiplexes should create visual interest and avoid a box-like image by dividing the facade visually into smaller components and providing porches, staircases, entrance roofs, door details and other appropriate architectural features.

Figure 39 – Small multiplex that illustrates desirable design principles.

- Small multiplexes should reduce the building's perceived size by emulating larger single-family units or dividing the structure into distinct units that emphasize vertical proportions and create modulation by:
    - Varying design with elements such as bays, dormers, gable roofs, balconies.
    - Changing materials, colors or textures on building elements.

Shared Courts

Description

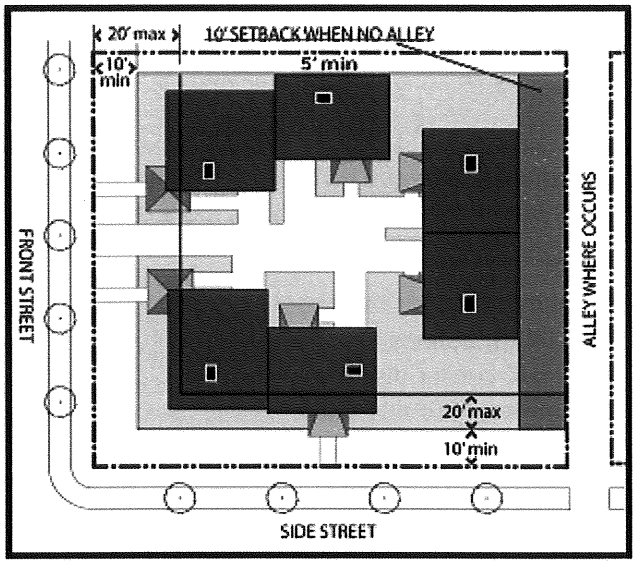
- A shared court is a multifamily development on separate or joint lot(s) arranged around a common landscaped courtyard or private street. Courtyards commonly blend pedestrian uses of the open space with other uses including vehicular access for parking. The entrances of shared courts must visibly connect to adjacent public streets, particularly when the fronting street is a collector or arterial.

Figure 40 – Typical building placement for shared court.

- MMC 18.10.140(A) defines bulk development requirements for shared court developments in the MR6000 and PO zoning districts and MMC 18.10.140(B) defines bulk development requirements for shared court developments in the MUNC and MUC zoning districts. MMC 18.12.200 defines bulk development requirements for Downtown Commercial Zoning districts.
- MMC 18.10.130 allows density bonuses and lot size reductions in infill situations.

Site Design

- There shall be a minimum of four dwelling units (two buildings) and a maximum of twelve dwelling units (six buildings) clustered around a shared court with a portion of the courtyard visible from the street. Units may be located on separate lots or several units may be located on a common parcel.
- All units shall face the shared open space except units that front the public street. These units shall have entrances facing the public street.
- Shared courts must integrate buildings, vehicular access, parking areas and the courtyard area into a connected site.
- Shared courts must provide clear direction to primary building entries that include a walkway from each dwelling unit to the shared court and street and enhances paths with trees, lighting and landscaping.



- The preferred parking options would be 1) rear, 2) side, or 3) first level.
- Define the garden court space through a combination of building, landscape and other site furnishings with at least two of the following elements:
  - Benches or bench-type edges for planters;
  - Fountains or other water features;
  - Ornamental shrubbery and landscape trees.

Figure 41– Optional building configuration for a shared court, adpated from the Bellingham Municipal Code.

Building Design

- No single floor area shall be larger than 1,000 square feet per dwelling unit.
- Each dwelling unit shall have a covered front porch no less than 50 square feet with no dimension less than five feet to provide private open space.
- Units can be stacked ("flats") in a house-like form or in a townhouse configuration, but should emphasize vertical proportions, create modulation and vary the massing with bays, dormers and other architectural elements.
- Courtyard housing, especially street-fronting units, should provide house-like forms to integrate multifamily housing into neighborhoods dominated by detached houses.

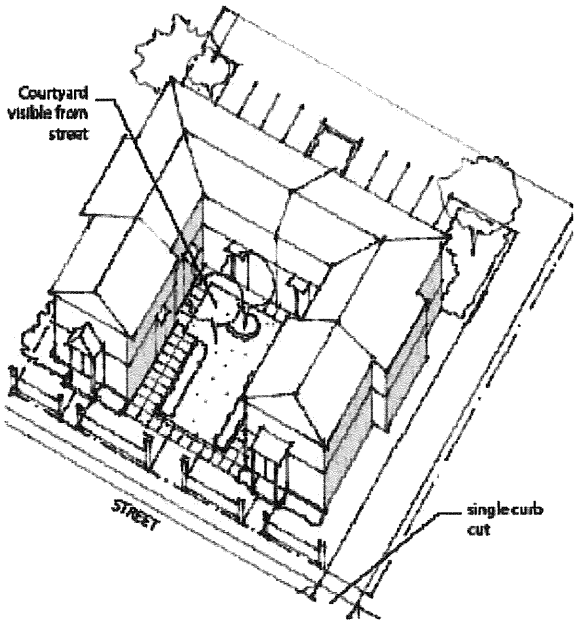


Figure 42 – Typical building placement for shared courts and desirable design elements, from the Bellingham Municipal Code.

Townhouses (Rowhouses)

Description

- A townhouse is one of a row of attached homes sharing common walls, each with its own front and rear access to the outside on lots 2500 to 4000 square feet consisting of no more than six total attached units.
- MMC 18.10.140(A) defines bulk development requirements for townhouse developments in the MR6000 and PO zoning districts and MMC 18.10.140(B) defines bulk development requirements for townhouse developments in the MUNC and MUC zoning districts. MMC 18.12.200 defines bulk development requirements for Downtown Commercial Zoning districts.
- MMC 18.10.130 allows density bonuses and lot size reductions in infill situations.

