City of Monroe Infill, Multifamily and Mixed Use Design Standards

Final Adoption
Monroe City Council
October 18, 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.

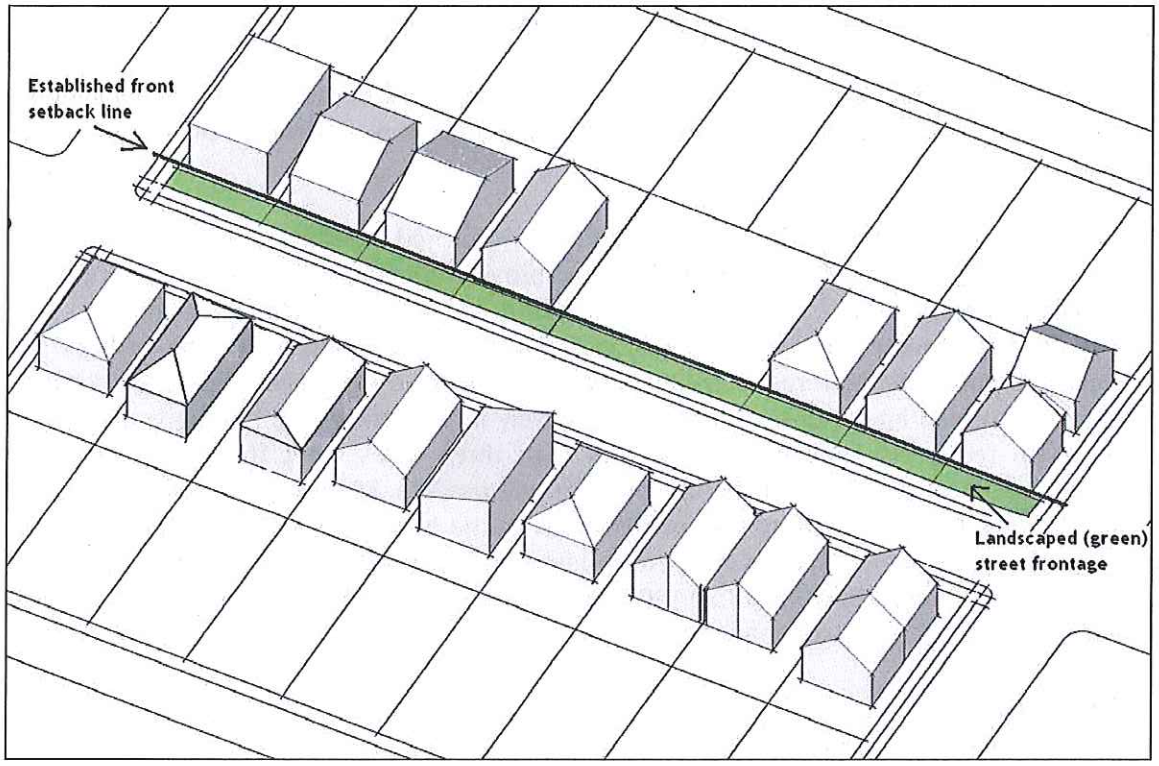


Figure 1– Desirable streetscape patterns (adapted from Infill Design Toolkit: Medium-Density Residential Development, City of Portland Planning Bureau 2008).

- 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.

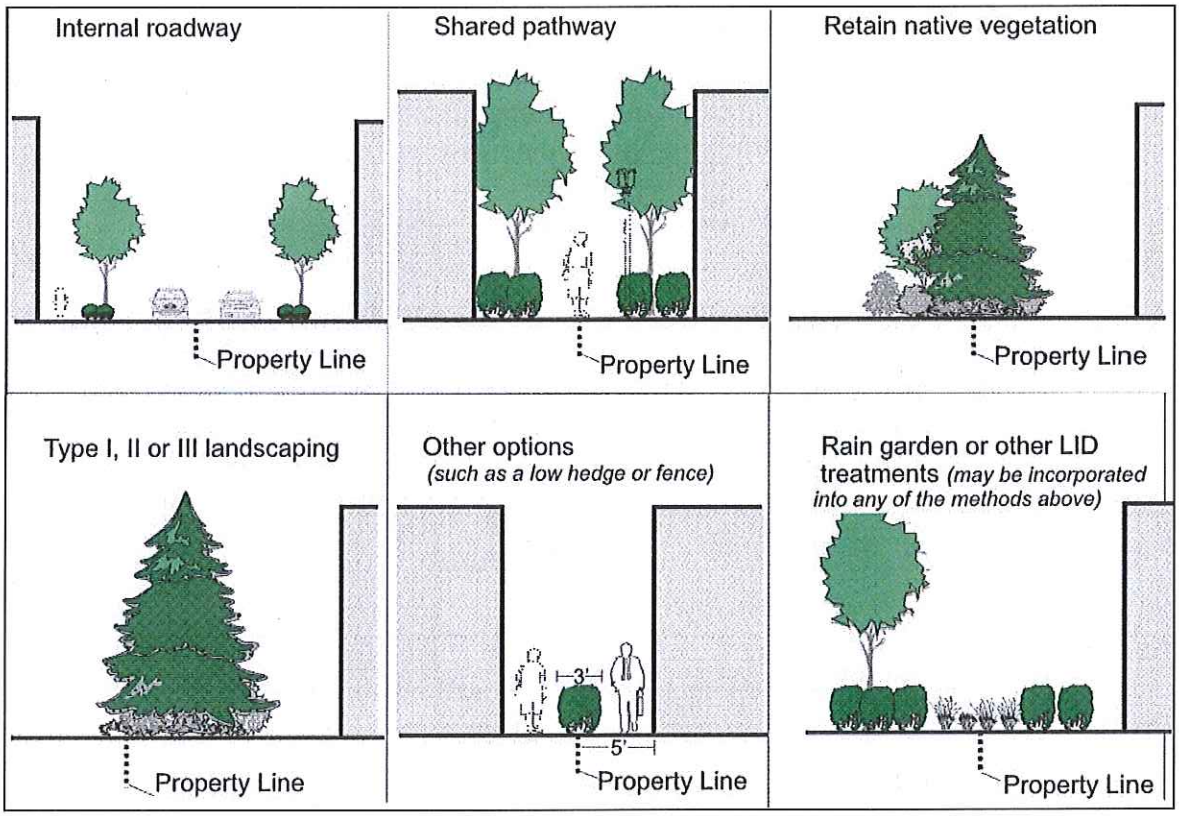


Figure 2 – Side and back yard design options for multifamily development and mixed use development.

- 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.

