

CHAPTER 22.42 DESIGN STANDARDS

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22.42.010 Purpose.

The purpose of the design standards provided in this chapter is to implement the City of Monroe Comprehensive Plan and to provide an overall framework for the design of new and existing development with the City. These design standards shall supplement other provisions of this title and other existing city regulations and policies applicable to development. Where there is a conflict between the provisions of this chapter and other city development regulations, the provisions herein shall apply. The design standards included herein are intended to accomplish the following:

- A. Provide clear objectives for those embarking on the planning and design of development projects in Monroe;
- B. To provide a unique visual identity for the city and its neighborhoods;
- C. Protect and enhance the city's environments for living, working, and shopping activities;
- D. Encourage flexibility and innovation in site design and development that promotes a neighborhood context in keeping with and enhancing Monroe's character;
- E. Ensure that site layout and building design is properly related to their sites and surrounding sites and structures, taking into consideration the natural terrain; and
- F. Ensure that streetscapes are adequately and attractively designed and landscaped.

22.42.020 Applicability.

- A. Applicable Development. Unless exempted below by MMC 22.42.020(B), the design standards in this chapter shall apply as provided in this section:
 1. All new developments and/or construction, including but not limited to projects that require the following land use permits: master development plan, site plan, long or short subdivision, conditional use permit, variance, development agreement, building permit, or a grading permit unless otherwise allowed by this chapter.
 2. All remodels whose value exceeds fifty (50) percent of the value of the existing structure, as determined by the Snohomish County Assessor Records, shall be designated as "major exterior remodels." All standards that do not involve repositioning the building or reconfiguring site development apply to major exterior remodels.
 3. For remodels with value less than fifty (50) percent of the building valuation ("minor exterior remodels"), the requirement is only that the proposed improvements meet the standards and do not lead to further nonconformance with these standards.
 4. These standards do not apply to remodels that do not change the exterior appearance of the building.
 5. Existing non-conforming structures shall not be made further non-conforming regardless of scope of work. Existing conforming structures may not be made non-conforming by way of exterior alterations.

- B. Exemptions. The following development activities shall be exempt from the provisions of this chapter:
1. Development activities on properties owned or controlled by the city or other public agencies.
 2. Construction of or alterations to wireless communications structures, including associated support structures and equipment cabinets.
 3. Any remodel or restoration of a structure that is subject to the catastrophic loss provisions in MMC Chapter 22.40, Nonconformance and Reuse Standards.
- C. Development Subject to Other Design Review Standards. Development on properties located in the below-specified areas shall be exempt from the provisions of MMC 22.42.060, Single-Family Residential Design Standards, 22.42.070, Multifamily Residential Design Standards, and 22.42.080 Commercial and Nonresidential Design Standards. All other applicable design standards in this chapter shall apply.
1. Properties located in the Downtown Planning Area; this area shall be governed by the 2008 Downtown Design Guidelines. The Downtown Design Guidelines, or as amended in the future, are hereby adopted and incorporated into Title 22 by this reference, as if set forth in full.
 2. Properties located in the East Downtown Neighborhood of the Downtown Commercial zoning district; this area shall be governed by the 2009 Borlin Park (East Downtown) Neighborhood Design Guidelines. The Borlin Park (East Downtown) Neighborhood Design Guidelines, or as amended in the future, are hereby adopted and incorporated into Title 22 by this reference, as if set forth in full.
 3. Properties located in the North Kelsey/Tjerne Place Overlay District; this area shall be governed by the 2003 North Kelsey Design Guidelines (revised in 2012). The North Kelsey Design Guidelines, or as amended in the future, are hereby adopted and incorporated into Title 22 by this reference, as if set forth in full.
 4. Properties subject to the 2011 Infill, Multifamily, and Mixed Use Design Standards, which include those sites in zoning districts that allow single-family and/or multifamily residential uses, are located south of US 2, and have a gross area less than three acres. The Infill, Multifamily, and Mixed Use Design Standards, or as amended in the future, are hereby adopted and incorporated into Title 22 by this reference, as if set forth in full.

22.42.030 General Provisions.

- A. These standards should be reviewed at the beginning of the planning or design process and are intended to make applicants aware of the design issues that warrant early consideration. Early informal presentations of preliminary design concepts and dialogue with city staff is encouraged.
- B. This chapter is part of the Unified Development Regulations in the Monroe Municipal Code (MMC). Where there is a conflict between this chapter and other provisions of the MMC, the most specific standard or regulation shall apply, as determined by the zoning administrator.
- C. Intent and Standard Application. Each section of the Design Standards contains a list of purpose statements followed by standards. Purpose statements are overarching objectives, whereas the standards act as development regulations. They use words such as "shall," "must," "is/are required," or "is/are prohibited," and signify required actions. If a standard uses words such as "should" or "is/are recommended," it signifies that it is meant to be applied with some flexibility. Development projects must comply with all standards unless departures are granted by the zoning administrator.
- E. Permit Application and Processing. Design review does not require a separate project permit and shall be conducted as part of the site review permit process per MMC 22.58, Site Plan Review.
- F. Vested Rights. Approval of design review shall not provide the applicant with vested rights. Subsequent permits shall be subject to the applicable codes and regulations in effect at the time of determination of completeness of the associated permit application.
- G. Expiration. A design review approved under this chapter shall automatically expire with the permit initiating the design review, and therefore be declared null and void, subject to the requirements of Table 22.84.060(E): Project Permit Approval Expiration.

22.42.040 Land Disturbing Activity.

A. Purpose. The purpose of this section is to minimize soil disturbance, integrate new developments into the natural terrain, contain and manage stormwater runoff on-site, and minimize impermeable site area.

B. Applicability. This section applies to all land disturbing activity, as defined in MMC Chapter 22.12, Definitions.

C. Standards for Land Disturbing Activity. Minimal grading is essential to developing sites that are integrated into the natural environment. Developments shall work with the site topography in determining the final grade for the site.

1. Whenever possible, roads should follow existing contours and grading should be minimized by the design of the structures.

2. Filling and grading plans shall be prepared based on topographic data and comply with the City's critical areas ordinance, 22.80 MMC.

3. Filling and grading shall control stormwater runoff impacts to adjacent properties, and shall preserve existing significant trees wherever possible.

4. Mass grading and land clearing for the purpose of establishing flat building lots is not permitted. The following techniques shall be used instead:

a. Sites shall be designed to blend into the existing topographic contours and shall minimize cuts and fills;

b. A series of benches and landscaped terraces (see Figure 22.42.040(C)(4): Terracing) shall be used on large grade changes to create a gradual slope. Terracing shall be subject to the following requirements:

i. Terraces at least five feet in width shall be established at not more than 30-foot vertical interval with a planted stable slope not exceeding a grade steeper than one unit vertical to three units horizontal (33 percent slope);

ii. Where only one terrace is required, it shall be at mid-height of the slope.

iii. The exposed portion of retaining walls shall be limited to no more than two 8-foot terraced walls within one hundred (100) horizontal feet of one another. In addition to the administrative departure criteria in MMC 22.42.100, a departure may be granted for this subsection if the developer can show that they meet the departure requirements and demonstrate that grading is minimized through the use of tuck-under garages and daylight basements.

iv. Terrace widths and spacing for cut and fill slopes greater than 120 feet in height shall be designed by a civil engineer.

v. When applicable, suitable access, as determined by the public works director or designee, shall be provided to permit proper cleaning and maintenance of drainage facilities.