Site Design

- Each townhouse unit shall front a street or lane with an entrance that faces a street or lane.
- Townhouses may be located on separate (fee simple) lots or several units may be located on a common parcel with a maximum of six attached dwelling units.
- Preferred parking: Rear yard with private drive, then first level from a public street. Front yard parking aprons are discouraged, but allowed if there is no alternative.
- Provide generous use of planting materials and landscape structures such as trellises, raised beds, and fencing to unify the overall site design.

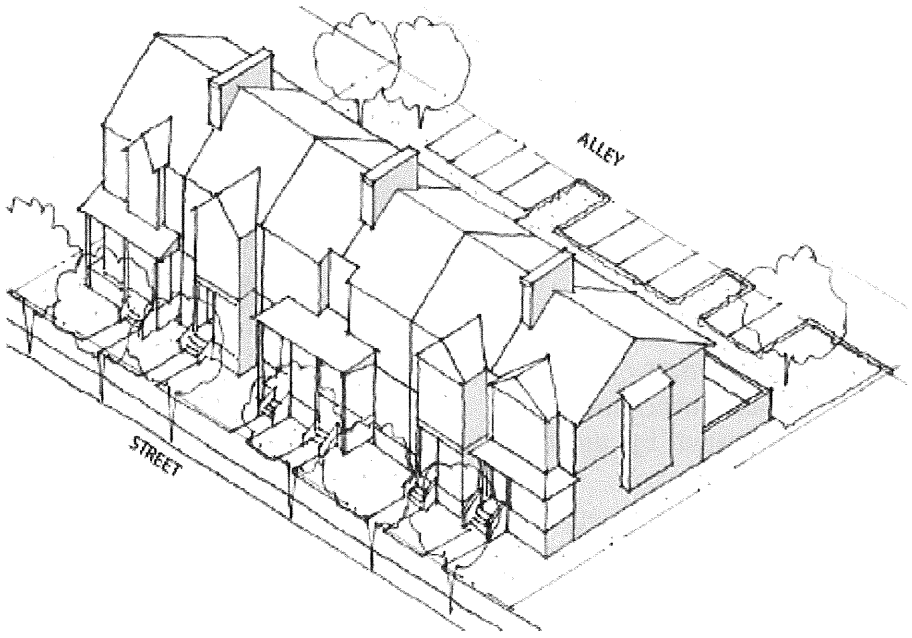


Figure 43 – Typical building placement for townhomes from the Bellingham Municipal Code.

- Site design features shall screen private open space from public rights of way, paths, and lanes.
- Private open space shall be directly accessible from the dwelling unit.

- Backyards should emphasize privacy from neighbors.
- Provide a five-foot landscaped buffer along perimeter setbacks abutting a ROW, separate unit(s) or different zones.

Building Design

- Use lines and rhythms to create a human scale streetscape. These may include vertical and horizontal patterns as expressed by bays, belt lines, doors and windows.
- Building design must modulate at least every 30 feet along public streets. Building modulations must step the building wall back or forward at least four feet.
- Each dwelling unit shall have a covered front porch no less than 50 square feet with no dimension less than five feet to provide private open space.

Figure 44 – Desirable design elements for townhomes.

- Residential structures shall emphasize single story massing elements using architectural features such as porches and bays, dormers, etc. as seen from the street.
- Residential structures are encouraged to use gable roofs to emphasize vertical proportions and create modulation.
- Residential structures are encouraged to change materials, colors and/or textures on different elements to provide further articulation and additional variety and character.

Figure 45 – Horizontal elements of a typical townhome.

Low Rise Apartments and Condominiums

Description

- Low rise apartment and condominium developments consist of attached dwelling units within a single building or clusters of buildings on larger sites. Typically, the individual dwelling units are stacked vertically rather than side-by-side. Parking is usually in a common structure or in a defined open parking area.
- MMC 18.10.140(A) defines bulk development requirements for low rise developments in the MR6000 and PO zoning districts and MMC 18.10.140(B) defines bulk development requirements for low rise developments in the MUNC and MUC zoning districts. MMC 18.12.200 defines bulk development requirements for Downtown Commercial Zoning districts.
- MMC 18.10.130 allows density bonuses and lot size reductions in infill situations.

Site Design

- Orient buildings to common open spaces; orient units facing streets or lanes toward the street or lane.
- Integrate buildings, vehicular access, parking areas and open spaces into a connected site.
- Provide generous use of planting materials and landscape structures to unify the overall site design

Figure 46 – Typical low-rise apartment complex.

- Provide clear direction to building entries and include a walkway from each dwelling unit to the open space and street; enhance paths with trees, lighting and landscaping.
- Provide parking in side or rear yards per Section 1 of these standards.
- Provide a five-foot landscaped buffer along perimeter setbacks abutting a ROW, separated unit(s) or different zones.

Building Design

- Residential structures shall emphasize single-story massing elements on the front facades and use architectural features such as porches and bays seen from the street.
- Residential structures are encouraged to use gable roofs to emphasize vertical proportions and create modulation.
- Residential structures should vary the massing with elements such as bays, dormers, etc.

- Residential structures are encouraged to change materials, colors and/or textures on different elements to provide further articulation and additional variety and character.
- Multifamily units and mixed use buildings with residential uses over three stories must step back the fourth and fifth stories an additional five feet per story where the buildings adjoins the ROW, separate unit(s) or a different zone to create horizontal modulation.

