

City of Marysville

East Sunnyside/Whiskey Ridge Design Standards and Guidelines

- Residential Subdivision Design
- Site Design
- Vehicular Access and Parking
- Pedestrian Environment
- Building Design
- Landscaping and Screening
- Signage



Approved January 26, 2009

Table of Contents

Introduction	1
Design Standards and Guidelines	4
Section A: Residential Subdivision Design	5
A.1 Residential Subdivision Design	5
Section B: Site Design	6
B.1 Building Location and Orientation	6
B.2 Street Corners	10
B.3 Open Space	12
B.4 Side and Rear Yard Treatments	18
Section C: Vehicular Access and Parking	22
C.1 On-Site Vehicular Access and Connections	22
C.2 Parking	23
Section D: Pedestrian Environment	25
D.1 Sidewalk and Pathway Standards and Guidelines	25
D.2 Pedestrian Circulation	28
D.3 Lighting	29
Section E: Building Design	31
E.1 Building Entries	31
E.2 Architectural Character and Scale	34
E.3 Building Details	41
E.4 Building Materials and Color	46
Section F: Landscaping and Screening	48
F.1 Landscaping	48
F.2 Fences and Screening Elements	50
Section G: Signage	53
G.1 Sign Standards and guidelines	53
Definitions	60

Introduction

Authorization and Purpose

Design standards and guidelines are a critical tool to help guide private development in a way that can help realize the community's goals and objectives. Ultimately, the design standards and guidelines are intended to:

- Provide clear objectives for those embarking on the planning and design of projects in the Whiskey Ridge Neighborhood.
- Increase awareness of design considerations among the citizens of the Whiskey Ridge Neighborhood.
- To maintain and enhance property values within the Whiskey Ridge Neighborhood.

To What Properties Do the Standards and Guidelines Apply?

These standards and guidelines apply to new development within the Whiskey Ridge Master Plan area.

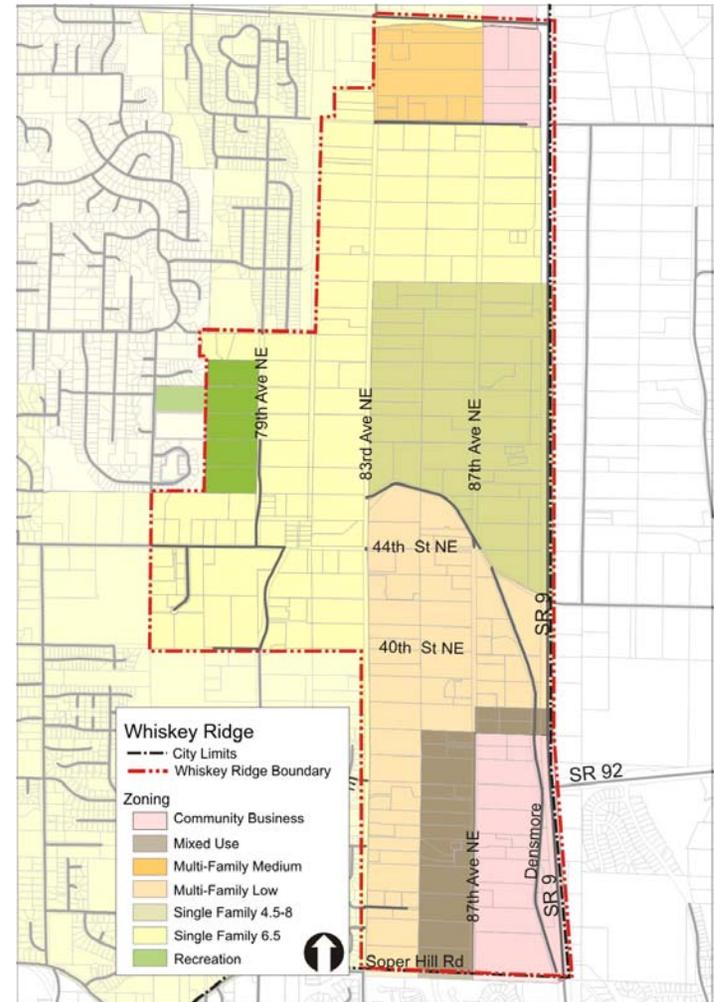


Figure 1. Properties applicable to the Whiskey Ridge Design Standards and Guidelines.

When Do I Need to Comply?

These standards and guidelines shall be applied by the city to individual building permits for development in the Whiskey Ridge Master Plan area. Section A applies to single family and duplex development along arterial streets. The remaining sections apply to commercial and multifamily development within the master plan area. The following are exempted from these standards and guidelines:

- a. Construction activities which do not require a building permit;
- b. Interior remodels of existing structures;
- c. Modifications or additions to existing multifamily, commercial, industrial, office and public properties when the modification or addition:
 - i. Constitutes less than 10 percent of the existing horizontal square footage of the use or structure; and
 - ii. Constitutes less than 10 percent of the existing building's exterior facade.

These standards are intended to supplement the existing and future zoning standards in the Marysville Municipal Code. The design standards will be in addition to the base standards and a site plan approval process will be required by the City of Marysville. Due to the high variety of uses allowed, some incompatibility between this plan and the Marysville Municipal Code may arise. If there is a conflict that arises between this Master Plan and the Marysville Municipal Code, the Planning Director will issue an administrative interpretation to define which code standard will apply.

How Are the Standards and Guidelines Applied?

Each chapter of the standards and guidelines contains a list of "Intent" statements followed by "Standards and Guidelines." Specifically:

- **Intent** statements are overarching objectives. For example, one of the intent statements for the subchapter on Building Location and Orientation is to "Enhance the visual character of streets within the neighborhood."

- **Standards and guidelines** using words such as “**shall**”, “**must**”, “**is/are required**”, or “**is/are prohibited**” signify required actions. In special circumstances, the *Director* will allow alternative design treatments as long as applicants can successfully demonstrate that the proposal meets the intent. Such options apply only to those standards and guidelines where they are specifically noted.
- **Standards and guidelines** using words such as “**should**” or “**is/are recommended**” signify voluntary measures.

Furthermore, the document contains some specific standards and guidelines that are easily quantifiable, while others provide a level of discretion in how they are complied with. In the latter case, the applicant must demonstrate to the *Director*, in writing, how the project meets the intent of the standard.

Review Process

These standards and guidelines should be studied at the beginning of a prospective applicant’s planning process and are intended to make people aware of the design issues that warrant early consideration. The City requires prospective applicants to apply for a **Pre-Application Conference** prior to applying for development permits. The goal of this meeting is to provide clear direction to the applicant early in the process, provide for an informal discussion of site-specific design issues and opportunities, and minimize the need for costly design changes late in the design phase.

Applicable review processes are defined in Title 15 and 19, MMC.

Definitions

Words within the standards and guidelines that are in *italics* are defined in the **Definitions** chapter.

Design Standards and Guidelines

Section A: Residential Subdivision Design

Section B: Site Design

Section C: Vehicular Access and Parking

Section D: Pedestrian Environment

Section E: Building Design

Section F: Landscaping and Screening

Section G: Signage

Section A: Residential Subdivision Design

A.1 Residential Subdivision Design

Intent

- ◆ *To provide pedestrian-oriented streets where development faces the street.*

Standards and Guidelines

A.1.1 Residential Developments. All residential developments shall be designed to front onto streets. Configurations where dwelling units and/or residential lots back up any street are prohibited except for those lots adjacent to State Route 9. For example, new subdivisions along 83rd Avenue NE could be configured so that lots fronting on the street feature alley access in the rear or other shared driveway access as approved by the City on the side of the lots. Lot configurations where side yards face the street are acceptable. See standard F.2.1 for related fence requirements along side yards.



Figure A-1. Homes along an arterial served by alley access in the rear.

Section B: Site Design



Figure B-1. Pedestrian-oriented facade example.

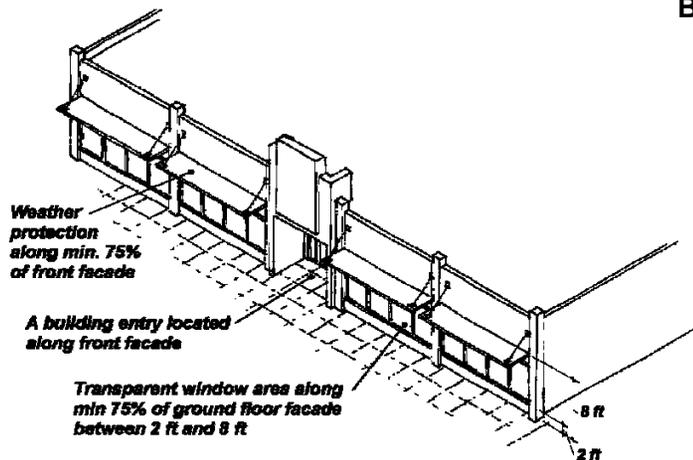


Figure B-2. Pedestrian-oriented facade requirements.

B.1 Building Location and Orientation

Intent

- ◆ To arrange and orient buildings in a way that encourages pedestrian activity in the neighborhood.
- ◆ To enhance the visual character and definition of streets within the neighborhood.
- ◆ To encourage interaction among neighbors.
- ◆ To increase privacy for residential uses located near the street.
- ◆ To take advantage of special opportunities to create a composition of buildings and open spaces.

Standards and Guidelines

B.1.1 Storefronts. Buildings with non-residential uses on the ground floor may be placed at the edge of the sidewalk, provided they feature a *pedestrian-oriented facade*, per Standard B.1.2 below.

B.1.2 Pedestrian-Oriented Facades. To meet the definition of a *pedestrian-oriented facade*, a *facade* must include the following elements:

- The primary pedestrian entrance shall be located on this *facade*.
- The ground floor *facade* between 2 and 8 feet above the ground shall contain a minimum of 75 percent transparent window area.
- Weather protection at least 5 feet in depth and at least 8 feet above the ground along a minimum of 75 percent of the *facade*.

B.1.3 Commercial and Mixed-Use Buildings. Such buildings shall be located and oriented towards the street. To meet this requirement, the building entries and windows must face the street. Specific provisions and exceptions include:

- a. Parking lots shall not be located between the building and the street.
- b. Building *facades* facing the street must have transparent windows or doors covering at least 25% of the ground floor *facade* between 4-8 feet above the level of the sidewalk. Departures will be considered by the *Director* provided the proposed building configuration and design enhances the pedestrian environment of the neighborhood.
- c. For sites that front on more than one public street, the buildings are encouraged to orient to both streets. Priority shall be given to 87th Avenue NE or other streets that are more visible and/or provide a better opportunity for increased pedestrian activity.
- d. For large sites (over 2 acres) featuring multiple buildings, developments shall configure buildings to create focal points for pedestrian activity on the site. However, no more than 50 percent of the 87th Ave NE *frontage* may be occupied by vehicular access or parking. Exceptions: An increased percentage of parking or vehicular access along the streetfront may be allowed where the configuration allows the development to better meet the intent of the standards and guidelines. For example, if the configuration allows for a centralized plaza surrounded by a concentration of retail uses, an increase in the percentage of parking along the streetfront would be allowed.
- e. Development fronting on Soper Hill Road and 35th Street NE may be exempted from this requirement.
- f. Where unique topographical or environmental conditions make conformance difficult or undesirable, the *Director* shall allow

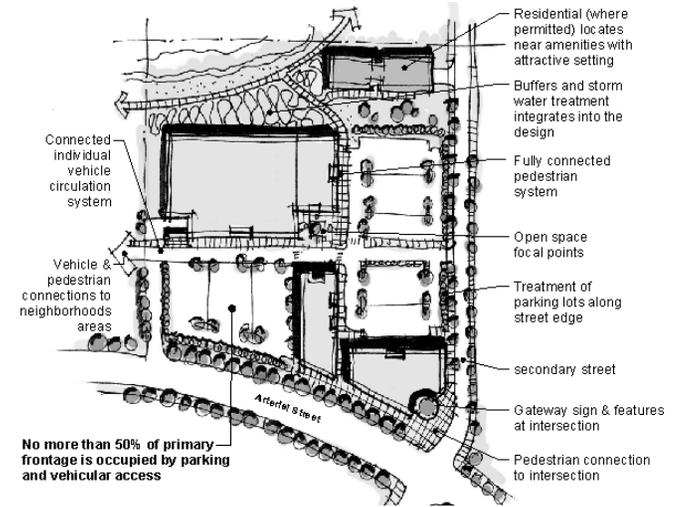


Figure B-3. For large sites featuring multiple buildings, no more than 50 percent of the primary public street frontage may be occupied by vehicular access or parking.