5. On steeper sites, tuck-under garages and daylight basements are encouraged and may be required to integrate homes into existing topography and minimize mass grading (see Figure 22.42.040(C)(6): Tuck-under Garage); or

6. Other alternative methods that meet the purpose of this chapter may be approved by the zoning administrator.

Figure 22.42.040(C)(4): Terracing

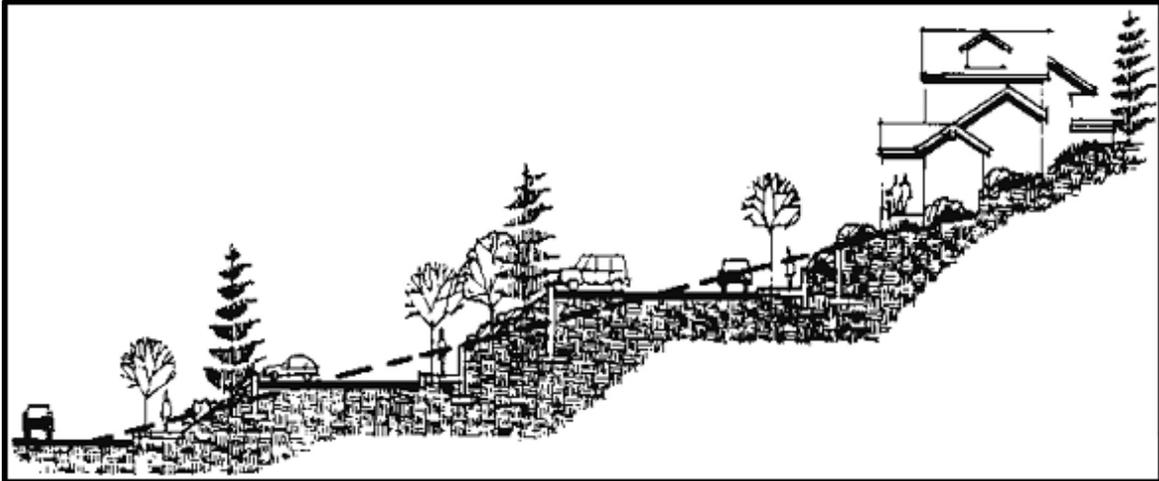
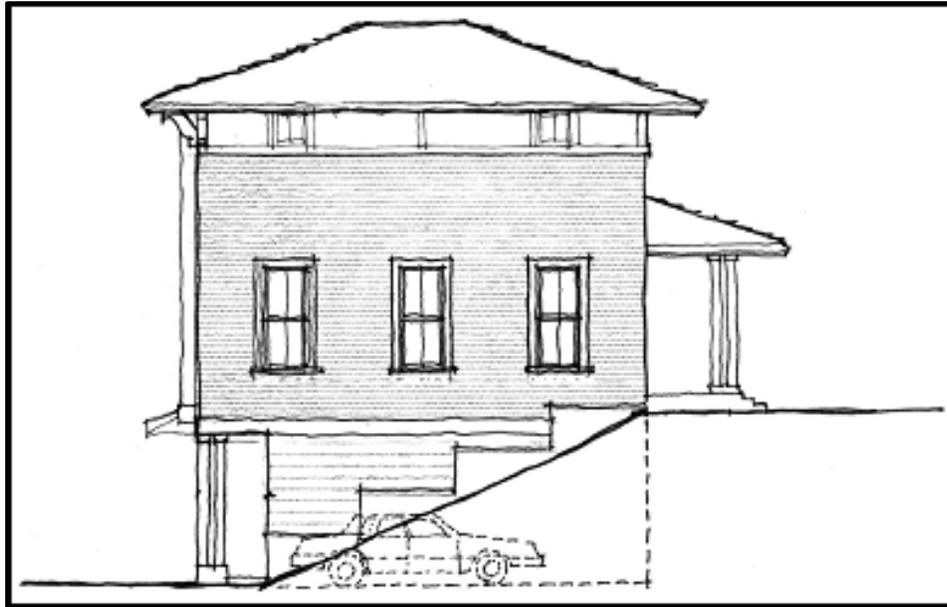


Figure 22.42.040(C)(5): Tuck Under Garage



D. Required Grading Setbacks.

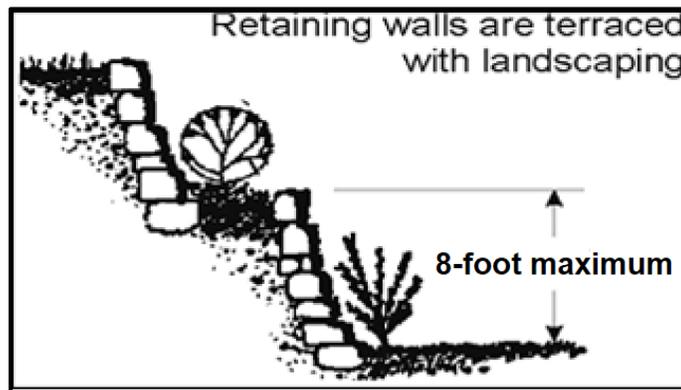
1. Cuts and fills shall be set back a minimum of two feet from the property line unless both of the following are provided:
 - a. A construction easement, written agreement or letter of authorization from all of the affected property owners allowing a setback of less than two feet; and
 - b. A survey by a land surveyor licensed in Washington State that ensures compliance with construction and land disturbing activity site plans prior to construction of cut, fill, rockery, or a retaining wall proposed within six inches of a property line.
2. In no case may the top or toe of a slope, including terraced slopes as described in subsection 22.42.040(C)(4)(b), with a cumulative vertical height in excess of six feet be placed within a required yard setback area for any single or multi-family dwelling or within 10 feet of the nearest residential building façade, whichever is greater.
3. Before performing any land disturbing activity, the applicant shall mark on the site and show on the land disturbing activity site plan the limits of all proposed land disturbing activities, trees and native vegetation to be retained, and drainage courses, so that setbacks can be

determined. Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary.