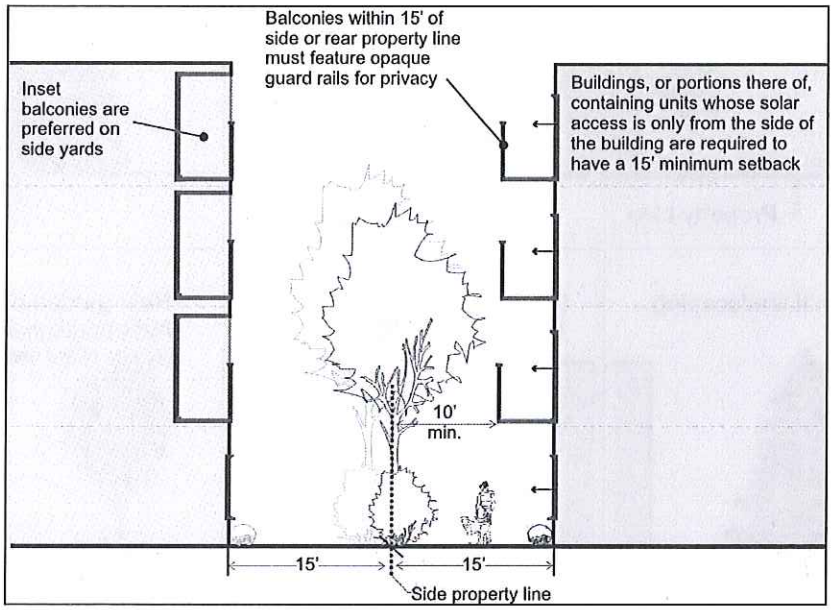


Figure 3 – Side and rear yard setbacks for solar access.

- 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.

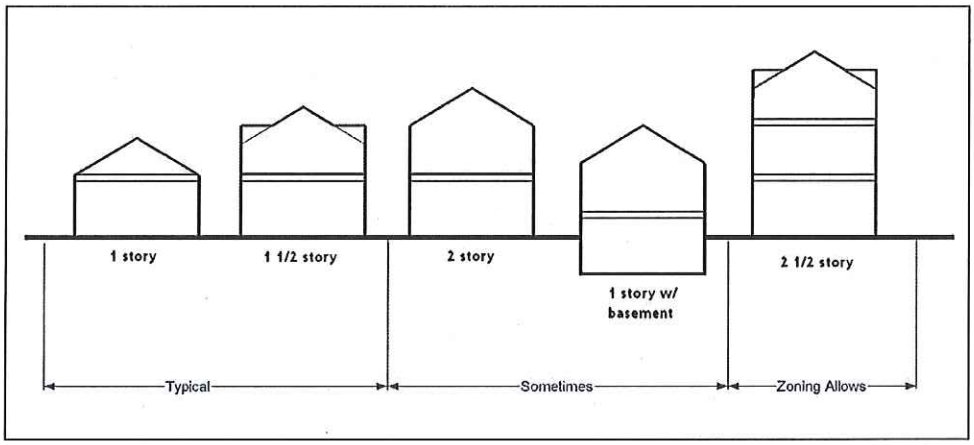


Figure 4 – Contrasting building heights from 1 story to 2 ½ stories (adapted from Infill Design Toolkit: Medium- Density Residential Development, City of Portland Planning Bureau 2008).

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.

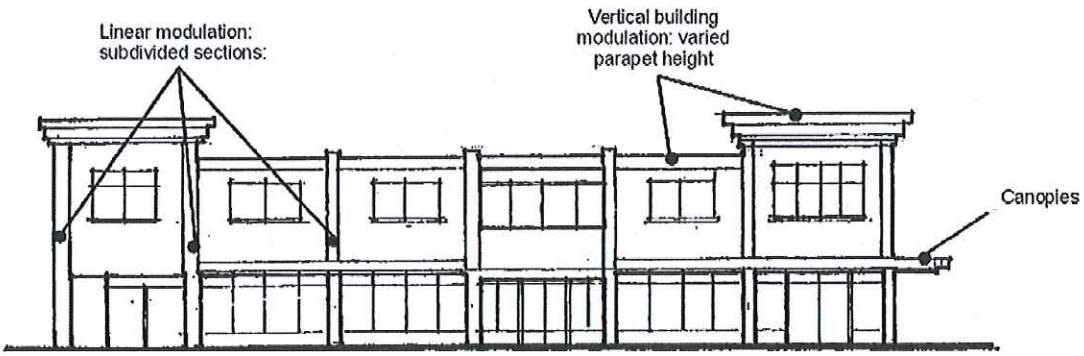


Figure 5– Building articulation with varied recessed entries

- 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.

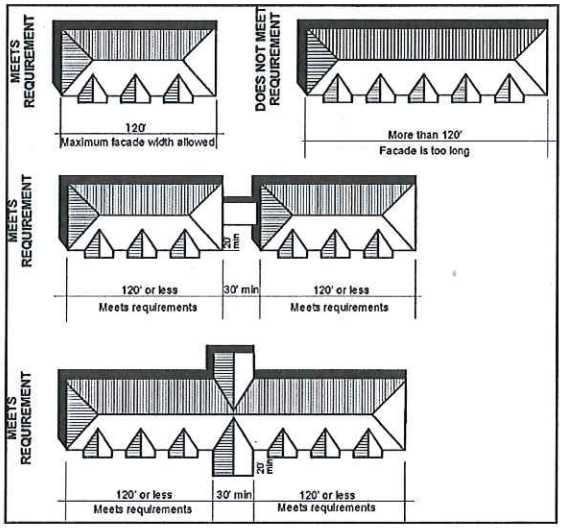


Figure 6 – Acceptable methods to meet building modulation (dimensions in text prevail).

- 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.

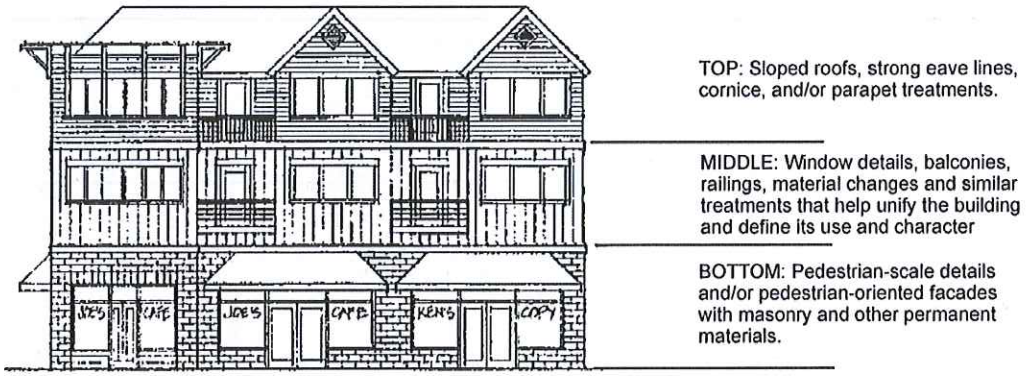


Figure 9 – Building facade with a distinct top, middle, and bottom.