B. Site Design

alternative building placement and/or orientation, provided the overall development meets the intent of the standards and guidelines.

For all departures or exemptions noted above, the development shall incorporate design features that add visual interest to the pedestrian environment, maintain visual continuity along the streets and enhance pedestrian access.

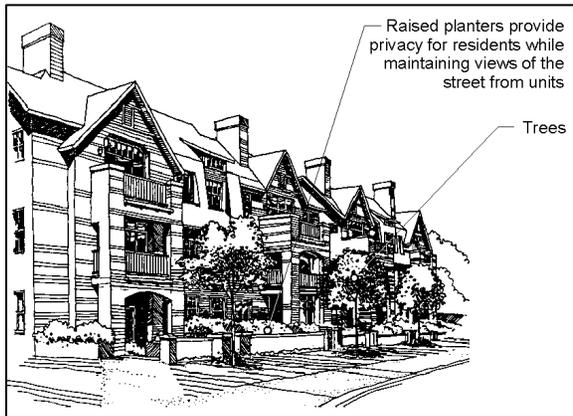


Figure B-4. Multifamily building oriented towards the street.

B.1.4 Front Setbacks for Multifamily Buildings. Ground floor multifamily residential uses and residential buildings shall be set back at least 10 feet from the sidewalk.

B.1.5 Multifamily Building Location and Orientation. Multifamily residential buildings shall be located and oriented towards streets and not parking lots or adjacent properties. Specifically:

- a. Parking lots shall not be located between the building and the street.
- b. The primary building entry shall face the street. Alternatively, building entries that face onto a *courtyard* which is oriented towards the street are acceptable.
- c. Buildings with individual ground floor entries should face the street to the extent possible. Again, configurations where entries face onto a *courtyard* or open space that is oriented to the street are acceptable.
- d. Buildings shall also provide windows that face the street to provide "eyes on the street" for safety. To meet this requirement, at least 15% of the *facade* shall be occupied by transparent windows or doors. See Figure B-5 for clarification on how transparency requirements are calculated.

- e. Departures will be considered by the *Director* provided they meet the intent of the standards and guidelines. For example, alternative configurations may be more desirable to take advantage of special views or special environmental features.

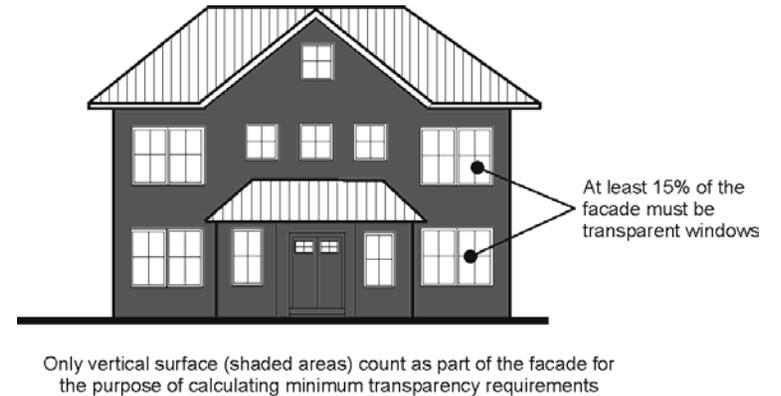
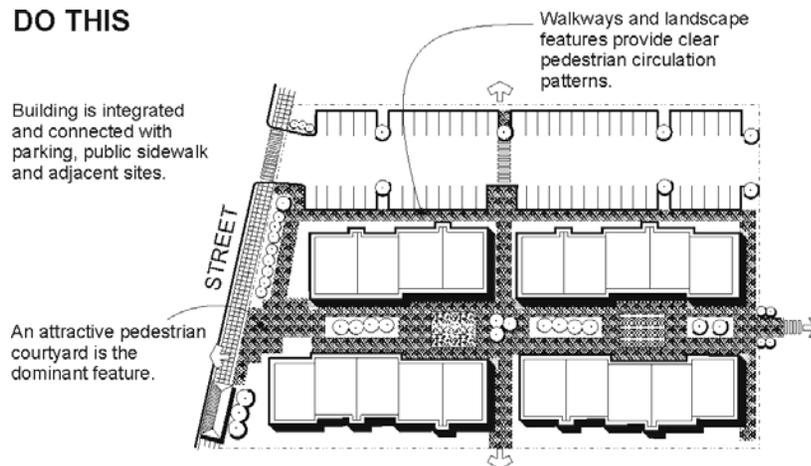


Figure B-5. Facade transparency requirements.

DO THIS



DON'T DO THIS

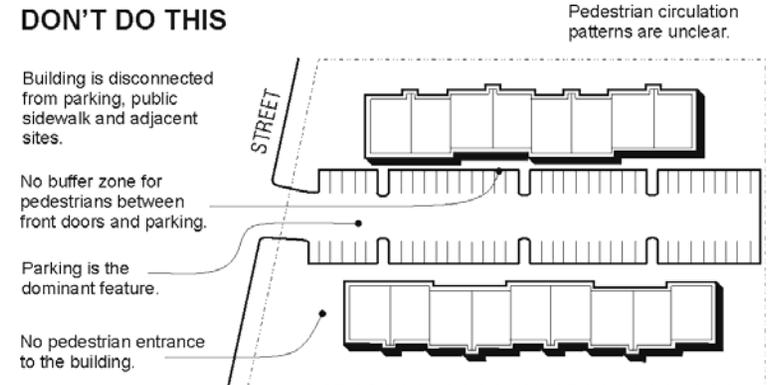


Figure B-6. Good and bad multifamily development configurations.

B.2 Street Corners

Intent

- ◆ To enhance the character and identity of the area.
- ◆ To enhance the pedestrian environment at street corners.

Standards and Guidelines

NOTE: Street corner developments are subject to the City's site distance standards.

B.2.1 Street Corner Treatment. All development proposals located at street corner sites in the Community Business and Mixed-Use zones shall include at least one of the design treatments described below (in order of preference):

- Locate a building towards the street corner (within 15 feet of the corner property line).
- Provide *pedestrian-oriented space* (as defined in Standard B.3.2) at the corner leading directly to a building entry or entries.



Figure B-7. This example includes both a building located towards the street corner and a small pedestrian-oriented space.



Figure B-8. Street corner building example.

If a or b are not feasible or desirable per the *Director*, consider the following options:

- c. Install substantial landscaping (at least 30 feet by 30 feet or 900 square feet of ground surface area with trees, shrubs, and or ground cover). The space may include a special architectural element, such as a trellis, to add identity or demarcation of the area. Such an architectural element may have a sign incorporated into it (as long as such sign does not identify an individual business or businesses);
- d. Other treatments will be considered, provided they meet the intent of the standards and guidelines as determined by the *Director*.



Figure B-9. This street corner successfully combines landscaping with architectural elements. Signage demarcates the area, not an individual store.

B.3 Open Space

Intent

- ◆ To provide a variety of accessible and inviting pedestrian-oriented areas to attract shoppers to commercial areas and enrich the pedestrian environment.
- ◆ To create usable, accessible, and inviting open spaces for residents.
- ◆ To create open spaces that enhance the residential setting.

Standards and Guidelines

NOTE: Developments are subject to MMC Chapter 18A.04, “parks, recreation, open space and trail impact fees and mitigation,” unless otherwise noted.

B.3.1 Open Space for Non-Residential Uses. Non-residential uses shall provide *pedestrian-oriented space*, defined in Standard B.3.2 below, in conjunction with new development according to the formula below.

Requirement:

2 percent of the applicable site* +
1 percent of the non-residential building floor area (excluding structured parking areas)

**Applicable site refers to that portion of a property or properties that is proposed for development.*

For the purposes of this section, all required sidewalks and walkways shall not count as *pedestrian-oriented space*. However, the *Director* may allow those portions of sidewalks or walkways widened beyond minimum requirements to count towards the required *pedestrian-oriented space* as long as such space meets the definition of *pedestrian-oriented space*.



Figure B-10. Pedestrian-oriented spaces are a critical element of successful commercial and mixed-use developments.

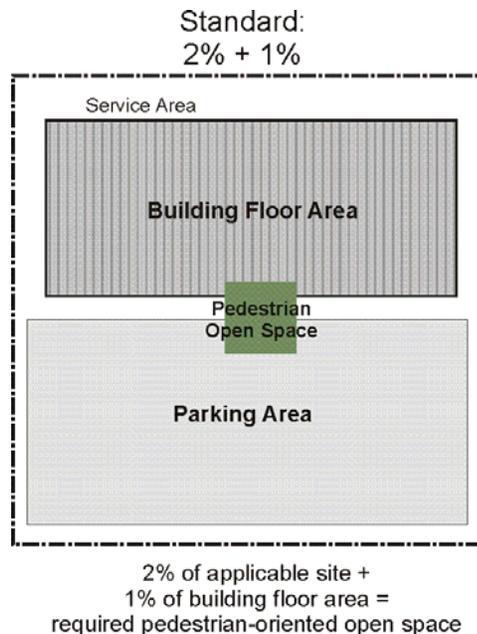


Figure B-11. An illustration of how much pedestrian-oriented space would be required for a typical grocery store served by surface parking.



Figure B-12. Pedestrian-oriented space in front of a grocery store



Figure B-13. Pedestrian-oriented space in a shopping center.

B.3.2 Pedestrian-Oriented Spaces. These are predominantly hard-surfaced plaza- or *courtyard*-type spaces provided with commercial and mixed-use buildings.

- a. To qualify as a *pedestrian-oriented space*, an area shall have:
 - Pedestrian access to the abutting structures from the street, private drive, or a nonvehicular *courtyard*.
 - Paved walking surfaces of either concrete or approved unit paving.
 - Pedestrian-scaled lighting (no more than 15 feet in height) at a level averaging at least 2 foot candles throughout the space. Lighting may be on-site or building-mounted lighting.
 - At least 2 linear feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space (up to 50% of seats may be moveable).
 - Be sited in areas with significant pedestrian traffic to provide interest and security, such as adjacent to a building entry.
 - Landscaping components that add seasonal interest to the space.



Figure B-14. Examples of pedestrian-oriented spaces.

B. Site Design

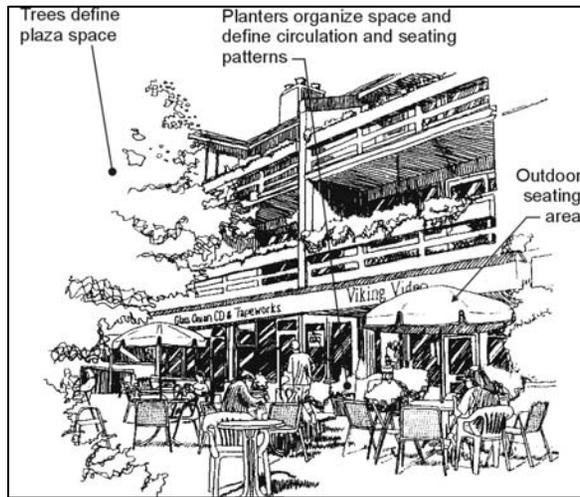


Figure B-15. Pedestrian-oriented space example.

b. The following features are encouraged in *pedestrian-oriented space* and may be required by the *Director* for a space to meet the intent of the standards and guidelines:

- Pedestrian amenities, such as a water feature, drinking fountain, tables, and/or distinctive paving or *artwork*.
- A pedestrian-oriented building *facade* on some or all buildings facing the space.
- Consideration of the sun angle at noon and the wind pattern in the design of the open space.
- Transitional zones along building edges to allow for outdoor eating areas and a planted buffer.

c. The following features are prohibited within *pedestrian-oriented space*:

- Asphalt or gravel pavement.
- Adjacent unscreened parking lots.
- Adjacent chain link fences.
- Adjacent *blank walls*.
- Adjacent unscreened dumpsters or service areas.
- Outdoor storage or retail sales that do not contribute to the pedestrian environment.