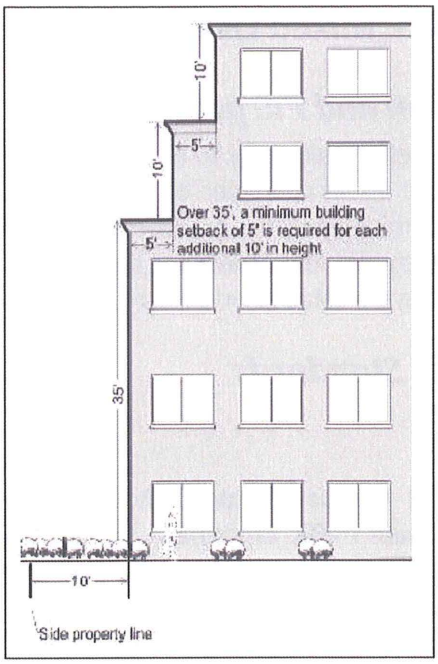


Figure 47 – Fourth and fifth story stepped back to reduce building scale, adapted from the Everett Municipal Code.

- All multifamily buildings and residential portions of mixed use buildings shall include vertical and horizontal articulation features as described in Section 1 of these standards along all facades facing a street, park, common open space or common parking areas:

Figure 48 – Acceptable residential building articulation; example below does not provide aceptable building articulation.

Section 4 – Mixed Use Standards

Application and Purpose

Provisions herein would apply to new development in mixed use zones. These standards promote goals of enhancing the visual character of fronting streets; enhancing the pedestrian environment of fronting streets; minimizing potential negative impacts of parking lots and garages on the streetscape; promoting "eyes on the street" for security for pedestrians; creating a more welcoming and interesting streetscape; and reinforcing the established pattern of landscaped frontages.

Mixed Use Standards

Description

- Mixed use development should be located on corridors with available public services and adequate traffic capacities. Commercial uses should serve primarily the employment, housing, shopping, service, and recreational needs of those residing within the district and surrounding area.
- MMC 18.10.140(B) defines bulk development requirements for mixed use developments in the Mixed Use Neighborhood Center (MUNC) and Mixed Use Commercial (MUC) zoning districts. MMC 18.12.200 defines bulk development requirements for Downtown Commercial Zoning districts.
- MMC 18.10.130 allows density bonuses and lot size reductions in infill situations.

Figure 49– Appropriate mixed use building with lower level retail uses and upper level residential uses with the upper stories stepped back.

Pedestrian-oriented Space for Non-residential Buildings and Mixed Uses

All non-residential development, including commercial portions of mixed use development, shall provide pedestrian-oriented space intended to be publicly accessible spaces that enliven the pedestrian environment by providing opportunities for outdoor dining, socializing and relaxing as well as visual amenities that contribute to the character of the area.

Design criteria for pedestrian oriented spaces

- Sidewalks widened beyond minimum requirements shall count as pedestrian-oriented space when the business uses the additional sidewalk for outdoor dining and/or temporary display of retail goods.
- Provide pedestrian oriented spaces that include pedestrian access to the building from the street, private drive, or non-vehicular courtyard.
- Provide 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 ground or building mounted fixtures.
- Provide 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.
- To provide interest and security, position pedestrian spaces in areas with significant pedestrian traffic such as adjacent to a building entry.
- Provide landscaping that adds visual or seasonal interest to the space.

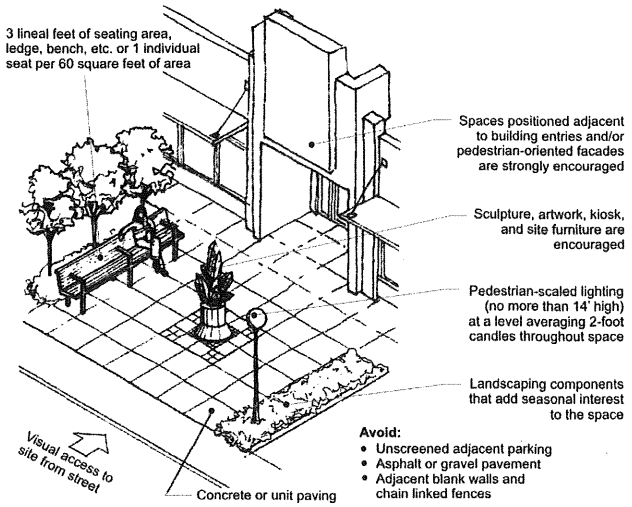


Figure 50 – Key pedestrian-oriented space standards.

- The following features are encouraged in pedestrian-oriented space:
  - Pedestrian amenities such as a water feature, drinking fountain and/or distinctive paving or artwork;
  - Pedestrian-oriented facades on some or all buildings facing the space;
  - Consideration of sun angles and wind patterns in the design of the space;
  - Transitional zones along building edges to allow for outdoor seating areas and a planted buffer;
  - Movable seating;
  - Water treatment features such as rain gardens or use of an area over a vault as a pedestrian-oriented space; and
  - Weather protection, especially protection that can be moved or altered to accommodate conditions.

Site design along primary facades

- Encourage the development of pedestrian-oriented storefronts that promote public activity along the street.
- Provide architectural features that emphasize the pedestrian orientation:
  - Weather protection features are encouraged to extend along 100 percent of the facade with a minimum required coverage of 75 percent. Features may include awnings, canopies, pergolas and/or overhangs compatible with the overall scheme of the facade;
  - Storefront windows on the ground floor over at least 75 percent of the facade and between two feet to eight feet above the ground;
  - Widened walkways and landscaped areas;
  - A mix of public amenities such as areas for outdoor dining, drinking fountains, distinctive paving, public art or water features; and
  - Accent lighting to accentuate key landscape and architectural features.