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.

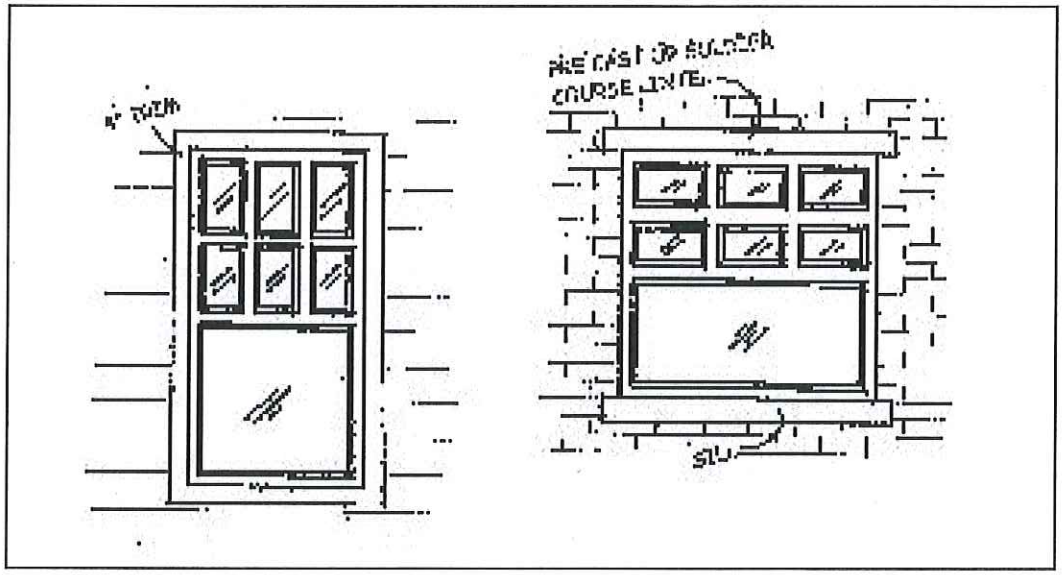


Figure 12 – Appropriate single window forms.

- 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.

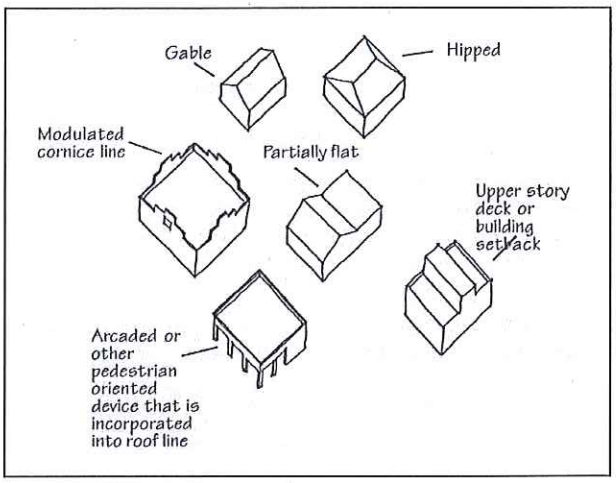


Figure 13 – Different roof types.

- 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.

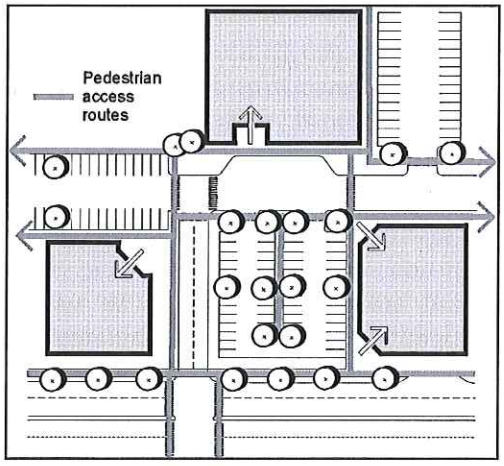


Figure 16 – Well-connected pathway network.

- 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.

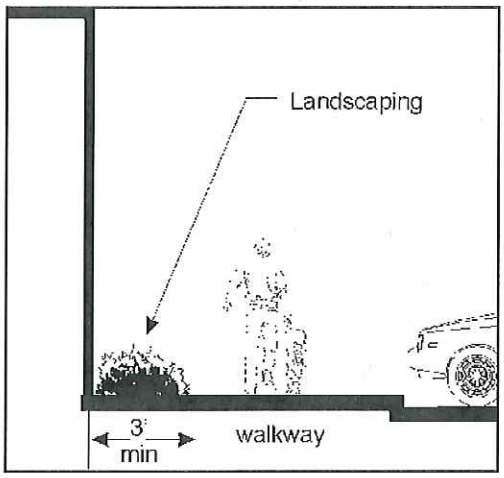


Figure 18 – Example at left illustrates walkway separation with landscaping; example at right shows exception for storefront or when wall treatments are included that add visual interest to pedestrians.

- 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.

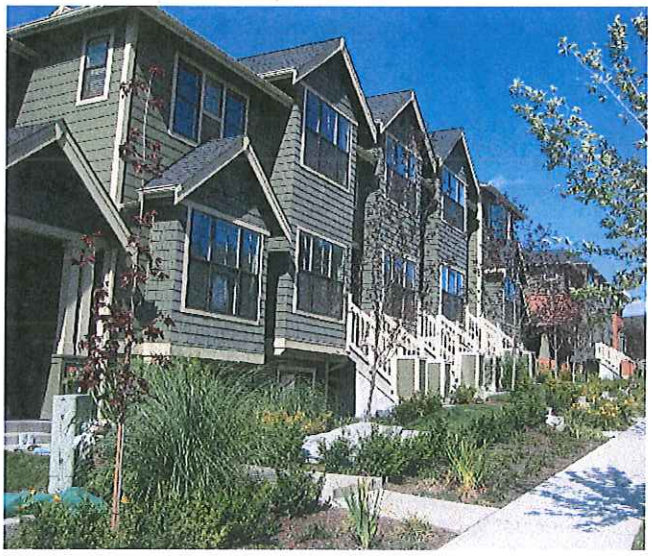


Figure 19– Appropriate landscaping along the front of these townhomes.

- 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.

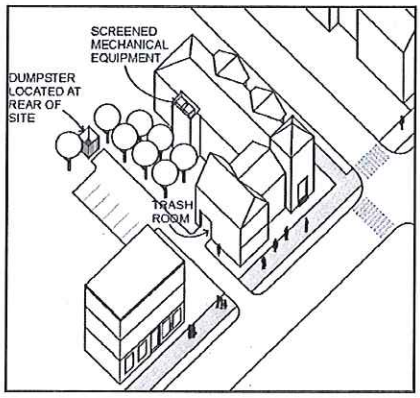
Figure 20 – Good examples of common open space. Clockwise from upper left: Vancouver (WA), Redmond (WA), unknown, and Redmond (WA).