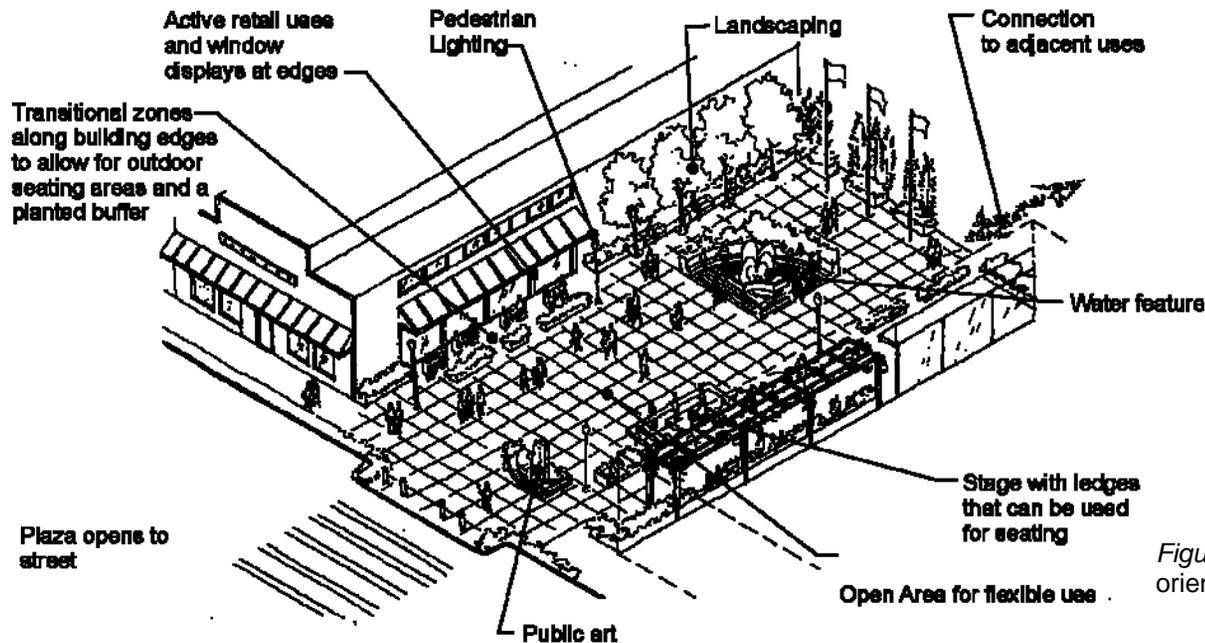


Figure B-16. Large example of pedestrian-oriented space.

B.3.3 Multifamily Open Space. Multifamily residential uses shall provide open space equivalent to at least 20% of the building’s livable floor area. The required area may be satisfied with one or more of the elements listed below:

- a. Common open space accessible to all residents shall count for up to 100 percent of the required open space. This includes landscaped *courtyards* or *decks*, gardens with pathways, children’s play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common spaces include the following:
 - Space shall be large enough to provide functional leisure or recreational activity per the *Director*. For example, long narrow spaces (less than 20 feet wide) rarely, if ever, can function as usable common space.
 - Consider space as a focal point of development.
 - Space (particularly children’s play areas) shall be visible from dwelling units and positioned near pedestrian activity.
 - Space shall feature paths, plantings, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
 - Individual entries shall be provided onto common open space from adjacent ground floor residential units. 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.
 - Separate common space from ground floor windows, streets, service areas and parking lots with landscaping and/or low-level fencing, where desirable.
 - Space should be oriented to receive sunlight, facing east, west, or (preferably) south, when possible.
 - Required setbacks, landscaping, driveways, parking, or other vehicular use areas shall not be counted toward the common space requirement.
 - Rooftop *decks* shall not be considered as common open space for the purpose of calculating minimum open space area.



Figure B-17. A residential courtyard providing semi-private patio spaces adjacent to individual units.



Figure B-18. Common open space for a townhouse development.



Figure B-19. A courtyard for a mixed-use development providing an amenity to residents and the adjacent coffee shop.

B. Site Design



Figure B-20. Balconies provide private, usable open space for residents.



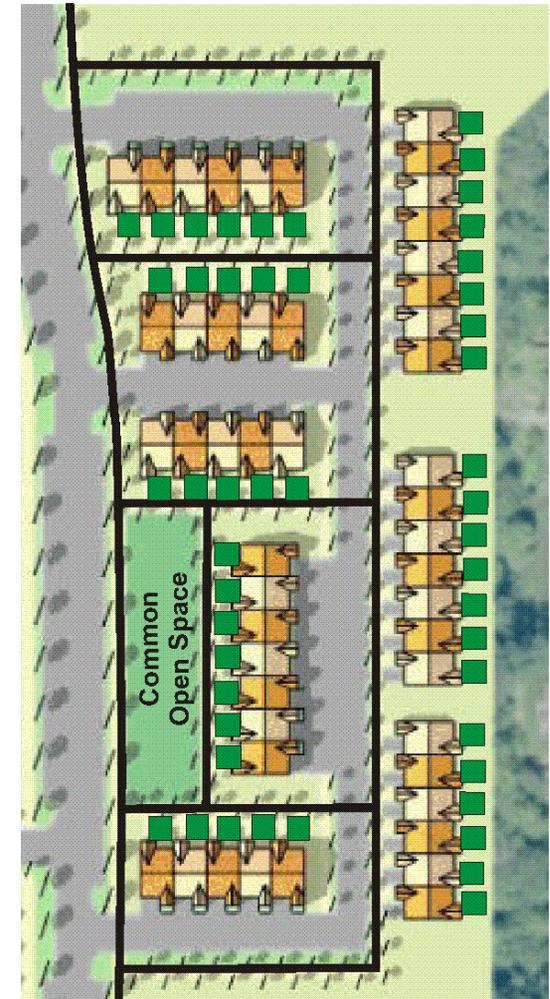
Figure B-21. Children's play area incorporated into a multifamily development.

- b. Individual *balconies* may be used to meet up to 50 percent of the required open space. To qualify as open space, *balconies* shall be at least 35 square feet, with no dimension less than 4 feet, to provide a space usable for human activity.
- c. Natural areas that function as an amenity to the development may count for up to 50 percent of the required open space, subject to the following requirements and recommendations:
 - The natural area shall be accessible to all residents. For example, safe and attractive trails provided along or through the natural area where they could serve as a major amenity to the development.
 - Steep slopes, wetlands, or similar unbuildable areas shall not be counted in the calculations for required open space unless they provide a visual amenity for all units, as determined by the *Director*.
- d. Stormwater retention areas may be counted for up to 50 percent of the required open space if the facility has natural looking edges, natural vegetation, and no fencing except along the property line. The design of such areas shall go well beyond functional stormwater requirements per the *Director* in terms of the area involved and the quality of landscaping and resident amenities. The side slope of the stormwater facilities shall not exceed a grade of 1:3 (one vertical to three horizontal) unless slopes are existing, natural, and covered with vegetation.
- e. Children's play equipment and recreational activity space for children and/or teens and parent seating areas are encouraged in residential complexes with 20 or more units. Exceptions: Age-restricted senior citizen housing, developments located within $\frac{1}{4}$ mile of a public park that features a play area, mixed-use developments, and developments reserved for student housing.

B.3.4 Townhouse Open Space. Townhouses and other ground based multi-family residential units with individual exterior entries must provide at least 200 square feet of private open space per dwelling unit adjacent to, and directly accessible from each dwelling unit. This may include private *balconies*, individual rear yards, landscaped front yards, and covered front porch areas. Exception: Common Open Space designed per Standard B.3.3.a may substitute for up to 50% of each unit’s required private or semi-private open space on a square foot per square foot basis.



Figure B-22. These townhouses provide balconies and semi-private yard space.



- At least 200sf of private open space adjacent to each unit
- Internal pathway system

Figure B-23. Example townhouse configuration with a combination of private open spaces adjacent to units and larger common open space accessible to all units.

B.4 Side and Rear Yard Treatments

Since the Community Business and Mixed-Use zones provide for a wide range of use types, design treatments along the side and rear yards will be critical in ensuring compatibility between developments. Thus the following standards and guidelines are intended to provide clear objectives (intent statements) and a tool box of options to choose the appropriate design treatment for the specific situation.

Intent

- ◆ *To provide for compatibility between uses.*
- ◆ *To encourage coordinated development between compatible uses.*
- ◆ *To provide for a visual and physical separation of residential uses from commercial uses, where desired.*
- ◆ *To maximize privacy for residential uses.*
- ◆ *To allow for sufficient solar access to residential uses located along a side or rear yard.*

Standards and Guidelines

B.4.1 Side and Rear Setbacks.

- a. Community Business and Mixed-Use zones.
 - 0 feet for window-less fire walls up to 20 feet in height.
 - 15 feet for all other buildings up to 35 feet in height. One foot of additional setback is required for each foot of height over 35 feet.
 - Reduced setbacks will be considered provided the design treatment meets the intent of the standards and guidelines with respect to the subject property and current or vested uses on the adjacent property.

b. Other zones.

- 15 feet for all other buildings up to 35 feet in height. One foot of additional setback is required for each foot of height over 35 feet.
- Reduced setbacks will be considered provided the design treatment meets the intent of the standards and guidelines with respect to the subject property and current or vested uses on the adjacent property.

B.4.2 Solar Access and Privacy.

- a. Buildings or portions thereof containing dwelling units whose solar access is only from the applicable side of the building (facing towards the side property line) shall be set back from the applicable side or rear property lines at least 15 feet. See Figure B-24.
- b. Transparent windows shall occupy no more than 10 percent of any *facade* within 15 feet of the side or rear property line.
- c. *Balconies* or rooftop *decks* within 15 horizontal feet of a side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties.

Departures may be granted to the above standard provided the design treatment meets the intent of the standards and guidelines with respect to the subject property and current or vested uses on the adjacent property. Where the adjacent property is undeveloped or underdeveloped (as determined by the *Director*), the proposed departure treatment should not hinder permitted development opportunities on said adjacent property.

B.4.3 Side and Rear Yard Buffer Requirements. All developments shall incorporate one or more of the following design options:

- a. Provide Landscaping Type A (see Chapter 19.16.080 of MMC) at least 10 feet deep along side and rear property lines where adjacent to residential zoned land.
- b. Provide Landscaping Type B or C (see Chapter 19.16.080 of MMC) at least 10 feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to 5 feet if used in conjunction with a screen fence approximately 6 feet tall.