E. Retaining Walls. The following standards apply to all retaining walls greater than four feet in height:

1. Retaining walls shall be set back a minimum of five feet from adjacent public rights-of-way, vehicular access easements, utility easements, and other retaining walls.
2. Retaining walls shall maintain a minimum five foot separation between walls or will be considered one wall, as it applies to this chapter.
3. The area between a public right-of-way and a retaining wall shall be landscaped and maintained per MMC Chapter 22.46, Landscaping Standards. If private agreements are reached with utility companies, and written documentation is provided to the city, retaining walls may be located to the back of the right-of-way if approved through an administrative departure.
4. Retaining walls visible from a public right-of-way or adjacent property shall be rock, keystone-style, or cast in place concrete with textured/patterned wall styles, as approved by the City.
5. Large block walls (ecology block style) are not permitted where the retaining wall is visible from a public right-of-way.
6. Retaining walls shall be designed to fit their surroundings and complement existing conditions.
7. For residential lots, retaining walls:
 - a. Shall be composed of brick, rockery, CMU, or landscape block or a combination of masonry products. Concrete may be used for retaining walls with a height less than four feet.
 - b. Shall be located a minimum of 10 feet from the rear of any residential building.
 - c. May abut, but shall not be located on property lines.

Figure 22.42.040(E): Retaining Wall Height and Separation



F. Stormwater Management.

1. Stormwater Ponds. Open stormwater facilities, such as ponds, shall be screened through layout, design, and landscape treatment.

- a. Stormwater ponds shall be designed, constructed, and maintained per the storm water management manual, as designated by MMC 15.01, Storm Water Management, and the City of Monroe Public Works Design and Construction Manual.
- b. When a fence is needed (where slopes are greater than 3:1) around the perimeter of a stormwater pond, solid board or chain link fence with slats are prohibited. A dark green, brown or black vinyl coated chain link fence or similar fence is acceptable. These fence types will allow vegetation to grow through and shall be used in conjunction with landscape requirements in MMC Chapter 22.46, Landscaping Standards. Rectangular fence layouts are discouraged.

2. Low Impact Development. Bioswales, bio-retention, and other low impact development techniques shall be used in accordance with the Puget Sound Partnership Low Impact Development Technical Guidance Manual for Puget Sound (December 2012), throughout developments to treat runoff, improve water quality, and minimize or eliminate the size of detention ponds or vaults. If used, low impact techniques shall be integrated into the overall site and landscape design, meet the City's design criteria for water quality treatment, and shall either be grassed lined or landscaped with appropriate species.

Figure 22.42.040(F): Bioswale with Native Vegetation



G. Impervious Surface Coverage. The layout of new developments shall minimize impervious surface area in order to maximize stormwater infiltration and reduce the amount of stormwater that is transferred off-site.

1. The maximum percentage of total impervious surface for developments shall be consistent with the requirements of the individual zoning districts.
2. On-site native vegetation shall be preserved to the greatest extent possible to protect the aesthetic qualities of the region, to protect aquifers, provide wildlife habitat, and prevent runoff detrimental to adjoining properties, streams, and other sensitive areas.
3. The use of pervious surfaces is encouraged. Porous concrete, porous paving stones, reinforced turf, crushed gravel with soil stabilizers, and paving blocks with planted joints are examples of acceptable materials that can be used for driveways, pathways, sidewalks, and patios. Use of these materials within the public right-of-way shall be subject to approval of the public works director.

22.42.050 New Street Design.

A. Purpose. The purpose of this section is to establish appropriate design principles for the layout and configuration of new streets. These guidelines are applicable to all new developments that

include the development of new streets, public or private, and are constructed to serve new development.

B. General Goals. New Streets shall be designed in accordance with the City of Monroe Public Works Design and Construction Manual, the DOE Stormwater Manual for Western Washington, the Low Impact Development Technical Guidance Manual for Puget Sound, and the WSDOT/APWA Standard Specifications. If inconsistencies occur the City of Monroe Public Works Design and Construction Manual shall have precedence.

C. In addition to technical engineering requirements, the design of new streets should strive to preserve public safety by encouraging a safe, attractive walking environment and incorporating traffic calming techniques into their design.

1. Developments shall provide a safe and convenient network of vehicular and pedestrian/bicycle circulation that connects to the surrounding road/access network, pedestrian/bicycle facilities and adjacent parcels.
2. New development is encouraged to provide pedestrian connections to facilitate access to existing and planned trail systems.

D. The following are required of all new development:

1. Gated Community. Gated communities are prohibited to maintain an integrated street network.
2. Fire Apparatus Access Roads. A public street or fire apparatus access road is required within 150 feet of all portions of first floor exterior walls of new buildings.
 - a. Minimum Width. The minimum width of fire apparatus access roads shall be 20 feet.
 - b. Structural Number. The pavement section shall be designed to provide a Structural Number of 2.67.
 - c. Exception. Where a required fire apparatus access road cannot be installed due to topography, waterways, nonnegotiable grades, or other similar conditions the building official, after consultation with the fire department, may increase the dimension if an approved alternative means of fire protection is provided.
3. Street Ends. All dead end roads, driveways, and access ways more than 150 feet in length shall be provided with a turnaround in accordance with the City of Monroe Public Works Design and Construction Manual.
4. Underground Utilities. All new utilities are to be installed underground in new developments.
5. Roadway Geometrics. All new streets shall meet all applicable requirements below in Table 22.42.050(D)(5): Roadway Geometrics, and in this section.

Table 22.42.050(D)(5): Roadway Geometrics

	STREET CLASSIFICATIONS				
	PRIVATE ROAD	PRIVATE ROAD FOR INFILL	LOCAL ACCESS	COLLECTOR	ARTERIAL
Maximum number of dwelling units	4	30	N/A	N/A	N/A
Minimum R-O-W width	30' private easement or tract	25' private easement or tract	52'	64'	80'
Minimum pavement width	20'	See infill standards	20'	32'	34'
Minimum curb to curb width	20'	See infill standards	22'	34'	36'
Curb and gutter	Optional	See infill standards	Required	Required unless pedestrian protection provided	Required unless pedestrian protection provided
Sidewalk	Optional	See infill standards	Required	Required	Required
Maximum allowable grade	15%	See infill standards	12%	12%	9%
Parking per side	Add 8'	See infill standards	Add 8'	Add 10'	Add 12'

22.42.060 Single-Family Residential Design Standards.

A. Purpose. This section provides supplemental direction for the design of new residential developments consistent with the goals and policies of the comprehensive plan. Development should, to the extent possible, incorporate substantive building elements and varied materials that maintain Monroe's existing "small town" character. This includes:

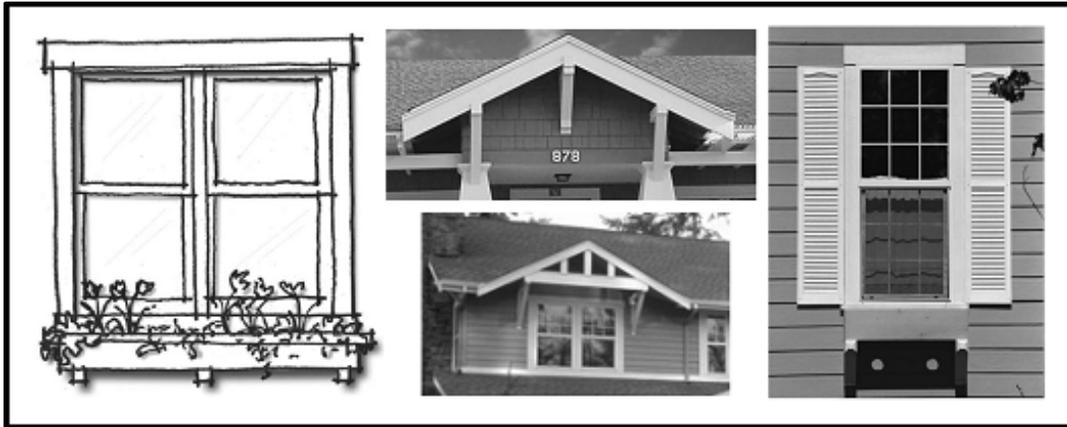
1. Creating well-designed, detailed buildings that highlight subtle and refined design elements including decorative building materials such as tile, timbers and metalwork.
 2. Stylistically distinguishing new buildings from existing buildings.
 3. Creating a varied, non-homogenous set of buildings within the neighborhood that provide a sense of evolution rather than the appearance of a one-step development.
 4. Providing a variety of finish materials, colors or textures on building elements to provide further articulation, add variety and define building details.
 5. Using high quality building materials that enhance the character of the area.
- B. General Provisions.
1. Elevations and Models. Elevations and Models are required to ensure that new developments provide a diverse streetscape with a variety of floor plans and frontage character.
 - a. Residential buildings shall avoid a uniform appearance by providing variation in building architecture and elevations using methods such as building modulation, primary and secondary building forms (e.g., covered porches, dormers, windows bays), and changes in exterior materials, colors, windows, doors, and trim.
 - b. The same elevation shall not be built next to each other or across the street from each other.
 - c. To differentiate the same elevations, different colors and materials shall be used. The following major elements must be substantially different [see Figure 22.42.060(B)(1)]:
 - i. Building configuration/massing
 - ii. Roof type (gable, hip, shed, etc.)

Figure 22.42.060(B)(1): Variation in Elevations and Models



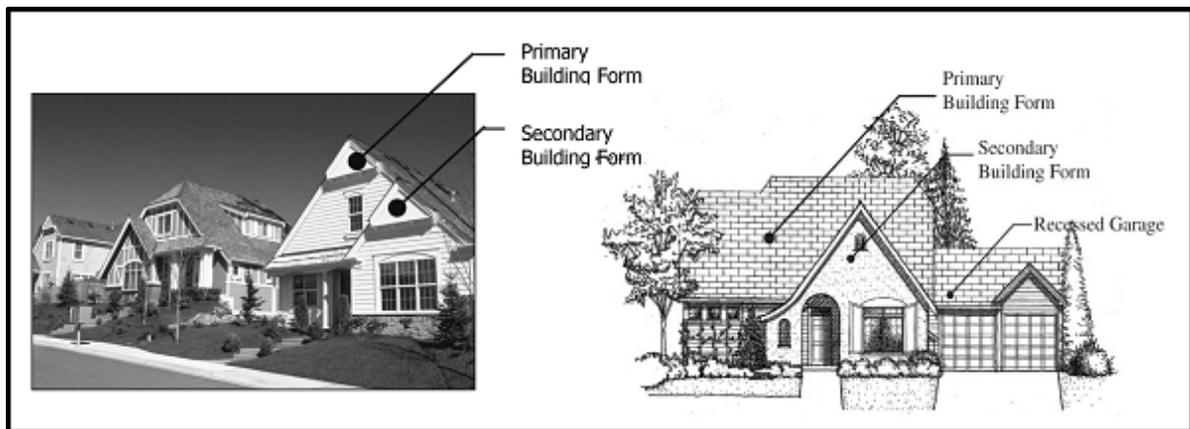
- d. The following minor features must be substantially different:
 - i. Finish color (siding, roofing, or trim)
 - ii. Siding style
 - iii. Window configuration, architectural detailing or elements
2. Architecture Detail and Features. To ensure the appropriate scale and to provide elements of human interest, at least one architecture feature shall be used in residential buildings. These elements shall follow the home's architectural style. Architectural features include, but are not limited to:
 - a. Shutters (proportional to window)
 - b. Flower boxes
 - c. Knee braces
 - d. Columns
 - e. Trellises

Figure 22.42.060(B)(2): Examples of Architectural Details



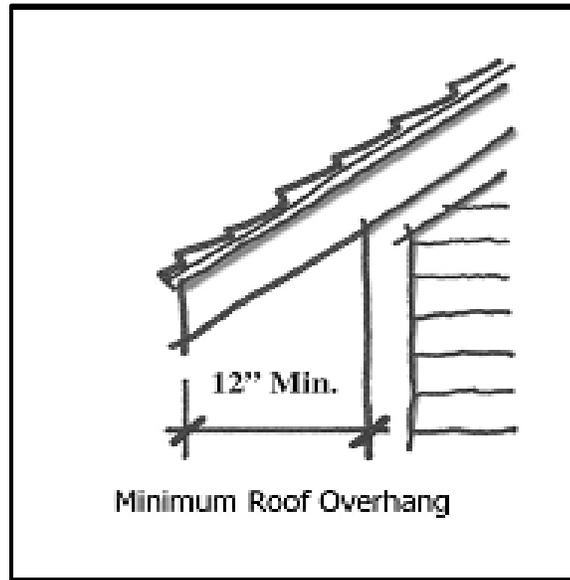
3. Massing and Composition. A clear pattern of massing changes and modulation of building forms and composition is required to create architectural variety and interest.
- a. Primary building forms shall be the dominating form while secondary formal elements shall include porches, dormers, or other significant features.
 - b. Secondary roof forms, such as dormers, shall be proportional to the primary roof form.

Figure 22.42.060(B)(3): Building Form Examples



4. Building Modulation. Building modulation is required to avoid monotonous repetition of elevations, reduce bulk and mass, and provide pedestrian scale elements adjacent to the streetscape. Buildings shall have a consistent visual identity on elevations visible to the public realm (e.g., public/private streets, sidewalks, and common areas). This should be achieved by providing similar levels of materials, detailing and window placement.
5. Roof Overhangs. Roof overhangs shall be a minimum of twelve (12) inches (excluding gutter). Overhangs and eaves should be detailed and proportioned to complement the architectural style of the home.