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.



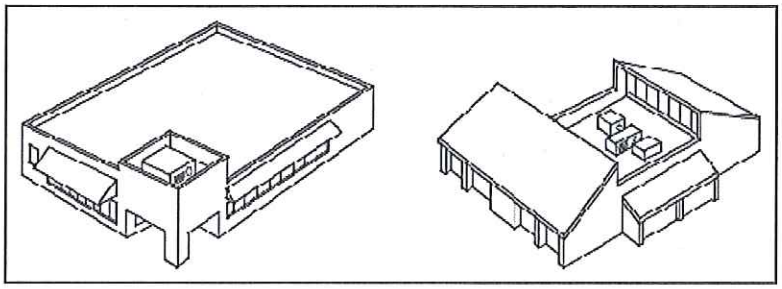


Figure 21 – Left illustration shows appropriate screening methods.
Figure 22 – Screening examples above of rooftop mechanical equipment.

- 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.

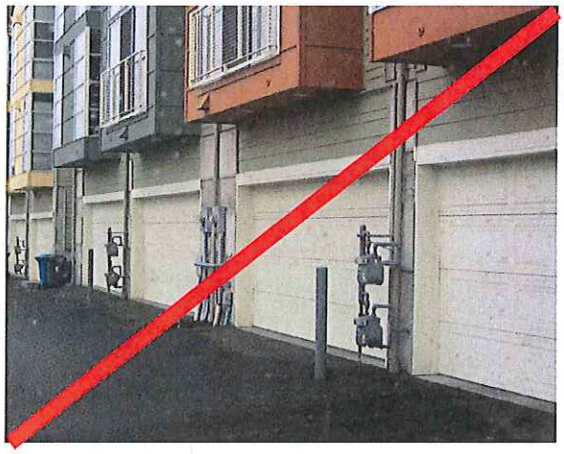


Figure 23 – Example on the left shows consolidated meters screened by landscapin; right example shows exposed meters that detract from the building's character.

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.

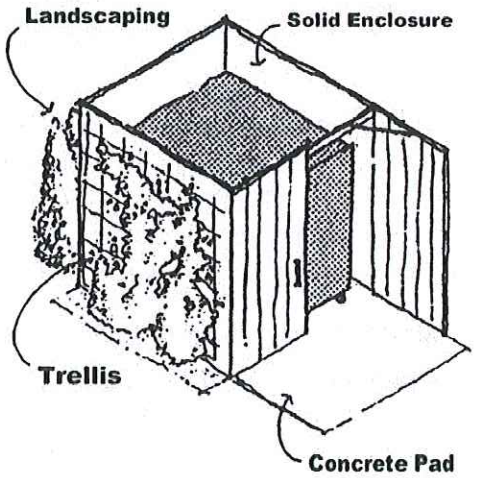


Figure 24 – Proper screening of trash storage & service areas.

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.

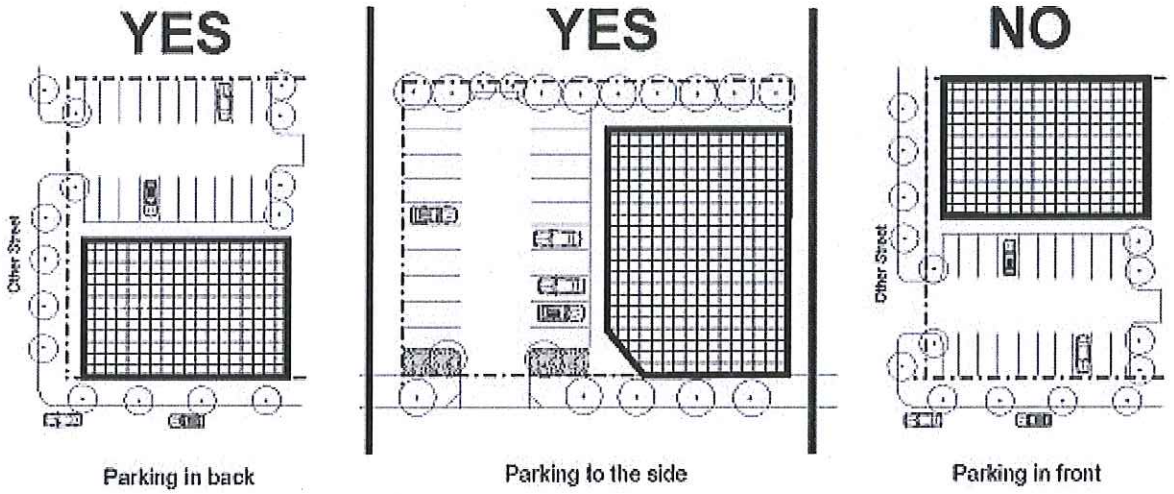


Figure 25 – Preferred parking configurations for multifamily mixed use and commercial developments.

- 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:

  o *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.

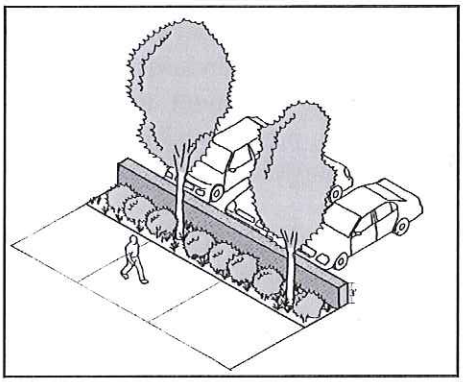


Figure 27 – Parking lot planting buffer with low wall.

  o *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.

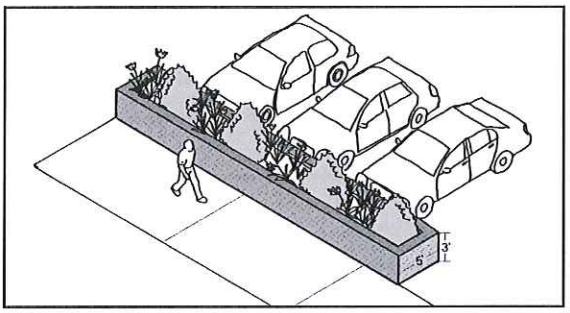
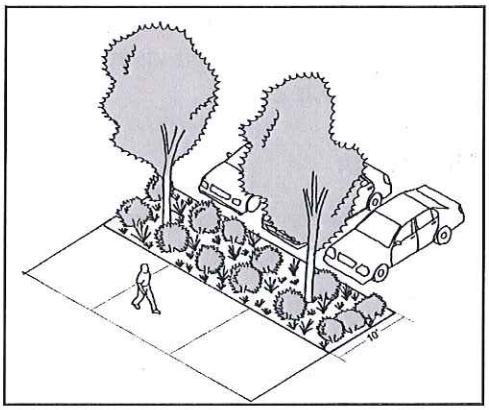


Figure 28 – Elevated parking lot planting buffer.