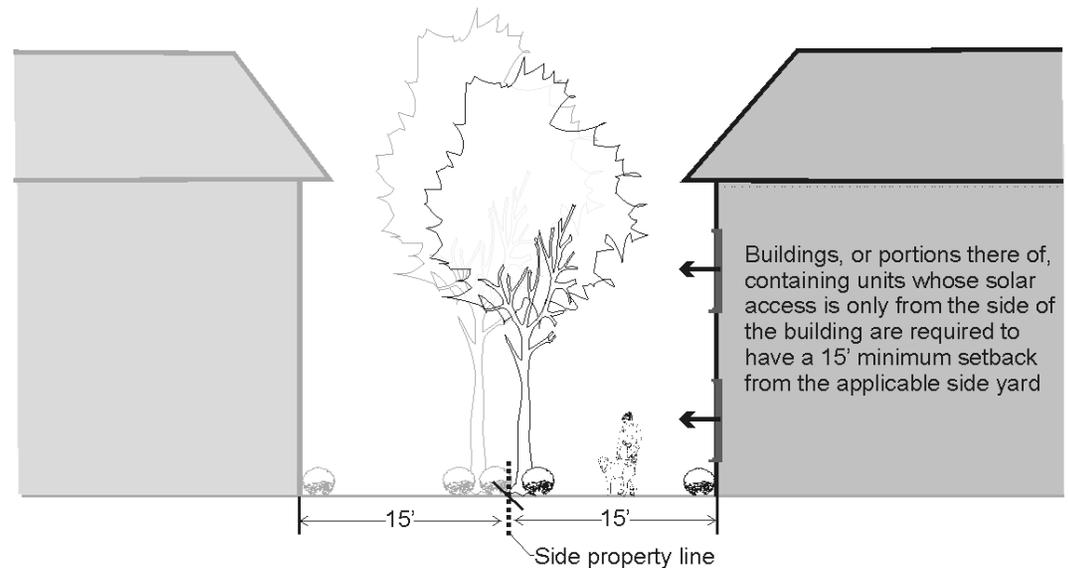


Figure B-24. Side yard setback standards and guidelines for multifamily buildings depend on their dwelling units' solar.

- c. Other treatments that meet the intent of the standards and guidelines as approved by the *Director*. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:
- Shared pathway along or adjacent to the property line with landscaping. This is a desirable configuration that can enhance pedestrian circulation and provides an efficient use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).
 - Tall privacy fence or hedge (up to 6 feet tall). This is most applicable for commercial uses adjacent to multifamily uses – where the fence doesn't negatively impact views from the street or nearby properties.
 - Low screen fence or hedge (up to 3 feet tall). This may be a more attractive option where a taller fence might provide negative visual impacts.
 - Where allowed in the specific zoning district, buildings sited up to the property line may be acceptable provided material, color, and/or textural changes to the building wall are included that add visual interest to the wall.

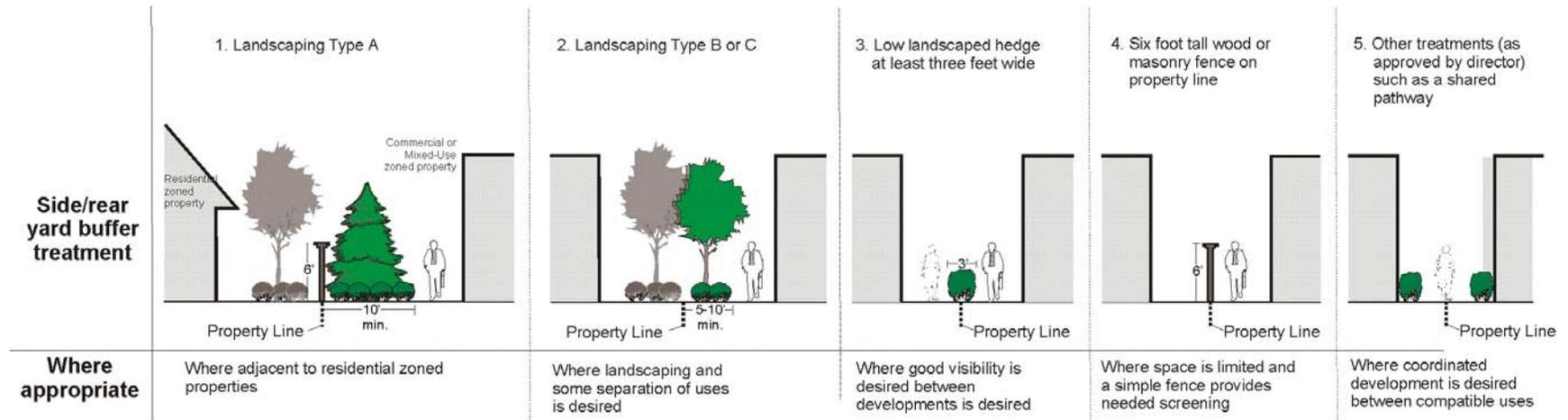


Figure B-25. Side and rear yard design treatment options.

Section C: Vehicular Access and Parking

C.1 On-Site Vehicular Access and Connections

Intent

- ◆ *To create a safe, convenient, and efficient network for vehicular circulation and parking.*
- ◆ *To enhance access to the area from the surrounding neighborhood.*
- ◆ *To upgrade the appearance of interior access roads.*
- ◆ *To minimize negative impacts of driveways on the streetscape and pedestrian environment.*

Standards and Guidelines

C.1.1 Vehicular Circulation Network. Developments shall provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where desirable and applicable.

C.1.2 Internal Access Roads. Commercial and mixed-use developments of large sites (more than five acres) are encouraged to design interior access roads to look and function more like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides. These features may be required by the *Director* based on the nature of adjacent uses and anticipated pedestrian activity.



Figure C-1. Internal access road designed to look and function like a public street. Note on-street parking, lighting, street trees, and sidewalks.

C.2 Parking

Intent

- ◆ *To provide flexibility in how developments accommodate parking.*
- ◆ *To maintain active pedestrian environments along streets by placing parking lots primarily in back of buildings.*
- ◆ *To ensure safety of users of parking areas, increase convenience to businesses, and reduce the impact of parking lots wherever possible.*
- ◆ *To physically and visually integrate parking garages with other uses.*
- ◆ *To reduce the overall impact of parking garages when they are located in proximity to the designated pedestrian environment.*

Standards and Guidelines

- C.2.1 On-Street Parking Spaces.** On-street parking spaces adjacent to uses shall count towards off-street parking requirements.
- C.2.2 Shared Parking.** Shared parking between and among uses is encouraged and shall be permitted in accordance with Chapter 19.18 MMC. Coordination between different uses and property owners to provide for shared structured parking facilities is encouraged.
- C.2.3 Parking Lots at Intersections.** Parking lots shall not be located adjacent to intersections. Exceptions may be granted by the *Director* where alternative design treatments, such as special landscaping and architectural components adjacent to the street corner, enhance the visual character of the street and the pedestrian environment and where the project meets all other applicable design standards and guidelines.

C. Vehicular Access Parking



Figure C-2. A good example of a parking garage entrance for a mixed-use development.



Figure C-3. A good parking garage example with landscaping elements to screen cars and provide visual interest.

C.2.4 Parking Structure Standards.

- a. Parking structures adjacent to 87th Street shall provide space for ground-floor commercial uses along street *frontages* for a minimum of 75 percent of the *frontage* width.
- b. Parking structures adjacent to streets and not featuring a *pedestrian-oriented facade* shall be set back at least 10 feet from the sidewalk and feature landscaping between the sidewalk and the structure. This shall include a combination of evergreen and deciduous trees, shrubs, and groundcover. Alternative measures shall be considered, provided the treatment meets the intent of the standards and guidelines.
- c. Parking garage entries shall be designed and sited to complement, not subordinate, the pedestrian entry. If possible, locate the parking entry away from the primary street, to either the side or rear of the building.
- d. Parking within the building should be enclosed or screened through any combination of landscaping berms, walls, decorative grilles, or trellis work with landscaping. *Facade* openings that resemble windows can be attractive and are permitted at the ground and upper levels.
- e. Parking garages visible from a street shall be designed to be complementary with adjacent buildings on-site. This can be accomplished by using similar building forms, materials, *fenestration* patterns, and/or details to enhance garages.
- f. An unbroken series of garage doors is not permitted on any street *frontage*.

Section D: Pedestrian Environment

D.1 Sidewalk and Pathway Standards and Guidelines

Intent

- ◆ To provide safe, convenient, and comfortable pedestrian circulation.
- ◆ To enhance the character and identity of the area.
- ◆ To promote walking, bicycling, and transit use.

Standards and Guidelines

D.1.1 Sidewalk Design. Developments shall utilize appropriate sidewalk widths, materials, designs, and construction standards and guidelines to enhance pedestrian access and complement city life. Specifically:

- Sidewalks shall be constructed per the City's Engineering Design and Development Standards (EDDS), unless otherwise directed by these design standards and guidelines.
- Sidewalk widths shall follow the Streetscape Design Standards and the City's EDDS.

Outdoor business activities are permitted within the public right-of-way only if additional public sidewalk is provided greater than the required width. No business activities are allowed in the minimum required width. Also see Figure D-1 for other sidewalk width considerations.

- Sidewalk materials, colors, and textures shall be determined by the *Director*, based on the following:
 - Whiskey Ridge Streetscape Design Plan.
 - City's Engineering Design and Development Standards.

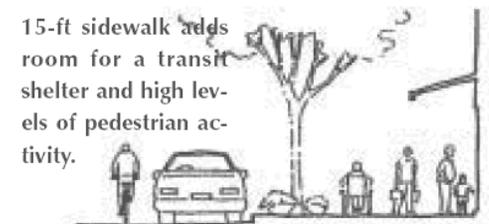
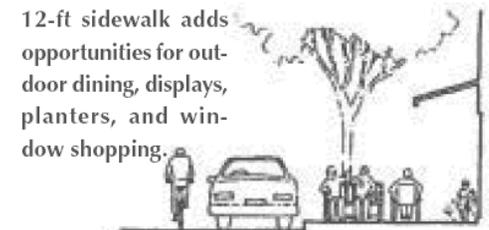
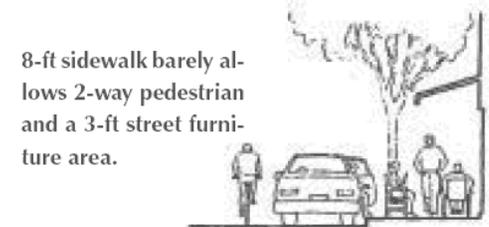


Figure D-1. Appropriate sidewalk widths.

D. Pedestrian Environment

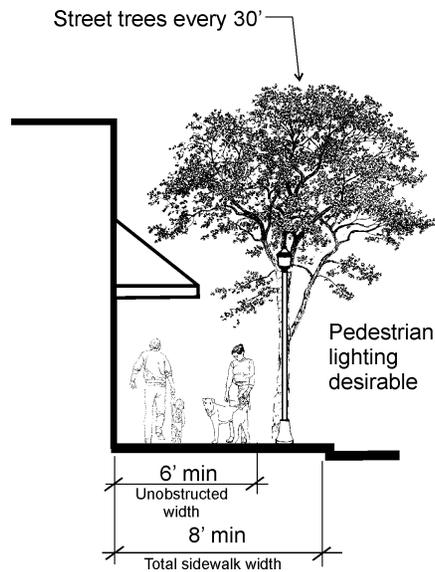


Figure D-2. Design standards for internal walkways along storefronts and a photo example.

D.1.2 Internal Pedestrian Walkways.

- a. Internal pathways along the front *facade* of mixed-use and retail buildings 100 feet or more in length (measured along the *facade*) that are not located adjacent to a street must be at least 12 feet wide with 8 feet minimum unobstructed width and include the following:
 - Street trees, as approved by the *Director*, should be placed at an average of 30 feet on-center and placed in grates (except where trees are placed in planting strips). Breaks in the tree coverage will be allowed near major building entries to enhance visibility. However, no less than one tree per 60 lineal feet of building *facade* must be provided.
 - Planting strips may be used between any vehicle access or parking area and the pathway, provided that the required trees are included and the pathway is at least 8 feet in width and the combined pathway and planting strip is at least 14 feet in width.
 - Pedestrian-scaled lighting may be used as a substitute to the required street trees subject to *Director* approval, provided they are used at the same intervals.
- b. For all other interior pathways, the applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. See Figure D-1 for considerations.

- c. Pedestrian walks shall be separated from structures by at least 3 feet of landscaping, except where the adjacent building features a *pedestrian-oriented facade*. The *Director* shall consider alternative treatments to provide attractive pathways. Examples include the use of planter boxes and/or vine plants on walls, sculptural, mosaic, bas-relief *artwork*, or other decorative wall treatments that meet the intent of the standards and guidelines.