Figure 22.42.060(B)(5): Roof Overhangs

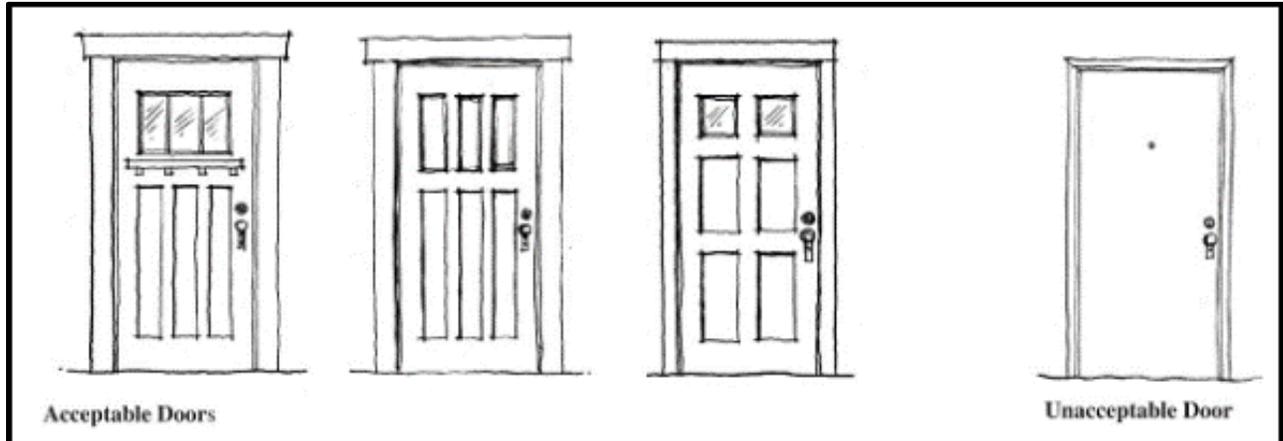


6. Building Transparency.

a. Doors

- i. Front doors shall be in keeping with the architectural style of the structure.
- ii. Front doors shall be paneled or have inset windows [see Figure 22.42.060(B)(6)(a)].
- iii. A three and one-half-inch minimum head and jamb trim is required around all doors.

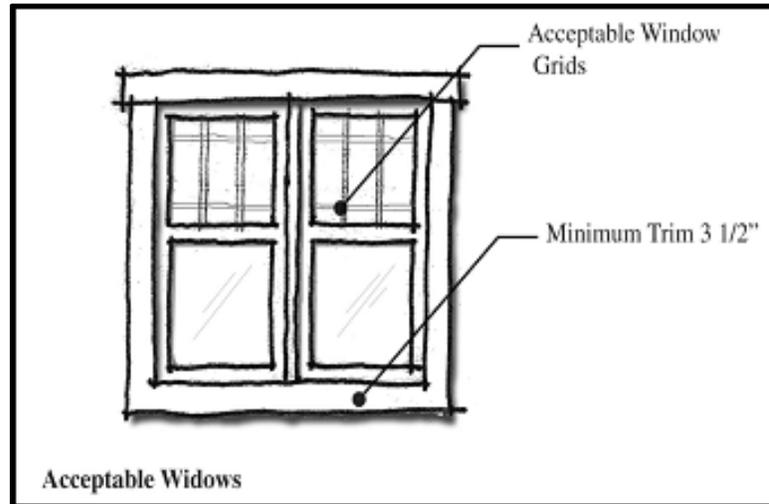
Figure 22.42.060(B)(6)(a): Acceptable Doors



b. Primary Windows.

- i. Windows are required to have a trim on all building facades fronting the public right-of-way or access easement.
- ii. Trim must be appropriate to the architectural character of the home and be a minimum of three and one-half inches wide.
- iii. Vertical windows may be combined together to create a larger window area.
- iv. Divided light windows are encouraged. They must either be true divided light or have properly proportioned mullions applied to the window. Individual panes must be vertically proportioned or square [see Figure 22.42.060(B)(6)(b)].

Figure 22.42.060(B)(6)(b): Acceptable Windows

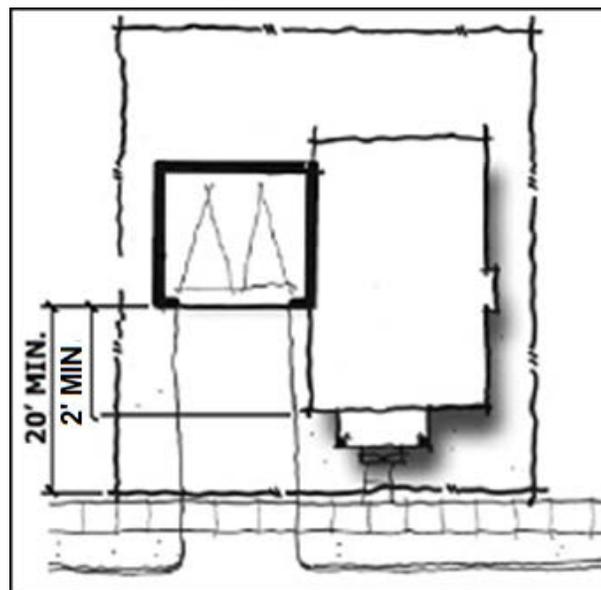


7. Parking, Garages, and Vehicular Access. Design standards for parking, garages and vehicular access are necessary to mitigate parking and traffic impacts and preserve the aesthetic quality of homes, and to minimize the negative impacts of vehicular access and parking areas on the streetscape and pedestrian environment.

a. Garages - General.

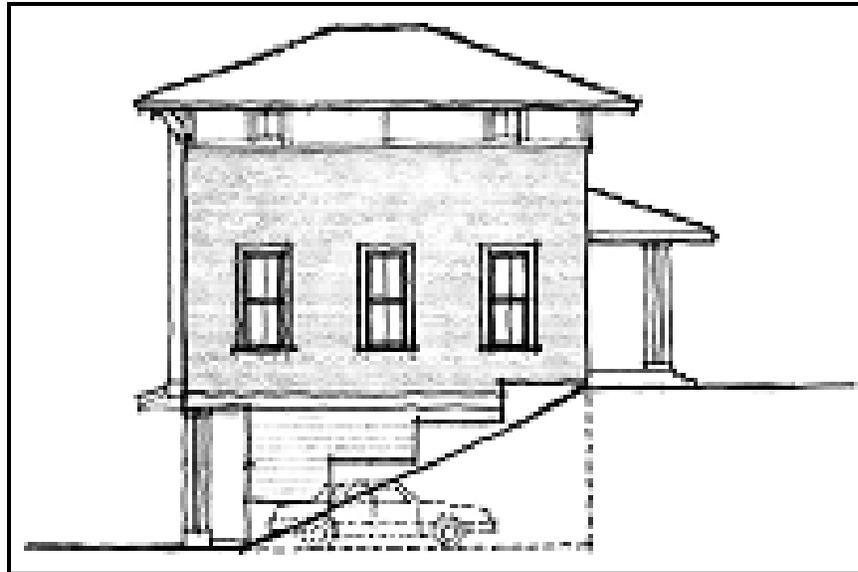
- i. A single car garage shall be a minimum of 19 feet in depth and 10 feet in width (unobstructed).
 - ii. A two-car garage shall be a minimum of 19 feet in depth and 20 feet in width (unobstructed).
 - iii. A tandem two-car garage shall be a minimum of 38 feet in depth and 10 feet in width.
- b. Front-loaded Garages. Front-loaded garages shall be set back a minimum of two (2) feet from the front building façade [see Figure 22.42.060(B)(8)(b)]. Front-loaded tuck under garages may be permitted subject to zoning administrator's approval on sites that slope downward from the street only if they reduce the negative visual impact of the garage and where each garage entry is individually articulated.