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



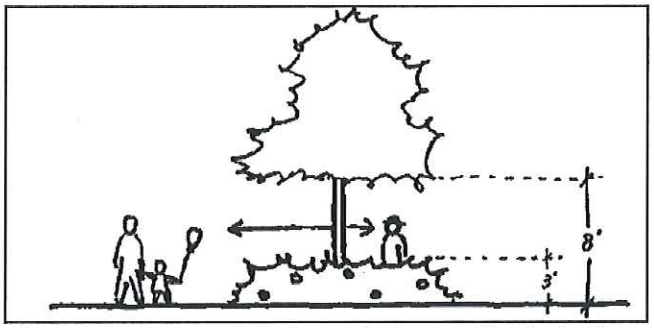


Figure 29 – Image at left shows 10-foot parking lot buffer with landscaping; right image emphasizes the 3:8 rule for visibility and safety for parking lot planting buffers.

- 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

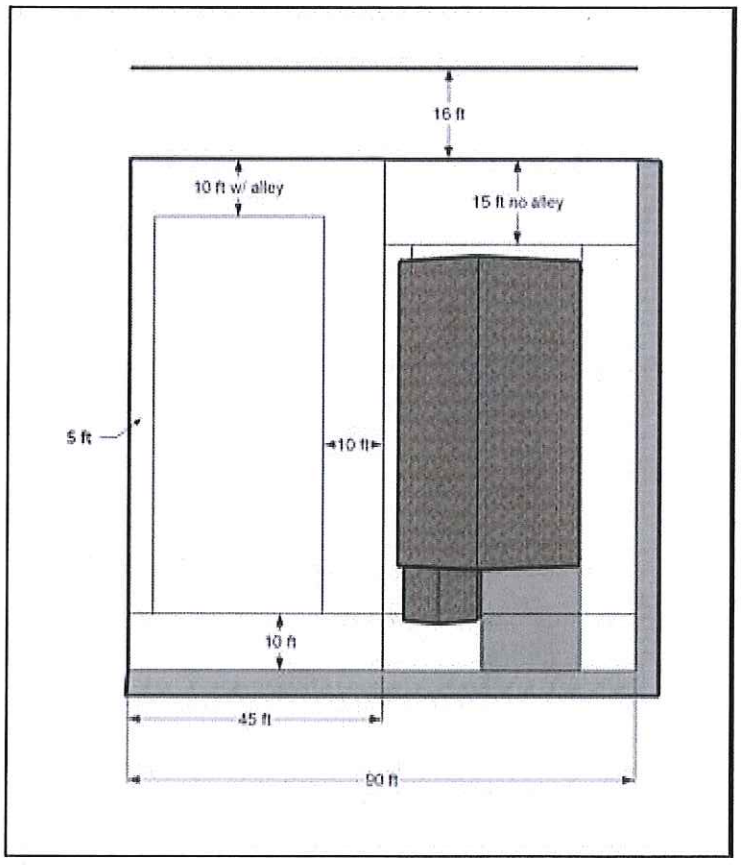


Figure 30 – Typical single-family house lot plan.

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.

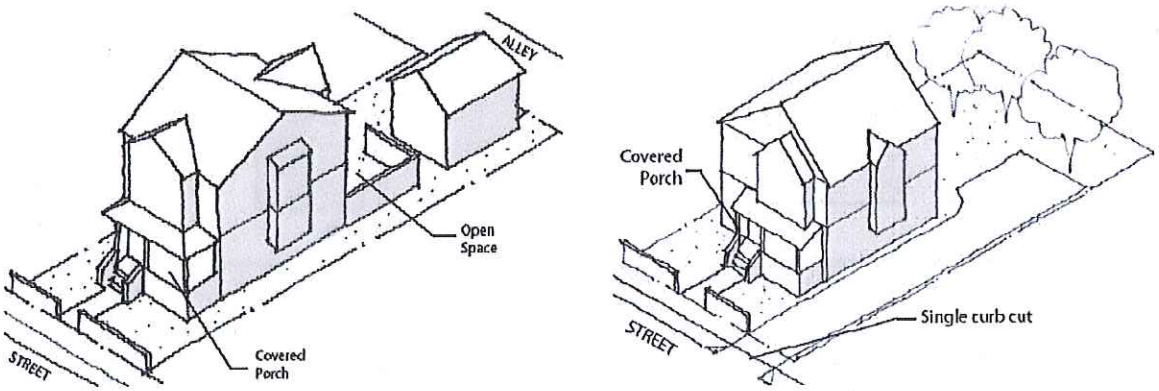


Figure 32 – Annotated graphics of Small Lot alternatives from Bellingham Municipal Code.

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.

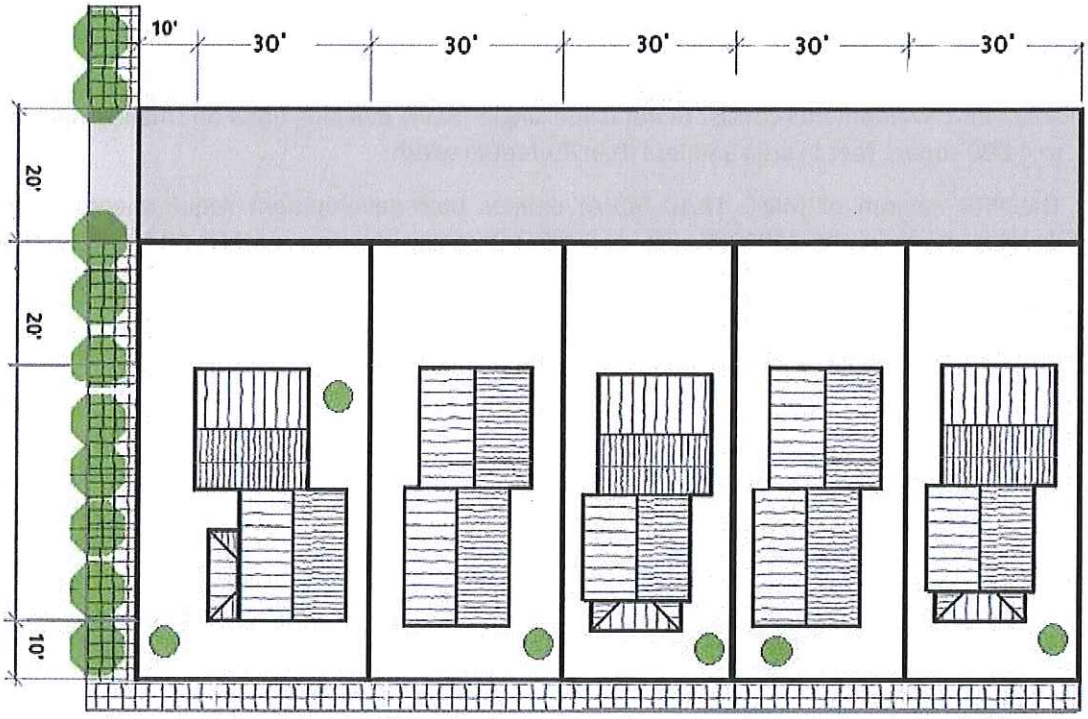


Figure 33 – Typical setbacks and building placement for small lot single-family residences (adapted from Infill Design Toolkit: Medium-Density Residential Development, City of Portland Planning Bureau 2008).