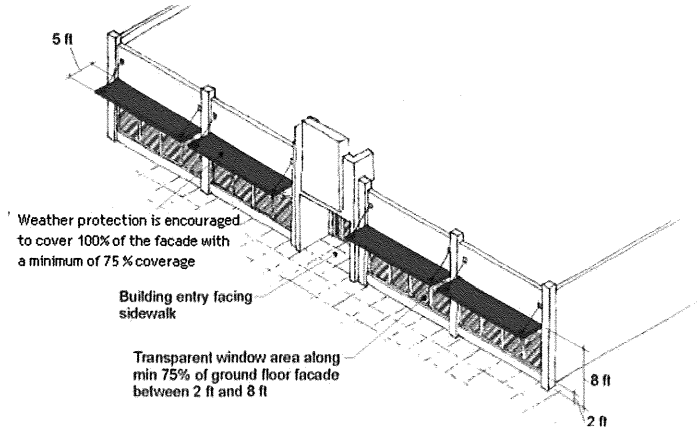
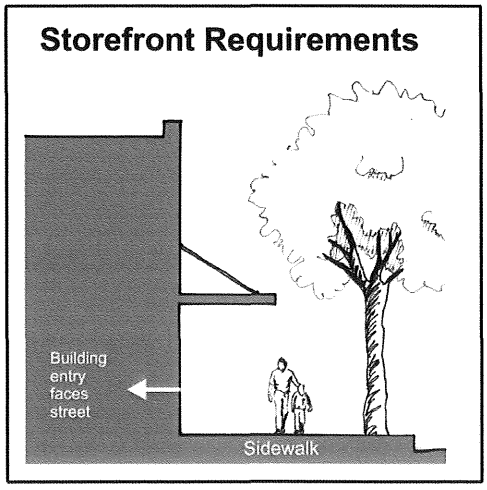


Figure 51 –Building incorporating weather protection and storefront windows along a primary pedestrian façade.

- In the Mixed Use Commercial zone, the front setback may be reduced to five feet from the sidewalk edge when the following standards are met:



  - Buildings are designed for ground level commercial space, at least 30 feet deep, with a minimum 15-foot floor to ceiling height;
  - Building entries face the sidewalk;
  - Buildings include pedestrian amenities such as outdoor seating, public art, etc.; and
  - Building entries provide weather protection at least 3-feet deep.

Figure 52 – Pedestrian-oriented storefront requirements.

- Pathways and pedestrian-oriented space are permitted in setback areas.
- Porches and covered entries may project up to five feet into front yard setbacks.
- The mixed use zones encourage new development to maintain landscaped frontages where this pattern is present.

Figure 53 – Maintaining landscape front setback for a mixed use or multifamily building.

- Transparent windows/doors should occupy a minimum of 15 percent of the façade (vertical surfaces 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.

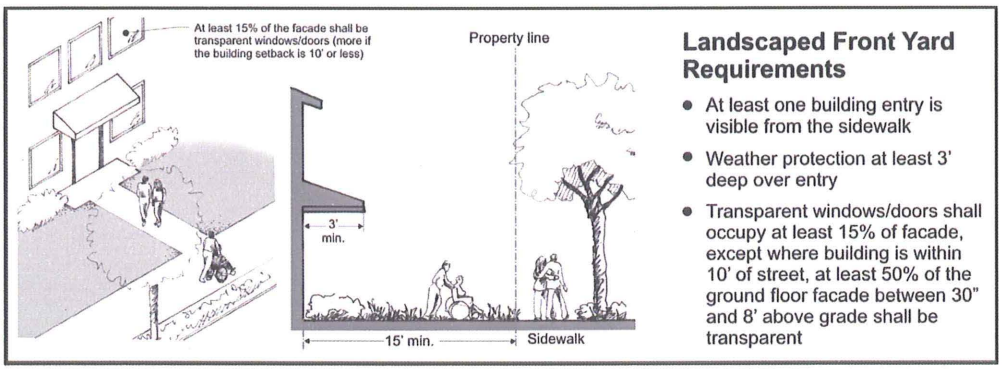


Figure 54 – Landscaped frontage requirements.

Site design along secondary facades

Secondary pedestrian facades are located adjacent to parking lots, alleys, pedestrian pathways or streets. Side and rear facades are those facades not adjacent to areas outlined above.

- When a building/business is not adjacent to a public street, the primary entrance may be located next to an adjacent parking lot, pedestrian pathway or alley (subject to city approval) and include the following mandatory elements:
  - Weather protection features along at least 50 percent of the facade that may include awnings, canopies, pergolas and/or overhangs that are compatible with the overall scheme of the facade;
  - Storefront windows on the ground floor over at least 75 percent of the facade and between two feet to eight feet above the ground; and
  - Pedestrian-oriented lighting and/or decorative facade details.
- Buildings/businesses facing a public street on one side and a parking lot, pedestrian pathway, and/or street on other sides are strongly encouraged to provide a secondary building/business entry from the parking lot, pedestrian pathway or alley.

- Blank walls must be treated as follows:
  - Planters or trellises with vines;
  - Landscaping that covers 30 percent of wall area within three years of planting;
  - Special materials (e.g., decorative patterned masonry);
  - Display windows at least 18 inches deep that are integrated into the façade; and
  - Other city approved treatments.

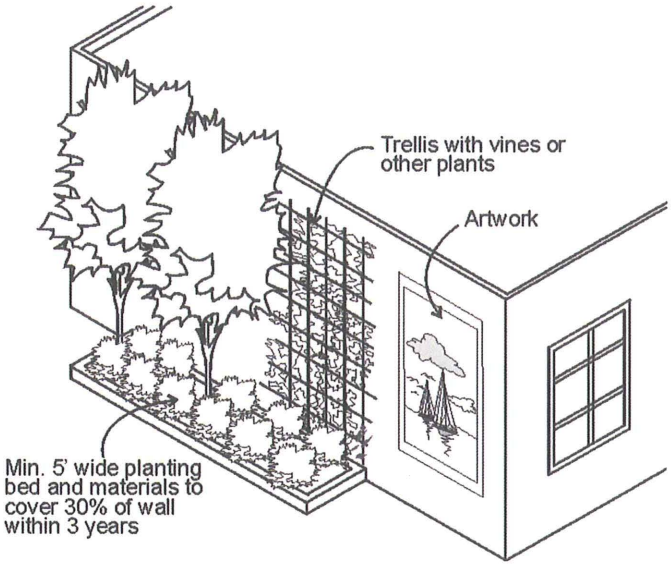


Figure 55 – Blank wall treatments.