Figure 22.42.060(B)(7)(b): Front Loaded Garage



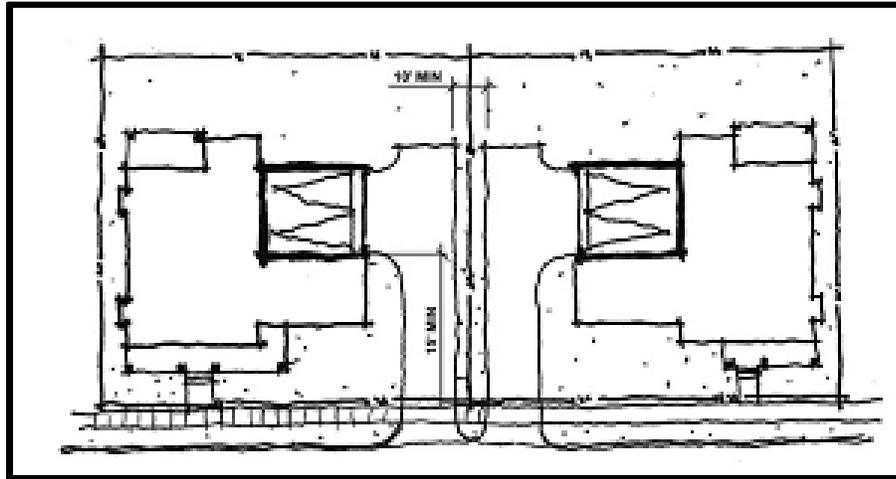
- c. Tuck Under Garages.
 - i. Tuck under garages must be setback from the primary façade a minimum of two feet. Where used, tuck under garages and associated driveways shall provide sufficient width for a driver to comfortably maneuver a vehicle into and out of the garage.

Figure 22.42.060(B)(7)(c): Tuck Under Garage



- ii. The cumulative garage door in the R-4 zone shall occupy no more than fifty (50) percent of the lineal, ground level façade facing the street, except as follows:
 - (A) Cul-de sac lots. Additional design elements shall be included to reduce the mass of the garage.
 - (B) Tuck-under Garages
 - (C) Detached garages are exempt from meeting the fifty (50) percent of the ground level façade requirement.
- d. Rear Loaded Garages.
 - i. Driveway lengths shall either be five feet (reduced driveway) or a minimum of 20 feet (standard driveway) in length.
 - ii. Rear loaded garages are not subject to the fifty percent (50%) façade requirement.
- e. Side Loaded Garages.
 - i. Side-loaded garages must be setback a minimum of 15 feet from the designated front property.
 - ii. The side of the garage facing the street must provide windows and architectural design elements that mimic the overall design of the home, as well as landscaping in front of or along the garage wall for a depth of at least three feet.
 - iii. Driveways shall be separated from the sidewalk and front entry (stoop or porch) with lawn or landscape beds. Pedestrian entries shall be from the street and may not be accessed from the driveway.
 - iv. Where side loaded garages are located behind a house [see Figure 22.42.060(B)(6)(e)], there is no limitation on their quantity in a plat.
 - v. Where side entry garages are located on adjoining lots, there shall be a minimum ten (10) foot landscape area between driveways with a maximum driveway width of fifteen (15) feet. In lieu of two fifteen (15) foot driveways and the associated landscape requirements, the adjoining lots may be served by a single joint use driveway not exceeding fifteen (15) feet in width.

Figure 22.42.060(B)(7)(e): Side-Loaded Garage



- f. Additional Driveway Standards.
 - i. Tandem parking in garages is permitted for all housing types as long as spaces are identified for the exclusive use of occupants of a designated dwelling.
 - ii. Where lots abut an alley, the garage or off-street parking area must take access from the alley, unless precluded by steep topography. No curb cuts to the adjacent street shall be permitted unless access from the alley is precluded by steep topography.

22.42.070 Multifamily Residential Design Standards.

A. Purpose. The purpose of these standards is to address site-specific design elements for multifamily developments to ensure that multifamily units have an appropriate relationship to the street, open spaces, and other amenities intended to serve residents.

B. Multi-family residential buildings, where allowed, must be oriented toward a public street rather than parking areas or adjacent properties. The siting and frontage design of multi-family buildings shall address the following standards:

1. When fronting an improved right-of-way, the primary building entry and/or individual building entries shall face the improved right-of-way.
2. Buildings shall provide windows that face the street to provide "eyes on the street" for safety.
3. Where the orientation of the lot make the requirement in MMC 22.42.070(B) infeasible, the structure shall:
 - a. Front the access tract to the site;
 - b. Provide architecture details to the portion of the building fronting the improved right-of-way, such as porches, landscape screening, and common areas.

Figure 22.42.070: Appropriate Street-Front Treatments for Multifamily Uses



4. Buildings containing street level residential uses shall be set back from the sidewalk a minimum of ten (10) feet and feature substantial landscaping between the sidewalk and the building. Maintaining views, however, between the dwelling units and the sidewalk is important for safety.
- C. Building design must modulate at least every 30 feet along public streets. Building modulations must step back the building wall back or forward at least four feet. The minimum depth of modulation shall be eighteen inches and width is four feet if tied to a change in color, building material and/or roofline modulation; otherwise, the minimum depth is ten feet and minimum width is fifteen feet.
- D. Modulation can be achieved by an offset in the building foundation, projecting window bays, connecting an open porch to the building, a dormer facing the street, a variety of roof forms, a well-defined entry element, or other features that provide architectural variation and reduce the bulk and mass of a multi-family building.
- E. Dormers or intersecting rooflines shall be used to break up continuous sloped roofs.
- F. Shared Garages and Driveways.
 1. Shared garages are permitted in the R15, R25, MN, and MG zoning districts.
 2. Each housing unit shall be assigned a garage space and may share the structure with other homes.
 3. Shared detached garages shall not exceed 44 feet in width and shall maintain a minimum eight foot separation from adjacent dwellings. Where occupiable space is permitted above a shared garage, a maximum width of fifty (50) feet shall be permitted to allow for stair access.
- G. On-Site Recreation.
 1. On-site recreation space shall be required for multifamily residential development that is subject to the provisions of this chapter and containing seven or more dwelling units.
 2. On-site recreation space shall be provided in accordance with the following table.