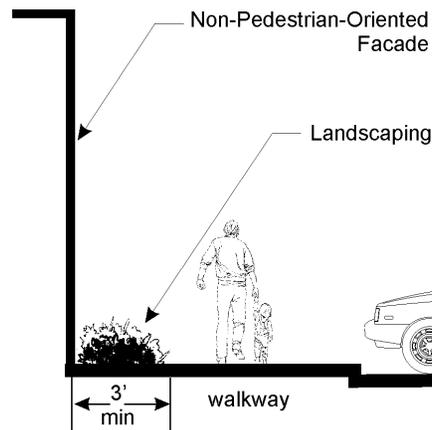


Figure D-3. Pathway/landscaping requirements adjacent to non-pedestrian-oriented facades.



Figure D-4. A good example of wall design treatment that would qualify for a departure from Standard D.1.2c.

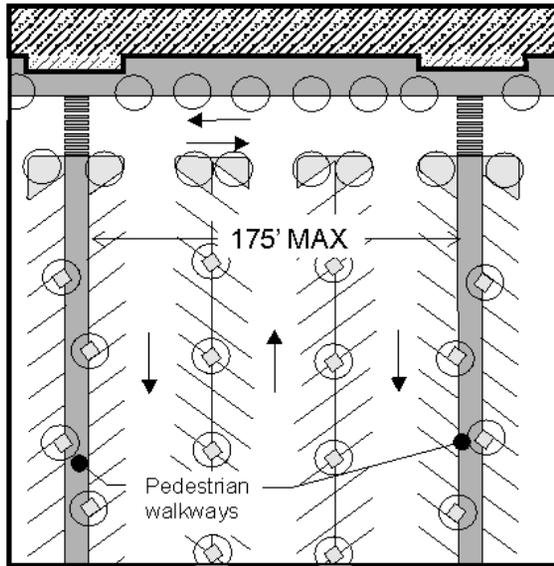


Figure D-5. Parking lot pathway requirements.



Figure D-6. Parking lot pathway example.

D.2 Pedestrian Circulation

Intent

- ◆ To create a network of linkages for pedestrians to improve safety and convenience and enhance the pedestrian environment.

Standards and Guidelines

D.2.1 Pedestrian Access. All buildings shall have clear pedestrian access to the sidewalk. Where a use fronts two streets, access shall be provided from the road closest to the main entrance, preferably from both streets. Buildings with entries not facing the street should have a clear and obvious pedestrian access way from the street to the entry.

D.2.2 Parking Lot Pathways. A paved walkway or sidewalk shall be provided for safe walking areas through parking lots greater than 175 feet long (measured either parallel or perpendicular to the street front). Walkways shall be provided for every three parking aisles or a distance of less than 175 feet shall be maintained between paths (whichever is more restrictive). Such access routes through parking areas shall be separated from vehicular parking and travel lanes by use of contrasting paving material, which may be raised above the vehicular pavement. Speed bumps may not be used to satisfy this requirement. Trees and pedestrian-scaled lighting (maximum 15 feet in height) shall be used to clearly define pedestrian walkways or other pedestrian areas within the parking area.

D.3 Lighting

Intent

- ◆ *To create attractive spaces that unify the building and street environments that are inviting, comfortable, and safe for pedestrians.*
- ◆ *To ensure visibility for pedestrians and automobiles.*

Standards and Guidelines

D.3.1 Lighting Standards and Guidelines. Provide appropriate lighting levels in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas.

New developments shall provide site lighting that meets the following design criteria through implementing measures such as:

- a. All public areas shall be lighted with average minimum and maximum levels as follows:
 - Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candles;
 - Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles; and
 - Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.
- b. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
- c. Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a *human scale*. Requests for higher lighting fixtures may be considered with the approval of the *Director*. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

D. Pedestrian Environment

- d. Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
- e. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.

Section E: Building Design

E.1 Building Entries

Intent

- ◆ *To make building entrances convenient to locate and easy to access.*
- ◆ *To enhance the pedestrian environment along streets.*

Standards and Guidelines

- E.1.1 Visible Entries.** Primary building and business entrances shall be prominent, visible from surrounding streets or *pedestrian-oriented space*, and connected by a walkway to the public sidewalk. Also see Chapter B.1 for related provisions.
- E.1.2 Weather Protection.** Weather protection at least 5 feet deep and proportional to the distance above ground level shall be provided over the primary entry of all businesses and non-residential buildings. Weather protection for the primary entry of residential units shall be at least 3 feet deep.
- E.1.3 ADA Requirements.** Pedestrian pathways from public sidewalks to primary entrances, or from parking lots to primary entrances, shall be accessible, conforming to federal and state Americans with Disabilities Act requirements, and shall be clearly delineated.



Figure E-1. Prominent building entrance example.

E. Building Design



Figure E-2. Ground floor residential units directly accessible to the street with landscaping at the entry.

E.1.4 Access to Residential Units. Ground floor residential units facing a street or common open space shall be directly accessible from the applicable street or open space.

E.1.5 Townhouse Entrances. Townhomes and all other multifamily dwelling units with private exterior ground-floor entries shall provide at least 20 square feet of landscaping adjacent to the entry. This is particularly important for units where the primary entrance is next to private garages off an interior access road. Such landscaping areas soften the appearance of the building and highlight individual entries. See Figures E-2 and E-3 for good and bad examples.



Figure E-3. A bad townhouse example with no landscaping adjacent to the entry.

E.1.6 Secondary Public Access. Whereas these design standards and guidelines encourage businesses to front on streets rather than parking lots, a large number of customers will likely use the secondary entry off of the parking lot. Such businesses that have secondary public access shall comply with the following measures to enhance secondary public access (applies only to entries used by the public):

- a. Weather protection at least 3 feet deep is required over each secondary entry.
- b. Two or more of the following design elements shall be incorporated within or adjacent to the secondary entry:
 - A transparent window or door to allow visibility into the business;
 - A landscaping bed, trellis, or other permanent landscaping element adjacent to the entry;
 - Decorative architectural treatments that add visual interest to the entry;
 - Outdoor dining area or *pedestrian-oriented space*;
 - Decorative lighting; or
 - Other design elements that meet the intent of the standards and guidelines per the *Director*.



Figure E-4. Front (top) and back (bottom) entrances of a retail building sited adjacent to a public street. While the sidewalk entrance is designed as the primary entrance, the back entry includes weather protection and use of decorative building materials to enhance this secondary entry.



Lone Pine, CA



Jasper, Alberta



Quebec City



Gig Harbor

E.2 Architectural Character and Scale

Intent

- ◆ To promote architecture that contributes to the character and identity of the neighborhood.
- ◆ To reduce the scale of large buildings and add visual interest.
- ◆ To provide minimum floor-to-ceiling heights for ground floor commercial spaces appropriate to accommodate a full range of retail uses.

Standards and Guidelines

E.2.1 No Franchise or Corporate Architecture. Architecture that is defined predominately by corporate identity features (and difficult to adapt to other uses) is prohibited. For example, some fast food franchises have very specific architectural features that reinforce their identity. Besides diluting the neighborhood's identity with corporate (and, therefore, generic) identities, these buildings are undesirable because they are not adaptable to other uses when the corporate franchises leave.



Figure E-6. Generic franchise and corporate architecture is not allowed.



Figure E-5. Examples from other communities where a fast food franchise's architecture was modified to fit into the context of the community.

E.2.2 Building Facades. All *facades* of a building shall be given equal design consideration. Some flexibility may be given by the *Director* for alley or other *facades* that are not visible from streets, parks, parking lots, or other uses.

E.2.3 Streetfront Articulation. All non-residential building *facades* fronting directly on a street must include at least two of the following *articulation* features at intervals no greater than 30 feet.

- a. Use of window and/or entries that reinforce the pattern of small *storefront* spaces.
- b. Use of weather protection features that reinforce the pattern of small *storefronts*. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the *storefronts*. Alternating colors of the awnings may be useful as well.
- c. Change of roofline.
- d. Change in building material or siding style.
- e. Other methods that meet the intent of the standards and guidelines.



Figure E-7. For commercial buildings built up to the sidewalk, provide facade articulation features at no more than 30-foot intervals.

E. Building Design

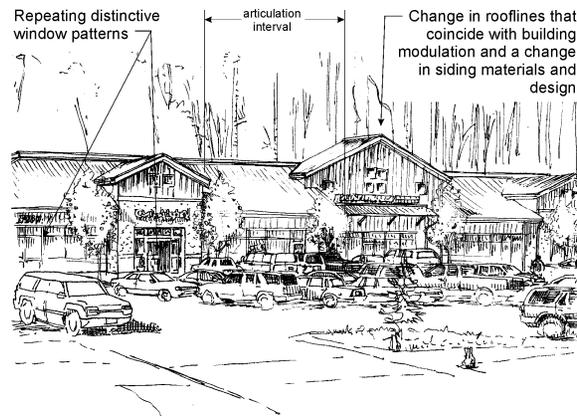


Figure E-8. Example of building articulation.



Figure E-9. This building utilizes a number of methods to reduce its perceived bulk.

E.2.4 Facade Articulation for All Other Non-Residential Buildings Not Covered in Standard E.2.3 Above. All non-residential building *facades* fronting on a street or containing a pedestrian entrance must include at least three of the following *articulation* features at intervals no greater than 70 feet.

- a. Use of window and/or entries that reinforce the pattern of small *storefront* spaces.
- b. Vertical building *modulation*. The minimum depth and width of *modulation* shall be 2 and 4 feet, respectively (preferably tied to a change in roofline, building material or siding style).
- c. Use of weather protection features that reinforce the pattern of small *storefronts*.
- d. Change of roofline.
- e. Change in building material or siding style.
- f. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.
- g. *Articulation* of the building's top, middle, and bottom for multi-story commercial buildings. This typically includes a distinctive ground floor or lower floor design, consistent *articulation* of middle floors, and a distinctive roofline.
- h. Other methods that meet the intent of the standards and guidelines.

Exception: Alternative *articulation* methods will be considered by the *Director* provided such treatment meets the intent of the standards and guidelines. For example, use of high quality building materials (such as brick or stone) with attractive detailing may allow a building to meet the intent of the standards using greater *articulation* intervals. Also, where the *articulated* features are more substantial in terms of effectively breaking up the *facade* into smaller components, then a greater distance between architectural intervals may be acceptable.



Figure E-10. An example of clearly articulating a building's top, middle, and bottom by utilizing a combination of storefront elements on the ground floor, defined window patterns and articulation treatments on upper floors, and a distinctive roofline and/or top floor.

E.2.5 Roofline Modulation.

- a. In order to qualify as an *articulation* element in Standard E.2.3, E.2.4, or E.2.5, the roofline shall meet the following *modulation* requirement:
 - For flat roofs or *facades* with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline *modulation* is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building *modulation* techniques described in Standard E.2.5 above. Otherwise, the minimum vertical dimension of roofline *modulation* is the greater of 4 feet or 0.2 multiplied by the wall height.
 - Buildings with pitched roofs must include a minimum slope of 5:12 and feature *modulated* roofline components at the interval required per the applicable standard above.

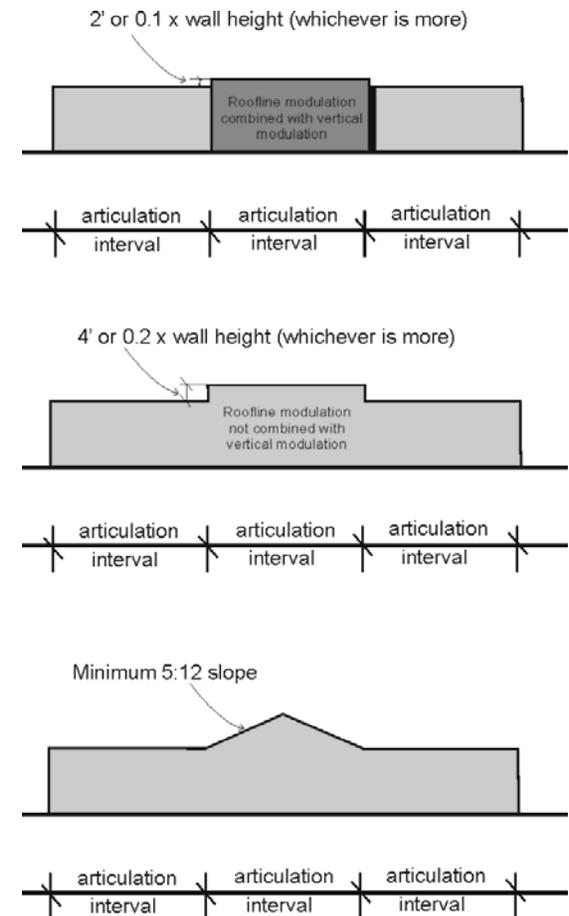


Figure E-11. Roofline modulation standards.