Figure 56 – Acceptable & unacceptable examples of secondary public access (no weather protection in right image).

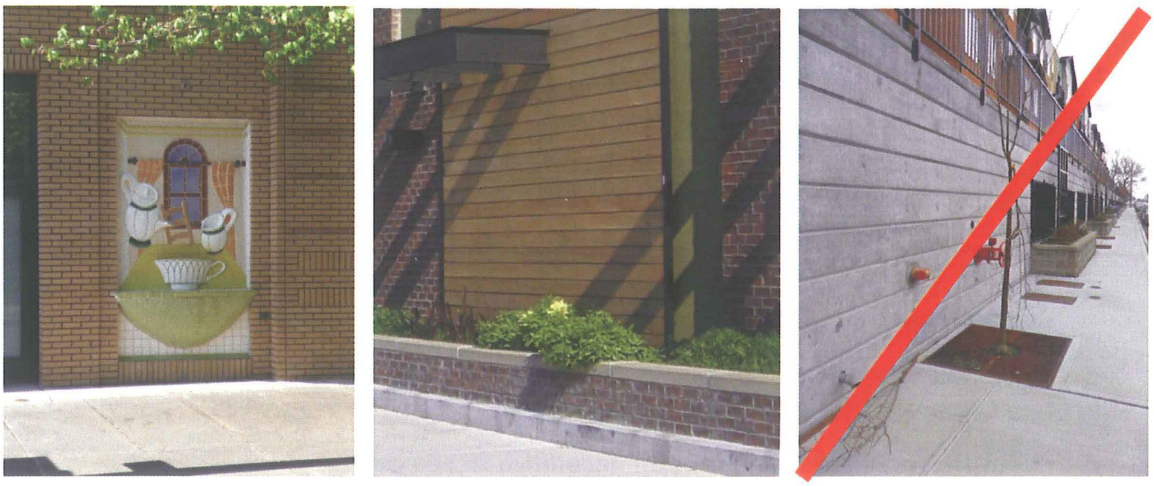


Figure 57 – Acceptable (left and center) and unacceptable (right) blank wall treatments; left wall uses colorful artwork. The center image uses a combination of façade materials, colors, and landscaping elements; concrete wall on right image creates harsh and unwelcoming streetscape environment.

Section 5 Application of Design Elements

The standards discussed in Section 1 refer to common required design elements to be included in all new construction and exterior remodels. Subsequent sections provided detailed descriptions of architectural and site amenities required for specific types of developments. Each element includes additional criteria that characterize the goal(s) of the element in relation to these design standards. New developments and exterior remodels must incorporate a mix of required elements and specific supplemental elements. The listed menu categories are further broken down into specific enhancements that provide a range of possibilities to achieve design compatibility. When a new development or major exterior remodel integrates one or more options from each menu category into the design of the development, the project complies with design requirements. However, to provide flexibility not all listed design options and enhancements are required in every project. Through the process of choosing preferred enhancements, individual projects will maintain continuity with the neighborhood concept while expressing an individual character.

Typically, city staff will review projects administratively to determine design compatibility; however, the City reserves the right to hire an independent qualified professional, at the applicant's expense, to review and comment on project reports and/or plans for consistency with these design standards.

Recourse and departures will be considered per the MMC.

Required Elements

Every development or exterior remodel shall include some of the design features listed as required elements below:

1. Placement /Orientation
2. Massing and Scale
3. Architectural Character
    - Architectural Concept
    - LEED
4. Pedestrian Access/Site Design
    - Pedestrian Circulation
    - Landscaping
    - Open Space
5. Mechanical Equipment and Service Utilities
6. Parking Requirements

Menu of Design Options and Enhancements

To achieve design compatibility, every development must incorporate one or more of the listed design options and enhancements from each menu category as an integrated part of the development's overall design. Further, each development type e.g., infill, multifamily or mixed use, must incorporate one or more of each specific sectional criteria for design consistency. The individual enhancements and design

options listed in the following tables are not an exhaustive list of acceptable methods and enhancements. The tables list common design features as described throughout this document that are appropriate for infill, multifamily and mixed use developments. Individual developers may propose additional methods and enhancements that relate to the established menu categories that are consistent with the overall design theme for review and approval. The city will consider other treatment methods, buildings enhancements and materials when the applicant provides the city with samples of the material, proposed detail connections and a list of other project examples in the Puget Sound Region that have used these alternative methods of applications.

Design Menu Key

Follow all prescriptive requirements defined in the Monroe Municipal Code and Public Works Standards including but not limited to bulk requirements, landscaping, and parking.

Shaded boxes define the required design element. Menu categories shown in italics are in the second row of each table. Individual enhancements and design options follow below each menu category column in a bulleted list.