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.

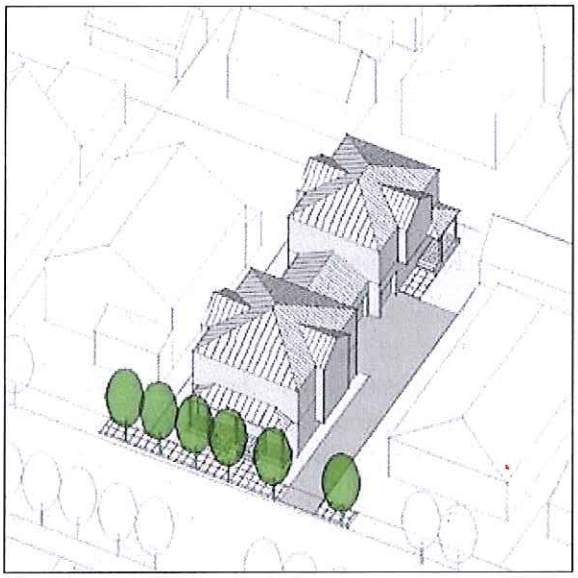


Figure 37 – Possible building placement for small multiplex from Infill Design Toolkit: Medium-Density Residential Development, City of Portland Planning Bureau 2008.

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.

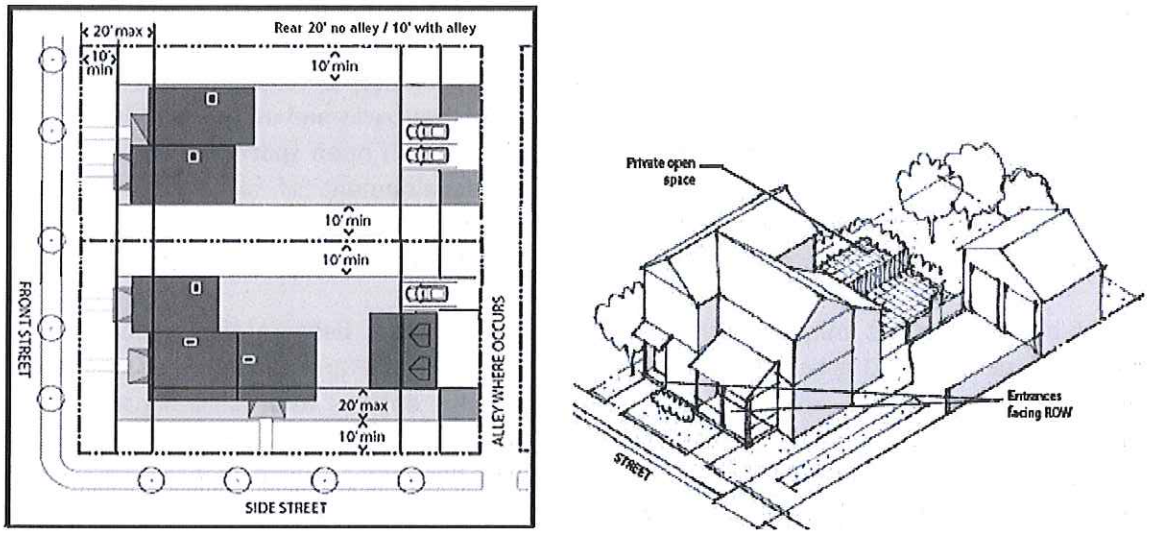


Figure 38 – Required setbacks at left and annotated drawing showing typical building placement for small multiplexes at right, from the Bellingham Municipal Code.

- 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

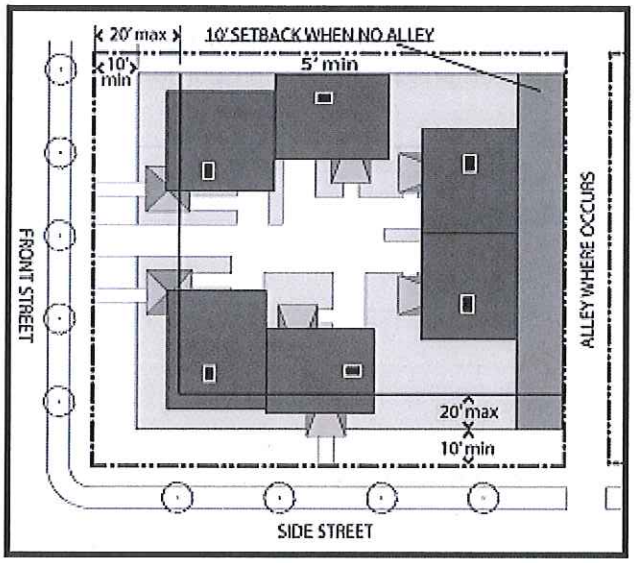
- A shared court is a multifamily development on separate or joint lot(s) arranged around a common landscaped courtyard or private street. Courtyards commonly blend pedestrian uses of the open space with other uses including vehicular access for parking. The entrances of shared courts must visibly connect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

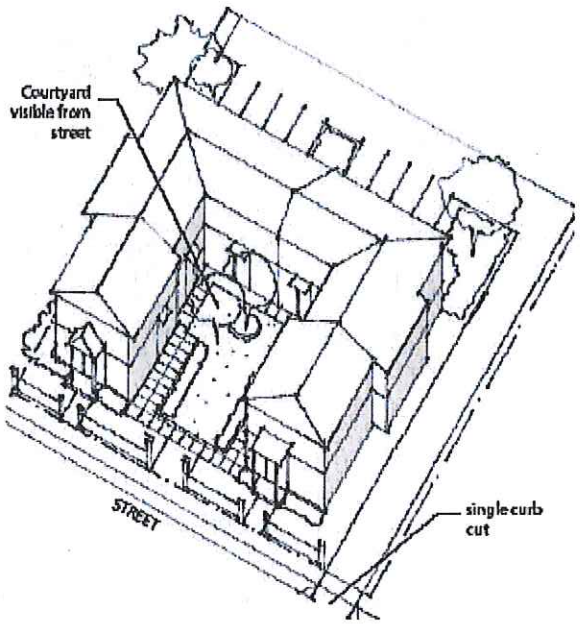


Figure 42 – Typical building placement for shared courts and desirable design elements, from the Bellingham Municipal Code.