Table 22.42.070: On-Site Recreation Open Space

Type of Dwelling Unit	On-Site Recreation Open Space Required per Each Dwelling
Studio and one bedroom	90 square feet per unit
Two bedrooms	130 square feet per unit
Three or more bedrooms	170 square feet per unit

3. Open space should be oriented to receive sunlight by facing east, west, or south when possible.
4. On-site recreation open space shall be designed as follows:
 - a. On-site recreation open space shall be located in a separate tract for subdivisions and short subdivisions from the residential dwellings and shall have an undivided ownership interest by owners of the development;
 - b. Balconies may count toward 50 percent of the open space requirement;
 - c. At least 40 percent of the total required on-site recreation open space shall be consolidated in one location within the development with no dimension less than 15 feet and may not include fenced yards or balconies serving a single dwelling unit;
 - d. At least 75 percent of the total required on-site recreation open space shall be located outside of critical areas other than buffers identified in MMC Chapter 22.80, Critical Areas;
 - e. No on-site recreation open space tract shall contain less than 700 square feet in area;
 - f. On-site recreation open space shall be developed for active and passive uses. At least 50 percent of the on-site recreation open space shall be designed and improved for one or more active uses. When an area of on-site recreation open space is designed and improved for active uses other than improved pedestrian or bicycle paths with hard surfaces, the average width of the area shall be at least equal to half of the average length of the area. Active uses include, but are not limited to:

- i. Playgrounds developed with children's play equipment;
 - ii. Improved pedestrian or bicycle paths with hard surfaces;
 - iii. Sports fields (such as soccer or softball fields), with associated improvements;
 - iv. Indoor or outdoor sports courts (such as volleyball, basketball or tennis courts), swimming pools, and similar facilities;
 - v. Picnic areas with permanent tables, benches or gazebos;
 - vi. Community clubhouse and meeting facilities;
 - vii. Community gardens for use by the residents; and
 - viii. Plazas with lighting, artwork, and sitting space for pedestrians at four or more spaces for every required 100 square feet of area.
- g. Passive uses include critical areas that cannot be developed, nature interpretive areas, bird watching facilities, unimproved trails, and similar uses approved by the zoning administrator;
- h. The following drainage facilities may be counted as on-site passive recreation space:
- i. Unfenced detention, retention and wet ponds;
 - ii. Stormwater treatment wetlands;
 - iii. Stormwater infiltration trenches and bioswales that serve more than one dwelling; and
 - iv. Vegetated areas located above underground detention facilities.
- i. Access for pedestrians shall be provided from all dwellings within the development to the on-site recreation space through trails, sidewalks, pathways and other similar means of access.

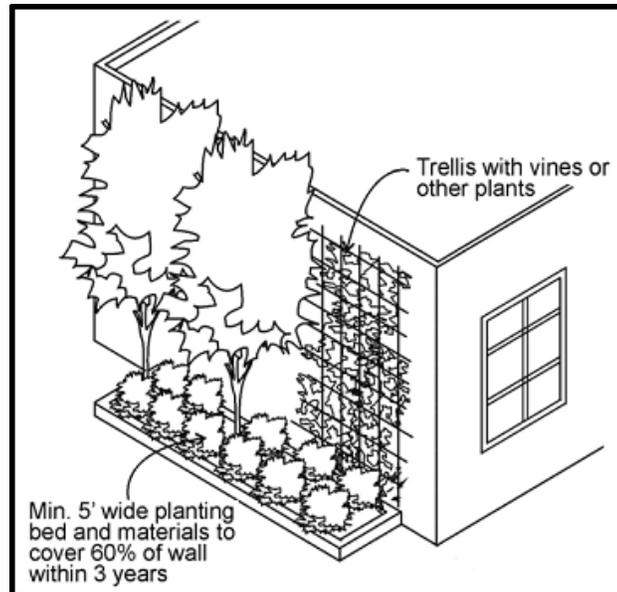
22.42.080 Commercial and Nonresidential Design Standards.

- A. Purpose. The overall purpose of these commercial and nonresidential design standards is to enhance and protect the community and its high quality of life, consistent with the City's Comprehensive Plan goals and policies.
- B. Massing and Composition. A strong overall building composition, along with a clear pattern of massing changes and modulation of building forms is required to create interest and to support the buildings integration into the overall context.
- 1. Building massing shall be focused on the primary street front, with primary uses oriented to this frontage.
 - 2. Where a building has a double frontage (e.g., street on side, parking on the other), primary and secondary facades shall be established.
 - 3. Service uses, parking, and utilities should be accessed from non-primary facades and fully screened.
 - 4. Weather protection is required over the primary building entry/façade and shall cover at least 50% of overall façade.
 - 5. Upper level balconies on buildings over two stories are encouraged, but subject to design review.
- C. Building Modulation. Building facades of large-scale buildings such as commercial, office, or institutional buildings, where the building is multi-story or wider than sixty (60) feet, as measured along the primary façade, shall substantially include the following modulation and other features:
- 1. Divide larger buildings into "modules" that are similar in scale – Buildings with facades over 100 feet in length parallel to a roadway or parking. Express modules three-dimensionally along the building's exterior, limited to 30 feet in length. The minimum depth of modulation shall be eighteen inches and width is four feet if tied to a change in color, building material and/or roofline modulation; otherwise, the minimum depth is ten feet and minimum width is fifteen feet.
 - 2. Significant building elements such as a focal point at a corner or mid-building;
 - 3. Vertical building modulation in the form of window bays, pilasters, or other treatments;
 - 4. Roof modulation through changes in height, pitch (i.e. flat to sloped), material, overhangs or roof cap detail (banding, cornice treatment etc.)

5. Change in building material or siding style (perhaps coordinated with a change in building color);
 6. Provision of lighting fixtures, trellis, trees, or other landscape feature within each interval;
 7. Repeating distinctive window patterns at intervals less than the modulation interval.
- D. Blank Wall Treatments. Blank walls, as defined in MMC 22.12, visible from a public street, common open space, plazas, courtyards, sidewalks, trails, or interior pathways, are prohibited. Design treatments to eliminate blank walls shall include:

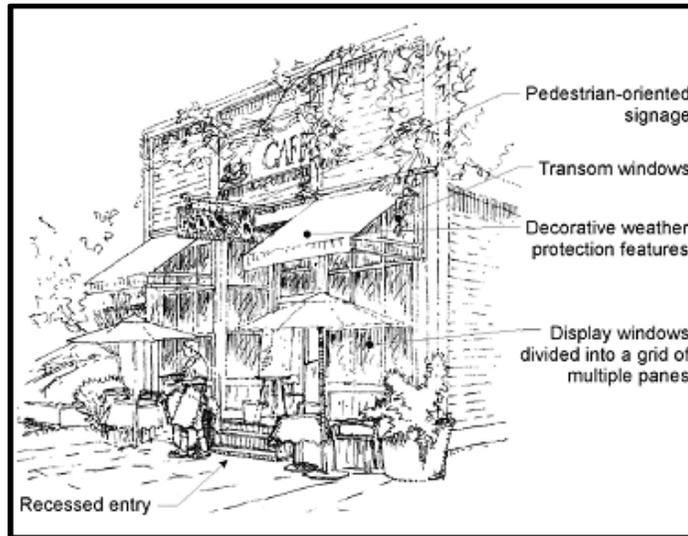
1. Landscape planting beds at least five feet wide or a raised planter bed at least three feet wide in front of the wall. Such planting areas must include planting materials that are sufficient to obscure or screen at least sixty (60) percent of the wall's surface within three years.