E. Building Design

- b. For large scale retail uses (with at least 50,000 square feet of floor area and *facades* greater than 150 feet in width), the *storefront* shall integrate a prominent entry feature combining substantial roofline *modulation* with vertical building *modulation* and a distinctive change in materials and/or colors. The minimum vertical dimension of roofline *modulation* is the greater of 6 feet or 0.3 multiplied by the wall height (finish grade to top of the wall). The *Director* will consider alternative treatments provided they meet the intent of the standards and guidelines.



Figure E-12. Good examples of Prominent pedestrian entries for large-scale retail uses. Note height change, vertical modulation, use of building materials, colors, and detailing to add interest and emphasis.

E.2.6 Facade Articulation - Multifamily Residential Buildings and Residential Portions of Mixed-Use Buildings. All residential buildings and residential portions of mixed-use buildings shall include at least three of the following *articulation* features at intervals of no more than 30 feet along all *facades* facing a street, common open space, and common parking areas:

- a. Repeating distinctive window patterns at intervals of no more than 30 feet. See Figure E-14 below for an example
- b. Vertical building *modulation*. Minimum depth and width of modulation is 2 feet and 4 feet, respectively, if tied to a change in color or building material and/or roofline *modulation* as defined in Standard E.2.7 below. Otherwise, minimum depth of *modulation* is 10 feet and minimum width for each *modulation* is 15 feet. *Balconies* may not be used to meet *modulation* option unless they are recessed or projected from the *facade* at least 18 inches and integrated with the building's architecture as determined by the *Director*.
- c. Horizontal *modulation* (upper level step-backs). To qualify for this measure, the minimum horizontal *modulation* shall be 5 feet.
- d. *Articulation* of the building's top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent *articulation* of middle floors, and a distinctive roofline. (See Figure E-10 and E-14.)



Figure E-14. Note the repeating distinctive window patterns and the articulation of the buildings top, middle, and bottom.



Figure E-13. An example of balconies integrated with the architecture of the building.

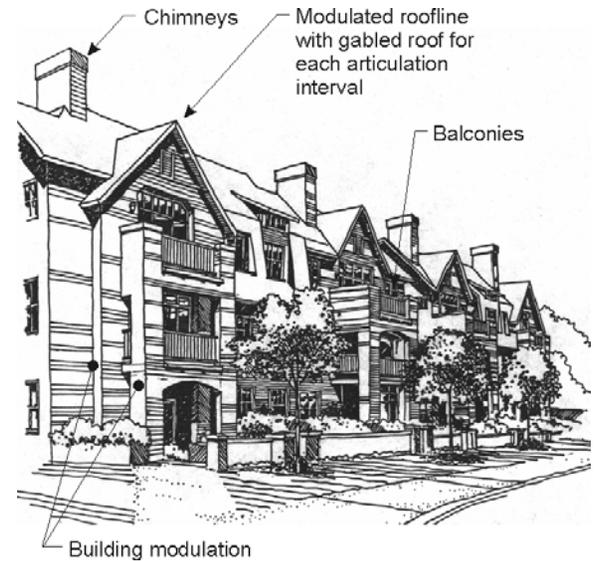


Figure E-15. Example of good articulation for a multifamily building.

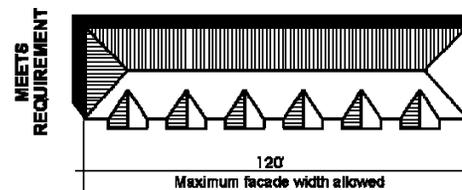
E. Building Design



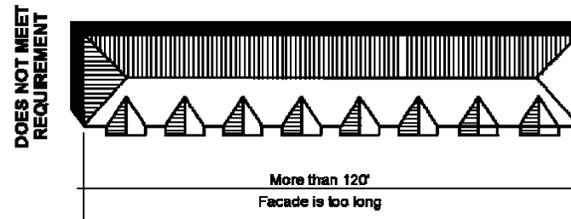
Figure E-16. The prominent vertical element of this building effectively breaks up the perceived scale of the building and adds visual interest.

E.2.7 Maximum Facade Width. The maximum *facade* width (the *facade* includes the apparent width of the structure facing the street and includes required *modulation*) of multifamily residential buildings and residential floors of mixed-use buildings is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a *modulation* of the exterior wall, so that the maximum length of a particular *facade* is 120 feet. Such *modulation* shall be at least 20 feet or deeper and extend through all residential floors.

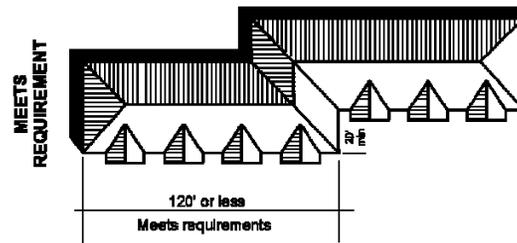
For large-scale retail uses, prominent entry features required in Standard E.2.6.b above may also be used to meet this requirement.



The *Director* may consider departures from this guideline, provided the proposed treatment meets the intent of the standards and guidelines. See Figure E-16 for a good example of an attractive treatment that meets the intent.



E.2.8 Minimum Floor-to-Ceiling Height for Commercial Uses. In order to ensure the ground floor of structures has adequate height to function efficiently for retail uses, spaces intended for commercial uses shall provide a minimum 13-foot floor-to-finished-ceiling height.



This building exceeding 120 feet in width along the street front, but is divided by modulations of the exterior walls, so that the maximum length of a particular facade is 120 feet or less. Such modulation must be at least 20 feet or deeper and extend through all floors (floors containing non-residential uses are exempt).

Figure E-17. Requirements for facade length.

E.3 Building Details

Intent

- ◆ *To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.*
- ◆ *To create visual interest and increased activity at public street corners.*

Standards and Guidelines

E.3.1 Details Toolbox for Commercial Buildings. All commercial buildings shall be enhanced with appropriate details. All new buildings shall employ at least one detail element from each of the three categories below. Other mixtures of detail elements will be considered provided they meet the intent. The applicant must demonstrate how the amount, type, and mix of details meet the intent of the standards and guidelines. For example, a large building with multiple *storefronts* will likely need more than one decorative sign, one transom window, and one decorative kick-plate to meet the intent of the standards and guidelines.

a. Window and/or entry treatment:

- Display windows divided into a grid of multiple panes.
- Transom windows.
- Roll-up windows/doors.
- Other distinctive window treatment that meets the intent of the standards and guidelines.
- Recessed entry.
- Decorative door.
- Arcade.
- Landscaped trellises or other decorative element that incorporates landscaping near the building entry.
- Other decorative entry treatment that meets the intent of the standards and guidelines.



Figure E-18. Decorative use of building materials, lighting, signage, and landscaping creates a statement at this corner location.

E. Building Design



Figure E-19. This building would meet the details guideline by using a decorative entry element, building materials, and lighting.

- b. Decorative *facade* attachments:
 - Decorative weather protections element such as a steel canopy, decorative cloth awning, or retractable awning.
 - Decorative, custom hanging sign(s).
 - Decorative building-mounted light fixtures.
- c. Building materials and other *facade* elements:
 - Decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
 - Decorative *artwork* on building (such as a mural) or bas-relief sculpture.
 - Decorative kick-plate, *pier*, *belt course*, or other similar *facade* element.
 - Other details that meet the intent of the standards and guidelines as determined by the *Director*.

Decorative elements referenced above must be distinct “one-of-a-kind” elements or unusual designs that require a high level of craftsmanship as determined by the *Director*.

E.3.2 Details Toolbox for Multifamily Buildings. All multifamily buildings shall be enhanced with appropriate details. Each of the types of details listed below are worth one point unless otherwise noted. Multifamily building *facades* must achieve the equivalent of four points worth of architectural details. Chosen details must be compatible with the chosen architectural style.

Detail options:

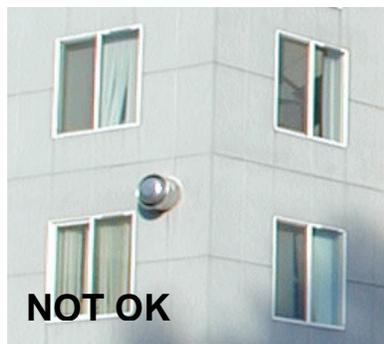
- a. Decorative porch design with distinct design and use of materials.
- b. Decorative treatment of windows and doors, such as decorative molding/ framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs., and/or unique window designs.
- c. Landscaped trellises or other decorative element that incorporates landscaping near the building entry or entries.

- d. Decorative light fixtures with a diffuse visible light source, such as a globe or “acorn” that is non-glaring or a decorative shade or mounting for each building entry on the *facade*.
- e. Brick or stonework covering more than 10 percent of the *facade* (2 points).
- f. Decorative building materials that add visual interest, including
 - Individualized patterns or continuous wood details.
 - Decorative moldings, brackets, wave trim or lattice work.
 - Decorative brick or stonework (may be in addition to the brick or stonework credits noted above if they are arranged in a decorative manner that add visual interest to the *facade*).
 - Other materials with decorative or textural qualities as approved by the *Director*. The applicant must submit architectural drawings and material samples for approval.
- g. Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest.
- h. Decorative railings, grill work, or terraced landscape beds integrated along the *facade* of the building.
- i. Decorative *balcony* design, such as distinctive railings.
- j. Other details that meet the intent of the standards and guidelines as approved by the *Director*.



Figure E-20. This building uses brick for more than 10% of the facade, a decorative mix of materials and colors, decorative entries, and decorative windows to add visual interest.

E. Building Design



E.3.3 Window Design for Residential Uses. Building *facades* shall employ techniques to recess or project individual windows above the ground floor at least two inches from the *facade* or incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the *Director* where buildings employ other distinctive window or *facade* treatment that adds visual interest to the building.

Figure E-21. Acceptable and unacceptable window treatments.

E.3.4 Blank Wall Standards/Treatments. *Blank walls* visible from a public street, sidewalks, trails, interior pathways, or customer parking lots are prohibited. A wall (including building *facades* and other exterior building walls, retaining walls, and fences) is defined as a *blank wall* if:

- A ground floor wall or portion of a ground floor wall over 4 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
- Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

Design treatments to eliminate *blank walls* can include:

- Transparent windows or doors.
- Display windows.
- Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within 3 years.
- Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 60 percent of the wall's surface within 3 years. For large areas, trellises should be used in conjunction with other *blank wall* treatments.
- Other methods such as murals or special building material treatments that meet the intent of the standards and guidelines as approved by the *Director*.

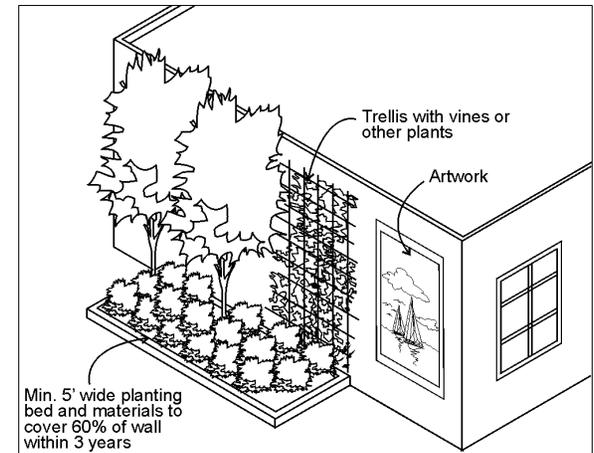


Figure E-22. Blank wall treatments.