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.

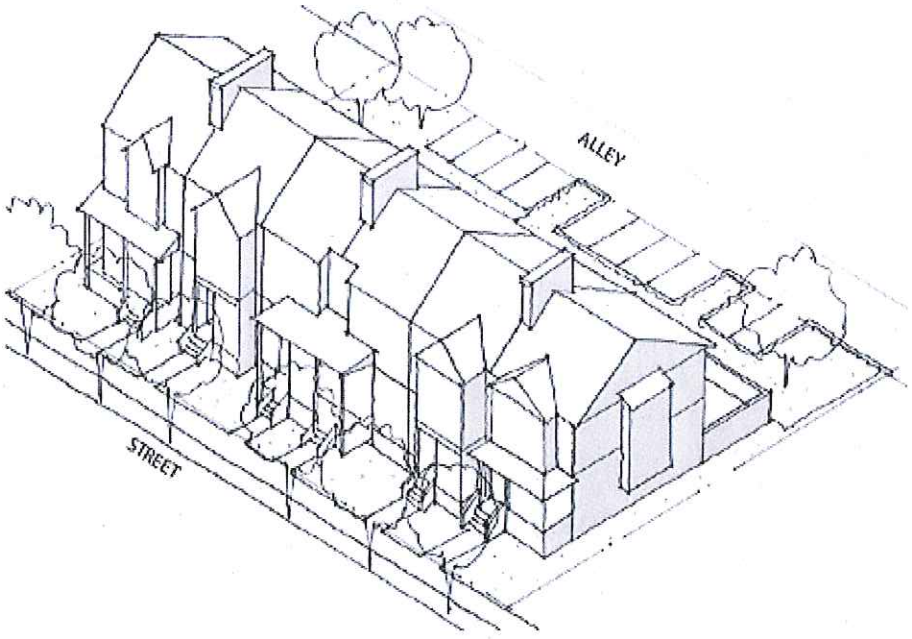


Figure 43 – Typical building placement for townhomes from the Bellingham Municipal Code.

- 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.

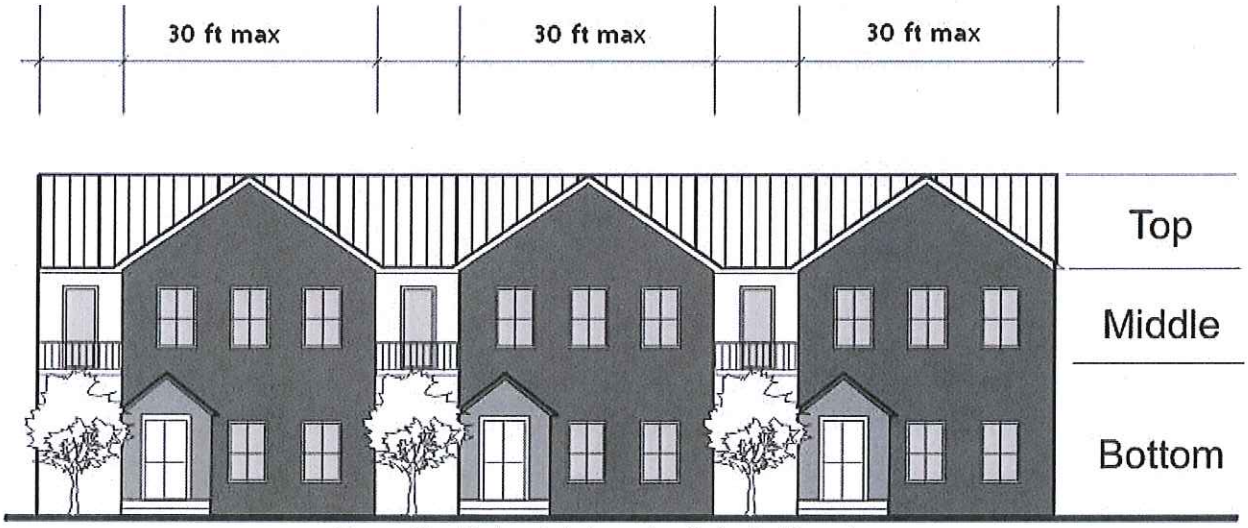


Figure 45 – Horizontal elements of a typical townhome.

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.

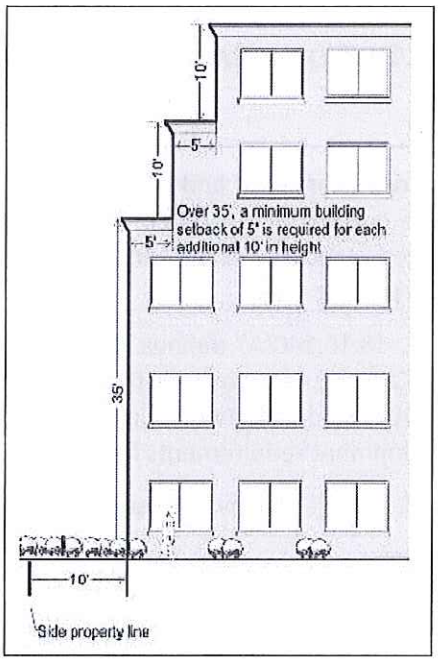


Figure 47 – Fourth and fifth story stepped back to reduce building scale, adapted from the Everett Municipal Code.

- 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.

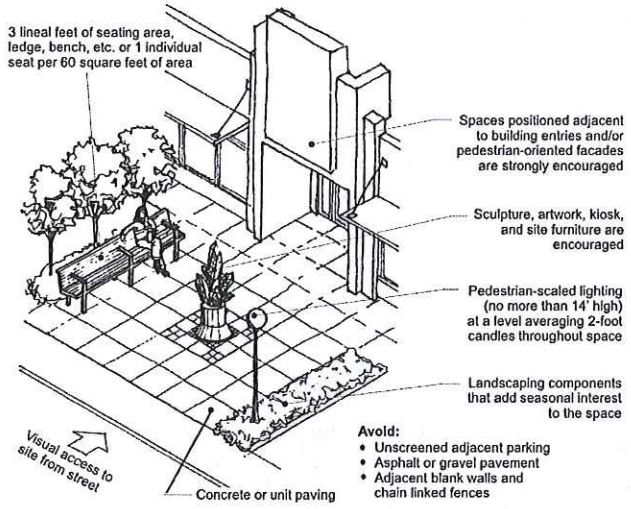


Figure 50 – Key pedestrian-oriented space standards.