Table 1 – Placement and Orientation		
Building alignment	*Side & rear yard compatibility*	*Privacy*
• Encourage repetition of established front building setbacks • Emulate existing landscape patterns • Orient windows, main entrances and other principal building elements toward the street	• Provide shared internal drives and walkways • Provide joint stormwater features • Consider views, existing and future uses, connectivity, environmental conditions and privacy • Design options should enhance the area's pedestrian environment • Compatibility between conflicting uses • Provide landscaping and fencing as applicable along rear and side property lines	• Maximize privacy for adjacent yards and residences or use sight-obscuring glass • Locate windows high on walls & stagger placement of windows on adjacent buildings to avoid overlook problems • Provide landscaping to screen private spaces • Locate spaces for less private uses and activities along street frontage • Set back balconies

Table 2 – Massing and Scale			
Emphasize existing architectural features	*Divide buildings into modules*	*Significant building elements*	*Defined building top, middle and base*
• Emphasize horizontal elements such as porches, balconies and bays on residential structures • Provide transition in scale to smaller houses • Develop primary facades in scale with surrounding buildings	• Provide vertical and horizontal articulation • Step back or project building elements • Include significant building elements and focal points	• Turrets • Balconies • Porches • Pergolas • Decorative lighting • Dormers • Multi-paned windows • Weather protection • Mullions • Parapet • Public art • Vertical piers	• Top – varied roof slopes, strong eave lines, cornices, parapet, etc. • Middle – window details, balconies, rails, varied material, etc • Bottom – pedestrian scale details & facades

Table 3 – Architectural Character			
Substantive building elements and varied materials	*Window design*	*Varied roof design*	*Incorporate "green" building methods*
• Wood • Lap siding • Shingles • Sheet metal • Stone & cast stone • Masonry • Distinguish new buildings from existing buildings • Change finish materials, colors or textures on building elements to provide further articulation • De-emphasize corporate architecture	• Horizontal window alignment across the facade • Window trim • Multi-paned windows • Vertical windows • Square windows	• Gables • Dormers • Cornices • Varied roof slopes • Varied materials	• Use high-quality materials with a low, life cycle cost • LEED Certification • Low impact development • Rain gardens • Porous pavement • Green roofs • Energy conservation features

Table 4 – Pedestrian Access and Site Design		
Pedestrian Circulation	*Landscaping*	*Open space*
• Integrated pedestrian sidewalks and pathways • Provide access to public sidewalks • Provide connections internally, externally and for future uses • Provide landscaping and specialized lighting	• Provide landscaping and special features to define street edge and unify design • Provide landscaping & special features to create seasonal interest, color & texture • Provide enhanced landscaping in public spaces • Retain existing native or desirable mature vegetation • Encourage use of native Northwest plant material	• Provide ample multifunctional open space for residential and mixed uses • Provide convenient access • Consider alternative open spaces such as balconies and roof decks • Consider allowance for sunlight in building orientation • Consider privacy of adjacent use, etc.

Table 5 – Mechanical Equipment and Service Utilities	
Minimize visual impact of mechanical and equipment utility connections	*Minimize visual impacts of trash storage and service areas*
• Screen equipment from view; do not locate window air conditioning units on primary façade • Use low profile or recessed mechanical units on rooftops • Locate satellite dishes out of public view • Screen utility connections and service boxes; locate on secondary walls when feasible • Minimize visual impacts of rooftop mechanical equipment from ground level by screening, landscaping (with decks or terraces) and/or using color. For example, screens should utilize similar building materials and forms to blend with building architecture	• Screen with landscaping • Structures • Fencing • Minimize visual impacts of trash storage and service areas • Consolidate garbage/recycling dumpsters and screen from public view • Locate service areas away from major pedestrian areas near rear of building, off alley, when possible

Table 6 – Parking Requirements			
Minimize visual impact	*Shared parking*	*Minimize residential impacts*	*Screening*
• Locate parking behind, to the side or rear • Provide pedestrian friendly frontages • Minimize driveways and curb cuts • Break parking areas into several smaller lots	• Consider structured or underground parking • Structured parking cannot dominate street frontages • Place parking below living spaces and/or behind commercial uses along frontage	• Parking from alley is preferred • Minimize blank garage doors • Recess garages behind living space • Include architectural features to minimize garage doors • Consider shared driveways • Tandem parking is allowed • Consider placing garages partially below grade	• Provide perimeter landscaping and interior landscaping • Screen parking lots abutting single family residences with landscaping • Use landscaping to break up large parking areas • Use LID paving • Screen with mix of landscaping and low walls per Figures 27 and 29

Table 7 – Single Family Infill Residential Standards			
	Site design	*Building design*	*Other*
Standard single family	• Provide private open space • Integrate fencing with building architecture	• Emphasize architectural features such as porches and bays on front facades • Use gable roofs to emphasize vertical proportions & modulation • Vary massing with elements such as bays, dormers, etc. • Change materials, colors and/or textures	• Preferred parking at first level or from rear with alley • Minimize blank garage doors

Table 7 – Single Family Infill Residential Standards (Continued)			
	Site design	*Building design*	*Other*
Small lot	• Entrances should face street or lane • Emphasize privacy from neighbors • Encourage use of shared driveways	• Limit floor size to 800 square feet • Provide covered porch of at least 50 square feet • Use gable roofs to emphasize vertical proportions & modulation • Vary massing with elements such as bays, dormers, etc. • Change materials, colors and/or textures	• Preferred parking is from rear with alley, otherwise from front • Minimize blank garage doors
Compact/ Clustered	• Entrances should face open space • Emphasize privacy from neighbors • Integrate fencing into building architecture	• Provide covered porch at least 50 square feet • Emphasize single-story elements • Use gable roofs to emphasize vertical proportions and modulation • Vary massing with elements such as bays, dormers, etc. • Change materials, colors and/or textures	• Preferred parking is from rear or in common structure or lot

Table 8 – Multifamily Standards			
	Site design	*Building design*	*Other*
Small multiplexes	• Orient building to public street • Provide frontages compatible with existing neighborhood • Encourage grade level access • Emphasize privacy from neighbors through architectural design and landscaping	• Limit floor size to 1,000 square feet • Provide covered porch of at least 50 square feet • Divide façade into smaller components • Provide variety of architectural features & details • Emulate larger single family residences • Change materials, colors and/or textures	• Preferred parking is from rear