Figure 22.42.080(D): Blank Wall Treatments



2. Installation of a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least sixty (60) percent of the wall's surface within three years. For large areas, trellises should be used in conjunction with other blank wall treatments.
 3. Other methods such as murals or special building material treatments that cover at least sixty (60) percent of the wall's surface.
- E. Architectural Details. All new buildings shall substantially include the following elements on their primary facades subject to zoning administrator approval:
1. Display windows divided into a grid of multiple panes. Display windows can vary between storefronts to avoid uniform appearance on multi-tenant buildings.
 2. Transom windows;
 3. Recessed windows;
 4. Decorative weather protection feature(s);
 5. Material distinctions between ground and upper level;
 6. Window bays;
 7. Recessed entry;
 8. Sills;
 9. Pilasters;
 10. Landscaped trellises or other decorative element that incorporates landscaping near the building entry (element must be integrated into the building and not a simple potted plant);
 11. Decorative light fixtures;
 12. Decorative building materials and/or trim work. This could include decorative stone, tile, or woodwork, decorative kick plates, or other methods as approved by the zoning administrator;
 13. Artwork incorporated into the building façade or entry area;

Figure 22.42.080(E): Examples of Acceptable Façade Architectural Details



F. Exterior Materials.

1. Concrete blocks (cinder blocks) used for walls that are visible from public street or park, shall be a textured surface and use colored mortar or other masonry types, i.e., brick glass block, or tile with the concrete blocks.
2. All vent, gutter, downspout, flashing, electrical conduits shall match the color of adjacent surfaces unless they are used as a trim or accent element.

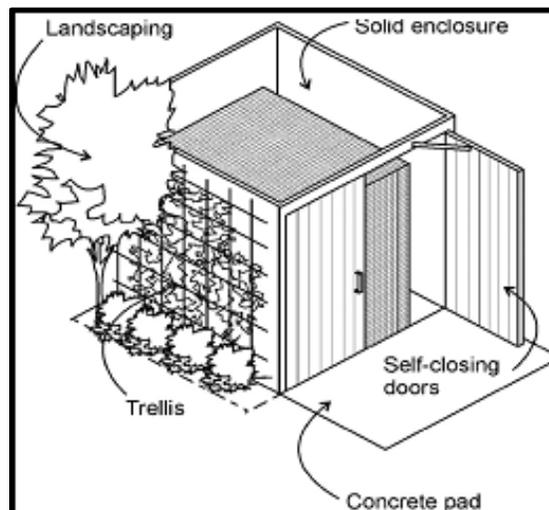
22.42.090 Design Standards for Service Areas.

Service areas associated with multifamily, commercial, and nonresidential development shall comply with the requirements of this section.

A. Trash and Recycling Containers.

1. Containers shall be screened enclosure.
2. Trash and recycle enclosures shall be located to minimize odor to habitable areas, as well as be screened to the public realm.
3. Trash and recycle locations should be easily accessible to each resident when applicable.
4. Trash and recycle containers should be made of wood or masonry materials. Chain link fencing is prohibited.

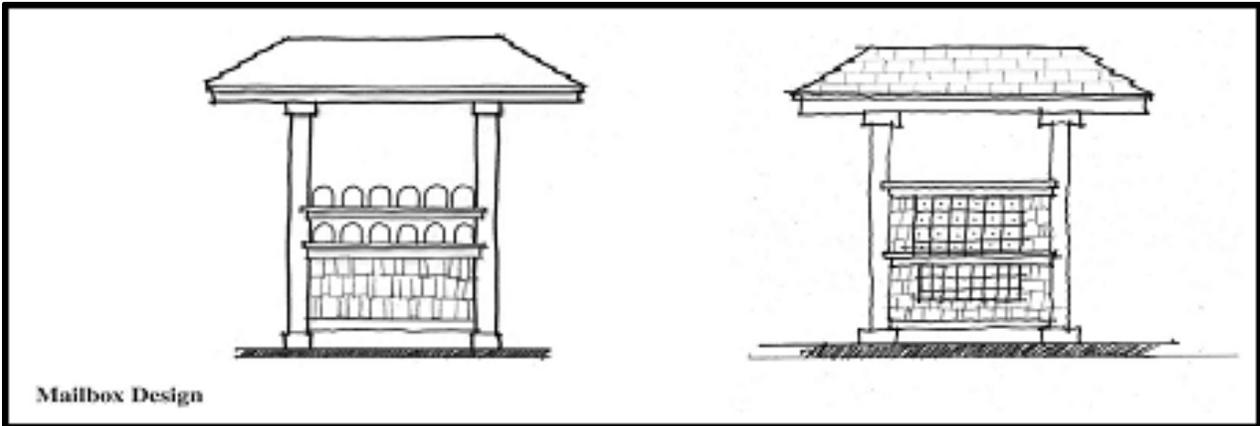
Figure 22.42.090(A): Trash and Recycling Enclosures



B. Mail and Newspaper Boxes.

1. The design of mailbox shelters should be compatible with the design of the primary structures on the site. This may include similar materials, architectural form, and/or design details.
2. Mail and newspaper box locations shall be well lit and pedestrian accessible via an appropriate walkway. Mailbox shelters must not obstruct a walkway.
3. All mailboxes shall be clustered and lockable consistent with USPS standards. Clustered mailboxes shall be architecturally enhanced with materials and details typical of the home's architecture and carefully placed to not adversely affect the privacy of residents and serve the needs of the U.S. Postal Service.

Figure 22.42.090(B): Acceptable Grouped Mailbox



C. Accessory Structures.

1. Accessory structures such as detached garages, studios, home offices, and workshops shall be design to be architecturally consistent with the principal structure or meet the single family design requirements of this chapter.
2. Portable storage containers shall not be considered as an accessory building and are prohibited in all residential zoning districts.

22.42.100 Variances and Administrative Departures.

A. Administrative Departures. In no case shall a departure be granted for a minimum requirement established in this section. Where specified in this section, the zoning administrator, or public works director, as applicable, may require or allow departures from required standards in the following circumstances:

1. Where unique natural features or unique lot configuration makes it extraordinarily difficult to conform to the standards;
2. Where the project is equal or superior in design to that allowed under the general application of these standards and is consistent with the design standards, as well as all other city standards;
3. In each case above, the applicant must utilize other methods per the zoning administrator's satisfaction that meet the intent of the applicable standard(s); and
4. In situations where administrative departures involve site grading or other engineering issues, the departure shall be reviewed and approved by the zoning administrator and public works director.

B. Variances. When an applicant requests a departure from the design standards that does not qualify for administrative approval pursuant to MMC 22.42.100(A), the applicant shall apply for a variance, as set forth in MMC Chapter 22.66. An application for a variance may be made to the City of Monroe Community Development Department on forms prescribed by the City.