- 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.

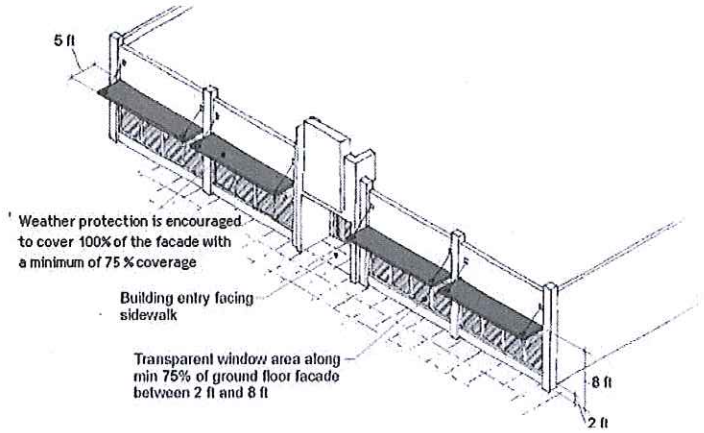
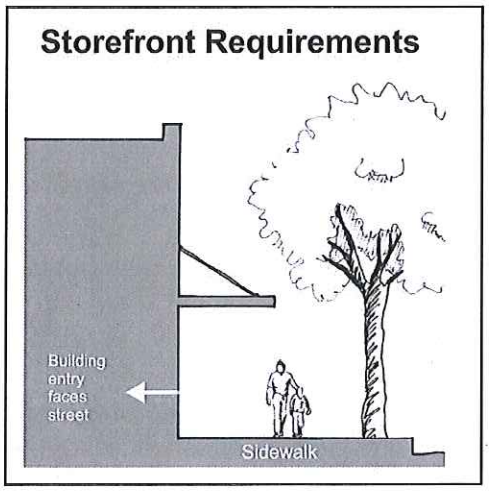


Figure 51 –Building incorporating weather protection and storefront windows along a primary pedestrian façade.

- 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.

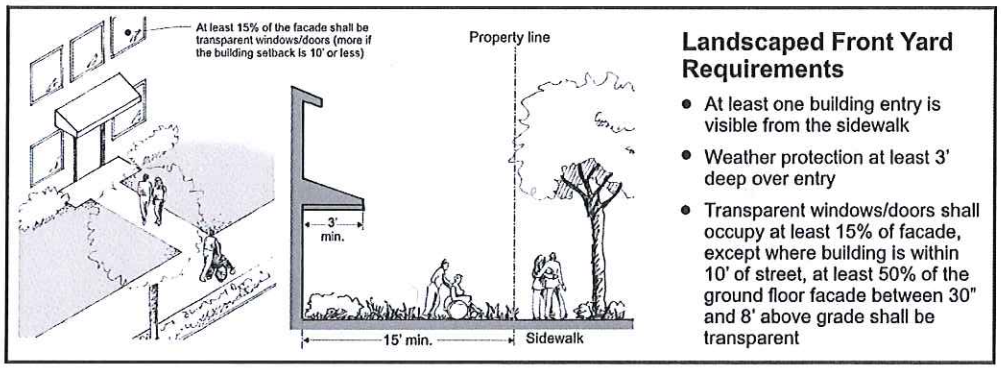


Figure 54 – Landscaped frontage requirements.

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.

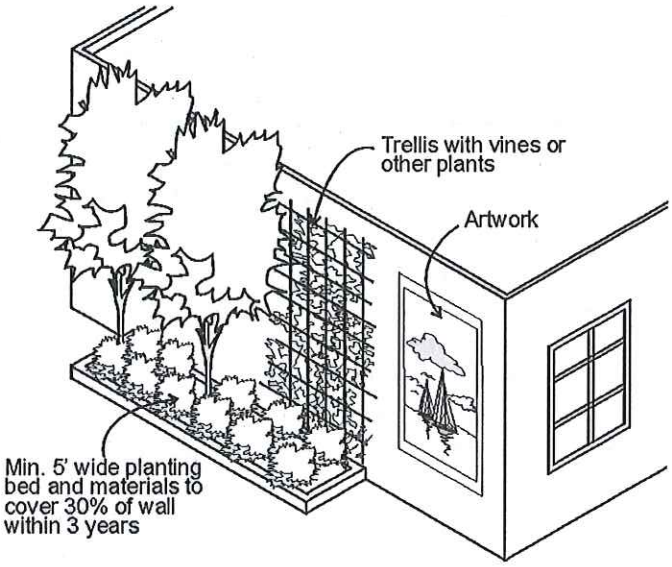


Figure 55 – Blank wall treatments.

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

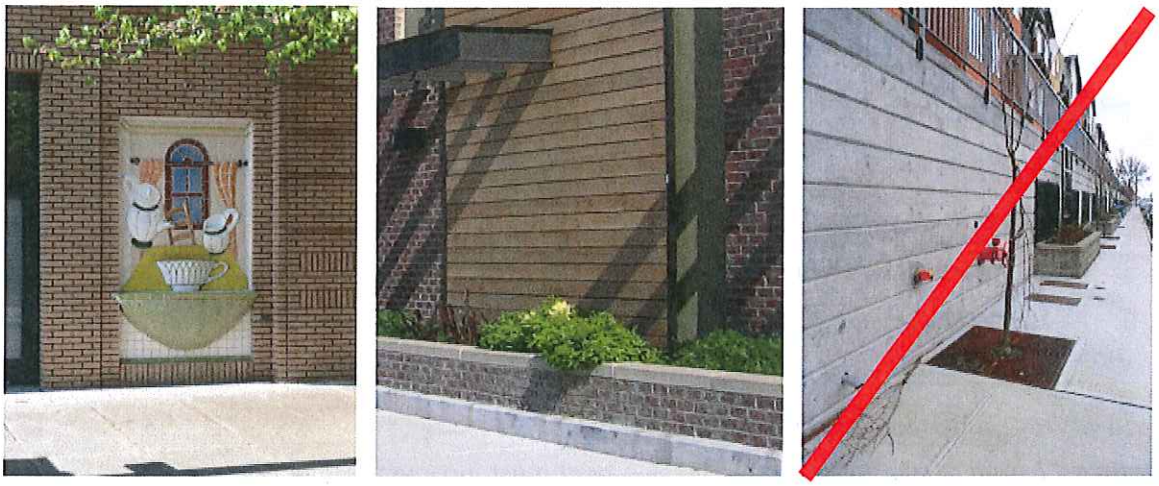


Figure 57 – Acceptable (left and center) and unacceptable (right) blank wall treatments; left wall uses colorful artwork. The center image uses a combination of façade materials, colors, and landscaping elements; concrete wall on right image creates harsh and unwelcoming streetscape environment.

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.