Table 8 – Multifamily Standards (Continued)			
	Site design	*Building design*	*Other*
Shared courts	• Orient units to courtyard • Units that front public street shall be oriented toward public street • Integrate building, access, parking and courtyard into connected site • Provide direction to building entries with pathways, lighting and landscaping • Define courtyard with combination of building, landscaping and "hardscaping"	• Limit floor size to 1,000 square feet • Provide covered porch of at least 50 square feet • Emphasize vertical proportions and modulation with bays dormers and other features • Provide house-like forms to integrate into neighborhoods dominated by detached houses	• Preferred parking is at the rear and then side
Townhouses	• Orient to street or lane • Include generous landscaping and elements such as trellises and raised beds to unify overall design • Screen open space from public view • Open space should be accessible from dwelling unit	• Provide covered porch of at least 50 square feet • Use lines and rhythms to create human scale streetscape • Include vertical and horizontal patterns expressed by bays, belt lines, doors and windows • Modulate building at least every 30 feet along public streets • Modulations must step building wall back or forward at least four feet • Use gable roofs to emphasize vertical proportions and modulation • Vary massing with elements such as bays, dormers, etc. • Change materials, colors and/or textures	• Preferred parking is at rear from private drive and then from first level from public street

Table 8 – Multifamily Standards (Continued)			
	Site design	*Building design*	*Other*
Low-rise Apartments/ Condominiums	• Orient buildings to common open spaces • Orient units facing streets or lanes toward street or lane • Integrate buildings, vehicular access, parking area, and open space into connected site • Provide generous use of planting materials and landscape structures to unify overall site design • Include walkway from each dwelling unit to open space and street • Enhance paths with trees, lighting and landscaping	• Emphasize single story elements on front facades • Use architectural features such as porches and bays seen from street • Use gable roofs to emphasize vertical proportions and create modulation • Residential structures should vary massing with elements such as bays, dormers, etc. • Residential structures are encouraged to change materials, colors and/or textures on different elements to provide further articulation and additional variety and character	• Preferred parking side or rear per Section 1 • Provide five-foot landscaped buffer along perimeter setbacks abutting ROW, separated unit(s) or different zones

Table 9 – Mixed Use Standards	
Pedestrian-oriented space	• Provide widened sidewalks for pedestrian uses including for dining and display • Provide pedestrian oriented spaces with access to the building from street, private drive or open space • Include pedestrian-scaled lighting (no more than 14 feet in height) at level averaging at least 2-foot candles throughout space • Provide at least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space • Position pedestrian spaces in areas with significant pedestrian traffic • Include some of the following elements: - Water features - Stormwater as design element, e.g., rain garden - Public art - Weather protection - Solar access - Pedestrian-oriented facades

Table 9 – Mixed Use Standards (Continued)	
Primary facades	• Provide storefronts that promote public activity • Emphasize pedestrian orientation with weather protection, storefront windows, widened walkways and landscaping, public amenities and accent lighting • Reduced front setbacks will be allowed when buildings are designed for ground level commercial uses, entries face sidewalk, buildings include pedestrian amenities and entries provide weather protection • Maintain landscaped frontages • Provide transparent storefront windows
Secondary facades	• Primary entrances may be located adjacent to a parking lot, pathway or alley when weather protection, storefront windows and pedestrian-oriented features such accent lighting and decorative facades are provided • Secondary facades are encouraged from parking lots, pathways or alleys • Treat blank walls with trellises, planters, enhanced landscaping, special materials, display windows or other similar design elements

Section 6 Glossary of Design Elements

Arcade – Arcade means (1) A range of arches carried on piers or columns, freestanding or blind, i.e. attached to a wall; (2) A covered passage with shops on one or both sides; or (3) An exterior covered passageway along a building facade open to the street frontage.

Architrave – Architrave means the lintel extending from one column or pier to another and the lowest of the three main parts of an entablature.

Articulation – Articulation means a design emphasis placed on a particular architectural feature using special details, materials, change in building plane (recessed or extended from building surface), contrast in materials or decorative artwork.

Awning – Awning means a roof-like cover extending over or in front of a place (as over the deck or in front of a door or window) as a shelter.

Balcony – Balcony means an outdoor space built as an above-ground platform projecting from the wall of a building and enclosed by a parapet or railing.

Bay Window – Bay window means typically a multi-paned window protruding from the main exterior wall.

Blank Walls – Blank wall mean a wall subject to "blank wall" requirements that meet the following criteria:

- Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door or building modulation or other architectural feature; and
- Any ground level wall surface or section of a wall over four feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15 foot section.

Cement Siding – Cement siding means a combination of Portland cement, ground sand, cellulose (wood) fiber that when mixed with water allows for the creation of planks, panels, and shingles (exterior cladding) that is resistant to burning and rotting.

Clerestory or Clearstory Window – Clerestory means the upper stage of the main walls of a church above the aisle roofs, pierced by windows; the same term is applicable in domestic building.

Cornice – Cornice means in classical architecture the top, projecting section of an architrave; also any projecting ornamental molding along the top of a building, wall, arch, etc., finishing or crowning it.

Courtyard – Courtyard means a landscaped space enclosed on at least three sides by a structure(s).

Cupola – Cupola means a small dome or other shaped roof projection crowning a roof or turret.

Curtain Wall – Curtain wall means a non-load-bearing wall which can be applied in front of a framed structure to keep out the weather and may include a continuous curtain wall of steel and glass separating 'structure' from 'cladding'.

Deck – Deck means a roofless outdoor space built as an above-ground platform projecting from the wall of a building or above an occupied building floor and connected to the ground by structural supports.