Figure E-23. Blank wall treatment example.

E.4 Building Materials and Color

Intent

- ◆ *To encourage high-quality building materials that enhance the character of the area.*
- ◆ *To discourage poor materials with high life-cycle costs.*
- ◆ *To encourage the use of materials that reduce the visual bulk of large buildings.*
- ◆ *To encourage the use of materials that add visual interest to the neighborhood.*

Standards and Guidelines

E.4.1 Quality Building Materials. Building exteriors should be constructed from high quality, durable materials. Building materials such as concrete, masonry, tile, stone, and wood are encouraged.

E.4.2 Prohibited Materials. The following materials are prohibited in visible locations unless an exception is granted by the *Director* based on the integration of the material into the overall design of the structure.

- a. Plywood siding (including T-111 or similar plywood). Board and batten is an exception.
- b. Highly tinted or mirrored glass (except stained glass) as more than 10 percent of the building *facade*.
- c. Corrugated fiberglass.
- d. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
- e. Crushed colored rock/crushed tumbled glass.
- f. Non-corrugated and highly reflective sheet metal.

- E.4.3 Special Standards and Guidelines for Concrete Blocks.** Concrete masonry units (CMU) or cinder blocks, when used for walls that are visible from a street, public park or open space, or pedestrian route, shall be architecturally treated in one or more of following ways:
- Use in conjunction with other permitted exterior materials.
 - Use a combination of textured surfaces such as split face or grooved to create distinct banding or other design.
 - Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.
 - Use of decorative coursing to break up *blank wall* areas.
 - Use matching colored mortar where color is an element of architectural treatment for any of the options above.

- E.4.4 Special Standards and Guidelines for Metal Siding.** When used for walls that are visible from a street, public park or open space, or pedestrian route, buildings shall have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material within 2 feet of the ground level. *Facades* wider than 40 feet that employ metal siding shall incorporate multiple colors and/or be incorporated with other siding materials.

- E.4.5 Special Standards for Exterior Insulation and Finish System (EIFS) and Other, Similar Troweled Finishes.** Such finishes must be trimmed in wood or masonry and should be sheltered from extreme weather by roof overhangs or other methods and are limited to no more than 30 percent of the *facade* area. Weather exposed horizontal surfaces must be avoided. Masonry, stone, or other durable permanent material is required for the first 2 feet above ground level.

- E.4.6 Storefront Color Palette.** A *storefront's* palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color. Specifically, darker base colors with white trim work particularly well. However, lighter base colors can effectively be combined with dark trim colors.



Figure E-24. An example of concrete block effectively used with EIFS and metal awnings.



Figure E-25. This building features metal siding with visible corner trim and concrete block closer to the ground level.

Section F: Landscaping and Screening

F.1 Landscaping

Intent

- ◆ *To enhance the character of the neighborhood.*
- ◆ *To screen visual impacts of parking lots from streets.*
- ◆ *To encourage the use of attractive and drought tolerant plant materials native to the coastal regions of the Pacific Northwest.*
- ◆ *To encourage attractive landscaping that reinforces the architectural and site planning concepts in response to site conditions and contexts.*
- ◆ *To promote tree retention and the protection of existing native vegetation.*

Standards and Guidelines

F.1.1 Parking Lots Located Adjacent to Public Streets and Major Internal Roadways. These lots shall be partially screened with landscaping planting strips (per Standard F.1.4 below) at the following widths:

- a. 30 feet for Community Business-zoned properties along arterials.
- b. 20 feet for all other parking lot associated with nonresidential uses.
- c. 10 feet for residential properties.

The *Director* may approve and condition reduced planter widths provided the design meets the intent of the standards and guidelines. For example, reduced widths may be allowed provided the landscaped area is supplemented with architectural features that help to define the street edge and maintain visual continuity along the street. Examples could include a decorative low wall made of stone or masonry that is used in conjunction with landscaping, and/or use of a landscaped trellis or architectural columns. For each method, it is important to maintain visibility at eye level (between 3 and 8 feet above the ground) between the street into the parking lot for safety.



Figures F-1 and F-2. Landscape design and materials add color and identity to these developments.

- F.1.2 Internal Parking Lot Landscaping.** Internal parking lot landscaping shall comply with MMC 19.16.
- F.1.3 Foundation Planting.** All street-facing elevations must have landscaping along any exposed foundation. The foundation landscaping must meet the following standards:
- The landscaped area must be at least 3 feet wide.
 - There must be at least one 3-gallon shrub for every 3 lineal feet of foundation.
 - Ground cover plants must fully cover the remainder of the landscaped area.
- F.1.4 Arrangement of Plants.** Projects are encouraged to use informal arrangement of plants installed in a variety of treatments that will enhance building designs, screen unwanted views, and enhance views and vistas. A formal arrangement may be acceptable if it has enough variety in layout and plants. Contiguous, long, unbroken, straight rows of a single plant should be avoided where possible.



Figure F-3. Exposed foundations like this should be landscaped with shrubs and other plantings for screening.

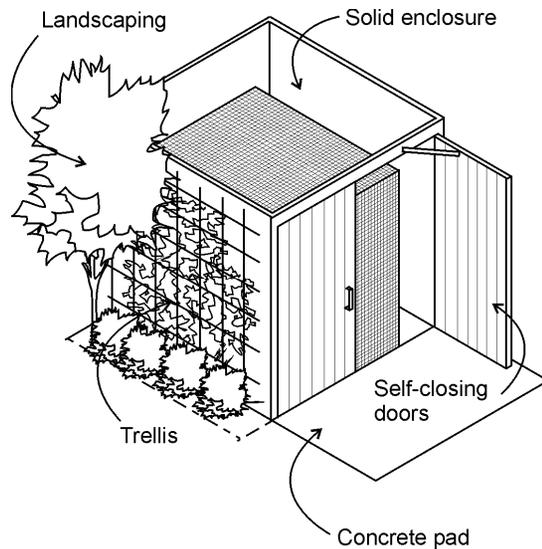


Figure F-4. Trash receptacle screening example.

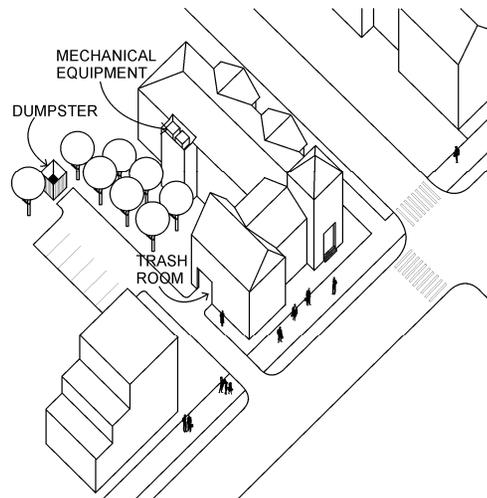


Figure F-5. Locate service elements to minimize impacts on the pedestrian environment.

F.2 Fences and Screening Elements

Intent

- ◆ To minimize the negative visual impacts of fences on the street and pedestrian environment.
- ◆ To screen the potential negative impacts of service and storage elements (e.g., waste receptacles, loading docks).
- ◆ To encourage thoughtful siting of service and storage elements that balance the functional needs with the desire to screen its negative impacts.

Standards and Guidelines

F.2.1 Maximum Wall Height Along Public Streets or Sidewalks.

- The maximum height of solid (more than 50% opaque) free-standing walls, fences, or hedges in any front yard or other location between the street and the façade shall be 3-1/2 feet unless a taller wall is required, per the *Director*, to mitigate significant noise and traffic impacts.
- The maximum height of any decorative wall or fence which allows visibility (no more than 50% opaque), such as a wrought iron or split rail fences, shall be 6 feet. Such fences shall be set back from the sidewalk at least 3 feet to allow for landscaping elements to soften the view of the fence.
- In development configurations where side yards abut a street, fences taller than 3-1/2 feet shall be setback at least 5 feet from the sidewalk to allow for landscaping to soften the view of the fence. Provisions for long term maintenance of this landscaping shall be addressed on the plat.

F.2.2 Prohibited Fence Materials. Barbed wire, razor wire, electric and other dangerous fences are prohibited.

F.2.3 Prohibited Development/Fence Configurations. Developments shall avoid configurations that have uses that back up against a street. Where unavoidable, fences between a street and any use shall be limited to 3-1/2 feet in height. Developments adjacent to SR 9 are exempt from this requirement.

F.2.4 Service Element Location and Design. All developments shall provide a designated spot for service elements (refuse and disposal). Such elements shall meet the following requirements:

- a. Service elements shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
- c. The designated spot for service elements shall be paved with concrete.
- d. Appropriate enclosure of the common trash and recycling elements shall be required, as determined by the *Director*. Requirements and considerations:
 - (1) A 6-foot fence constructed of concrete block or brick enclosing trash and recycling receptacles is required. Coordination with the current franchise hauler is required. The sides and rear of the enclosure must be screened with Type A, B, C, or D Landscaping (as defined in Section 16.80.050) at least 5 feet deep in visible locations as determined by the Director to soften the views of the screening element and add visual interest.
 - (2) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.
 - (3) Preferably, service enclosures are integrated into the building itself.

F.2.5 Utility Meters, Electrical Conduit, and Other Service Utility Apparatus. These elements shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space,



Figure F-6. Exposed utility meters like this will not be allowed.



Figure F-7. Landscaping helps to minimize the negative visual impacts of utility meters.

or shared auto *courtyards*, they shall be screened with vegetation or by architectural features.

F.2.6 Rooftop Mechanical Equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with *decks* or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

Section G: Signage

G.1 Sign Standards and guidelines

Intent

- ◆ To encourage signage that is both clear and of appropriate scale for the project.
- ◆ To enhance the visual qualities of signage through the use of complementary sizes, shapes, colors, and methods of illumination.
- ◆ To encourage quality signage that contributes to the character of the area.

Standards and Guidelines

NOTE: The following standards shall supersede the requirements of MMC 19.20.

G.1.1 Illumination Standards.

- Back-lit signs are prohibited. Exception: Signs with individual backlit letters are acceptable for businesses in the Community Business zone, except where the sign is visible from 87th Avenue NE.
- Neon signs are permitted on Community Business zoned properties, except where the sign is visible from 87th Avenue NE. For multi-tenant developments, neon signs should be used sparingly.
- External sign lighting is permitted as long as light doesn't create a glare problem and doesn't project towards the sky.

G.1.2 Monument Sign Standards. Monument signs shall conform to the requirements of Table G-1 on the following page. (Where a small letter appears in a caption in the chart, refer to the corresponding "Notes" below.)



Figure G-1. Back-lit signs like this are prohibited.



Figure G-2. Signs with individual back-lit letters like this are permitted, except where visible from 87th Avenue NE.

Table G-1. Commercial Use Monument Sign Standards

Requirements ^{a, b}	Single and Multi-Tenant Developments (less than 25,000 sf floor area)	Single and Multi-Tenant Developments (25,000-50,000 sf floor area)	Single and Multi-Tenant Developments (more than 50,000 sf floor area)
Height Limit	42''	6'	6' ^c
Maximum Size Limit ^d	20sf	30sf	40sf
Minimum Setback	5'	5'	5'
Landscaping ^e	1 sf of landscaping per 1 sf of sign face	1 sf of landscaping per 1 sf of sign face	1 sf of landscaping per 1 sf of sign face
Minimum Separation ^f	150'	150'	150'

Notes:

- a. A minimum lettering height of four inches is recommended for readability.
- b. Monument signs for individual businesses should include the street address number with six-inch minimum lettering that is clearly readable from the street.
- c. Monument signs up to 8 feet in height are acceptable in the Community Business zone, except for any signs fronting on 87th Avenue NE.
- d. Size limit per sign face, up to two faces.
- e. Landscaping includes a decorative combination of ground cover and shrubs to provide seasonal interest in the area surrounding the sign. Landscaping shall be well maintained at all times of the year. The *Director* may reduce the landscaping requirement where the signage incorporates stone, brick, or other decorative materials.
- f. An individual building, development, or complex may not display more than one monument sign on each street *frontage*. However, additional monument signs can be used on the site as long as they advertise a different business onsite and can be placed at least 150 feet from the first sign along applicable street frontages.