Decorative Paving – Decorative paving means any paving surface that includes colored, textured or stamped pavement in addition to decorative unit pavers, bricks, tiles or pavers.

Eaves – Eaves mean the under-part of a sloping roof overhanging a wall.

Engaged Column – Engaged columns means a column attached to or partly sunk into a wall or pier; also called an applied column or attached column.

Entablature – Entablature means the upper part of an order, consisting of architrave, frieze and cornice.

Façade – Facade means the principal face, front elevation or vertical surface of a building which is set along a frontage.

Fenestration – The design, proportioning and disposition of windows and other exterior openings of a building.

Floor Area Ratio (FAR) – FAR means the amount of building floor area in relation to the amount of site area expressed in square feet. For example, a floor area ratio of 2 to 1 means two square feet of floor area to every one square foot of site area.

Frieze – Frieze means the middle division of an architrave between the architrave and cornice; usually decorated but may be plain.

Frontage – Frontage means the portion of a parcel of property which abuts a dedicated public street or highway or an approved public street.

Landscaping – Landscaping means an area that is:

- Planted with vegetation in the form of native Northwest trees, shrubs, grass or evergreen groundcover maintained in good condition; or
- Occupied by sculpture, fountains or pools, benches or other outdoor furnishings; or
- Occupied by recreational facilities; or
- Paved with decorative pavers; brick combined with any of the above items.

Leadership in Energy and Environmental Design (LEED) – LEED means the standard recognized "green building" rating system that encourages the use of sustainable building and development practices through the implementation of accepted tools and performance criteria as administered by the U.S. Green Building Council.

Low Impact Development – Low impact development (LID) means a variety of building techniques and systems designed to lessen the environmental impact of construction activities; LID techniques may include bio-retention cells, engineered landscapes, green/vegetated roofs, pervious/porous pavement, drought-tolerant landscapes, tree retention, etc.

Main Entrance – Main entrance means that entrance of the building which is most architecturally prominent and contains operable doors.

Mixed Use Street – Mixed use street refers to a street and/or segment of a street where there is an option for commercial storefronts or landscaped setbacks along the street with the option of ground floor residential or commercial uses.

Modulation – Modulation means stepping back or projecting forward 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.

Mullion – Mullion means a vertical post or other upright dividing a window or other opening into two or more lights.

Native Landscaping – Native landscaping means landscaping that exclusively uses any mix of trees, shrubs, ground cover and flowers indigenous to the Pacific Northwest.

Parapet – Parapet means a low, solid protective screening or decorative wall; often used around a balcony or along the edge of a roof.

Pedestrian-Oriented Facade – Pedestrian-oriented facade means a building facade that features any of the following characteristics:

- A transparent window area along at least 75 percent of the ground floor between the height of two feet and eight feet above the ground; and
- Frontage along a pedestrian-oriented space.

Pedestrian-Oriented Retail – Pedestrian-oriented retail means commercial uses that provide a wide range of services and goods within convenient walking distance that allow community residents and employees to meet their daily shopping needs without driving from store to store.

Pedestrian-Oriented Space – Pedestrian-oriented space means an area between a building and a street, access road, or along a pedestrian path which promotes visual and pedestrian access onto the site that provides pedestrian-oriented amenities and landscaping to enhance the public's use of the space for passive activities such as resting, reading, picnicking, etc.

Pedestrian-Oriented Use (or Business) – Pedestrian-oriented use means a commercial enterprise whose customers commonly arrive at the business on foot or whose signage, advertising, window display and entryway(s) are oriented toward pedestrian traffic. Pedestrian-oriented business may include restaurants, retail shops, personal service businesses, travel services, banks (except drive-through windows) and similar establishments.

Pedestrian Transition Space – Pedestrian transition space means a publicly accessible outdoor area that allows activities from inside of the building to spill out (e.g., outdoor cafes and sidewalk sales) and provides a comfortable area to view and/or enter the inside of the building.

Pergola – Pergola means a covered walk in a garden or along a commercial frontage usually formed by a double row of posts or pillars with beams above and covered with climbing plants.

Pilaster – Pilaster means a rectangular or round column or shallow pier attached to a wall constructed to coordinate with the style of the building.

Public Art – Public art means a device, element or feature whose primary purpose is to express, enhance or illustrate aesthetic quality, feeling, physical entity, idea, local condition, historical or mythical happening or cultural or social value. Examples of artwork include sculpture, bas-relief sculpture, mural or unique specially crafted lighting, furniture, pavement, landscaping or architectural treatment that is intended primarily, but not necessarily exclusively, for aesthetic purpose.

Rhythm – Rhythm means regularly recurring facade elements, features or building masses.

Scale, Architectural – Architectural scale means the perceived relative height and bulk of a building relative to that of neighboring buildings. Modulating facades may reduce a building's apparent height and bulk.

Scale, Human – Human scale means the perceived size of a building relative to a human being. A building is considered to have "good human scale" if there is an expression of human activity or use that indicates the building's size. For example, traditionally sized doors, windows and balconies are elements that respond to the size of the human body, and therefore are elements in a building that indicate a building's overall size.

Streetscape – Streetscape means the visual character of a street as determined by various elements such as structures, greenery, open space, views, etc.

Transom – Transom means a horizontal glass plane typically encased in a wood or metal frame that separates the storefront from the upper facade.

Trellis – Trellis means a frame supporting open latticework used as a screen or a support for growing vines or plants.

Trim – Trim means the framing or edging of openings and other features on a facade or indoors. It is usually of a color and material (wood, stucco or stone) different from that of the adjacent wall surface.

Turret – Turret means a very small and slender tower.

Vertical Articulation – Vertical articulation means the visual division of a building's facade into distinct sections or elements to reduce the apparent horizontal length of the facade.