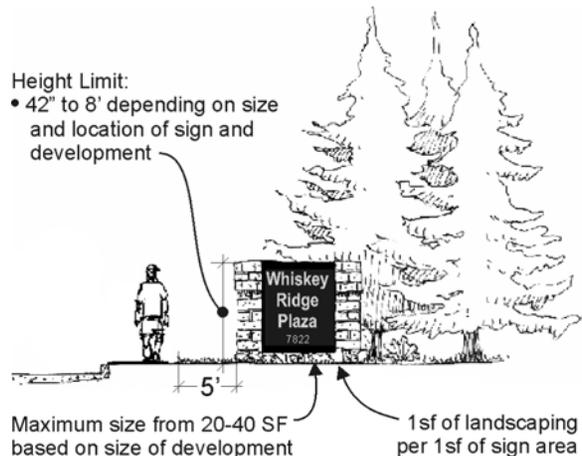


Figure G-3. Monument sign standards.

G.1.3 Wall Sign Standards. Specific *wall sign* standards:

- a. Tenants are allowed a maximum of one *wall sign* per *facade* that contains a public entry (open during all business hours), up to a maximum of two *facades*. However, businesses may include additional smaller signs describing the types of products and/or services that the business offers, provided the sign areas collectively comply with maximum size requirements.
- b. Maximum size – all individual retailers:
 - Sign area shall not exceed 1.5 square feet for each lineal foot of the *facade* (the *facade* facing the street or as identified by the *Director*). Signs without internal lighting may contain a sign area of up to 2 square feet for each lineal foot of the *facade*.
 - Signage not to exceed 2/3 of overall *storefront* dimension.
 - Stacked signage is permitted.
 - Signage not to encroach 3 feet of edge of tenant *frontage*.
- c. Maximum size – individual retailer 4,000 square feet or smaller:
 - Maximum letter and logo height: 24 inches.
 - Maximum area: 32 square feet
- d. Maximum size – individual retailer larger than 4,000 square feet, but less than 12,000 square feet:
 - Maximum letter and logo height: 48 inches.
 - Maximum area: 100 square feet
- e. Maximum size – individual retailer 12,000 square feet but less than 80,000 square feet:
 - Maximum letter and logo height: 70 inches.
 - Maximum area: 200 square feet
- f. Maximum size – individual retailer 80,000 square feet or larger:
 - Maximum letter height: 8 feet.
 - Maximum logo height: 10 feet.
 - Maximum area: 300 square feet



Figure G-4. Acceptable wall signs.

G. Signage



Figure G-5. Examples of acceptable signage for large retailers.

- g. Maximum size – building or center name: A *wall sign* up to 100 square feet or 1 square foot for each lineal foot of the *facade* to identify the name of the building or shopping center.
- h. Maximum size – joint business directory: A *wall sign* up to 50 square feet for joint business directory signs identifying the occupants of a commercial building and located next to the entrance.
- i. Maximum height: *Wall signs* may not extend above the building parapet, soffit, the eave line or the roof of the building.
- j. Mounting: Building signs should be mounted plumb with the building, with a maximum protrusion of 1-foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.
- k. All *wall signs* must be in proportion to the size and design of the *facade*.
- l. *Wall signs* shall not cover windows, building trim, or ornamentation.
- m. If applicant demonstrates to the satisfaction of the *Director* that a *wall sign* is creative, artistic and an integral part of the architecture, the *Director* may waive the above restrictions.

G.1.4 Projecting Signs. *Projecting signs* meeting the following conditions are allowed for commercial uses adjacent to and facing a public street.

- a. Clearance: Shall clear sidewalk by 8 feet.
- b. Projection: Shall not project more than 5 feet from the building *facade*, unless the sign is a part of a permanent *marquee* or awning over the sidewalk. Vertically oriented signs shall not project more than 3 feet from the building *facade*.
- c. Size: Shall not exceed an area of 2 square feet per each 10 lineal feet of applicable building *frontage*.
- d. Height: Shall not extend above the building parapet, soffit, the eave line or the roof of the building, except for theaters.



Figure G-6. Acceptable projecting sign.

G.1.5 Marquee or Awning Signs. *Marquee or awning signs* may be used in place of permitted *wall signs*, provided they meet the following conditions:

- a. Maximum size. Signs shall not exceed 2 feet in height and extend no more than 2/3 of the width of the applicable *storefront* or awning.
- b. Location. *Marquee signs* may be placed on the front, above, or below the *marquee/canopy*.
- c. Clearance. Signs shall be placed a minimum of 8 feet above the sidewalk or walkway.



Figure G-7. Acceptable awning signs.

G. Signage



Figure G-8. Blade and bracket sign examples.

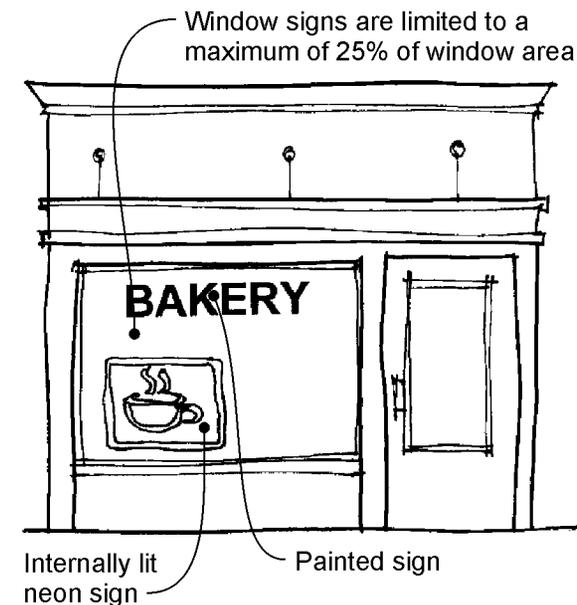


Figure G-9. Window sign standards.

G.1.6 Blade/Bracket Signs. *Blade/bracket signs* meeting the following conditions are allowed for commercial uses:

- Projection:* *Blade signs* may project up to 3 feet. *Bracket signs* shall have 1-foot minimum between the sign and the outer edge of the *marquee*, awning, or canopy and between the sign and the building *facade*.
- Clearance:* *Blade/bracket signs* shall maintain a minimum clearance of 8 feet between the walkway and the bottom of the sign.
- Dimensions:* *Blade signs* shall not exceed 6 square feet in area. *Bracket signs* shall not exceed 2 feet in height.
- Mounting:* *Blade signs* must avoid covering or modifying windows or other architectural feature.

G.1.7 Window Signs. Window signs meeting the following conditions are allowed for commercial uses:

- Maximum size:* Permanent and temporary window signs are limited to a maximum of 25% of the window area. Every effort should be made to integrate window signs with window display.
- Materials:* Window signs constructed of neon, stained glass, gold leaf, cut vinyl, and etched glass are allowed. Painted signs shall display the highest level of quality and permanence as determined by the *Director*.
- An internally lit neon or stained glass window sign is allowed.

G.1.8 A-Frame Signs. *A-frame signs* meeting the following conditions are allowed for commercial uses:

- a. Signs must be within 12 feet of the applicable building entrance.
- b. Signs must be located to maintain at least 8 feet of horizontal clearance on the sidewalk for pedestrian movement.
- c. Each business shall not have more than one *A-frame sign*.
- d. *A-frame signs* shall be removed during non-business hours.
- e. The area of an *A-frame sign* shall not exceed 10 square feet.

G.1.9 Prohibited Signs. Prohibited signs include:

- a. Pole-mounted signs.
- b. Signs employing video footage
- c. Signs employing moving or flashing lights.
- d. Signs employing exposed electrical conduits.
- e. Visible ballast boxes or other equipment.
- f. Changeable letter signage (permanent and temporary), except for theaters and other uses designed for public assembly.
- g. Roof-mounted signs.



Figure G-10. A-frame sign example.

Definitions

Undefined Words and Phrases

The definition of any word or phrase not listed in the definitions which is in question when administering this title shall be defined by the *Director* from one of the following sources. The sources shall be utilized by finding the desired definition from source number one, but if it is not available there, then source number two may be used and so on. The sources are as follows:

- A. Any City of Marysville resolution, ordinance, code, or regulation.
- B. Any statute or regulation of the State of Washington.
- C. Legal definitions from Washington common law or a law dictionary.
- D. The common dictionary.
- E. *A Planners Dictionary* published by the American Planning Association.

Defined Terms

A-frame sign. A portable sign capable of standing without support or attachment.

Articulation. *Articulation* is the giving of emphasis to architectural elements (like windows, *balconies*, entries, etc.) that create a complementary pattern or rhythm dividing large buildings into smaller identifiable pieces.

Artwork. 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. Signs, upon approval by the *Director*, may be considered *artwork* provided they exhibit an exceptionally high level of craftsmanship, special material, or construction, and include decorative devices or design elements that are not necessary to convey information about the business or product. Signs that are primarily names or logos are not considered *artwork*.

Awning sign. A sign incorporated into or attached to an awning.

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

Belt course. A horizontal band of masonry extending horizontally across the facade of a building.

Blade/bracket sign. A small, pedestrian-oriented sign that projects perpendicular from a structure (*blade sign*) or is hung beneath a awning, canopy, or marquee (*bracket sign*).

Blank walls. A wall (including building facades and other exterior building walls and retaining walls) is considered a *blank wall* if:

- a. A ground floor wall or portion of a ground floor wall over 4 feet in height has a horizontal length greater than 15 feet and does not include a transparent window or door; or
- b. Any portion of a ground floor wall having a surface area of 400 square feet or greater does not include a transparent window or door.

Courtyard. A landscaped space enclosed on at least three sides by a single structure.

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

Director. The Community Development Director or designee.

Facade. The entire building front or street wall face of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

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

Franchise and corporate architecture. *Franchise architecture* is a building design that is trademarked, branded, or easily identified with a particular chain or corporation and is ubiquitous in nature. Some typical issues and negative impacts often associated with national chain or commercial *franchise* designs include:

- a. Large logos and/or colors used over large expanses of a building;
- b. Branded buildings are difficult to reuse if vacated by the primary business promoting vacancies and blight; and
- c. Buildings lack architectural elements and design consistent with the local community's architectural composition, character, vernacular, and historic context.

Frontage. As used in the code, *frontage* refers to the length of a property line along a street.

Human scale. The perceived size of a building relative to a human being.

Marquee. A permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements, but which does not include a projecting roof. For purposes of these standards, a free-standing, permanent, roof-like structure providing protection from the elements, such as a service station gas pump island, shall also be considered a *marquee*. The definition also includes an awning and a canopy.

Marquee sign. A sign incorporated into or attached to a marquee.

Modulation. A stepping back or projecting forward of portions of a building *facade* within specified intervals of building width and depth, as a means of lessening the apparent bulk of a structure's continuous exterior walls.

Pedestrian-oriented facades. See definition in Standard B.1.2.

Pedestrian-oriented space. See definition in Standard B.3.2a.

Pier. Any of various vertical supporting structures, especially:

- a. A pillar, generally rectangular in cross section, supporting an arch or roof.
- b. The portion of a wall between windows, doors, or other openings.
- c. A reinforcing structure that projects from a wall; a buttress.

Projecting sign. A sign attached to a building face and projecting away from that wall more than 12 inches.

Storefront. The front side of a store facing the street and including windows.

Wall sign. A sign mounted flat against the wall of a building.